



Economic Summit

Town of Southington



Introduction

- Industrial
- Commercial
- Redevelopment
- Brownfield Redevelopment
- Grants
- Municipal Projects
- Future Growth & Objectives



Part I

Industrial



Westfield Drive

- STEAP Grant: \$195,000
- Projected Tax Revenue: \$80,000
- Public/Private



System Air Supply

- 24,392 SF



New England Liner Systems





Joyce Van Lines

- Approved for 39,200 SF



REM



- 26,600 SF Addition



Clear Automation

- 12,900 SF Proposed Addition
- Tax Revenue: \$18,820.76



Jet Tool

- 13,470 Approved SF
- Significant Flood Water and Storm Water



CV Tool

- 12,648 SF Addition



Washington Concrete

- Approved 7,400 SF Building
- Expanding Plainville Site to Southington





AES Remedial Contractors

- 10,112 SF Approved
- Equipment on Site = Additional Tax Revenue



Yarde Metals

- 281,000 SF New Warehouse Proposed



Air Temp Mechanical

- 12,000 SF New Building



ESPN Satellite Dish Farm



Industrial Drive



Industrial Drive





Industrial Drive

- Approved: Donati Contracting – Lot 17: Under Construction
- Approved: North American Theatrix – Lots 3,4,5
- Pending: G+A Industries – Lot 15
- Pending: Fiberoptic Plus – Lots 1,2

4 lots under contract
10 lots of inventory remaining



Part II

Commercial



Target

- New 130,000 SF Building
- Projected Tax Revenue: \$300,000
- Jobs
- Waived EZ Benefit



Lowe's



- 137,000 SF
- Projected Tax Revenue: \$
- Jobs
- Waived EZ Benefit



North Star Development

- 75,800 SF



Red Robin





Target and Lowe's Highway Improvements

- Over \$5 Million Spent By the Developer in Infrastructure Improvements
- Plus: \$1,500,000 Hart Street Road Improvements



Courtyard by Marriott

- Approved:
- 126 Rooms
 - 78,613 SF
 - Approved
 - Projected Tax Revenue: \$165,000

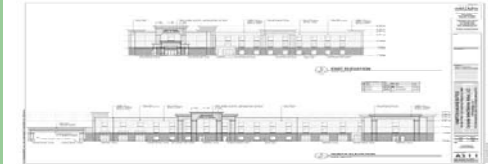


1137 West Street

- Pumpkin Patch, Livefit, Urgent Care, and Central Connecticut OB-GYN Women's HealthGroup
- 25,240 SF
- Jobs



Hampton Inn



- Approved:
- 106 Guest Rooms
 - 22,850 SF
 - Projected Tax Revenue: \$



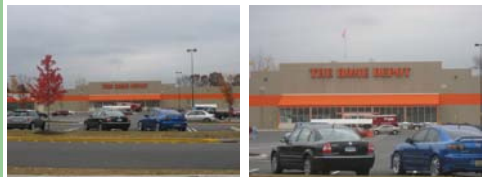
Lake Compounce



- \$15-20 Million 2 Phase Outdoor Water Park Expansion



Home Depot on Meriden Waterbury Road



- 101,250 SF
- Tax Revenue: \$295,217.42



Comfort Suites

- 79 Rooms
- Tax Revenue: \$117,098.02



1300 South Main Street

- Two Commercial Buildings Approved
- 11,544 SF



Part III

Redevelopment



825 Meriden Waterbury Road

- Redevelopment of Site with 1,800 SF Office Building



BioOne Diesel

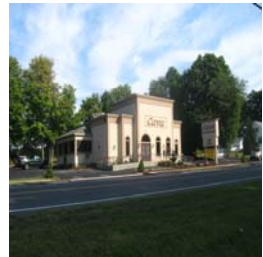


- 4 Million Gallon Capacity
- Jobs
- GREEN



Cava Restaurant

- \$1,000,000 Redevelopment





Rite Aid - Queen Street



- 14,673 SF
- Realignment of Route 10



Beacon Pharmacy



Beacon Hill Medical Center



- 20,000 SF Proposed
- Medical Office Building
- Adjacent to Beacon Pharmacy



Travel Center



Apple Valley Bank



802 West Street





Downtown Southington

- **98 Main Street: Bonterra, MidState Medical, and Valley Bank**
 - Annual Tax Revenue: \$25,422.92
- **Liberty Centre – 17,000 SF**
 - Projected Tax Revenue: \$45,000
- **One Center Street**
 - Annual Tax Revenue: \$20,063.54



