

Town of Wallingford
Economic Development Commission
45 South Main Street, Room 311
Wallingford, CT 06492

RETENTION/INCENTIVE COMMITTEE

Economic Development Commission

SPECIAL Meeting Agenda

Friday, June 2, 2022 @ 9:00 a.m.

**Town Hall, Room 205
45 South Main Street
Wallingford, CT 06492**

1. Review and Discuss: Tax Incentive Programs (*current programs attached*)
2. Next meeting:

c: Town Clerk (for posting)
EDC Staff

ec: Patty Powers
Gary Fappiano
Tim Ryan

Jessica Wysocki, Bill Comerford
NH Reg., Htfd. Courant, R-J
GovMedia, Website

EDCRICSMAG06022023



Town of Wallingford, Connecticut

A PROGRAM ESTABLISHING A PERSONAL PROPERTY TAX INCENTIVE FOR MANUFACTURERS

Section 1. Purpose

The purpose is to establish an incentive program for the Town of Wallingford, in order to attract and retain manufacturing companies to locate or expand in Wallingford through the temporary fixing of personal property assessments in such facilities in accordance with the Connecticut General Statutes 12-65h.

Section 2. Program

- (a) The Town of Wallingford, acting by its Mayor, may enter into a written agreement(s), subject to Town Council approval, that shall provide for the temporary fixing of personal property assessments, subject to the requirements as set forth below.
- (b) Any applicant for such benefit shall be eligible to enter into a written agreement with the Town provided it complies and conforms with the following requirements:
 1. The applicant is a manufacturing company and not currently benefiting from any other real or personal property tax incentive program offered by the Town of Wallingford **for the property that is the subject of the application**. Manufacturing is the activity of converting or conditioning tangible personal property by changing the form, composition, quality or character of the property. The Town will utilize the NAIC System as its guide.
 2. The applicant is locating in a vacant industrial property through either purchase, lease or new construction that is approved for such use by the Wallingford Planning & Zoning Commission.
 3. The applicant is current in the payment of any taxes or other obligations due to the Town of Wallingford and shall remain current in order to receive the benefit of this program.
 4. The applicant completes and submits an executed Tax Incentive Program Agreement to the Town of Wallingford Economic Development Commission.
 5. The applicant completes and submits a Declaration of Personal Property to the Town of Wallingford, Assessor's Office, on or before November 1st of each calendar year. An extension to file, not to exceed 45 days, may be granted by the Assessor for good cause if requested in writing and submitted to the Assessor by the November 1st date.

- (c) The period of benefit commences with the first applicable grand list following the execution of the Tax Incentive Program Agreement by the applicant and the Mayor of Wallingford. Any agreement entered into pursuant to this program shall not be subject to assignment, transfer or sale. In the event that any such agreement is assigned, transferred or sold, then and in that event, the agreement shall terminate as of the effective date of said assignment, transfer or sale.
- (d) Schedule:

<u>Amount of Net Increase In Assessed Value Of Personal Property</u>	<u>Time Period</u>	<u>% Reduction In Net Increase</u>
\$25,000 and above	2 years	50%

Net increase is defined as the actual growth or increase in assessed value as calculated by subtracting the prior year’s assessment after the allowance for all other qualifying Town of Wallingford grants or exemptions.

Section 3. Term

This incentive program is available for the Grand List of October 2020 to and including the Grand List of October 2022. The program expires on September 30, 2023. (needs to be updated)

Attachment

- Adopted by Town Council on 9/28/93
- Approved by Town Council for 2 years on 9/23/97
- 6-month Extension by Town Council on 9/28/99
- Approved by Town Council for 2 years on 2/22/00
- Approved by Town Council on 1/14/03
- Amended by Town Council on 11/15/05
- Approved as Amended by Town Council for 3 years on 1/12/10
- Approved by Town Council for 3 years on 12/10/13
- Approved (as Amended) by Town Council for 3 years on 9/12/17
- Approved by Town Council for 3 years on 10/27/20

TAX INCENTIVE PROGRAM AGREEMENT

The Town of Wallingford has established a tax incentive program in order to attract and retain manufacturing companies to locate or expand in Wallingford, through the temporary fixing of personal property assessments in such facilities in accordance with the Connecticut General Statutes 12-65h.

