

**PUBLIC HEARING**  
**December 28, 2015**  
**JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD)**  
**BETWEEN CITY OF NILES AND WEATHERSFIELD TOWNSHIP**

President Marino: Would the Clerk please read the Public Notice regarding the Joint Economic Development District.

Clerk: Reads Notice of Public Hearing.

President Marino: Would anybody like to speak in opposition to the JEDD?

Mr. Pezzano: Like before when we discussed the Toyota deal that was pretty much a done deal this past year, I voiced my opinion to the Mayor at the time that we should be more proactive in getting more property for the City of Niles. That's my opinion. I believe in annexation. Years ago – this is water under the bridge – but Route 46 going north all the way to 82 was taken. That could have been ours years ago, but that's my opinion. I'm for annexation. That Toyota deal was kind of like a done deal when it was presented to us.

President Marino: Thank you. Anyone else in opposition? Anyone in favor of the JEDD?

Mr. Scarnecchia: Do we have details?

Mr. Dull: There's an e-mail or kind of a summary of the plan. The property itself is sitting inside Weathersfield Township. They are looking to take advantage of favorable utility rates that the City can offer. As I understand the contract, the City would provide in-city rates to the development. The City would also, upon a vote of the Board of Directors of this Economic Development District, collect an income tax for any companies that are putting their business there and also any employees. However, the income tax that has been set up primarily, the first dibs we'll call it, on the income tax will go to the District in order to maintain the utilities and for the roads that they are building there, that money is set aside for that administrative cost of running the District. If there is money left over after all of that – when the contract was drafted we still have a 1 ½ income tax rate, 1.25% of that will come to Niles and .25% would go to Weathersfield Township. There are some restrictions in that agreement where it says this money really should be going for development so we will get our 1.25% if there's something left over. We are supposed to be spending that money towards economic development and making sure (inaudible) It kind of gives us a direction – and Weathersfield Township as well – as to how that excess money is to be spent. The police and fire services are going to be provided by Weathersfield Township. The utilities, of course, are coming from us. Building and planning will be primarily done by Weathersfield Township, but building inspections and building permits will be regulated by the City. The length of the agreement is for 20 years. There are two 10 year extensions that can be requested by either party. So that's the length of time of the agreement. The other point is any real property tax or other similar taxes outside of the income tax will be kept by Weathersfield Township.

Mr. Lastic: I thought I originally heard that the income tax was coming to us. Did I hear that right or am I wrong?

Mr. Steffey: No. I think we are going to get 1.25% of the income tax and Weathersfield is getting .25%. That's what I heard.

Mr. Dull: But all the tax originally goes to the District.

Mr. Lastic: So we won't get any. Who are the administrators?

Mr. Dull: There is going to be a Board set up. The City has a representative, the Township has a representative. Depending upon whether there is any activity inside there at first – let's assume there are no businesses in there – the City has a rep the Township has a rep and the two of them meet to appoint a third person and that Board will run it. Once there are businesses that set up shop in there, the businesses get a representative and the employees get a representative. That's a little different, but that's the way it is set up.

Mr. Pezzano: Mr. Dull, do you – last time we had a book about that thick from Toyota. Do we have anything from Weathersfield?

Mr. Dull: I have a proposed Economic Development Plan and then the document itself is probably about 20 pages.

Mr. Mientkiewicz: Didn't we get that before? I think there was an e-mail that was sent.

President Marino: Yes, there was an e-mail. I remember reading it.

Mr. Scarnecchia: Mr. President, may I say something?

President Marino: Certainly.

Mr. Scarnecchia: Now, this JEDD they were originally talking about quite a bit of land, right? Republic was. Why do we have to approve a JEDD for the whole thing when you know what if, say a company wants to come to Republic Steel where we will do better than we talk JEDD. Until they find people to be there we will talk JEDD then or is that wrong? And also I'd like to know that this property that's sitting there like Republic Steel now, I think it's empty, I don't know. No, it's not?

President Marino: There's BRT Extrusion.

