

East Hampton CT

20 East High Street, East Hampton, CT 06424

Town of East Hampton Assessment Deferral Program

RESOLUTION PROVIDING FOR ASSESSMENT DEFERRAL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 12-65b OF THE CONNECTICUT GENERAL STATUTES AS AMENDED

BE IT RESOLVED, by the Town council of the Town of East Hampton that pursuant to Section 12-65b of the Connecticut General Statutes the Economic Development Commission of the Town of East Hampton may recommend assessment deferrals to the Town Council as follows:

I. Purpose: The purpose of the Assessment Deferral Program is to attract commercial/industrial development, thereby expanding the tax base in East Hampton and enhancing the local job market by adding additional employment opportunities.

II. Qualifying Development The following types of development, consistent with state and local codes and regulations shall be considered:

- A. Real Property Improvements for Office Use
- B. Real Property Improvements for Manufacturing Use
- C. Real Property Improvements for Retail Use
- D. Real Property Improvements for Warehouse Use

III. Target Areas The priority target areas for business development follows:

- A. The Design Development Zone
- B. Industrial Zones
- C. Village Center Zone
- D. Retail/Commercial Zones

IV. General Requirements Applications for assessment deferrals under this program will be considered under the following circumstances:

- A. The proposed project is located in a target area.
- B. The proposed project will comply and will continue to comply with all applicable federal, state and local codes and regulations.
- C. The proposed project will comply with the American Disability Act (ADA) accessibility regulations.
- D. The proposed project will create at least one or more new jobs
- E. The proposed project will be compatible with neighboring areas/development.
- F. The proposed project will be architecturally acceptable/ compatible to the area.
- G. The proposed project will impose minimum. added demands on town services.
- H. The proposed project will tie in with the town infrastructure (i.e., roads, sewers, water).

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I. The proposed project will be of quality construction.

J. The proposed project developer/owner has a good environmental "track record."

K. The proposed project developer/owner has no delinquency in any taxes or service charges due the Town of East Hampton.

L. The proposed project will have a clear benefit to the Town of East Hampton.

V. Local Employment Requirements To the extent feasible, the developer/owner shall commit to the utilization of town-based businesses and local residents during both the construction and operation phases of the project.

VI. Application Procedure All assessment deferral applications shall be made in writing by any party owning or proposing to acquire interest in real property in East Hampton on a form prescribed by the Town Manager. The completed form must be submitted to the Town Manager for presentation to the East Hampton Economic Development Commission. The Commission at its next regular meeting will review the application and invite the proposed developer/owner to make a formal presentation.

The Economic Development Commission shall examine the application to determine if it conforms to and complies with the town's requirements. Each application shall be reviewed on a case by case basis. Within 30 days of receipt of the application, the Economic Development Commission shall report their findings in writing to the Town Council who shall act upon the Commission's report within 30 days.

The final decision shall be the sole responsibility of the Town Council. In the event of unusual or extraordinary circumstances, the Town Council may alter or waive any requirements contained herein.

VII. Assessment Deferral Agreement Pursuant to Section 12-65b of the Connecticut General Statutes, as amended, the assessment of real property and all improvements thereon or therein may be fixed for a period of not more than seven (7) years provided the cost of such improvements to be constructed is not less than \$3,000,000; or for a period of not more than two (2) years provided the cost of such improvements to be constructed is not less than \$500,000; or to the extent of 50% of such increased assessment for a period of not more than three (3) years, provided the cost of such improvements to be constructed is not less than \$100,000.

The fixed assessment period shall commence with the first fiscal year of the Town of East Hampton for which a tax list is prepared on October 1st immediately following the issuance of a Building Permit for any construction. The assessment of real property for the period prior to the affixed assessment period shall be determined in the normal course pursuant to state and local laws and ordinances.

After approval of any application by the Town Council, and the execution of an agreement, construction shall commence within six (6) months and shall be completed within eighteen (18) months. Any extension from this retirement must be recommended by the Economic Development Commission and approved by the East Hampton Town Council.

