



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR STEPHEN WOODS

NEWINGTON TOWN COUNCIL

**Conf. Room L-101 (Lower Level) – Town Hall
131 Cedar Street**

**AGENDA
February 25, 2014
7:00 P.M.**

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. PUBLIC PARTICIPATION – IN GENERAL (**In Person/Via Telephone**)
- IV. REMARKS BY COUNCILORS
- V. CONSIDERATION OF OLD BUSINESS (**Action May Be Taken**)
 - A. Mid-Year Transfers
 - B. NVA Contract
 - C. DECD National Welding Financial Assistance Proposal
- VI. CONSIDERATION OF NEW BUSINESS (**Action May Be Taken Only by Waiving the Rules.**)
 - A. Discussion: State Surplus Property at 326 Main Street
 - B. Discussion: 2014 Small Cities Grant Application
 - C. Discussion: Newington Housing Authority, Status of Research
- VII. RESIGNATIONS/APPOINTMENTS (**Action May Be Taken**)
 - A. Appointments to Boards and Commissions
 - 1. Affordable Housing Monitoring Agency
 - 2. Commission on Aging and Disabled
 - 3. Balf-Town Committee
 - 4. Board of Education Roof Replacement Project Building Committee
 - 5. Capitol Region Council of Governments
 - 6. CCHD Board of Health
 - 7. Committee on Community Safety
 - 8. Conservation Commission
 - 9. Development Commission
 - 10. Downtown Revitalization Committee
 - 11. Employee Insurance & Pension Benefits Committee
 - 12. Environmental Quality Commission

Phone: (860) 665-8510 Fax: (860) 665-8507
townmanager@newingtonct.gov
www.newingtonct.gov

13. EMS Committee
14. Board of Ethics
15. Fair Rent Commission
16. Newington Housing Authority
17. Open Space Committee
18. Human Rights Commission
19. Newington School Career Technical Program Renovation Project Building Committee
20. Open Space Committee
21. Board of Parks and Recreation
22. School Improvements Project Building Committee
23. Senior & Disabled Center Roof Replacement Project Building Committee
24. Standing Insurance Committee
25. Town Plan & Zoning Commission
26. Tri-Town Community Cable Access
27. Vehicle Appeals Board
28. West Meadow Cemetery Expansion Project Building Committee
29. Zoning Board of Appeals

VIII. TAX REFUNDS (**Action Requested**)

IX. MINUTES OF PREVIOUS MEETINGS (**Action Requested**)

- A. Regular Meeting, February 11, 2014

X. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC

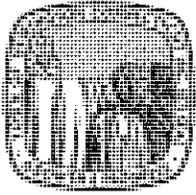
XI. COUNCIL LIAISON/COMMITTEE REPORTS

XII. PUBLIC PARTICIPATION – IN GENERAL (**In Person/Via Telephone**)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)

XIII. REMARKS BY COUNCILORS

XIV. EXECUTIVE SESSION RE: PERSONNEL/ CONTRACTUAL LEASE AGREEMENT

XV. ADJOURNMENT



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Finance Department

Ann J. Harter
Director of Finance

Memorandum

To: John Salomone, Town Manager
From: Ann Harter, Director of Finance *AH*
Date: February 21, 2014
Re: Mid-Year Appropriation Transfers

Attached are the resolutions on the agenda for the February 25th Town Council meeting. These include departments that need appropriation transfers within the General Fund to prevent overdrafts. In all cases, estimated savings in other departments cover these amounts. Also included are resolutions to transfer funds within the Capital and Non-Recurring Expenditures Fund and Public Building Fund.

In response to Councilor Borjensen's request regarding the Local Elderly Tax Relief and Veteran's exemptions. For the Grand List of 2013, there are a total number of 219 Veteran exemptions. Of those, 181 qualify for the Local Elderly Tax Relief benefit.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Finance Department

Ann J. Harter
Director of Finance

Memorandum

To: John Salomone, Town Manager
From: Ann J. Harter, Director of Finance *AJH*
Date: February 7, 2014
Re: Mid-Year Appropriation Transfers for FY 2013-2014

Attached is an interim financial report for the Town's General Fund as of January 31, 2014 for the fiscal year ending June 30, 2014. Estimates of revenues and expenditures projected through June 30, 2014 are included in this report.

Revenues

General Fund revenues are estimated to be up approximately \$1.3 million from the 2013-14 adopted level. The majority of this increase is from State Aid.

Taxes: The rate of tax collection on the current levy through January 31st is 1% better than the same period as last year, creating a positive trend of \$198 thousand. The amount to be collected on pro-rated motor vehicles is better than expected by \$77 thousand. Collections on prior year tax levies are on target. We will monitor tax collection activity closely through the remainder of the year.

PILOTS and State/Federal Aid: Currently, we are projecting these categories to have a net increase of \$996 thousand. The Town's estimated revenues were based on the Governor's proposed budget which eliminated the State-Owned Property PILOT, Mashantucket Pequot Grant, Municipal Revenue Sharing grant and Public School Transportation funding but supplemented aid with Hold Harmless Grant and Education Cost Sharing. Afterwards, the General Assembly restored the eliminated municipal aid as well implementing a Municipal Grant-In-Aid. Additionally, the Town received additional FEMA assistance for the February snowstorm of 2013 and FHWA reimbursement for the October snowstorm of 2011.

Other Revenues: With the construction of Harvest Village, Building Permits are higher than budgeted. Town Clerk fees are trending better than anticipated due to Public Act 13-247, which provided for a substantial recording fee increase when filing a segregated class of documents (MERS) on the land records. Interest earnings have reached the budgeted amount creating a projected surplus of \$15 thousand due to slightly higher interest rates than anticipated.

Expenditures

Analysis through the first seven months of the fiscal year projects total expenditures to be on target with the Town's approved 2013-14 General Fund budget, which totals \$106.1 million.

Most of the budgetary variances exist due to recently approved wage increases for both bargaining groups (IBPO and AFSCME) as well the administrative employees which were budgeted in the Town's Special Contingency account and not included in the departments' operating budgets. The actual increases were unknown until after the budget was adopted. A portion of the increases can be covered with breakage from vacancies.

An area of major concern is the shortfall that exists in the Highway Snow & Ice Control budget as numerous snowstorms put a demand on the salt supply. At this point we have depleted the budgeted amount and need to cover the purchase of this extra demand for enhanced salt materials. There remains only \$5,100 in the overtime budget but due to the favorable weather in the fall a balance of \$16,000 exists in the Leaf Collection overtime account to help offset any overage that may occur. However, it is still the first week in February with the extended forecast including more storms so it is very likely additional funds may be needed before the end of the fiscal year.

Appropriation Transfers

The Town Charter allows appropriation transfers only in the last six months of the fiscal year. The following is a list of departments that require additional funds to prevent overdrafts. In all cases, the Town's Special Contingency and some estimated savings in other departments will cover these amounts.

- As mentioned previously, potential wage increases for the all employees were budgeted in the Town's Special Contingency and not included in the departmental operating budgets. With the recently approved pay increases for these groups, funds need to be moved from the Special Contingency to the respective departments where payroll expenses actually are charged. Total amount requested is \$268,670 which consists of \$69,691 for IBPO, \$127,911 for AFSCME and \$71,068 for the non-bargaining group. The following is a breakdown of the request by department.

Department	Revised Budget	Estimated Expenditures	Variance
Town Council - Part Time	\$3,298	\$3,432	\$134
Town Manager - Full Time	\$379,602	\$390,970	\$11,368
Registrar - Part Time	\$67,144	\$69,709	\$2,565
Finance - Full Time, Part Time, Seasonal	\$816,100	\$843,417	\$27,317
Town Clerk - Full Time, Part Time, Seasonal	\$151,740	\$155,199	\$3,459
Police - Full Time, Overtime, Part Time, Seasonal	\$6,065,817	\$6,152,002	\$86,185
Fire - Full Time, Part Time	\$196,707	\$202,875	\$6,168
Engineering - Full Time	\$260,862	\$270,451	\$9,589
Highway - Full Time, Overtime, Part Time	\$1,526,262	\$1,571,364	\$45,102
Sanitation - Part Time	\$26,357	\$27,414	\$1,057
Town Planning - Full Time, Part Time	\$214,975	\$225,435	\$10,460
Building - Full Time, Part Time	\$168,404	\$172,774	\$4,370
Conservation Commission - Part Time	\$2,437	\$2,796	\$359
Development Commission - Part Time	\$1,641	\$1,708	\$67
Human Services - Full Time, Part Time, Seasonal	\$387,324	\$396,269	\$8,945
Senior & Disabled - Full Time, Part Time	\$505,303	\$511,529	\$6,226
Parks & Recreation Admin - Full Time	\$311,926	\$320,800	\$8,874
Park & Grounds - Full Time, Overtime, Part Time	\$896,490	\$932,915	\$36,425
Total			\$268,670

In addition to personnel budgets, other variances exist in the following areas:

- 150 Finance: The shortage in this department is due to additional funds to cover the increased number of those who applied for the Local Elderly Tax Relief (LETR) program. During 2012, the Town Council took action to expand the LETR and Veteran's exemption. The program was more popular than anticipated. For LETR the number of applicants increased from 486 to 526 with the average benefit increased from \$315 to \$503. For the Veteran's exemption, 23 veterans were removed because of transfer of property, death or they exceeded the income requirements. There were 37 new veterans that applied and qualified for this benefit bringing the total number of applicants to 209.

Amount requested \$4,520
- 160 Town Attorney: Additional funds are needed for outside attorney fees for legal cases that were not anticipated when the budget was adopted

Amount requested \$32,000
- 260 Street Lighting: This account has used fewer funds than anticipated.

Amount available \$12,000

- 280 Hydrants: The shortage in this department is due to a revised and updated list of hydrants from the MDC.
Amount requested \$4,850
- 320 Highway: The shortage in this department is due to the unanticipated need for additional materials for salt. For the current fiscal year the budgeted amount for salt was \$89,060 of which \$86,000 was spent by the end of January. Therefore, additional orders were necessary to continue to have a sufficient supply.
Amount requested \$100,000
- 460 Conservation Commission: The shortage in this department is due to additional legal notices.
Amount requested \$242
- 700 Library: This department has available funds due to changes in personnel.
Amount available \$10,116
- 960 Contingency: This account was budgeted for all the raises and those funds are still available.
Amount available \$388,166

Capital Projects

In addition to the above transfers, I have received two requests to transfer funds within the Capital and Non-Recurring Expenditures Fund and Public Building Fund.

- National Welding Site: As was discussed at the January 28th Town Council meeting, Andy Brecher, Economic Development Director requested that fees for the Capital Region Development Authority in conjunction with demolition of the National Welding property come from the CIP Fenn Road Access Road account (30310-88113). The correct action would be for the Town Council to take action to transfer \$50,000 from this account which currently has a balance of \$300,000 to the National Welding Engineering Services account (30420-88329). This is similar to the action taken in September of 2012.
- Highway Garage Gutters - We currently have the Parks Garage Roof Replacement project (31180-88007) account still open with an available balance of \$17,645. There remains gutter work on the parks building yet to complete. Bob Korpak, Director of Facilities Management requested to combine the remaining gutter work on this open project with the addition of new gutters that are desperately needed on our highway garage. The Highway garage currently is not funded but he is confident that both of these projects can be completed with the remaining funds if he is able to combine the work of these projects for some cost advantage.