The Town Council authorizes the Mayor on behalf of the Town to enter into a written agreement with the owner(s) and/or lessee(s) of certain property located within the Town, which agreements may provide for the temporary fixing of the personal property assessments, subject to the requirements as set forth in this document:

The applicant is a manufacturing company and not currently benefiting from any other real or personal property tax incentive program offered by the Town of Wallingford. Manufacturing is the activity of converting or conditioning tangible personal property by changing the form, composition, quality or character of the property. The Town will utilize the NAIC System as its guide.

The applicant is locating in a vacant industrial property through either purchase, lease or new construction that is approved for such use by the Wallingford Planning & Zoning Commission.

The applicant is current in the payment of any taxes or other obligations due to the Town of Wallingford and shall remain current in order to receive the benefit of this program.

The applicant completes and submits a Declaration of Personal Property to the Town of Wallingford, Assessor's Office, on or before November 1st of each calendar year.

The period of benefit commences with the first applicable grand list following the execution of the Tax Incentive Program Agreement by the applicant and the Mayor of Wallingford. Any agreement entered into pursuant to this program shall not be subject to assignment, transfer or sale. In the event that any such agreement is assigned, transferred or sold, then and in that event, the agreement shall terminate as of the effective date of said assignment, transfer or sale.

Qualifying schedule:

Amount of Net Increase In Assessed Value of Personal Property	Time Period	% Reduction in Net Increase
\$25,000 and above	2 Years	50%

Net Increase is defined as the actual growth or increase in assessed value as calculated by subtracting the prior year's assessment after the allowance for all other qualifying grants or exemptions.

Company Name: _____

Mailing Address: _____

Location in Wallingford: _____

Phone Number: _____ Fax Number: _____ E-mail Address: _____

Type of Business: _____ NAICS Code : _____

Incentive Commencement Date: October 1, 20__

Applicant's Signature and Title

Mayor, Town of Wallingford

Return completed form to: Economic Development Commission, Town of Wallingford,
45 South Main Street, Room 311, Wallingford, CT 06492.



Town of Wallingford, Connecticut

**PERSONAL PROPERTY TAX INCENTIVE
FOR MANUFACTURERS
APPLICATION**

Name: _____

Title: _____

Company: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Name of Entity who will Own the Building: _____

Address: _____

Name of Entity who will Own the Land: _____

Address: _____

If addition, Describe Project including Square Footage of Building and Estimated Date of Completion:

Cost of Real Estate Improvements: _____

PERSONAL PROPERTY LIST

Equipment Description	Quantity	Date Purchase	Purchase Price

The undersigned affirms that the information provided herein is true and accurate

Date

Applicant's Signature and Title

Title



Town of Wallingford, Connecticut

A PROGRAM ESTABLISHING A REAL PROPERTY TAX INCENTIVE FOR MANUFACTURERS

Section 1. Purpose

To establish a real property tax incentive program in accordance with Section 12-65b of the Connecticut General Statutes for the Town of Wallingford in order to attract and retain manufacturing companies to locate or expand in Wallingford through the temporary fixing of real property assessments on property improvements costing at least \$1 million and resulting in an increased assessed valuation of the property of at least \$1 million.

Section 2. Program

- (a) The Town of Wallingford, acting by its Mayor, may enter into a written agreement(s), subject to Town Council approval, that shall provide for the temporary fixing of real property assessments, subject to the requirements as set forth below.
1. The applicant is a manufacturing company and not currently benefiting from any other real or personal property tax incentive program offered by the Town of Wallingford **for the property that is the subject of the application**. Manufacturing is the activity of converting or conditioning tangible personal property by changing the form, composition, quality or character of the property. The Town will utilize the NAIC System as its guide.
 2. The manufacturing building is located or will be located in a zone that is approved for such use and is in compliance with the requirements of said zone as designated by the Wallingford Planning & Zoning Commission.
 3. The applicant(s) is current in the payment of any taxes or other obligations due to the Town of Wallingford and shall remain current in order to receive the benefit of this program.
 4. The criterion (total investment*) to be considered for this program is a minimum of \$1 million or more of one of the following:
 - property improvements to an existing manufacturing/industrial facility;
 - property improvements to an existing facility being repurposed for a manufacturing use;
 - newly built manufacturing/industrial facility.
- (b) Taxes will be abated on the net increase** in the assessed value of real property*** with a minimum required net increase in assessed value of \$1 million. Tax abatement will be

for a period of up to seven (7) years as follows: years 1-5...50% abatement; years 6 and 7...25% abatement.