All agreements shall contain a provision that any owner that does not meet obligations contained in said assessment deferral agreement shall be liable to the town for all taxes that would have been due on the property, had such an agreement not been in place.

The Town Council of the Town of East Hampton hereby reserves all rights to grant or deny an assessment deferral application within its sole and absolute discretion.

By order of the East Hampton Town Council this 27th day of September, 1994.

Robert H. Heidel, Chairman

Barton Blau

Reginald Hazen

Wayne Rand

Roderick Rinell

Bruce Tuthill

AUTHORIZING RESOLUTION OF THE
EAST HAMPTON TOWN COUNCIL

I, Sandra M. Wieleba, Town Clerk of the Town of East Hampton, do hereby certify that the following is a true and correct copy of a resolution adopted by the East Hampton Town Council at its duly called and held meeting on Tuesday, October 22, 2013, at which a quorum was present and acting throughout, and that the resolution has not been modified, rescinded or revoked and is at present in full force and effect:

RESOLVED, that the Town Council may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security, any and all documents which it deems to be necessary or appropriate; and

FURTHER RESOLVED, that Michael Maniscalco, Town Manager of the Town of East Hampton, is authorized and directed to execute and deliver any and all documents on behalf of the Town Council and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents.

The undersigned further certifies that Michael Maniscalco now holds the office of Town Manager and that he has held that office since July 1, 2012.

IN WITNESS WHEREOF: The undersigned has executed this certificate this 23rd day of October, 2013.

Sandra M. Wieleba, Town Clerk



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

September 26, 2013

Mr. Michael Maniscalco
Town Manager
Town of East Hampton
20 East High Street
East Hampton CT 06424

Dear Mr. Maniscalco:

Public Act 13-247 Section 128 established the Municipal Grants-in-Aid to provide grants to municipalities for fiscal years ending June 30, 2014 and June 30, 2015. Funds may be used as specified in Section 13a-175a(a) of the general statutes.

..to be used by the towns for construction, reconstruction, improvement or maintenance of highways, sections of highways, bridges or structures incidental to highways and bridges or the improvement thereof, including the plowing of snow , the sanding of icy pavements, the trimming and removal of trees, the installation, replacement and maintenance of traffic signs, signals and markings, and for traffic control and vehicular safety programs, traffic and parking planning and administration, and other purposes and programs related to highways, traffic and parking, and for the purposes of providing and operating essential public transportation services and related facilities.

Section 13a-175a(b) states that if a municipality wishes to use the funds for purposes other than those listed under Section 13a-175a(a); a waiver request must be sent to the Secretary of the Office of Policy and Management stating the purpose for which the grant will be used. Please note that although a municipality may not wish to use the funds for "town road" projects, the grant must be used for capital projects. The Secretary may either grant or deny the request.

Please send your executed Certification or waiver request to Shirley Corona, Office of Policy and Management, Intergovernmental Policy Division, 450 Capitol Avenue, MS# 54FOR, Hartford, CT 06106-1379 no later than November 15, 2013.

Very truly yours,

W. David LeVasseur
Acting Undersecretary
Intergovernmental Policy Division

SEP 30 2013

Certification

I am the Chief Executive Officer of the Municipality listed above and have the authority to execute this certification on behalf of the Municipality. The funding to be received from the Municipal Grants-in-Aid will be used as delineated in CGS §13a-175a(a).

By: _____ Title: _____

Signed at: _____ Connecticut, this _____ day of _____, 2013.

**Nancy Hasselman, CCMC
Collector of Revenue
Town of East Hampton**

October 18, 2013

To: The East Hampton Town Council

Documentation of tax refunds are available in the tax office for your review if you so desire. The total refunds equal \$4,048.88.

Thank you for your assistance.