I will be in attendance at the Town Council meeting on February 11th to answer any questions the council may have.

**TOWN OF NEWINGTON
STATUS OF REVENUES, BY SOURCE
2013-2014**

ACCOUNT DESCRIPTION		Town Council Adopted 2013-14	Received As of 1/31/2014	Estimated 6/30/2014	Balance (Deficit) As of 6/30/14
5001	Current Levy	83,480,818	81,365,182	83,678,836	198,018
5002	Prorated Motor Vehicles	680,000	634,261	757,783	77,783
5003	Prorated Real Estate	50,000	-	-	(50,000)
5004	Prior Year Tax Levies	440,000	242,770	440,000	-
5005	Interest & Liens	320,000	180,568	320,000	-
TOTAL TAXES		84,970,818	82,422,781	85,196,619	225,801
5101	State-Owned Property PILOT	-	688,546	688,546	688,546
5104	Elderly Freeze Exemption	8,000	6,000	6,000	(2,000)
5105	Disabled Exemption	5,568	5,285	5,285	(283)
5106	Elderly Circuit Breaker	255,307	273,333	273,333	18,026
5107	Add'l Veteran's Exemption	27,808	28,376	28,376	568
5109	Tax Exempt Colleges & Hospital	1,754,064	1,753,757	1,753,757	(307)
TOTAL PILOTS		2,050,747	2,755,297	2,755,297	704,550
5201	New Meadow Housing	-	8,059	8,059	8,059
TOTAL ASSESSMENTS		-	8,059	8,059	8,059
5301	Building Permits	250,000	186,868	290,000	40,000
5302	Vendor's Permits	700	1,870	2,070	1,370
5305	Gun Permits	5,025	10,430	12,000	6,975
5306	Raffle & Bingo Permits	500	227	500	-
5308	Work Within Rights of Way	7,500	10,325	11,000	3,500
5310	Refuse Handling Licenses	1,500	960	1,500	-
TOTAL LICENSES & PERMITS		265,225	210,680	317,070	51,845
5402	Town Hall Rental Receipts	3,600	2,588	3,600	-
5403	Indian Hill Country Club	101,254	-	98,872	(2,382)
5404	Other Town Property	40,000	25,746	44,000	4,000
TOTAL RENTALS		144,854	28,335	146,472	1,618
5501	Interest Earnings	30,000	31,500	45,000	15,000
TOTAL INVESTMENT INCOME		30,000	31,500	45,000	15,000
5602	Parking Tickets	25,000	14,439	25,000	-
5603	False Alarms	15,000	5,743	15,000	-
5605	Blighted Premises	-	319	319	319
TOTAL FINES		40,000	20,502	40,319	319
5702	Conservation Commission	3,500	5,300	6,000	2,500
5703	Zoning Board of Appeals	500	75	500	-
5704	Town Planning & Zoning	9,000	5,670	9,000	-
5705	Town Clerk Fees	445,000	286,156	456,000	11,000
5706	Police	8,000	5,691	8,000	-
5707	Human Services-Counseling Fee	25,000	6,430	25,000	-
5708	Library - Overdue Fines	28,000	12,090	28,000	-
5709	Dial-A-Ride Tickets	4,700	3,098	4,700	-
5711	Engineering Fees	1,000	822	1,000	-
5712	Scrap Metal Curbside	25,000	15,838	25,000	-
5714	Senior & Disabled Center Fees	100	50	100	-
5718	Library-out-of state loans	150	96	150	-

**TOWN OF NEWINGTON
STATUS OF REVENUES, BY SOURCE
2013-2014**

ACCOUNT DESCRIPTION	Town Council Adopted 2013-14	Received As of 1/31/2014	Estimated 6/30/2014	Balance (Deficit) As of 6/30/14
TOTAL CHARGES FOR SERVICES	549,950	341,316	563,450	13,500
5802 Refunds-Town	10,325	5,859	10,325	-
5803 Refunds-Schools	10,000	835	10,000	-
5822 Recycling Rebates	67,500	58,591	67,500	-
TOTAL REFUNDS & REIMBURS.	87,825	65,285	87,825	-
5902 Other		255	255	255
5904 Library-Sale of Diskettes	200	186	200	-
TOTAL SALE-TOWN PROPERTY	200	441	455	255
6003 Public Library	1,250	-	1,250	-
6005 Mashantucket Pequot Fund	-	91,683	280,251	280,251
6006 Youth Services Bureau	22,875	20,514	22,875	-
6007 Alcohol and Drug Abuse	4,500	4,500	4,500	-
6011 Municipal Revenue Sharing	-	199,238	199,238	199,238
6013 Telecommunications Tax	65,937	9,155	65,937	-
6015 Emergency Management Grant	14,610	-	14,610	-
6016 Controlling Interest Tsfr.Tax	-	133	133	133
6021 Town Aid Road Grant	416,275	207,985	415,969	(306)
6022 Hold Harmless Grant/Mun Grant-In-Aid	561,102	-	622,779	61,677
6052 Transportation-Non-public	5,137	-	5,137	-
6053 Transportation-Public	-	-	216,733	216,733
6054 Adult Education	35,278	23,581	35,278	-
6056 School Building Grants	325,000	74,678	325,000	-
6058 Health Services	16,526	17,515	17,515	989
6062 Education Cost Sharing Grant	13,623,576	6,484,740	12,969,479	(654,097)
TOTAL STATE-AID	15,092,066	7,133,721	15,196,684	104,618
6101 Senior Citizen Trans Aid	9,000	5,034	9,000	-
6114 FEMA Storm Assistance	115,000	187,077	187,077	72,077
6115 FHWA Storm Assistance	-	114,272	114,272	114,272
TOTAL FEDERAL AID	124,000	306,384	310,349	186,349
6201 Police Application Fees	8,500	219	8,500	-
6203 Cancelled PY Encumbrances	10,000	-	10,000	-
TOTAL MISCELLANEOUS	18,500	219	18,500	-
6302 United Way (Human Services)	1,333	-	1,333	-
TOTAL DONATIONS	1,333	-	1,333	-
7001 Transfer from CNRE Fund	322,500	322,500	322,500	-
7012 Transfer from Cemetery Fund	110,578	110,578	110,578	-
7021 Transfer From Cemetery Trust	70	-	70	-
7022 Transfer from Hubbard Fund	30	-	30	-
TOTAL TRF FROM OTHER FUNDS	433,178	433,078	433,178	-
TOTAL GENERAL FUND	103,808,696	93,757,597	105,120,611	1,311,915

TOWN OF NEWINGTON
 Status of Expenditures, by Activity (Department)
 As of February 3, 2014

FUNCTION & ACTIVITY	Revised Budget FY 2013-14	Spent / Encumbered As of 2/3/14	Estimated To Be Spent/Enc. As of 6/30/14	Estimated Unencumbered Balance (Deficit) As of 6/30/14
General Government	4,516,605	2,657,337	4,597,968	(81,363)
Public Safety	7,685,402	4,284,608	7,770,605	(85,203)
Public Works	4,809,501	3,658,912	4,965,249	(155,748)
Community Planning & Development	458,079	243,642	473,577	(15,498)
Public Health	144,355	107,586	144,355	-
Community Services	992,719	524,469	1,007,890	(15,171)
Public Library	1,688,808	895,258	1,678,692	10,116
Parks & Recreation	1,556,474	834,621	1,601,773	(45,299)
Insurance-Miscellaneous	8,938,574	6,732,985	8,550,408	388,166 *
Debt Service	1,475,756	127,878	1,475,756	-
Metropolitan District	3,102,250	2,339,688	3,102,250	-
Capital Improvements	4,198,455	4,198,455	4,198,455	-
Equipment Reserve	301,948	301,948	301,948	-
Emp Leave Liab Res Fund	92,900	92,900	92,900	-
Total General Government	39,961,826	27,000,287	39,961,826	-
Board of Education (as of 10/31/13)	66,096,870	21,324,062	66,096,870	-
Total Town Budget	106,058,696	48,324,350	106,058,696	-

*The Special Contingency appropriation balance will be reduced to \$224,177 after pending transfers to other departments are made.

TOWN OF NEWINGTON
 Status of Expenditures, by Activity (Department)
 As of February 3, 2014

FUNCTION & ACTIVITY	Revised Budget FY 2013-14	Spent / Encumbered As of 2/3/14	Estimated To Be Spent/Enc. As of 6/30/14	Estimated Unencumbered Balance (Deficit) As of 6/30/14
100 General Government				
110 Town Council	51,096	44,112	51,230	(134)
120 Town Manager	386,058	209,810	397,426	(11,368)
130 Courts	35,305	26,450	35,305	-
140 Elections	117,334	75,434	119,899	(2,565)
150 Finance	1,188,617	806,456	1,220,454	(31,837)
160 Town Attorney	130,200	75,950	162,200	(32,000)
170 Town Clerk	175,481	94,128	178,940	(3,459)
180 Personnel	49,206	29,185	49,206	-
190 General Services	2,383,308	1,295,811	2,383,308	-
Total	4,516,605	2,657,337	4,597,968	(81,363)
200 Public Safety				
210 Police Department	6,465,500	3,471,588	6,551,685	(86,185)
230 Fire Department	802,932	560,558	809,100	(6,168)
250 Street Lighting	325,000	155,695	313,000	12,000
260 Emergency Management	50	50	50	-
270 Emergency Medical Service	30,000	29,998	30,000	-
280 Hydrants	61,920	66,770	66,770	(4,850)
Total	7,685,402	4,284,608	7,770,605	(85,203)
300 Public Works				
310 Engineering	265,686	150,642	275,275	(9,589)
320 Highway Department	2,519,359	1,538,786	2,664,461	(145,102)
350 Solid Waste Services	2,024,456	1,969,484	2,025,513	(1,057)
Total	4,809,501	3,658,912	4,965,249	(155,748)
400 Community Planning & Development				
420 Town Planner	216,784	123,698	227,244	(10,460)
430 Town Plan & Zoning	17,379	8,542	17,379	-
440 Zoning Board Of Appeals	2,833	925	2,833	-
450 Building Department	172,649	97,161	177,019	(4,370)
460 Conservation Commission	3,825	2,364	4,426	(601)
470 Economic Development	44,609	10,951	44,676	(67)
Total	458,079	243,642	473,577	(15,498)
500 Public Health				
510 Health Services	144,355	107,586	144,355	-
Total	144,355	107,586	144,355	-
600 Community Services				
610 Human Services	444,366	232,043	453,311	(8,945)
640 Senior & Disabled Center	538,969	290,551	545,195	(6,226)
670 Boards And Commissions	9,384	1,875	9,384	-
Total	992,719	524,469	1,007,890	(15,171)

TOWN OF NEWINGTON
 Status of Expenditures, by Activity (Department)
 As of February 3, 2014