- (c) The period of benefit commences with the first applicable grand list following the issuance of a Certificate of Occupancy, subject to prior receipt of any required application and documentation showing verification of investment threshold. Any agreement entered into pursuant to this program shall not be subject to assignment, transfer or sale. Prior to the issuance of a certificate of occupancy, the Town will collect pro-rata taxes.
- (d) If an applicant(s) receiving incentive benefits substantially reduces its operations in its real property during the term of the agreement, the Town may terminate the agreement and may require full payback of all abated taxes. Substantially reduced operations shall mean among other things a reduction in square feet occupied within the facility by 20% or more, a reduction in workforce by 20% or more, failure to construct agreed upon additional phases of construction, or the sale of the property.
- (e) The purpose of the benefit is to support manufacturing. If the applicant receiving the benefit changes the use of the facility during the term of the agreement, the Town may terminate the agreement and require full payback of all abated taxes.
- (f) Program References:
 - * Total investment of manufacturing development is the cost of the newly developed space and does not include the value of the land or personal property improvements.
 - ** Net increase is defined as the actual growth or increase in assessed value as calculated by subtracting the prior year's assessment after the allowance for all other qualifying Town of Wallingford grants or exemptions.
 - *** Real Property Assessment includes land and building.

Section 3. Terms

This incentive program is available for the Grand List of October 2020 to and including the Grand List of October 2022. The program expires on September 30, 2023. (needs to be updated)

Note: The Assessor's Grand List is due for completion by January 31 of each year. Administrative and Town Council action is required on any Real Property Tax Incentive Agreement. Completion of the Agreement for Town Council action is desirable by November 15.

Adopted by Town Council on 11/15/05
 Approved by Town Council for 3 years on 1/12/10
 Approved (as Amended) by Town Council for 3 years on 12/10/13
 Approved (as Amended) by Town Council for 3 years on 9/12/17
 Approved by Town Council for 3 years on 10/27/20



Town of Wallingford, Connecticut

A PROGRAM ESTABLISHING A REAL PROPERTY TAX INCENTIVE FOR THE INCENTIVE HOUSING ZONE

Section 1. Purpose

To establish a real property tax incentive program in accordance with Section 12-65b of the Connecticut General Statutes for the Town of Wallingford in order to foster the restoration, rehabilitation, redevelopment and economic vitality of Downtown Wallingford within the Incentive Housing Zone (IHZ), through the temporary fixing of real property assessments (real property assessment includes land and building).

Section 2. Program

- (a) The Town of Wallingford by affirmative vote of the Wallingford Town Council shall enter into a written agreement that shall provide for the temporary fixing of real property assessments. The applicant is eligible for such benefit provided:
1. The project investment must be at least \$1 million (including land and improvements); and
 2. The applicant's project receives the approval of the Planning & Zoning Commission as an IHZ project;
 3. The applicant(s) is current in the payment of any taxes and other obligations due to the Town of Wallingford and shall remain current in order to receive the benefit of this program. For purposes of this subsection, "Applicant" includes any affiliated entities and/or unaffiliated entities in which the Applicant is a principal, officer or holds any ownership interest.
 4. The applicant must demonstrate/substantiate financial ability to complete the project;
- (b) The period of benefit commences with the first applicable grand list following the receipt of all necessary approvals from all applicable Town agencies and documentation is presented showing verification of investment threshold. Any agreement entered into pursuant to this program may be assigned or transferred.
- (c) Project must be completed within two years of the commencement of the benefit. Completed is defined as:
1. CO's issued for all residential units; and
 2. First floor commercial/retail space has been approved at "vanilla box" status (i.e., ready for custom build-out)

(d) The Town reserves the right to terminate if conditions of the program are not met, and may require full payback of any and all abated taxes.

(e) Schedule for benefits:

1. 100% tax abatement in years one and two.
2. 75% tax abatement on assessed property value in year three.

Purpose: to assist while owner is actively seeking and securing tenants.

3. 75% tax abatement on assessed property value in year four provided all units have active leases in place covering at least the first three quarters of the applicable tax year.