Nancy Hasselman, CCMC

Nancy Hasselman, CCMC
Collector of Revenue

22.32	+
239.67	+
35.52	+
382.15	+
8.66	+
17.86	+
38.62	+
1,997.79	+
271.74	+
1,034.55	+
4,048.88	*

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Quarterly Report, East Hampton High School Renovation
State Project No. 042-0041 EA/RR
Period Ending September 30, 2013

To: Town Council
From: Building committee
Re: EHHS Quarterly Report No. 2

Dear Chair and Members,

July:

After the successful submission of the EDO49 grant application on June 26, 2013, the Building Committee and project team began focusing on scheduling and preparing for a public informational session. As a result, there was only one building committee meeting held in July in which, at the suggestion of CREC, the Building Committee approved moving geotechnical and survey services from other professional fees into the architect's budget thereby putting those services under the architect's management/responsibility. The reason for this is the ability for the architect to better coordinate these services. CREC also sought and received approval from the Building Committee to procure commissioning services. This was required in anticipation of receiving approval to start design. The project team will have to attend a PREP meeting at the State's Office of School Facilities in which the district will have to have the commissioning agent procured beforehand. The commissioning agent is a requirement of meeting Connecticut High Performance Building Standards.

August:

The public informational session was conducted as well as another Building Committee meeting. As a result of the information presented at the public informational session by the project team, the building committee approved the project team to begin the design process. CREC reported that the procurement of the commissioning agent was moving forward and that the commissioning agent sub-committee would be presenting their recommendation for award at the September Building Committee meeting. The Board of Education requested of the architect a schedule of meetings required in order for the Board of Education to prepare those participants required to attend.

September:

At the September Building Committee meeting the architect presented their proposed schematic design schedule including meetings where Board of Education/High School staff was required to attend. The Building Committee was in agreement with the schedule and as a result schematic design is now scheduled to be complete on December 5, 2013. In addition, both the architect and CREC presented their respective service amendments. The Building Committee approved both amendments as well as the commissioning sub-committee's recommendation of Horizon Engineering Associates, LLP for commissioning services. Please see the attached project budget for the month ending September 30, 2013.

Budget:

Please see attached the Project budget month ending September 30, 2013.

EAST HAMPTON HIGH SCHOOL RENOVATION

15 North Maple Street

East Hampton, CT

STATE PROJECT #042-0041 EA/RR

Month Ending September 30, 2013



Ref	Project Budget	Budget	Budget Adjustments	Revised Budget	Paid-to-Date	To be Paid	Variance from Revised Budget
		a	b	c	d	e	c-(d+e)
1	Architectural Design - SLAM	\$ 2,691,000	\$ (101,000)	\$ 2,590,000		\$ 2,590,000	\$ -
2	Other Professional Fees						
2a	Project Management (CREC)	\$ 1,750,000	\$ (255,032)	\$ 1,494,968		\$ 1,494,968	\$ -
2b	Plan Approval Fees	\$ 15,000	-	\$ 15,000		\$ 15,000	\$ -
2c	Special Inspections	\$ 25,000	-	\$ 25,000		\$ 25,000	\$ -
2d	Legal Fees	\$ 50,000	-	\$ 50,000		\$ 50,000	\$ -
2e	Peer Review Consultant	\$ 15,000	-	\$ 15,000		\$ 15,000	\$ -
2f	Redicheck	\$ 40,000	-	\$ 40,000		\$ 40,000	\$ -
2g	Advertising / Legal Notices	\$ 10,000	-	\$ 10,000		\$ 10,000	\$ -
2h	Bid Document Reproduction	\$ 25,000	-	\$ 25,000		\$ 25,000	\$ -
2i	Geotechnical Services	\$ 25,000	\$ (25,000)	\$ -		\$ -	\$ -
2j	Land Survey	\$ 15,000	\$ (15,000)	\$ -		\$ -	\$ -
2k	Environmental Consultant	\$ 125,000	\$ (50,000)	\$ 75,000		\$ 75,000	\$ -
2l	Testing / Inspections	\$ 50,000	-	\$ 50,000		\$ 50,000	\$ -
2m	Commissioning	\$ 125,000	\$ (38,600)	\$ 86,400		\$ 86,400	\$ -
2n	Municipal / Admin Fees	\$ 15,000	-	\$ 15,000		\$ 15,000	\$ -
2o	Financial / Auditing	\$ 50,000	-	\$ 50,000		\$ 50,000	\$ -
2p	Bond Origination Fees	\$ 50,000	-	\$ 50,000		\$ 50,000	\$ -
2q	Bond Interest Fees	\$ 380,000	-	\$ 380,000		\$ 380,000	\$ -
2r	Insurance/Builders Risk	\$ 125,000	-	\$ 125,000		\$ 125,000	\$ -
2s	Pre Construction Fees	\$ 58,520	-	\$ 58,520		\$ 58,520	\$ -
2t	Pre Referendum Fees	\$ 16,200	-	\$ 16,200		\$ 16,200	\$ -
2u	Other Professional Fees	\$ 25,000	-	\$ 25,000		\$ 25,000	\$ -
2v	Move Management Costs	\$ 125,000	-	\$ 125,000		\$ 125,000	\$ -
2	Other Professional Fees	\$ 3,114,720	\$ (383,632)	\$ 2,731,088		\$ 2,731,088	\$ -
3	Construction Manager GMP - Downes	\$ 41,400,000	-	\$ 41,400,000		\$ 41,400,000	\$ -
4	Furniture, Fixtures, and Equipment	\$ 2,026,500	-	\$ 2,026,500		\$ 2,026,500	\$ -
5	Owner Contingency	\$ 2,461,611	\$ 484,632	\$ 2,946,243		\$ 2,946,243	\$ -
	Totals	\$ 51,693,831	\$ -	\$ 51,693,831	\$ -	\$ 51,693,831	\$ -