FUNCTION & ACTIVITY	Revised Budget FY 2013-14	Spent / Encumbered As of 2/3/14	Estimated To Be Spent/Enc. As of 6/30/14	Estimated Unencumbered Balance (Deficit) As of 6/30/14
700 Public Library				
710 Library Operations	1,688,778	895,258	1,678,662	10,116
730 Hubbard Book Fund	30		30	
Total	<u>1,688,808</u>	<u>895,258</u>	<u>1,678,692</u>	<u>10,116</u>
800 Parks & Recreation				
810 Administration	319,288	182,181	328,162	(8,874)
830 Grounds Maintenance	1,237,186	652,439	1,273,611	(36,425)
Total	<u>1,556,474</u>	<u>834,621</u>	<u>1,601,773</u>	<u>(45,299)</u>
900 Insurance-Miscellaneous				
910 Municipal Insurance	1,080,360	891,799	1,080,360	-
930 Greater Htfd Transit Dist	2,930	2,930	2,930	-
940 Employee Benefits	7,172,941	5,787,288	7,172,941	-
950 Donations & Contributions	20,000	7,500	20,000	-
960 Contingency	662,343	43,468	274,177	388,166 *
Total	<u>8,938,574</u>	<u>6,732,985</u>	<u>8,550,408</u>	<u>388,166</u>
1000 Debt Service				
1010 Interest Expense	255,756	127,878	255,756	-
1020 Principal Payments	1,220,000		1,220,000	-
Total	<u>1,475,756</u>	<u>127,878</u>	<u>1,475,756</u>	<u>-</u>
1050 Metropolitan District				
1051 Assessment	3,102,250	2,339,688	3,102,250	-
Total	<u>3,102,250</u>	<u>2,339,688</u>	<u>3,102,250</u>	<u>-</u>
1100 Capital Improvements				
1110 Capital Improvements	4,198,455	4,198,455	4,198,455	-
Total	<u>4,198,455</u>	<u>4,198,455</u>	<u>4,198,455</u>	<u>-</u>
2000 Equipment Reserve				
2500 Equipment Reserve	301,948	301,948	301,948	-
Total	<u>301,948</u>	<u>301,948</u>	<u>301,948</u>	<u>-</u>
3000 Emp Leave Liab Res Fund				
3100 ELLF - Board Of Education	23,200	23,200	23,200	-
3200 ELLF - Town Operations	69,700	69,700	69,700	-
Total	<u>92,900</u>	<u>92,900</u>	<u>92,900</u>	<u>-</u>
Total Town Government Operations	<u><u>39,961,826</u></u>	<u><u>27,000,287</u></u>	<u><u>39,961,826</u></u>	<u><u>-</u></u>

*The Special Contingency appropriation balance will be reduced to \$224,177 after pending transfers to other departments are made.

AGENDA ITEM: V.A.1.

DATE: 2-25-14

RESOLUTION NO: _____

CERTIFICATION:

In accordance with Section 808 of the Town Charter, I hereby certify that there exists, free from encumbrances, in the following appropriations in the General Fund, the amounts listed below:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
250	Street Lighting	\$12,000
710	Library Operations	\$10,116
962	Town Council Contingency	<u>\$388,166</u>
	Total	\$410,282

Ann J. Harter, Director of Finance

RESOLVED:

That the Newington Town Council hereby transfers the above-certified funds in the General Fund to the following accounts in the General Fund:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
110	Town Council	\$134
120	Town Manager	\$11,368
140	Elections	\$2,565
150	Finance	\$31,837
160	Town Attorney	\$32,000
170	Town Clerk	\$3,459
210	Police Department	\$86,185
230	Fire Department	\$6,168
280	Hydrants	\$4,850
310	Engineering	\$9,589
320	Highway Department	\$145,102
350	Sanitation	\$1,057
420	Town Planning	\$10,460
450	Building Department	\$4,370
460	Conservation Commission	\$601
470	Economic Development	\$67
610	Human Services	\$8,945
640	Senior & Disabled	\$6,226
810	Parks & Recreation Administration	\$8,874
830	Parks & Grounds	<u>\$36,425</u>
	Total	\$410,282

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: V.A.2.

DATE: 2-25-14

RESOLUTION NO: _____

CERTIFICATION:

In accordance with Section 808 of the Town Charter, I hereby certify that there exists, free from encumbrances, in the following appropriations in the Capital and Non-Recurring Expenditure Fund, the amounts listed below:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
88113	Fenn Road Access Road	\$50,000

Ann J. Harter, Director of Finance

RESOLVED:

That the Newington Town Council hereby transfers the above-certified funds in Capital and Non-Recurring Expenditure Fund to the following accounts in Capital and Non-Recurring Expenditure Fund:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
88329	National Welding Engineering Services	\$50,000

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: V.A.3.

DATE: 2-25-14

RESOLUTION NO: _____

CERTIFICATION:

In accordance with Section 808 of the Town Charter, I hereby certify that there exists, free from encumbrances, in the following appropriations in the Public Building Fund, the amount listed below:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
88007	Parks Garage Roof Replacement	\$10,654

Ann J. Harter, Director of Finance

RESOLVED:

That the Newington Town Council hereby transfers the above-certified funds in Public Building Fund to the following account in Capital and Non-Recurring Expenditure Fund:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
88111	General Property Improvements	\$10,654

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: February 20, 2014
Re: NVA Contract

Attached, please find a draft agreement between the Town of Newington and the Newington Volunteer Ambulance Corps, Inc. (NVA) , as discussed at the February 11 Town Council meeting. This revised agreement is the result of numerous discussions between representatives of the Newington Volunteer Ambulance Corps, Inc. and the Town. The Agreement has been reviewed by the Town Attorney as well as the attorney for the NVA.

Attached is a resolution for Council consideration to authorize the Town Manager to execute the agreement with the NVA.

Attach.

AGREEMENT
BETWEEN
TOWN OF NEWINGTON AND
NEWINGTON VOLUNTEER AMBULANCE CORPS, INC.

This Agreement, made and entered into this ~~1st day of July, 2012~~ by and between the TOWN OF NEWINGTON, a municipal corporation organized and existing under the laws of the State of Connecticut, acting herein by John L. Salomone, its Town Manager, duly authorized, hereinafter designated the Town, and NEWINGTON VOLUNTEER AMBULANCE CORPS, INC., acting herein by ~~Charles Mangan~~ **Frank L. DeMaio**, its President, duly authorized, hereinafter designated as the Volunteer Ambulance.

WITNESSETH:

WHEREAS, the Town wishes to assure that emergency ambulance service continue to be available for its citizens during the hours of 6:00 p.m. o 6:00 a.m. daily, and on weekends and holidays; and

WHEREAS, the Volunteer Ambulance has the equipment and personnel for performing the ambulance services described herein; and

WHEREAS, the Volunteer Ambulance wishes to continue to perform these services; and

WHEREAS, Town and Volunteer Ambulance entered into Agreement dated October 23, 1975; and a revision dated December 1998; and **July 2007; and February 2014**

WHEREAS, Town and Volunteer Ambulance recognize that certain provisions of said Agreement need to be updated.

NOW, THEREFORE, in consideration of the mutual benefits contained herein, it is agreed by both parties as follows:

1. Prior Agreement: The Agreement between the Town and Volunteer Ambulance dated October 23, 1975 ~~and a~~ revision dated December 1998 shall be null and void upon the execution of this Agreement.

↓
and February 2014

2. Scope of Service: Volunteer Ambulance shall provide ambulance services as follows:

A. Except as otherwise provided in this Agreement, ambulance service shall be provided whenever and wherever the Newington Police Department Dispatch Center deems that emergency ambulance service is required by an individual or individuals within the limits of the Town of Newington.

B. Fire standby services shall be provided at the request of the Chief of the Newington Volunteer Fire Department or his duly authorized representative. Fire standby is defined as providing a vehicle capable of fire rehabilitation Services and/or fully staffed ambulance at the scene of a fire in order to provide immediate medical service should such service become necessary.

3. Periods of Service: The parties hereby agree that Volunteer Ambulance shall perform the services prescribed hereunder during the periods of 6:00 p.m. to 6:00 a.m. daily, and all day on weekends as well as certain holidays. It is acknowledged that such schedule may be changed in length and frequency, provided the Town Manager or his designee, and Volunteer Ambulance mutually agree upon such schedule changes.

4. Maintenance of Records: Volunteer Ambulance shall establish and maintain a written record of each call for ambulance service under this Agreement consisting of the date and time of the request for services and the time that the ambulance reached the scene of the accident or emergency. ~~Volunteer Ambulance shall furnish copies of such records to Town upon request.~~

5. Ambulance Staffing: Each ambulance responding to a call for the Town of Newington under this contract shall be staffed with a driver and an attendant. Both the driver and the attendant shall be competent, experienced and fully trained in accordance with current and future standards of the State of Connecticut and be free of any physical defects or disease that may impair their ability to drive or attend an ambulance.

6. Ambulance Equipment: Each vehicle operating as an ambulance shall be specifically designed for the handling of sick and injured persons and shall provide the patient with maximum protection. Each vehicle shall comply with pertinent State of Connecticut statutes and regulations specifying the equipment to be carried on each vehicle at all times.

7. Response for Emergency Ambulance Service: It is agreed by both parties that the time interval from the time Town requests ambulance service to the time the ambulance arrives at the scene of an emergency shall not exceed the response times for the particular type of emergency or call required of any private ambulance service which has contracted with the Town of Newington. In the event the time interval aforementioned exceeds the limits specified, Volunteer Ambulance shall maintain written

reports stating reasons for the failure to respond to the call within the specified time interval. Volunteer Ambulance shall furnish copies of such records to Town upon request.

Volunteer Ambulance shall not be considered as failing to meet these requirements (a) if Town or any of its employees gives Volunteer Ambulance an incorrect address to which to respond; (b) if weather conditions or traffic conditions at the time of the call are so severe as to impede an ambulance's progress; (c) if, while traveling to the scene of the call, the ambulance is involved in a traffic accident of such nature and severity as to prevent it from reaching its destination; (d) in the event of a major disaster, riot, civil disturbances or acts of God; (e) if, when making a request for ambulance service, the Town of Newington representative making the request specifically states that no emergency exists and there is no need for speed.

8. Guarantee: Volunteer Ambulance guarantees and promises not to cancel, terminate, withdraw or suspend its services hereunder except in conformance with the termination procedures specified herein.

9. Termination: This Agreement may be terminated by either party by providing written notification to the other at least ninety (90) days prior to the effective date of termination that it intends to withdraw from this Agreement, provided Town may cancel service for noncompliance with provisions of this Agreement after written notification to Volunteer Ambulance of its intent to do so at least fifteen (15) days prior to the effective date of such cancellation.

10. Compliance with Regulations and Standards: Volunteer Ambulance agrees to comply with all federal, state, and local laws, statutes, ordinances, regulations and standards in any way pertaining to the ambulance services to be performed under this Agreement.

11. Equal Employment Opportunity: Volunteer Ambulance hereby agrees that neither it nor its subcontractors will discriminate against any employee or applicant for employment, to be employed in the performance of this contract, with respect to his/her hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of his/her race, sex, color, religion, national origin or ancestry.