Purpose: incentive is to have and keep all units leased but recognize that some turnover in tenancy may occur.

4. 50% tax abatement on assessed property value in year five provided all units have active leases in place covering at least the first three quarters of the applicable tax year.

Purpose: incentive is to have and keep all units leased but recognize that some turnover in tenancy may occur.

Section 3. Terms

This incentive program is available for the Grand List of October 2020 to and including the Grand List of October 2022. The program expires on December 12, 2023.

Note: The Assessor's Grand List is due for completion by January 31 of each year. Administrative and Town Council action is required on any Real Property Tax Incentive Agreement. Completion of the Agreement for Town Council action is desirable by November 15.

Adopted by Town Council on 12/13/2016
Approved by Town Council for 3 years on 12/8/2020

Town of Wallingford
Incentive Housing Zone
Real Property Tax Incentive Program Questionnaire

Please be advised that the completion of this preliminary form does not constitute a formal approval for a Real Property Tax Incentive. In accordance with Section 12-65b of the Connecticut General Statutes, the Town of Wallingford may enter into a written agreement to provide for the temporary fixing of real property assessments only by affirmative vote of the Wallingford Town Council. Further, additional information may be required by the Town prior to approval.

Name: _____

Title: _____

Company: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Company Attorney: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Company Wholly Owned: Yes _____ No _____ or a Subsidiary: Yes _____ No _____

Name of Parent Company (if applicable): _____

Address: _____

Name of Entity/Principal(s) who will Own the Building: _____

Address: _____

Name of Entity/Principal(s) who will Own the Land: _____

Address: _____

Project Description including Square Footage of Building and Estimated Date of Completion: _____

Complies with IHZ? Yes_____/ No_____

Cost of Real Estate Improvements:_____

Please attach a Certification of Costs from a
Licensed Architect, General Contractor or
Certified Public Accountant

The undersigned affirms that the information
provided herein is true and accurate

Date

Signature of Company Representative

Title

Subscribed and sworn to before me
this _____ day or _____, 20____
State of _____ County of _____

Notary Public
Date Commission Expires: _____

Return Application to: **Economic Development Commission**
45 South Main Street, Rm. 311
Wallingford, CT 06492
Email: edc@wallingfordct.gov
Telephone: 203-294-2062



Town of Wallingford, Connecticut

A PROGRAM ESTABLISHING A REAL PROPERTY TAX INCENTIVE FOR OFFICE DEVELOPMENT

Section 1. Purpose

To establish a real property tax incentive program in accordance with Section 12-65b of the Connecticut General Statutes for the Town of Wallingford to encourage office development within the I-5 and IX Zoning Districts through the temporary fixing of real property assessments on property improvements costing at least \$500,000 and resulting in an increased assessed valuation of the property of at least \$500,000.

Section 2. Program

- (a) The Town of Wallingford, acting by its Mayor, may enter into a written agreement(s), subject to Town Council approval, that shall provide for the temporary fixing of real property assessments, subject to the requirements as set forth below.

The minimum criteria for property improvements are:

- an investment of \$500,000* of newly developed office space.
 - Newly developed is defined as newly built or renovated/upgraded office space.
 - The newly developed office space is located or will be located in the I-5 or IX Zoning District and is in compliance with the requirements of the said district, as designated by the Wallingford Planning & Zoning Commission.
 - The applicant(s) is current in the payment of any taxes or other obligations due to the Town of Wallingford and shall remain current in order to receive the benefit of this program.
- (b) Taxes will be abated on the net increase** in the assessed value of real property*** with a minimum required net increase in assessed value of \$500,000. Tax abatement will be for a period of up to seven (7) years as follows: years 1-5...50% abatement; years 6 and 7...25% abatement.
- (c) The period of benefit commences with the first applicable grand list following the issuance of a Certificate of Occupancy, subject to prior receipt of a completed application. Any agreement entered into pursuant to this program shall not be subject to assignment, transfer or sale. Prior to the issuance of a Certificate of Occupancy, the Town will collect pro rata taxes.

(d) If an applicant(s) receiving incentive benefits substantially reduces its operations in its real property during the term of the agreement, the Town may terminate the agreement and may require full payback of all abated taxes. Substantially reduced operations shall mean among other things a reduction in square feet occupied within the facility by 20% or more, a reduction in workforce by 20% or more, failure to construct agreed upon additional phases of construction, or the sale of the property.