Contingency Impact from Budget Adjustments \$ 484,632

Ref	Company	Type	Amount	Status	Notes
	Architectural Design - SLAM	Budget	\$ 2,691,000		
	Architectural Design - SLAM	Budget Adjustments	\$ 15,000	Approved	Survey to Arch.
	Architectural Design - SLAM	Budget Adjustments	\$ 25,000	Approved	Geo-Tech to Arch
	Architectural Design - SLAM	Budget Adjustments	\$ 50,000	Approved	PCB's to Arch
	Architectural Design - SLAM	Budget Adjustments	\$ (191,000)	Approved	Arch Proposed Fee
1	Architectural Design - SLAM Total		\$ 2,590,000		

<u>Ref</u>	<u>Company</u>	<u>Type</u>	<u>Amount</u>	<u>Status</u>	<u>Notes</u>
	<i>Project Management (CREC)</i>	Budget	\$ 1,750,000		
	<i>Project Management (CREC)</i>	Budget Adjustments	\$ (255,032)	Approved	Proposed Fee
2a	Project Management (CREC) Total		\$ 1,494,968		
	<i>Plan Approval Fees</i>	Budget	\$ 15,000		
	<i>Plan Approval Fees</i>	Budget Adjustments	\$ 15,000		
2b	Plan Approval Fees Total		\$ 15,000		
	<i>Special Inspections</i>	Budget	\$ 25,000		
	<i>Special Inspections</i>	Budget Adjustments	\$ 25,000		
2c	Special Inspections Total		\$ 25,000		
	<i>Peer Review Consultant</i>	Budget	\$ 15,000		
	<i>Peer Review Consultant</i>	Budget Adjustments	\$ 15,000		
2d	Peer Review Consultant Total		\$ 15,000		
	<i>Legal Fees</i>	Budget	\$ 50,000		
	<i>Legal Fees</i>	Budget Adjustments	\$ 50,000		
2f	Legal Fees Total		\$ 50,000		
	<i>Redicheck</i>	Budget	\$ 40,000		
	<i>Redicheck</i>	Budget Adjustments	\$ 40,000		
2f	Redicheck Total		\$ 40,000		
	<i>Advertising / Legal Notices</i>	Budget	\$ 10,000		
	<i>Advertising / Legal Notices</i>	Budget Adjustments	\$ 10,000		
2g	Advertising / Legal Notices Total		\$ 10,000		
	<i>Bid Document Reproduction</i>	Budget	\$ 25,000		
	<i>Bid Document Reproduction</i>	Budget Adjustments	\$ 25,000		
2h	Bid Document Reproduction Total		\$ 25,000		
	<i>Geotechnical Services</i>	Budget	\$ 25,000		
	<i>Geotechnical Services</i>	Budget Adjustments	\$ (25,000)	Approved	Moved to Arch
2i	Geotechnical Services Total		\$ -		
	<i>Land Survey</i>	Budget	\$ 15,000		
	<i>Land Survey</i>	Budget Adjustments	\$ (15,000)	Approved	Moved to Arch
2j	Land Survey Total		\$ -		
	<i>Environmental Consultant</i>	Budget	\$ 125,000		
	<i>Environmental Consultant</i>	Budget Adjustments	\$ (50,000)	Approved	Moved to Arch
2k	Environmental Consultant Total		\$ 75,000		
	<i>Testing / Inspections</i>	Budget	\$ 50,000		
	<i>Testing / Inspections</i>	Budget Adjustments	\$ 50,000		
2l	Testing / Inspections Total		\$ 50,000		
	<i>Commissioning</i>	Budget	\$ 125,000		
	<i>Commissioning</i>	Budget Adjustments	\$ (38,600)	Approved	Proposed Fee
2m	Commissioning Total		\$ 86,400		