12. Term: This Agreement shall commence on ~~July 1, 2012~~ and shall terminate on **December 31, 2016**.

Upon approval of the Town Council and signed

by

both authorized parties

13. Scope of Responsibilities: In remuneration for providing the ambulance service herein specified, Town agrees to provide the following to Volunteer Ambulance, limited only by the financial condition of Town:

A. Use of the ambulance building located at 71 John Stewart Drive. In connection therewith the Town shall be responsible, at its cost

and expense, for all infrastructure repairs including but not limited to repair of roof, replacement of heating and air conditioning equipment, upkeep of the grounds and the exterior of the ambulance building. Repairs shall be made in a reasonable period of time. Volunteer Ambulance shall be responsible, at its cost and expense, for maintenance of utilities and the heating and air conditioning systems, interior repairs and interior cosmetic changes. Volunteer Ambulance shall also be responsible for payment of all utility bills, ordinary plumbing repairs and replacement of all light bulbs in the building.

B. The Town shall maintain, at its cost and expense, liability, property and casualty insurance as determined by Town's insurance agent of record for the ambulance building and grounds and shall name Volunteer Ambulance as an additional insured on said liability insurance policy. ~~It is understood between the parties hereto that the vehicles currently used by Volunteer Ambulance, and owned by the Town will be conveyed to Volunteer Ambulance at a cost of one dollar per vehicle sometime after the execution of this Agreement.~~ Thereafter Volunteer Ambulance will pay Newington personal property taxes unless Volunteer Ambulance files with the Town Assessor the necessary documents to relieve Volunteer Ambulance, as a charitable organization, of the necessity of paying said taxes. Volunteer Ambulance shall maintain, at its cost and expense, workers' compensation and vehicle insurance ~~and shall name Town as an additional insured on said vehicle insurance policy, until such time as the conveyance as set forth above occurs.~~ Volunteer Ambulance shall, at its cost and expense, maintain insurance covering its personal property within the ambulance building.

C. Town shall provide a deferred compensation (money purchase) plan for the members of Volunteer Ambulance as per agreement between the parties hereto dated March 19, 1991. Town shall also provide a Volunteer Incentive Program for the members of Volunteer Ambulance.

D. Vehicle mechanics services continue to be provided by Town. Parts costs shall be paid for by the Volunteer Ambulance. Fuel and mechanics expenses shall be reimbursed the Town quarterly based upon Volunteer Ambulance usage at Town bid costs.

E. Town shall maintain membership with CMED. Volunteer Ambulance shall pay for annual CMED assessment as the primary user of service.

14. Future Volunteer Ambulance Contributions: Irrespective of the provisions of Section 13 of this Agreement; Volunteer Ambulance recognizes that it may be in a position in the future to fund all or part of the expenses Town incurs pursuant to this Agreement. → The Town of Newington in conjunction with the Volunteer Ambulance will

establish a committee to review these future expenses including maintenance - and or transfer of the 71 John Stewart Drive to said NVA. Said study will be completed at least six months prior to the expiration date of this contract.

15. Town Use of Ambulance Building: Town and Volunteer Ambulance agree that the building at 71 John Stewart Drive may be utilized by Town for other purposes, as space permits.

16. Notices: Any notice or requirement of providing written communications under this Agreement shall be hand delivered or sent by first class mail, postage prepaid, as follows:

To Volunteer Ambulance: President
Newington Volunteer Ambulance Corps., Inc.
71 John Stewart Drive
Newington, CT 06111

To Town: John L. Salomone (or successor)
Town Manager
Town of Newington
131 Cedar Street
Newington, CT 06111

17. Applications for Grants: Volunteer Ambulance is the primary EMS provider for the Town of Newington and shall be eligible to apply for and receive State and Federal Grant funding related to EMS for the Town of Newington.

18. Miscellaneous: This Agreement may only be modified in writing signed by both parties hereto.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals on the day first above mentioned.

TOWN OF NEWINGTON
By _____
John L. Salomone, Town Manager

NEWINGTON VOLUNTEER
AMBULANCE CORPS., INC.
By _____
Frank L. DeMaio *Charles Mangan, President*

AGENDA ITEM: V.B._____

DATE: 2-25-14_____

RESOLUTION NO.: _____

RESOLVED:

That the Newington Town Council hereby authorizes John L. Salomone, Town Manager, to execute a revised "Agreement between Town of Newington and Newington Volunteer Ambulance Corps., Inc.," effective immediately and terminating December 31, 2016.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: John Salomone, Town Manager
From: Andy Brecher, Economic Development Director
Date: February 06, 2014
Re: DECD Targeted Brownfield Development Program

Newington submitted an application for the Targeted Brownfield Development Program on December 13, 2012.

On May 13, 2013, Governor Malloy announced that Newington was awarded a \$2 million grant for demolition and remediation of the National Welding site buildings. After many months, a Financial Assistance Proposal from the Connecticut Department of Economic and Community Development dated January 30, 2014 has been received. The Town Manager must acknowledge that the proposal has been agreed to and accepted—within thirty days of the date of that proposal. After receiving the accepted proposal from the Town, DECD will engage a private law firm to draft a detailed contract. That contract then will be forwarded to the Town for review and signing. Upon execution by the Town, the contract will be sent to the Attorney General's office for final review and approval—which upon receipt will empower the Commissioner of DECD to fully execute the contract. Thereafter, the necessary funds will need to be authorized and allocated by the State Bond Commission. Finally, DECD must request the funds from the State Comptroller and the Comptroller must make the funds accessible for expenditure. After all of those actions, the funds will finally be available to the Town for their intended purpose. Therefore, a resolution to accept the Financial Assistance Proposal should be considered a first step in the protracted State administrative process to actually receive the grant funds.

As required by the grant program, State funds cannot exceed fifty percent of the project cost. For purposes of the grant, the project consists of acquisition of the property, environmental assessments, demolition of the buildings, abatement of asbestos and PCB's and planning for the disposition of the property [including planning the remediation and monitoring of below surface contamination]. Those tasks have been estimated to have a total cost of \$4,019,150. Newington's share is \$2,019,150, consisting of:

\$1,450,700	Property acquisition [already expended]
\$ 194,650	Environmental assessments [already expended--\$173,000 of which was funded by EPA]
\$ 270,000	Administrative, legal and overhead [mostly to be expended—including Town staff, consultants, appraisals, etc.]
<u>\$ 103,800</u>	Demolition and abatement [the amount not covered by the grant]
\$2,019,150	Subtotal

The State funds will be used for:

\$1,917,500	Demolition and abatement
\$ 7,500	DECD mandatory legal cost
<u>\$ 75,000</u>	Consultant services for project administration [CRDA's fee--assumes Newington approves the proposed resolution to contract with CRDA]
\$2,000,000	Subtotal

\$4,019,150 Total

Funding for Newington's "out-of-pocket" costs comes from the 2012-2013, 2013-2014 and 2014-2015 operating budgets [Town staffing costs including Building Department, Town Planner, Town Engineer and Economic Development Director] and CIP Accounts 30310-88113 and 30420-88329, which have a combined current balance of \$312,044.



Catherine H. Smith
Commissioner

January 30, 2014

Mr. John Salomone
Town Manager
Town of Newington
131 Cedar Street
Newington, CT 06111

Dear Mr. Salomone:

The Department of Economic and Community Development is pleased to submit a proposal for assistance in support of Town of Newington's plans to demolish, remediate and redevelop a 3.9-acre brownfield, formerly known as the National Welding Company site, located at 690 Cedar Street, Newington. The town has acquired the site and will demolish and remove the existing structures, characterize the site, and remediate the site to accelerate construction of a major new Transit Oriented Development (TOD). The Town will sell the property to a private developer who will redevelop the property for use as part of the CTFastrak/TOD module. The following pages contain a project description and supporting details of a financial assistance package developed jointly between your staff and ours.

This proposal represents the Governor's continuing commitment to support Connecticut's municipalities and we are pleased to have an opportunity to work with you on this project. The success of your project and your community are important to us.

Our staff will continue to be available to you and your staff throughout the duration of the project. If you have any questions concerning this proposal please contact Ned Moore, your project manager, at (203) 270-8148.

Sincerely,

Catherine H. Smith
Commissioner

Ronald F. Angelo, Jr., Deputy Commissioner
For Catherine H. Smith, Commissioner

Agreed and Accepted By:

Town of Newington

John Salomone, Town Manager

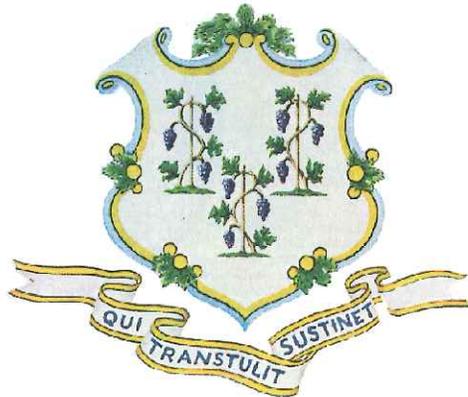
Date

State of Connecticut

Governor Dannel P. Malloy

Department of Economic and Community Development

Commissioner Catherine H. Smith



Financial Assistance Proposal

For

National Welding Demolition Remediation and Reuse Project

The Town of Newington

January 2014

TABLE OF CONTENTS

Background	1
* Applicant Description	
* Project Description	
* Source and Use of Funds	
Financial Assistance	2
* Department of Economic and Community Development Financing	
* Property Restrictions	2
* Administrative and Monitoring Plan	3
* Other Terms and Conditions	6
DECD Contacts	6
* Department of Economic and Community Development Development Manager	
Client Obligation Checklist	7
Next Steps	8
* Project Financing Plan and Budget	
* Municipal Resolution	
Schedule A – Construction Related Documentation	9
Schedule B - DECD and State Single Audit Submission Requirements	10

BACKGROUND

Applicant Description: The Town of Newington is located in Hartford County, in the south central portion of the state. The City of Hartford borders the town to the north and the town is a member of the Capitol Region Council of Governments and Hartford MetroAlliance CEDS district for regional economic development planning purposes. The town had a population of 30,441 in 2011(est.). The town is the quintessential metropolitan suburb. 77% of the 12,660 housing units are single family structures. At \$71,817, the median household income is slightly higher than the state-wide median income of \$69,243 and significantly higher than Hartford's median income of \$29,107.

Project Description: This project consists of the demolition, asbestos abatement and removal at the former 100,000 sq ft. National Welding Company facility that is located at 690 Cedar Street, Newington, CT. The Town of Newington acquired the property through foreclosure and seeks to remove the "blighted, vandalized and vermin-infested" structures from the site. The town proposes to reuse and redevelop the site for Transit Oriented Development (TOD), compatible with final development plans to be adopted by the town. The site is one of the major transit stops for the CT Fastrak commuter bus system that will link New Britain and Hartford. The project site is located on a very prominent parcel of land which is directly across from the Central Connecticut State University. Jackson Labs bio-medical research facility and the UCONN Health Center are also located nearby in the Town of Farmington. Finally, at this juncture, the site development will link and promote access to office and commercial jobs in downtown Hartford.