(e) Program References:

* Total investment of property improvements is the cost(s) of the newly developed space and does not include the value of the land or personal property improvements.

** Net increase is defined as the actual growth or increase in assessed value as calculated by subtracting the prior year's assessment after the allowance for all other qualifying Town of Wallingford grants or exemptions.

*** Real Property Assessment includes land and building.

Section 3. Terms

This incentive program is available for the Grand List of October 2020 to and including the Grand List of October 2022. The program expires on September 30, 2023.

This program is predicated upon the existing I-5 and IX zoning regulations and is subject to termination, should those regulations change.

Note: The Assessor's Grand List is due for completion by January 31 of each year. Administrative and Town Council action is required on any Real Property Tax Incentive Agreement. Completion of the Agreement for Town Council action is desirable by November 15.

Adopted by Town Council on 6/28/05
Approved by Town Council for 3 years on 1/12/10
Approved (as Amended) by Town Council for 3 years on 12/10/13
Approved (as Amended) by Town Council for 3 years on 9/12/17
Approved by Town Council for 3 years on 10/27/20



Town of Wallingford, Connecticut

**Town of Wallingford
Real Property Tax Incentive Program Application
for Office Development**

Please be advised that the completion of this preliminary form does not constitute a formal approval for a Real Property Tax Incentive. In accordance with Section 12-65b of the Connecticut General Statutes, the Town of Wallingford may enter into a written agreement to provide for the temporary fixing of real property assessments only by affirmative vote of the Wallingford Town Council.

Name: _____

Title: _____

Company: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Company Attorney: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Company Wholly Owned: Yes _____ No _____ or a Subsidiary: Yes _____ No _____

Name of Parent Company (if applicable): _____

Address: _____

Name of Entity who will Own the Building: _____

Address: _____

Name of Entity who will Own the Land: _____

Address: _____

Name of Company(ies) who will Lease/Occupy the Facility, Term of Lease(s) and
Number of Full Time Employees in Wallingford: _____

Project Description including Square Footage of Building and Estimated Date of Completion: _____

Cost of Real Estate Improvements: _____

Please attach a Certification of Costs from a
Licensed Architect, General Contractor or
Certified Public Accountant

*The undersigned affirms that the information
provided herein is true and accurate*

Date

Signature of Company Representative

Title

Subscribed and sworn to before me
this _____ day or _____, 20____
State of _____ County of _____

Notary Public
Date Commission Expires: _____

Return Application to: Economic Development Commission
45 South Main Street
Wallingford, CT 06492
Telephone: 203-294-2062



WATER AND SEWER DIVISIONS DEPARTMENT OF PUBLIC UTILITIES

Town of Wallingford
377 South Cherry Street
Wallingford, Connecticut 06492
Telephone: 203-949-2670

Water and Sewer Divisions Town Center Zone Economic Development Program Reduced Units of Connection

Updated March 16, 2020

In an effort to make Wallingford your choice when considering commercial or mixed-use development, redevelopment or renovation, the Town of Wallingford Public Utilities Commission has adopted a program for reduced units of connection for water and sewer service. The discount is offered to properties in Wallingford's Downtown area that require an increase in the size or number of water meter(s).

For additional information about the Water and Sewer Divisions Downtown Economic Development Program, please contact the Water and Sewer Divisions Engineering Office at 203-949-2672.

For information about Wallingford or available sites in the Downtown area please contact:

- Wallingford Economic Development Office at 203-294-2062
- Wallingford Center, Inc. at 203-284-1807

Eligibility Criteria and Logistics

1. Restricted to commercial or mixed-use properties in Wallingford's Town Center Zone (see enclosed map) that require an increase in the size or number of water meter(s) as determined by the Water and Sewer Divisions Engineering Section for development, redevelopment or renovation.
2. Building must comply with all Town and State Building, Fire, Health, and Planning & Zoning regulations.
3. Customer of record (property owner) must be current on all Town of Wallingford utility payments (Electric, Water and Sewer) and Town of Wallingford property tax payments.
4. Governmental or other tax exempt entities shall not be eligible for the Water and Sewer Divisions Downtown Economic Development Program.