98 Main Street: Bonterra, MidState Medical, and Valley Bank



Liberty Centre



One Center Street



- Farmington Savings Bank
- Omega



Serafino's Facade Improvement



148/150 Center Street





Part IV

Brownfield Redevelopment



Delinquent Tax Recovery

- Redstone Street: \$204,050.97
- Michael's Autobody: \$110,233.28
- 100 W. Main Street: \$177,771.58
- Meridian/Greenway: \$ 312,742.52

Grand Total: \$804,798.35



Greenway Commons



409 Canal Street

- Annual Tax Revenue: \$22,865.96



- Signature Advertising
- Mortgage Masters



Henny Penny



Fresenius Dialysis Center

- Medical Office
- Replaced Planned 33 Unit Residential Condominiums
- Service Amenity to the Community





Mohawk Northeast, Inc.

- Environmental Cleanup
- Over \$4,000,000 in Personal Property to Town
- Tax Abatement
- Significant Site Improvement



Regional Brownfield Partnership



Part V

Grants



Grants Received

- Westfield Drive STEAP: \$195,000
- Southington Library: \$222,500
 - (Transferred from Industrial Drive)
- Small Cities: \$675,000
- CT MainStreet: \$5,000

Grand Total: \$1,097,500



Grants Pending

- Jurglewicz Open Space on West Center St. Ext.: \$500,000
- Rails to Trails Phase II
- Fire Department
- Water Department: \$2,000,000 Received
 - \$282,000 Pending
- Police Department: \$350,738 Grant- Mobile Command Center
 - \$80,533 in Various Grants



Open Space Acquisitions 2004-2008

- Area Preserved: 172.1 Acres
- Grant Money Received: \$1,123,500
- Net Cost: \$2,526,500

Calendar House



Calendar House



- \$215,000 – Parking Lot – Economic Development Grant 2007
- \$85,000 – 2 Bus Grants
- \$5,000 – Grandparent Support
- \$150,000 – Maintenance and Service Grant

Part VI

Municipal Projects



Housing Authority Lincoln Lewis Elevator

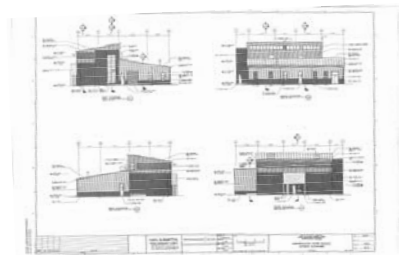


Additional Municipal Projects

- Fire Department Company 1 Addition
- Plantsville School
- Hatton School
- Thalberg School
- Strong School
- South End School



Denitrification Plant





Library Parking Lot



Vo-Ag Center



Goat Island



Transfer Station



Part VII

Future Growth and Objectives



North Main Street Traffic Analysis





Plantsville Renaissance

- \$49,000 Design Bid



Relocation of Mt. Vernon Road



West Street Study

- Analyze Existing Conditions
- Future Direction



Regulation Revisions

- Numerous Revisions to Zoning, Subdivision, and Wetlands Regulations Have Been Made Over the Past Several Years
- More Revisions Under Consideration



Other Initiatives

- Increase Utilization of Technology to Add Efficiency
- Development Process Handbook
- Add Information to Web Page
- Continue Records Retention
- Streamline Bond Process



In Conclusion:

- Encouraging Highest and Best Use Development
- Increasing Tax Revenue from Commercial and Industrial Sources
- Increasing Grant Opportunities
- Greater Utilization of Website
- Streamlining Development Process
- Team Work