SOURCE AND USE OF FUNDS

Sources of Funds

Town of Newington	\$ 1,846,150
US Environmental Protection Agency (USEPA)	173,000
DECD – Sec. 13-308, Sec. 4	<u>2,000,000</u>
Total	\$ 4,019,150

Use of Funds

DECD Legal(DECD)	\$ 7,500
Land Acquisition (Town of Newington)	\$ 1,450,700
Environmental Site Characterization: Assessment	\$ 194,650
Demolition and Abatement (DECD)(Newington)	\$ 2,021,300
Administrative (Newington Legal, Soft Costs, Permits, etc.	\$ 270,000
Consultant Services -Admin. (for CRDA)	<u>\$ 75,000</u>
Total	\$ 4,019,150

** The figures above may be amended from time to time through requests for revisions to the Project Financing Plan and Budget, as approved by the Department of Economic and Community Development.*

FINANCIAL ASSISTANCE PROPOSAL

This financial assistance proposal is based upon the commitment of the Town of Newington (hereafter, the "Applicant"), to implement the project as described herein. The State of Connecticut, acting through the Department of Economic and Community Development (hereafter, "DECD") and under the provisions of the PA 13-308, Sec. 4 proposes a financial assistance package consisting of a grant in the total amount of \$2,000,000. DECD financial assistance shall not exceed \$2,000,000 or fifty percent (50%) of the total project cost as described in this proposal, whichever is less, as set forth in the most recently approved Project Financing Plan and Budget. The components of this financial assistance are outlined below:

Applicant:	Town of Newington
DECD Financing:	\$ 2,000,000 Grant
Amount and Use of DECD Funds:	\$ 1,917,500 Abatement and Demolition 75,000 Consultant Services (CRDA) <u>7,500</u> DECD Legal \$ 2,000,000 TOTAL

PROPERTY RESTRICTIONS

Negative Pledge

The Applicant agrees that it will execute a Negative Pledge and Agreement ("Negative Pledge") in a form acceptable to the Commissioner, which Negative Pledge shall provide that the Applicant shall not sell, lease, transfer, assign, or in any way encumber or otherwise dispose of the 3.9-acre parcel of land, known as the National Welding site and located at 690 Cedar Street Newington, in whole or in part, without first obtaining the written consent of the Commissioner. The Negative Pledge shall be recorded on the land records of the Town of Newington and shall remain for a period of ten years.

Use Restriction

The Applicant covenants and agrees that the Applicant's property, located shall be for Transit Oriented Development (TOD) for period of 10 years. The Applicant agrees that it shall execute a Declaration of Restrictive Covenant ("the Covenant") in a form acceptable to the Commissioner, which shall be filed on the land records of the Town of Newington. The Covenant shall be enforceable by the State and shall provide that any conveyance of Applicant's property shall be subject to the terms of the Covenant.

ENVIRONMENTAL COMPLIANCE

Environmental Condition of the Real Property

As determined by DECD, the environmental site assessments, survey, reports and remedial action plans will be prepared for real property subject to project activities. A professional firm licensed to practice in the State of Connecticut shall prepare the reports. The scope of investigations and report shall conform to the applicable Department of Environmental Protection laws and regulations, and the applicable American Standards for Testing Materials document standards. Copies of all reports shall be made available to DECD. Demolition of major alteration of any building (i.e., building or structure) or site that is listed on the National Register of Historic Places as determined by the State Historic Preservation Office, is subject to

the Connecticut Environmental Policy Act (CEPA).

If the Applicant and/or other parties for the subject properties within the project area have conducted Environmental Site Assessments, copies of such documents must be submitted to DECD.

CONSTRUCTION COMPLIANCE

The DECD requires submission of project design documents, specifications, construction bid documents and cost estimates and other documents outlined in Schedule A. All submissions are subject to review, comment, and/or approval by the DECD's Office of Financial Review and Special Projects and/or the DECD Commissioner. Unless notified by DECD, for projects with a total project cost of \$250,000 or less, the grantee will be required to certify that the project is in compliance with DECD design, bidding, contracting and construction monitoring requirements. In these cases, it will be the responsibility of the grantee to certify and submit the appropriate documentation during the pre-bid phase, construction phase and close-out phase of the project.

The Applicant shall submit for review and comment the following construction-related documents which need to comply with DECD design, bidding, contracting and construction monitoring Requirements: a) bid package(s) including procedures for bidding; b) bid selection process and results; c) bonding and insurance requirements; d) copies of contracts; e) schedule of values; f) payment requisitions and change orders.

DECD requirements for approval of the release of funds for construction include review of construction documents, latest updated budget, submittal of bidding process, project schedule and cash flow updates, monthly reports, and any appropriate back up materials as may be needed for review such as application and certificate of payment (AIA Document G702) approved by the architect and/or engineer, appropriate invoices, etc.

ADMINISTRATIVE AND PROJECT MONITORING PLAN

The Applicant shall be required to submit to the DECD a project administration plan, acceptable to the DECD, that describes how they will document and monitor the financial and construction oversight of the State funds as required by the Assistance Agreement and as approved in the DECD's Project Financing Plan and Budget. The purpose of the plan is to assure the completion of the project within the approved Financing Plan and Budget and the appropriate use of State funds. The plan should address how State funds will be disbursed in conjunction and in accordance with all contractual agreements. The plan should include the process that they will undertake to approve payment requisitions and project construction change orders.

REPORTING

Project Audit

Each Applicant subject to a federal and/or state single audit must have an audit of its accounts performed annually (see Schedule B). The audit shall be in accordance with the DECD Audit Guide (located at <http://www.ct.gov/ecd/cwp/view.asp?a=1096&q=249676>) and the requirements established by federal law and state statute. All Applicants not subject to a federal and/or state single audit shall be subject to a Project-specific audit of its accounts within ninety (90) days of the completion of the Project or at such times as required by the Commissioner. Such audit shall be in accordance with the DECD Audit Guide. An independent public

accountant as defined by generally accepted government-auditing standards (GAGAS) shall conduct the audits. At the discretion and with the approval of the Commissioner, examiners from the Department of Economic and Community Development may conduct Project-specific audits. The completion of the project will be determined by the end date of the most recently approved Project Financing Plan and Budget.

Semi-Annual Project Financial Statements

The Applicant will also be required to provide unaudited Balance Sheet and cumulative Statement of Program Cost to the Commissioner in the approved DECD project statement format as outlined in the most current Accounting Manual located at <http://www.ct.gov/ecd/cwp/view.asp?a=1096&q=249670> (see accounting manual financial statements). This information shall be due within 30 days after June 30th and December 31st until the Project Financing Plan and Budget expires.

REQUIRED DOCUMENTS

The Applicant must provide the following required documents prior to contract closing. No financial assistance agreements will be signed by DECD until all required documents have been received, which include the following:

- NA

PROJECT START/END DATE

For purposes of this proposal this project will have a start date of April 26, 2013, and any eligible Applicant project expenditures after that date will be permitted as part of the project. The end date of the project will be determined by the most recently approved Project Financing Plan and Budget.

EXPIRATION

The Applicant must accept this proposal no later than 30 calendar days after the date of proposal. In the event the DECD does not receive the acceptance of this proposal by the aforementioned date, the offer will be considered null and void and withdrawn.

INSTANCES OF DEFAULT

If funding for the project is approved, the Assistance Agreement between DECD and the Applicant may be subject, but not limited to the following default provisions: breach of agreement, misrepresentation, receivership or bankruptcy, condemnation or seizure, lack of adequate security, violation of terms in other project documents. In addition to repayment in full of the funding, DECD's remedies may include, but not be limited to, the ability to collect an additional 5% in liquidated damages on the total amount of financial assistance, and to charge a 15% per annum rate of interest on financing provided.

CLOSING AND TRANSACTION COSTS

The Applicant shall be responsible for the payment of all necessary and appropriate costs associated with this transaction, whether or not a closing takes place, including but not limited to the State's attorneys fees and other such costs incurred by the State or associated with securing the State Financial Assistance. Such costs may also include reasonable attorney fees, appraisal costs, and other possible fees and costs related to the closing. No financing will be provided until the Applicant has paid DECD's legal fees.

LABOR COMPLIANCE

Nondiscrimination

The Applicant will comply with Connecticut General Statutes section 4a-60, as may be amended, which prohibits the Applicant from discriminating or permitting discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, mental disability, or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut.

The Applicant will comply with Connecticut General Statutes section 4a-60a, as may be amended, which prohibits the Applicant from discriminating or permitting discrimination against any person or group of persons on the grounds of sexual orientation.

Affirmative Action

The Applicant will comply with Connecticut General Statutes Section 4a-60, which prohibits the Applicant from engaging in or permitting discrimination in the performance of the work involved as well as requires that the company take affirmative action to ensure that all job applicants with job related qualifications are employed and that employees are, when employed, treated in a nondiscriminatory manner.

Executive Order Number Three

The Applicant will comply with Executive Order Number Three, which gives the State Labor Commissioner continuing jurisdiction over Agreement performance in regard to nondiscrimination. It empowers the State Labor Commissioner to cancel, terminate or suspend the Assistance Agreement for violation of or noncompliance with the order or any state or federal law concerning nondiscrimination. <http://www.cslib.org/xeorder3.htm>

Executive Order Number Sixteen

The Applicant will comply with Executive Order Number Sixteen, of Governor John G. Rowland promulgated August 4, 1999, regarding Violence in the Workplace Prevention. The Assistance Agreement may be cancelled, terminated or suspended by the State for violation or noncompliance with said Executive Order No. Sixteen.
<http://www.ct.gov/governorowland/cwp/view.asp?A=1328&Q=255942&pp=12&n=1>

Executive Order Number Seventeen

The Applicant will comply with Executive Order Number Seventeen, which gives the State Labor Commissioner and DECD joint and several jurisdiction in respect to Agreement performance in regard to listing all employment openings with the Connecticut Employment Service. <http://www.cslib.org/xeorder17.htm>

WITHDRAWAL OF FINANCIAL ASSISTANCE PROPOSAL

Notwithstanding any other provisions of this proposal, the State, in its discretion, may elect to withdraw this proposal and withhold payment of funds if:

- The Applicant shall have made to the State any material misrepresentation in the project

data supporting the funding request, in the application or any supplement thereto or amendment thereof, or thereafter in the agreement, or with respect to any document furnished in connection with the project; or

- The Applicant shall have abandoned or terminated the project, or made or sustained any material adverse change in its financial stability and structure, or shall have otherwise breached any condition or covenant, material or not, in this proposal and/or thereafter in the agreement.

ADDITIONAL TERMS AND CONDITIONS

The Applicant acknowledges that the obligation of DECD to provide the financial assistance set forth herein is subject to the normal State approval process, including but not limited to approval by the State Bond Commission, and may be subject to review and approval of any documentation by the Attorney General as to form and substance.

The State financial assistance will be subject to the standard terms and conditions established by DECD for financial assistance under the PA 13-308, Sec. 4 of the Connecticut General Statutes. The Applicant will enter into an Assistance Agreement with the State of Connecticut, acting through DECD, which will contain but not be limited to provisions of this proposal, and set forth the terms and conditions of the state financial assistance, and will execute and/or deliver such other documents, agreements, and instruments as DECD may require in connection with the State financial assistance or any required security.

This proposal is not a contract by the State of Connecticut or the Applicant. The State shall not be bound until a contract has all approvals required by law, and is executed in accordance with all applicable State procedures.

DECD CONTACTS

Project Manager: Your Project Manager is responsible for coordinating all aspects of your project as it moves forward. Please consider the development manager as your main point of contact throughout the life of your project.