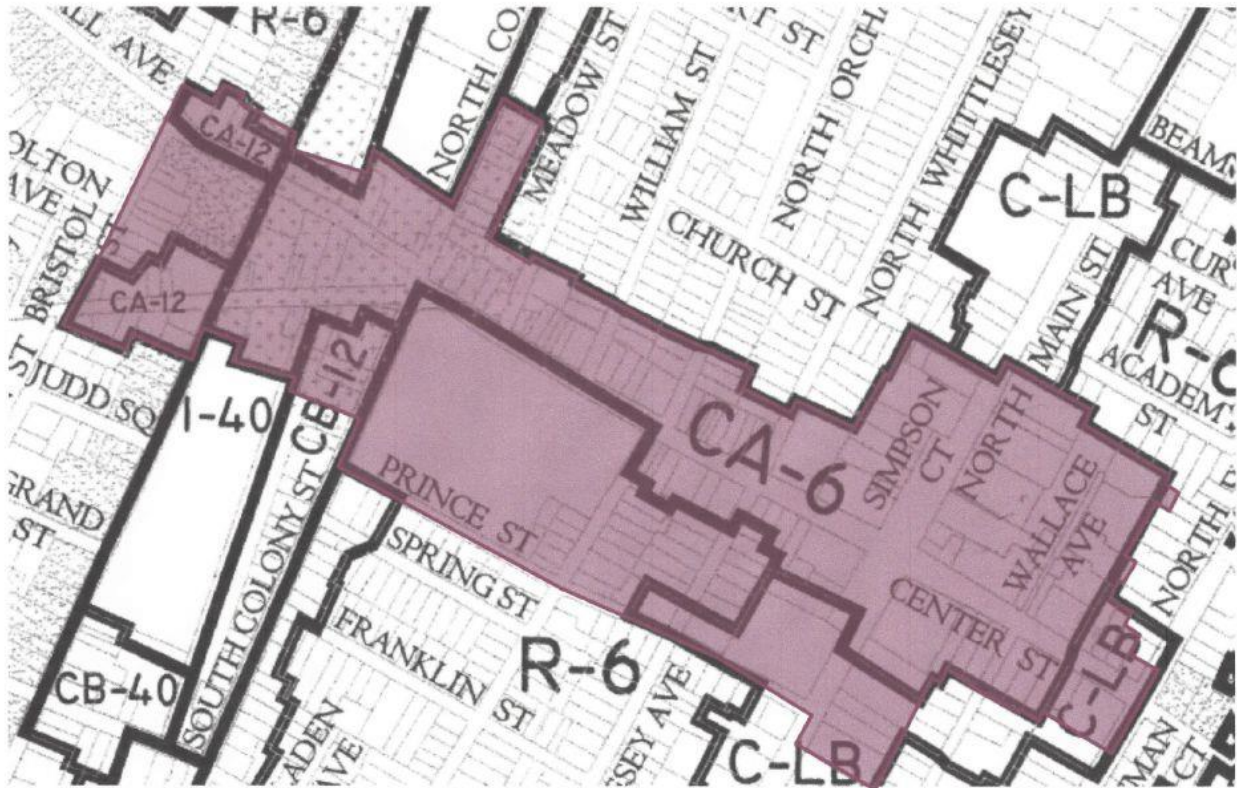
5. The reduced Connection Charge Unit Schedule is as shown on the attached Table A.
6. For multiple individual properties that are combined into a single development parcel, the property owner(s) should contact the Water and Sewer Divisions concerning credits for existing water meters and applicable discounted connection charges.
7. Connection charges shall be paid in one lump sum prior to the issuance of a permit to connect to the water or sewer system, or prior to the installation of a larger meter or additional meters, where an existing property is increasing its utilization of the water distribution system or the sanitary sewer collection system.
8. When the use of a property changes again as to require an increase (or decrease) in the size or number of meter(s) serving the property and therefore a greater (or fewer) number of connection units than previously charged, credit for existing connection units shall be based on the number of units actually paid for beforehand.
9. All other service requirements of the Wallingford Water and Sewer Divisions, including “Water Division Regulations for Water Main Extensions and Connection Charges,” “Sewer Division Regulations for Benefit Assessments and Connection Charges” and payment for meters, etc. remain in effect.
10. The Water and Sewer Divisions Downtown Economic Development Program shall be limited to a maximum savings for all customers (property owners) of \$17,500 per division per fiscal year.
11. The customer (property owner) shall complete the Program Application Form (attached) and submit the Application Form to the Engineering Section, Water and Sewer Divisions.
12. Application period for the program is July 1, 2020 to June 30, 2024.