<u>Ref</u>	<u>Company</u>	<u>Type</u>	<u>Amount</u>	<u>Status</u>	<u>Notes</u>
	Municipal / Admin Fees	Budget	\$ 15,000		
	Municipal / Admin Fees	Budget Adjustments	\$ 15,000		
2n	Municipal / Admin Fees Total				
	Financial / Auditing	Budget	\$ 50,000		
	Financial / Auditing	Budget Adjustments	\$ 50,000		
2o	Financial / Auditing Total				
	Bond Origination Fees	Budget	\$ 50,000		
	Bond Origination Fees	Budget Adjustments	\$ 50,000		
2p	Bond Origination Fees Total				
	Bond Interest Fees	Budget	\$ 380,000		
	Bond Interest Fees	Budget Adjustments	\$ 380,000		
2q	Bond Interest Fees Total				
	Insurance/Builders Risk	Budget	\$ 125,000		
	Insurance/Builders Risk	Budget Adjustments	\$ 125,000		
2r	Insurance/Builders Risk Total				
	Pre Construction Fees	Budget	\$ 58,520		
	Pre Construction Fees	Budget Adjustments	\$ 58,520		
2s	Pre Construction Fees Total				
	Pre Referendum Fees	Budget	\$ 16,200		
	Pre Referendum Fees	Budget Adjustments	\$ 16,200		
2t	Pre Referendum Fees Total				
	Other Professional Fees	Budget	\$ 25,000		
	Other Professional Fees	Budget Adjustments	\$ 25,000		
2u	Other Professional Fees Total				
	Move Management Costs	Budget	\$ 125,000		
	Move Management Costs	Budget Adjustments	\$ 125,000		
2v	Move Management Costs Total				
	Construction Manager GMP - Downes	Budget	\$ 41,400,000		
	Construction Manager GMP - Downes	Budget Adjustments	\$ 41,400,000		
3	Construction Manager GMP - Downes Total				
	Furniture, Fixtures, and Equipment	Budget	\$ 2,026,500		
	Furniture, Fixtures, and Equipment	Budget Adjustments	\$ 2,026,500		
4	Furniture, Fixtures, and Equipment Total				
	Owner Contingency	Budget	\$ 2,461,611		
	Owner Contingency	Budget Adjustments	\$ 191,000	Approved	Adjusted Budget/Contract Amount
	Owner Contingency	Budget Adjustments	\$ 255,032	Approved	Adjusted Budget/Contract Amount
	Owner Contingency	Budget Adjustments	\$ 38,600	Approved	Adjusted Budget/Contract Amount
5	Owner Contingency Total		\$ 2,946,243		