Contact: Ned Moore

Phone #: (860) 270-8148

Director: Your Director is also available to you at any time for issues pertaining to all aspects of your project.

Contact: Tim Sullivan

Phone #: (860) 270-8040

CRDA CONTACTS

Executive Director: The Executive Director and the Capital Region Development Authority, is the Agent is also available to you at any time for issues pertaining to all aspects of your project.

Contact: Michael W. Freimuth

Phone #: (860) 493-2903

CLIENT OBLIGATION CHECKLIST

The following is a brief outline of the documents that will be required to be provided by the municipality over the life of the agreement. This is not an attempt to define all of the terms and conditions as outlined in this proposal, but to provide a snapshot of the requirements.

General Requirement	Comment	Y E A R S										Status	
		1	2	3	4	5	6	7	8	9	10		
State Single Audit (if applicable for non-profits/municipalities) – See Schedule B	Due within 180 days of FYE until all project funds are expended	X	X	X									Until Completion of the project.
Unaudited balance sheet and Cumulative Statement of Program costs	Due every six months until project is complete	X	X	X									Until Completion of the project.

Applicant Initials

Date

NEXT STEPS

The enclosed documents, accompanying this financial assistance proposal, must be completed and returned to DECD within thirty (30) calendar days of acceptance of this assistance proposal.

- * Project Financing Plan and Budget
- * Municipal Resolution

Please return the signed acceptance letter and initialed Client Obligation Checklist to:

Department of Economic and Community Development
Office of Brownfield Remediation and Development
505 Hudson Street
Hartford, CT 06106

Attn: Ned Moore, 4th Floor

SCHEDULE A

Schedule of Submissions and Approvals required for State Assistance

The DECD will require the Applicant to provide certain documents prior to the start of construction and through the completion of the project. In addition, DECD will require certain reviews and opportunities for comment during design and construction, through the completion of the project. The following outlines some of these documents and some of the anticipated DECD approvals:

Submissions to DECD – Start of Project to Construction Completion:

- Schematic Design Plans
- Consultant Contracts
- Consultant Engineering Reports (including civil/site, environmental, geotechnical, and structural).
- CGS 25-68(d) Floodplain Certification Submission (if applicable)
- Appraisal Reports
- Historic and Archeological Surveys, Reports, and Mitigation Deliverables (if applicable)
- Affirmative Action Compliance Reports
- Applicant Bylaws
- Applicant Conflict of Interest Policy
- Cumulative Statement of Program Cost and Project Balance Sheet
- Applicant Single Audit Act Reports
- Third Party Special Inspection Reports
- Monthly Progress Reports by Applicant (format to be approved by DECD)
- Meeting Minutes and Correspondence (between owner, architect, and/or contractor)

DECD Site Development Involvement: DECD requires on and off-site project access on regular basis for review of design and construction developments.

Submissions to DECD Upon Completion of Construction:

- Annual Audit & Management Reports
- Cumulative Statement of Project Cost and Project Balance Sheet
- Certificate of Occupancy (where applicable)
- Record documents (As Builts)
- Certificate of Substantial Completion (AIA form G704)
- Contractor's Affidavit of Payment of Debts and Claims (AIA form G706)
- Contractor's Affidavit of Release of Liens (AIA form G706A)
- Subcontractors and Suppliers Release or Waiver of Liens
- Consent of Surety Company to Final Payment (AIA G707)
- Consent of Surety to a Reduction in or Partial Release of Retainage at 50% project completion, if applicable: (AIA form G707A) Requires DECD concurrence.
- Final Application and Certificate for Payment (AIA form G702, and continuation sheet G703)

If the contractor has provided Contractor's Affidavit of Release of Liens (AIA form G706A) and lien waivers from major subcontractors and suppliers, a contractor may request the balance of retainage. If these documents are not provided, retainage can not be paid until 91 days after the date on the Certificate of Substantial Completion.

SCHEDULE B

TO: Municipal or Nonprofit Agency Grantee – DECD Program

FROM: Michael J. Lettieri, Community Development Director
Office of Financial Review and Special Projects

SUBJECT: DECD and State Single Audit Submission Requirements

Pursuant to Sections 4-230 through 4-236, as amended, of the Connecticut General Statutes, each municipality, audited agency, tourism district and not-for-profit organization that expends state financial assistance equal to or in excess of three hundred thousand dollars in any fiscal year of such nonstate entity beginning on or after July 1, 2009, shall have a single audit made for such fiscal year in accordance with the provisions of the above-referenced General Statutes. If total state financial assistance expended for the fiscal year is for a single state program, a program-specific audit may be conducted in lieu of a single audit.

Copies of the state single audit report package must be filed with the state grantor agencies, the cognizant agency and pass-through agencies (if applicable). Submission of the report package must be made within 30 days of completion of the audit report, if possible, but no later than six months after the end of the audit period. For recipients with a June 30, 2005 fiscal year end, the filing deadline is December 31, 2005. Cognizant agencies must be notified of the Independent Auditor appointed to conduct the audit. Such notification must be made not later than thirty days before the end of the fiscal year of the entity to be audited.

The Office of Policy and Management is the cognizant agency for municipalities, tourism districts, other quasi-governmental entities and nonprofit organizations under the State Single Audit Act. The Dept. of Economic & Community Development is the cognizant agency for Housing Authorities. Your Cognizant Agency has the authority under C.G.S. Section 7-393 and State Single Audit Regulations to grant an extension for filing an audit report past the statutory deadline. In order for such an extension to be considered, an Audit Submission Extension Request Form must be submitted to the cognizant agency no later than 30 days prior to the required filing date. Both the independent auditor and the Chief executive officer of the audited entity must sign the request. If the reason for the extension relates to deficiencies in the entity's accounting system, a corrective action plan must accompany the request. The request may be faxed to the cognizant agency as indicated on the request form.

The following is a list of the required components of a complete audited financial report package that must be filed by the deadline with your cognizant agency, each State agency that provides funding to you, such as the Dept. of Economic & Community Development, and pass-through agencies (if applicable):

1. The Audit Report on the Financial Statements of the auditee
2. State Single Audit Report or program-specific audit report (if applicable)
3. Federal Single Audit Report (if applicable)
4. Municipal Audit Questionnaire (Municipalities & Audited Agencies)

5. Management Letter (if applicable)
6. Corrective Action Plan (if applicable)
7. Report on Compliance and on Internal Control over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

The DECD requires that the DECD Audit Guide must be used in conjunction with a State Single Audit of DECD programs. The only additional requirements are that the DECD programs be tested for compliance with laws and regulations using the compliance supplements contained in Appendix A of this guide and that the financial statement format outlined in Exhibit 4-2 of the guide be followed. The DECD *Consolidated Audit Guide for DECD Programs* is available at the following Website: <http://www.ct.gov/ecd> under Miscellaneous Publications.

State Single Audit Regulation Sec. 4-236-28, states, “In cases of continued inability or unwillingness to have a proper audit conducted of a program in accordance with these regulations, **state agencies** shall consider appropriate sanctions concerning the program including but not limited to:

- (a) withholding a percentage of awards until the audit is completed satisfactorily;
- (b) withholding or disallowing overhead costs; or
- (c) suspending state awards until the audit is completed”.

Any nonstate entity, which fails to have the audit report filed on its behalf within six months after the end of its fiscal year or within the time granted by the cognizant agency, may be assessed a civil penalty of not less than \$1,000 but not more than \$10,000.

While these are strong measures and in most instances not needed, they define the measures that state agencies and OPM may take to ensure that those grantees receiving state financial assistance submit timely and appropriate audit reports.

In summary, as a grantee of a DECD program, please file the following documents as applicable with DECD and OPM by the dates indicated:

File the following with the state grantor agency – [DECD, Office of Financial Review and Special Projects, 505 Hudson Street, Hartford, CT 06106]:

- *Complete Audit Reporting Package if your entity is subject to filing a State Single Audit (must be submitted within 30 days of completion but no later than the filing period deadline),*
- OR
- *State Single Audit Exemption Notification Form if your entity is exempt from filing a State Single Audit (submit as soon as possible after fiscal year end but no later than six months after your fiscal year end)*

File the following with your cognizant agency – [OPM, Intergovernmental Policy Division, Municipal Finance Services, 450 Capitol Avenue - MS-54MFS, Hartford, CT 06106]:

- *Auditor Notification Form (submit no later than thirty days before the end of the fiscal year of the entity to be audited)*

- *Extension Request For Filing Financial and State Single Audits* if the audit cannot be filed by the due date (*submit at least 30 days prior to the end of the six-month filing period*)
- *Complete Audit Reporting Package* if subject to filing State Single Audit (*submit within 30 days of completion but no later than the filing period deadline*),
- *State Single Audit Exemption Notification Form* (submit as soon as possible after fiscal year end if you determine that your organization was not subject to the State Single Audit Act but no later than six months after your fiscal year end)

If you have any questions please contact Steve Pons at (860) 270-8209.

Thank you for your attention to these matters.

Attachments:

- Extension Request for Filing Financial and State Single Audit Form
- Appointment of Auditor Notification Form
- State Single Audit Filing Exemption Notification Form

**EXTENSION REQUEST FOR FILING
FINANCIAL AND STATE SINGLE AUDITS**

Pursuant to C.G.S. 7-393 and/or S.S.A. Regulation 4-236-25, a _____ day extension
(Number of days)*
for filing the ____ / ____ / ____ Audited Financial Statements ____ State Single Audit ____ is
(Fiscal Year Ended) (Check applicable reports)
requested until ____ / ____ / ____ for _____
(New filing date) (Name of entity)

Entity Federal Employer Identification Number (FEIN): _____

Entity Address _____

Contact Person & Title _____

Telephone () _____ Facsimile () _____ Email _____

Special Reasons For the Request:

List State Agency(s) providing funds
(To be completed by entity receiving funds) _____

Requested by:
Independent Accountant or Accounting Firm _____

Address _____

_____ Zip _____

Telephone () _____ Facsimile () _____ Email _____

Independent Auditor's Signature Date Auditee CEO's Signature Date

Mail or Fax (860) 418-6493 To OPM at least 30 days prior to the end of the 6-month filing period.

<p><u>FOR OPM ACTION ONLY</u></p> <p>Extension Approved ____ Denied ____ Date ____ / ____ / ____ For OPM _____</p> <p>Date Auditor Notified: ____ / ____ / ____ Date State Agencies Notified: ____ / ____ / ____</p> <p>Comments _____</p>

* Requests for extensions should not exceed 30 days per request.