**WATER AND SEWER DIVISIONS
DEPARTMENT OF PUBLIC UTILITIES**

Town of Wallingford
377 South Cherry Street
Wallingford, Connecticut 06492
Telephone: 203-949-2670

Updated Proposed Town Center (TC) Zone Boundaries



5/24/2018

 = Updated Proposed Town Center (TC) Zone

Table A
Proposed Connection Charge Discount Program for the Downtown District
Water Division
Sewer Division
 Department of Public Utilities
 Town of Wallingford
 Updated: August 20, 2018

Existing Meter Size	New Meter Size	Existing Units of Connection A	New Units of Connection B	Standard Net Units of Connection C C = B - A	Quantity of Discounted Units D	Revised (New) Units of Connection E E = B - D	Net Units = Existing Revised F F = A - E	Net Water Connection Charge (\$1,150/unit) G G = F * \$1,150	Net Sewer Connection Charge (\$636/unit) H H = F * \$636	Proposed Net Water Charges without Discount J J = C * \$1,150	Proposed Net Sewer Charges without Discount K K = C * \$636	Water Connection Charge Savings (Costs Avoided) L L = J - G = D * \$1,150	Sewer Connection Charge Savings (Costs Avoided) M M = K - H = D * \$636
None	5/8"	0	1	1	0	1	1	\$ 1,150.00	\$ 636.00	\$ 1,150.00	\$ 636.00	\$ -	\$ -
	3/4"	0	3	3	1	2	2	\$ 2,300.00	\$ 1,272.00	\$ 3,450.00	\$ 1,908.00	\$ 1,150.00	\$ 636.00
	1"	0	7	7	3	4	4	\$ 4,600.00	\$ 2,544.00	\$ 8,050.00	\$ 4,452.00	\$ 3,450.00	\$ 1,908.00
	1-1/2"	0	11	11	5	6	6	\$ 6,900.00	\$ 3,816.00	\$ 12,650.00	\$ 6,996.00	\$ 5,750.00	\$ 3,180.00
	2"	0	19	19	6	13	13	\$ 14,950.00	\$ 8,268.00	\$ 21,850.00	\$ 12,084.00	\$ 6,900.00	\$ 3,816.00
5/8"	3/4"	1	3	2	1	2	1	\$ 1,150.00	\$ 636.00	\$ 2,300.00	\$ 1,272.00	\$ 1,150.00	\$ 636.00
	1"	1	7	6	3	4	3	\$ 3,450.00	\$ 1,908.00	\$ 6,900.00	\$ 3,816.00	\$ 3,450.00	\$ 1,908.00
	1-1/2"	1	11	10	5	6	5	\$ 5,750.00	\$ 3,180.00	\$ 11,500.00	\$ 6,360.00	\$ 5,750.00	\$ 3,180.00
	2"	1	19	18	6	13	12	\$ 13,800.00	\$ 7,632.00	\$ 20,700.00	\$ 11,448.00	\$ 6,900.00	\$ 3,816.00
3/4"	1"	3	7	4	2	5	2	\$ 2,300.00	\$ 1,272.00	\$ 4,600.00	\$ 2,544.00	\$ 2,300.00	\$ 1,272.00
	1-1/2"	3	11	8	4	7	4	\$ 4,600.00	\$ 2,544.00	\$ 9,200.00	\$ 5,088.00	\$ 4,600.00	\$ 2,544.00
	2"	3	19	16	4	15	12	\$ 13,800.00	\$ 7,632.00	\$ 18,400.00	\$ 10,176.00	\$ 4,600.00	\$ 2,544.00
1"	1-1/2"	7	11	4	2	9	2	\$ 2,300.00	\$ 1,272.00	\$ 4,600.00	\$ 2,544.00	\$ 2,300.00	\$ 1,272.00
	2"	7	19	12	3	16	9	\$ 10,350.00	\$ 5,724.00	\$ 13,800.00	\$ 7,632.00	\$ 3,450.00	\$ 1,908.00
	3"	7	37	30	9	28	21	\$ 24,150.00	\$ 13,356.00	\$ 34,500.00	\$ 19,080.00	\$ 10,350.00	\$ 5,724.00
1-1/2"	2"	11	19	8	2	17	6	\$ 6,900.00	\$ 3,816.00	\$ 9,200.00	\$ 5,088.00	\$ 2,300.00	\$ 1,272.00
	3"	11	37	26	8	29	18	\$ 20,700.00	\$ 11,448.00	\$ 29,900.00	\$ 16,536.00	\$ 9,200.00	\$ 5,088.00
2"	3"	19	37	18	6	31	12	\$ 13,800.00	\$ 7,632.00	\$ 20,700.00	\$ 11,448.00	\$ 6,900.00	\$ 3,816.00