Mr. Scarnecchia: There are property taxes and everything. Are we getting anything out of it now?

President Marino: Those businesses that are operating within the City, I would like to think that we're collecting taxes.

Mr. Scarnecchia: If we have a JEDD they will no longer be operating within the City, right?

President Marino: We'd have to look at the map to see if the proposed JEDD, the undeveloped or developed is a whole corridor.

Mr. Giancola: I thought it was just what -- The way I understood it, BRT is the owner of that building and is putting an expansion on it and --

Mr. Lastic: And they already know.

Mr. Giancola: And they know that building is going to be in Weathersfield. The one that's in Niles will stay where it is.

Mr. Steffey: (inaudible) as it is with this same agreement be used in any other areas or is that the format that we use not only for business on 169 but any future development?

Mr. Dull: It is specific to this property. There is language in the agreement that says that it can be expanded to other properties if it is by agreement of both.

Mr. Giancola: Only for this project.

Mr. Dull: Yes. As of right now it is just for this project. I wish I had a better map. The only map I have I will show you.

Mr. Scarnecchia: On this JEDD they are also talking about the property up there behind Alcoa and all that property there. They want this all to be in the JEDD now, right?

President Marino: From DeForest -- From 169 to DeForest back over on --

Mr. Scarnecchia: Isn't it the whole area?

President Marino: Well, I don't know if it's carved out. I have not seen the map or if I did, I don't recall what it looks like.

Mr. Scarnecchia: Niles needs every penny it can get right now. From Howland or anywhere.

President Marino: That's the trailer park. It doesn't go to DeForest. It goes behind the injection well all the way over to the track bed, which is behind Alcoa all the way down.

Mr. Scarnecchia: If council wishes to do this, can we piecemeal it?

President Marino: Council will not take any action until next term on this so we would like to think, speaking for myself as President of Council, that the incoming administration and the new committee chairs, we'll get everybody together, all the new members and make sure that everybody understands what it is we are trying to accomplish.

Mr. Dull: I had a brief conversation with David Rouan, the Administrator at Weathersfield, and he said if the City was interested they would be glad to have some trustees and himself come down and meet with the City to discuss this and answer any questions we would have.

President Marino: Maybe next week, Mayor, you can call Dave and I know you have a lot of things to do next week –

Mr. Scarnecchia: Maybe in two weeks.

President Marino: and meet with Mr. Rouan and trustees. I wish their people were here.

Mr. Lastic: Is this negotiable?

Mr. Dull: Once you sign it. There is nothing until you sign it. Going back to your question from before it looks to me like the biggest advantage if this property were to be developed we would have more volume in utilities and the tax.

President Marino: It would not be the homeowner rate? It would be the business class rate or whatever that rate is?

Mr. Dull: There needs to be a little bit of –

President Marino: Inside rate.

Mr. Lastic: Yes.

Mr. Scarnecchia: That would be outside rate, right?

President Marino: No. It would be the inside commercial rate so that needs to be more clarified. In addition, that should be pegged to our current income tax because theoretically next year we go to 2.

Mr. Dull: There is language in there that covers that.

President Marino: Oh, the peg –

Mr. Dull: Yes. It is figured proportionately.

President Marino: All right. Linda, do you have questions?

Mrs. Marchese: Are we going to discuss this again because this is the first I have heard of this and it is all new to me. I would like to have something to read.

President Marino: Well, if you like, you can stop up to Terry's office, I know your computer is under the weather, and Sherry Rose can give you a copy to read.

Mr. Scarnecchia: What committee does this fall under?

President Marino: Community Development and that is Steve Papalas.

Mr. Steffey: If the income tax does pass, do they get a portion of that?

Mr. Dull: No, it would proportionally divide the increase.

President Marino: It should be pegged less .25 to them. Any other questions or comments?

It was moved by Giancola, seconded by Pezzano to adjourn the Public Hearing.  
Motion carried.

  
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LORI KUSZMAUL, Clerk of Council

  
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ROBERT MARINO, PR., President of Council