<http://www.opm.state.ct.us/igp/services/Audits.htm>

APPOINTMENT OF AUDITOR NOTIFICATION

To: *Office of Policy and Management*
Intergovernmental Policy Division
Municipal Finance Services
450 Capitol Avenue – MS-54MFS
Hartford, Connecticut 06106-1308
Tel.(860) 418-6400 Fax (860) 418-6493 E-Mail lori.stevenson@po.state.ct.us

From: Entity Name _____
Entity Address _____
_____ Zip _____
Federal Employer Identification Number (FEIN) _____
Chief Fiscal Officer (Municipal) _____
Executive Director (Nonprofit) _____
Telephone (with area code) _____ Facsimile _____
Internet E-Mail Address _____
Chair, Board of Directors (Nonprofit) _____
Telephone Number of Bd. Chairman _____

The following information is furnished in compliance with Connecticut General Statutes 7-396 and/or 4-232:

1. Independent Accountant or Accounting Firm Performing the Audit:

Name _____
Address _____
_____ Zip _____
State of CT Board of Accountancy CPA Firm Permit to Practice Number _____
Contact Person & Title _____
Telephone (with area code) _____ Facsimile _____
Internet E-mail Address _____

- 2. Fiscal Period(s) of Audit From _____ To _____, From _____ To _____
- 3. Appointment Date of Auditor _____
- 4. Name/Title of Appointing Authority _____

<http://www.opm.state.ct.us/igp/services/Audits.htm>

[ORGANIZATION'S LETTERHEAD]

STATE SINGLE AUDIT
FILING EXEMPTION NOTIFICATION

Date: _____

Lori Stevenson, Executive Secretary
Municipal Finance Services
Office of Policy and Management
450 Capitol Avenue MS#54MFS
Hartford, CT 06106-1308

Dear Ms. Stevenson,

This letter is to inform the Office of Policy and Management that for our fiscal year, which ended _____, the total expenditures of State financial assistance was less than \$300,000 for any fiscal year beginning on or after July 1, 2009. Total expenditures of State Financial Assistance for all programs was \$ _____.

Based on the guidelines of C.G.S. 4-231(b), we are exempt from filing a State Single Audit for this fiscal period. If you have any questions please contact:

Contact Person: _____

Name of Nonprofit: _____

Address: _____

_____ Zip _____

Telephone: (____) _____ Facsimile (____) _____ Email _____

Very truly yours,

Chief Executive Officer

Chief Financial Officer

cc: Michael J. Lettieri, Community Development Director
Office of Financial Review and Special Projects
Department of Economic and Community Development
505 Hudson Street
Hartford, CT 06106

This form may be returned to OPM by facsimile (860) 418-6493 and DECD by facsimile (860) 270-8200.
<http://www.opm.state.ct.us/igp/services/Audits.htm>



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: February 20, 2014
Re: Purchase Offer of State-owned Land (326 Main Street)

On January 31, 2014, the Town received a letter from the Connecticut Department of Administrative Services (copy attached) regarding the proposed sale of a parcel of State-owned land located at 326 Main Street. The Town of Newington must be offered the right of first refusal prior to the public offering of the property.

As indicated in the letter, the Town must respond within by March 16, 2014 if it wishes to purchase the land. If the Town Council agrees by consensus not to proceed with the purchase, the offer will be rejected.

Also attached, please see a GIS map, assessment and other information pertaining to the parcel.

Attach.

Cc: Craig Minor, Town Planner

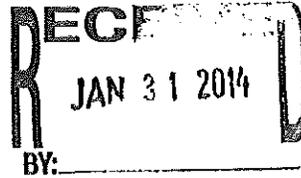


2/25 ag rdc

CERTIFIED MAIL: 7007 2560 0000 0161 8559

165 Capitol Avenue
Hartford, CT 06106-1658

January 30, 2014



John Salomone, Town Manager
Town of Newington
131 Cedar Street
Newington, CT 06111

RE: State Surplus Property at 326 Main Street, Newington, CT

Dear Mr. Salomone;

Pursuant to Connecticut General Statutes Section 4b-21c and 3-14b, I am writing to notify the Town of Newington that the State of Connecticut is offering for sale, "as is" the 5.618 acre parcel of land and any improvements thereon at 326 Main Street, in the Town of Newington. The Town of Newington would be required to assume responsibility for any and all liabilities, costs and expenses including but not limited to the environmental conditions of the Site, including all those associated with any investigation and clean-up of any environmental condition on, at, beneath or emanating from the Site.

The purchase price is established at \$30,000. Pursuant to C.G.S. Section 3-14b, if the Town wishes to purchase the property, it has forty-five (45) days to notify my office in writing of such intent. If written notice is not received within forty-five (45) days, or March 16, 2014, the Town will have waived its right to purchase this property and the requirements of 4b-21c will be deemed satisfied in accordance with C.G.S. Section 3-14b.

If you have any questions, please contact:

Thomas C. Jerram, Property Agent II
Department of Administrative Services
165 Capitol Avenue, RM G-1
Hartford, CT 06106
Telephone: 860-713-5605

Sincerely,

Donald J. DeFronzo
Commissioner

DJD/SPM/tj

- cc: Benjamin Barnes, Secretary, Office of Policy and Management
- Stephen Woods, Mayor – Town of Newington
- Douglas Moore, Director of Management Services, DAS
- Erin Choquette, Esquire, DAS
- Shane Mallory, RPA, Administrator, Leasing and Property Transfer, DAS
- Thomas C. Jerram, Property Agent II, DAS
- Patrick O'Brien, Office of Policy and Management

TOWN OF NEWINGTON MAP OF INLAND WETLANDS & WATERCOURSES

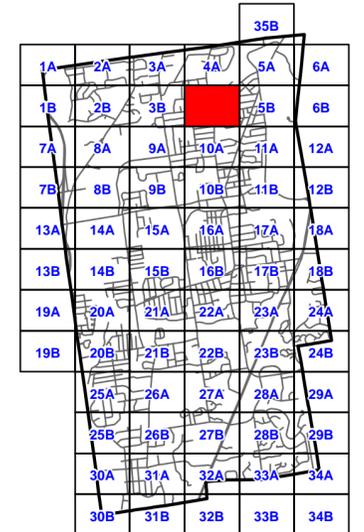


MAPS ADOPTED MARCH 21, 2006 BY THE
NEWINGTON CONSERVATION COMMISSION

MAPS APPROVED MAY 9, 2006 BY THE
NEWINGTON TOWN COUNCIL

MAP AMENDMENTS

DATE	PERMIT #	LOCATION



KEY MAP

DATE PRINTED: JUNE 1, 2006

LEGEND

Regulated Areas

- Wetlands
- 100' Buffer "Upland Review Area"
- Water Bodies
- Water
- Water Course
- Marsh

NOTE:

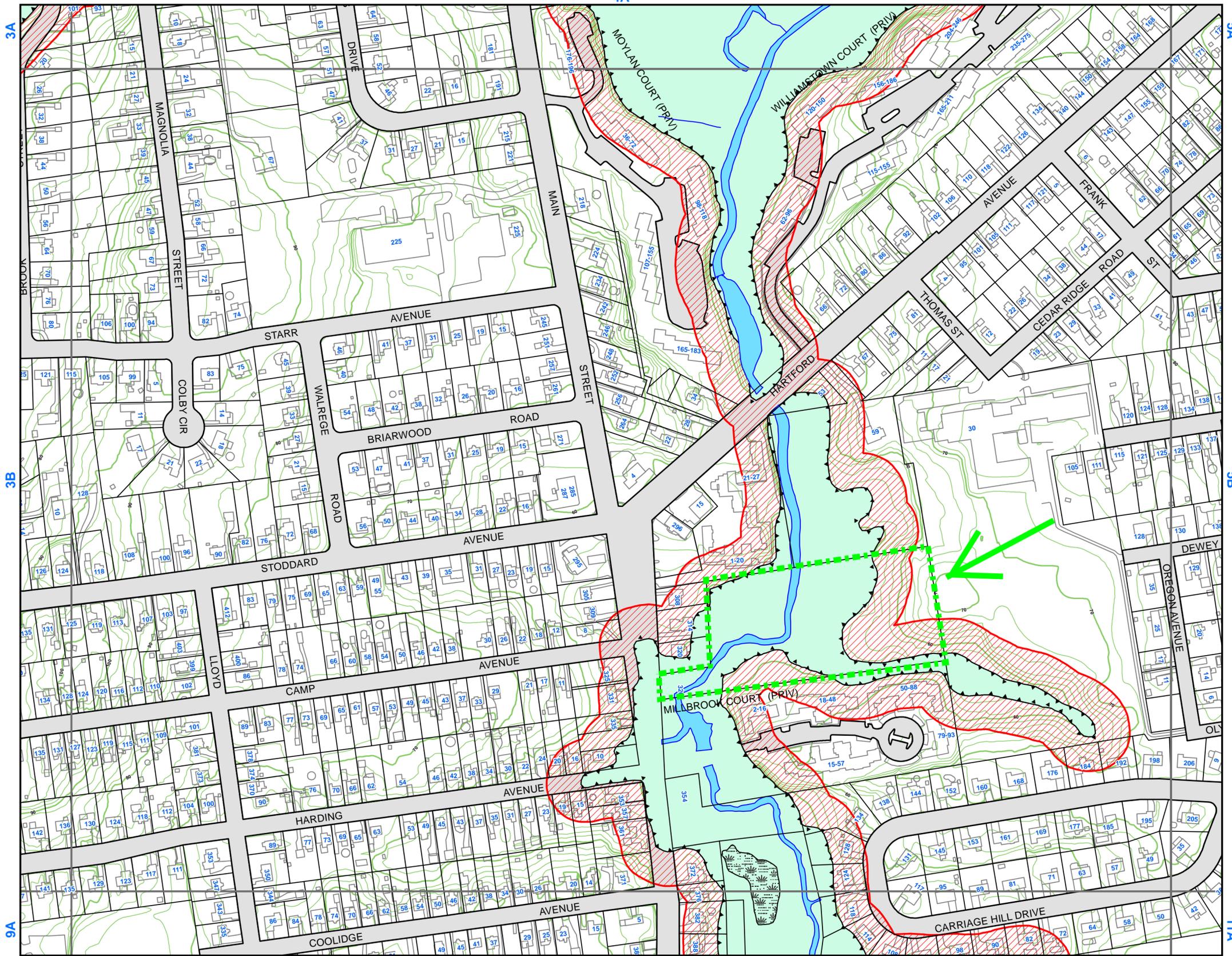
AN ACTIVITY WITHIN THE LEGEND ITEMS NOTED ABOVE REQUIRES A PERMIT FROM THE NEWINGTON CONSERVATION COMMISSION TO INCLUDE THE 100 FOOT UPLAND REVIEW AREA

Digital Base Mapping: Provided by the Metropolitan District Commission (MDC)
Horizontal Datum: North American Datum 1983 (NAD 83)
Spheroid: Geographic Reference System (GRS 80)
Vertical Datum: North American Vertical Datum 1988 (NAVD 88)
Units: Mean Sea Level (MSL) Feet