- Quantity of discounted units equal to one-half (1/2) standard net units of connection.
- Quantity of discounted units equal to one-quarter (1/4) standard net units of connection.
- Quantity of discounted units has been determined based on staff input.

Colors and shading will be removed from the final table.



**WATER AND SEWER DIVISIONS
DEPARTMENT OF PUBLIC UTILITIES**

Town of Wallingford
377 South Cherry Street
Wallingford, Connecticut 06492
Telephone: 203-949-2670

Application Form

Water and Sewer Divisions Downtown Economic Development Program

New Customer
 Existing Customer

Date: _____

Business Name: _____

Business Mailing Address: _____

Business Point of Contact: _____

Telephone Number: _____

Email Address: _____

Property Address: _____

Name of Property Owner: _____

Proposed Development, Redevelopment or Renovation Plans: _____

Return Completed Application Form To: Engineering Section, Water and Sewer Divisions
377 South Cherry Street
Wallingford, CT 06492



Town of Wallingford, Connecticut

In an effort to make Wallingford one of your prime choices when considering commercial relocation or expansion sites, the Public Utilities Commission of the Town of Wallingford recently adopted a graduated rate discount to our already highly competitive commercial electric rates. This discount is offered to businesses that fill vacant space in Wallingford's Downtown area.

For additional information about **this rate or Wallingford's other utility rates**, please contact:

- Electric Division's Business Office at 203-294-2020
- Visit us on the web at www.wallingfordelectric.com

For information about **our community and/or available sites in the Downtown area**, please contact:

- Wallingford Center, Inc. (203-284-1807)
or
- Wallingford Economic Development Office (203-294-2062)

ELIGIBILITY CRITERIA

1. Restricted to existing vacant commercial space in Wallingford's Downtown area (see map on back of pamphlet).
2. Building must comply with all Town and State Building, Fire, Health and Planning & Zoning regulations.
3. Customer of record must be current on all Town of Wallingford utility payments and must continue to keep payments current.
4. Governmental or other tax exempt entities; temporary services; or manufacturing customers who qualify for Wallingford Electric Division Rates 3-M, 4-M or 5-M shall not be eligible for the Downtown Economic Development Rider.
5. Discount rate: New Customers*
 For months 1-12: 50%
 For months 13-24: 40%
 For months 25-36: 30%
 For months 37-48: 20%
 For months 49-60: 10%
6. Discount period: 60 months
7. Discount applied to base bill excluding the Power Cost Adjustment charge, Energy Conservation Fund and St. of CT Sales Tax.
8. Application period for the program:
January 1, 2022 - December 31, 2023

* All other service requirements of the Wallingford Electric Department, including deposits, remain in effect.

Downtown Economic Development Rider PROGRAM APPLICATION FORM

New Customer *Existing Customer*

Date: _____

Name of Company: _____

Address: _____

Phone: (____) _____

Authorized Representative: _____

Signature: _____

Owner of Building: _____

Address of Owner: _____

Phone Number of Owner: (____) _____

Date Certificate of Compliance Issued: _____

Type of Business: _____

RETURN COMPLETED APPLICATION TO:

Electric Division, Town of Wallingford
100 John Street, Wallingford, CT 06492
203-294-2020



**WALLINGFORD'S
DOWNTOWN AREA
(Inside Bold Area)**

**RELOCATE TO VACANT
SPACE IN DOWNTOWN
WALLINGFORD
AND GET UP TO A**

50% Discount

**ON YOUR
ELECTRIC BILL**