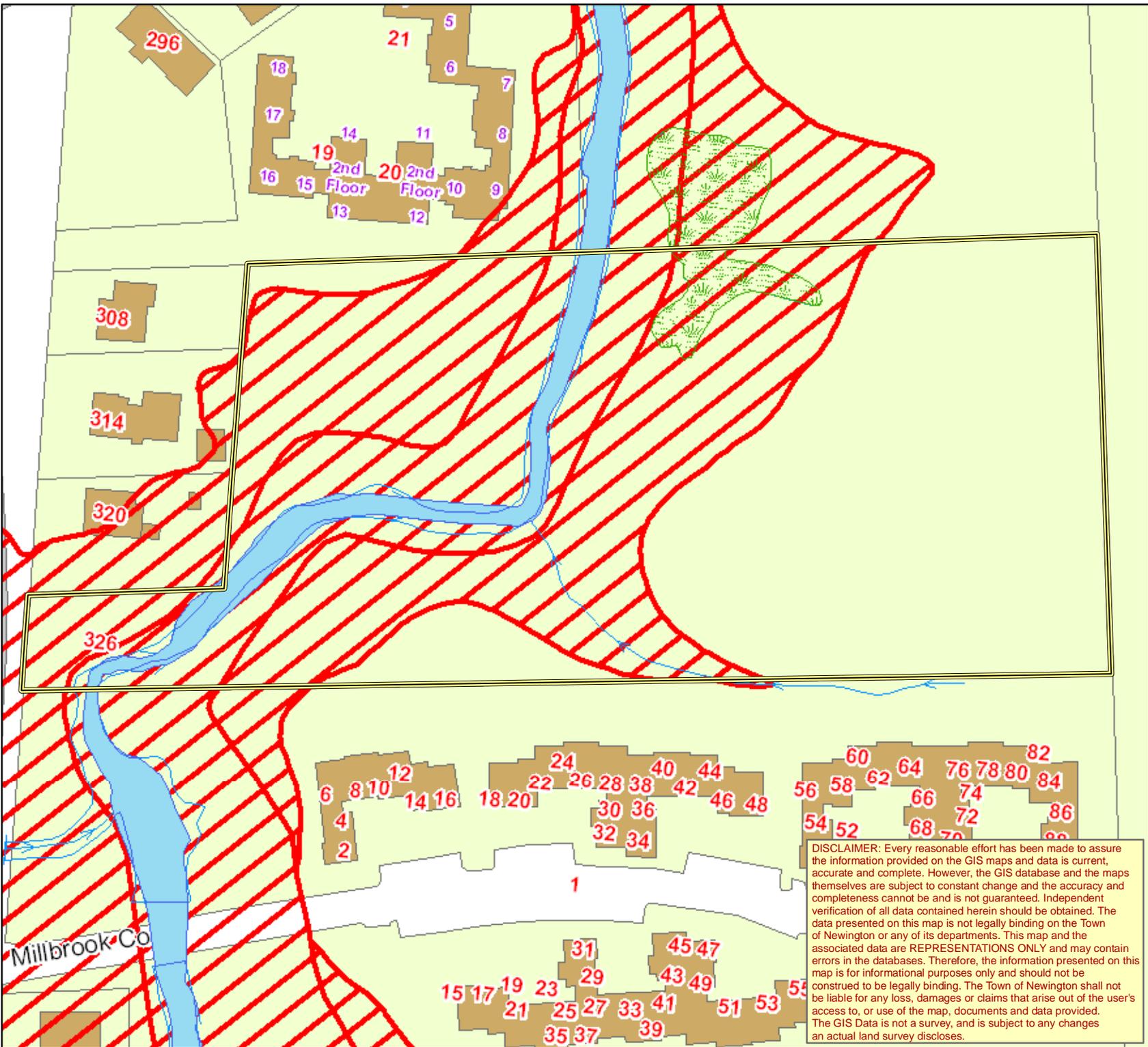
Disclaimer: Property information has been derived from recorded deeds, plot plans, public records, and other data. The intent of this map is to provide the user with a graphical representation of real property for the Town of Newington. The information contained on this map is NOT under any circumstance to be construed or used as a "legal description". Maps are a visual representation only, refer to deed and or survey.



SHEET NUMBER **4B**



326 Main St



Legend

- 326 Main Street
- FEMA 100 Year Flood Zone



0 100
Feet



DISCLAIMER: Every reasonable effort has been made to assure the information provided on the GIS maps and data is current, accurate and complete. However, the GIS database and the maps themselves are subject to constant change and the accuracy and completeness cannot be and is not guaranteed. Independent verification of all data contained herein should be obtained. The data presented on this map is not legally binding on the Town of Newington or any of its departments. This map and the associated data are REPRESENTATIONS ONLY and may contain errors in the databases. Therefore, the information presented on this map is for informational purposes only and should not be construed to be legally binding. The Town of Newington shall not be liable for any loss, damages or claims that arise out of the user's access to, or use of the map, documents and data provided. The GIS Data is not a survey, and is subject to any changes an actual land survey discloses.

Map by
Newington
Dept of
Information
Technology
GIS Services

Printed: 02/20/2014

326 MAIN ST

Location	326 MAIN ST	Assessment	\$218,600
Mblu	04/ 293/ 000/ /	Appraisal	\$312,290
Acct#	C0004000	PID	2192
Owner	CONNECTICUT STATE OF	Building Count	1

Current Value

Appraisal						
Valuation Year	Building	Extra Features	Outbuildings	Improvements	Land	Total
2013	\$0	\$0	\$0	\$0	\$312,290	\$312,290
Assessment						
Valuation Year	Building	Extra Features	Outbuildings	Improvements	Land	Total
2013	\$0	\$0	\$0	\$0	\$218,600	\$218,600

Owner of Record

Owner	CONNECTICUT STATE OF	Sale Price	\$0
Co-Owner		Book & Page	166/ 54
Address	395 CHURCH STREET NEWINGTON, CT 06111	Sale Date	08/03/1965

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
ZALEGOWSKI STANLEY & SOPHIA J		111/ 193	08/13/1957
BRUZIK ANDREW & ANNA		16/ 278	10/26/1920

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent
Good:
Replacement Cost
Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Vacant Res
Model	
Grade:	
Stories	

Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Full Bthrms:	
Half Baths:	
Extra Fixtures	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplaces	
Extra Openings	
Prefab Fpl(s)	
Attic Type	
Bsmt Type	
Bsmt Garage(s)	
FBLA Size	
Rec Rm Size	
Unfin Area	
Int vs. Ext	
Cath Ceiling	



(http://images.vgsi.com/photos/NewingtonCTPhotos/\00\01\58\73.jpg)

Building Layout

Building Layout

Building Sub-Areas	<u>Legend</u>
No Data for Building Sub-Areas	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 901V	Size (Acres) 5.6
Description State of CT - Vac	Frontage
Zone R-12	Depth
Neighborhood 306	Assessed Value \$218,600

Alt Land Appr No
Category

Appraised Value \$312,290

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal						
Valuation Year	Building	Extra Features	Outbuildings	Improvements	Land	Total
2013	\$0	\$0	\$0	\$0	\$312,290	\$312,290
2012	\$0	\$0	\$0	\$0	\$312,290	\$312,290
2011	\$0	\$0	\$0	\$0	\$312,290	\$312,290
2010	\$0				\$476,800	\$476,800

Assessment						
Valuation Year	Building	Extra Features	Outbuildings	Improvements	Land	Total
2013	\$0	\$0	\$0	\$0	\$218,600	\$218,600
2012	\$0	\$0	\$0	\$0	\$218,600	\$218,600
2011	\$0	\$0	\$0	\$0	\$218,600	\$218,600
2010	\$0				\$333,760	\$333,760

(c) 2013 Vision Government Solutions, Inc. All rights reserved.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: John Salomone, Town Manager
From: Craig Minor, Town Planner
Date: February 21, 2014
Re: **Small Cities Grant Application to Renovate “Cedar Village”**

At your direction, I am working with Melinda Harvey of the Newington Housing Authority and L. Wagner Associates to prepare a “Small Cities” grant application. If approved by the State of Connecticut Department of Housing, this grant would fund the renovation of the Newington Housing Authority dwelling units on East Cedar Street known as “Cedar Village”.

This type of activity is eligible for up to \$800,000 so it is our intent to apply for the full amount.

The renovation would include: fire and safety code-related improvements to the Community Room; fire and safety code-related improvements to the four disabled units; a new boiler system; and roof repairs on Building #316. If sufficient funds remain, new energy-efficient doors and windows of all 40 dwelling units would be included.

A public hearing on the proposed grant application has been scheduled for February 25, 2014 at 6 pm. Town Council approval of the grant application would be requested at the Newington Town Council meeting later that evening.

cc:
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: John Salomone, Town Manager
From: Craig Minor, Town Planner
Date: February 4, 2014
Re: **Town Council Resolution to Submit Small Cities Grant Application**

Please place the attached resolution on the February 25, 2014 Town Council agenda for the Council's consideration.

This resolution authorizes the Town Manager to submit a "Small Cities" grant application in the amount of \$800,000 to renovate the Newington Housing Authority apartments at Cedar Village.

cc:
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov

AGENDA ITEM: _____

DATE: _____

RESOLUTION NO. _____

WHEREAS, Federal monies are available under the Connecticut Small Cities Community Development Block Grant Program, administered by the State of Connecticut, Department of Housing pursuant to Public Law 93 – 3 83, as amended; and,

WHEREAS, pursuant to Chapter 127c, and Part VI of Chapter 130 of the Connecticut General Statutes, the Commissioner of Housing is authorized to disburse such Federal monies to local municipalities; and,

WHEREAS, it is desirable and in the public interest that the Town of Newington make application to the State for \$800,000 in order to undertake a Small Cities Community Development Program and to execute an Assistance Agreement therefore, should one be offered.

NOW, THEREFORE, BE IT RESOLVED BY THE Town Council:

1. That it is cognizant of the conditions and prerequisites for State Assistance imposed by Part VI of Chapter 130 of The Connecticut General Statutes; and,
2. That the filing of an application by the Town of Newington in an amount not to exceed \$800,000 is hereby approved, and that the Town Manager is hereby authorized and directed to file such Application with the Commissioner of the Department of Housing, to provide such additional information, to execute such other documents as may be required by the Commissioner, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an Agreement is offered, to execute any amendments, rescissions, and revisions thereto, to carry out approved activities and to act as the authorized representative of the Town of Newington.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: February 21, 2014
Re: Town Council Authority vis-à-vis the Newington Housing Authority

At the February 14, 2014 Town Council meeting, during public participation, certain residents of Cedar Village (a Newington Housing Authority facility) spoke on a number issues. There was a discussion by the Town Council of what is their responsibility and relationship between the Housing Authority and Town Council.

The authority granted the Newington Housing Authority is primarily through State of Connecticut statutes. However, the town charter may also have some reference to the relationship. Because of this complex interrelationship, I have asked the Town Attorney to research the matter and report back to the Town Council on what the authority of the Council is in reference to the Housing Authority.

I am not sure if the Town Attorney will have his research completed the next Council meeting.

AGENDA ITEM: VIII

DATE: 2-25-14

RESOLUTION NO. _____

RESOLVED:

That property tax refunds in the amount of \$984.36 are hereby approved in the individual amounts and for those named on the "Requests for Refund of an Overpayment of Taxes," certified by the Revenue Collector, a list of which is attached to this resolution.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

TAX REFUNDS – February 25, 2014

Domingos Caires 66 Sunset Road Newington, CT 06111	\$49.61
Lereta LLC 1123 S. Parkview Drive Covina, CA 91724	\$475.00
Robert Whinnem 343 Lloyd Street Newington, CT 06111	\$29.16
David Kulas 136 Barkledge Drive Newington, CT 06111	\$53.83
Derik Muller 334 Cypress Road Newington, CT 06111	\$307.48
Victor Depamhilis, Jr. 228 Culver Street Newington, CT 06111	\$69.28
Total	\$984.36