



State of the Town

February 7, 2008

Jeff Wright, Mayor
John L. Salomone, Town Manager



Acknowledgements

Thanks to:

- Newington Chamber of Commerce
- Newington Board of Education and Superintendent of Schools
- Newington High School
- NHS Culinary Class
- Town Staff



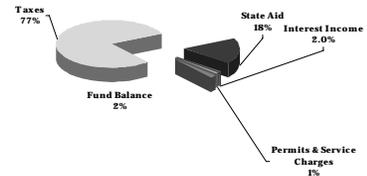
Town of Newington At a Glance

Population	29,676
Area of Town	13.2 square miles
Median Family Income	\$67,085
GF 2007-2008 Budget	\$89,934,000
Tax Rate	26.91
Grand List 10/1/07	\$2,633,871,419
Bonds Outstanding	\$20,355,000
Credit Rating	Moody's AA3 / Standard & Poor's AA
Collection Rate	99.2%
School Enrollment	4,475
Student:Teacher ratio	17:1



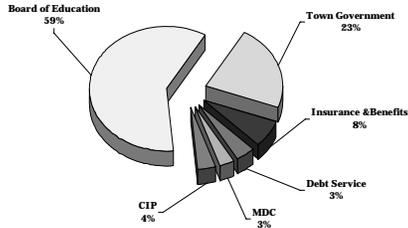
2007-08 Revenue By Source

\$89,934,000 General Fund





2007-2008 Town Expenditures By Function
\$89,934,000 General Fund



Town Government Full-Time Equivalents

Function	2007-08	2006-07	2005-06	2004-05	2003-04
General Government	46	43	46	46	51
Police	61	59	57	57	58
Fire	2	2	2	2	2
Public Works	26	29	27	27	24
Parks & Recreation	21	21	21	21	21
Library	14	14	14	14	14
Education	517	503	499	498	495
Total	687	671	666	664	665

NEWINGTON 2007 GRAND LIST

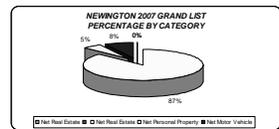
CATEGORY	2006	2007	% Change	\$ Change
Real Estate	\$2,260,823	\$2,295,820	1.5%	\$34,997
Personal Property	133,941	136,320	1.8%	2,379
Motor Vehicle	196,388	201,731	2.7%	5,343
TOTAL	\$2,591,152	\$2,633,871	1.6%	\$42,719

- The grand list increase of \$42.7 million dollars, before adjustments by the Board of Assessment Appeals, would produce approximately \$1.1 million dollars in additional tax revenue at the current mill rate of 26.91.

NEWINGTON 2007 GRAND LIST BY CATEGORY

Town of Newington 2007 Grand List by Category

2007 Real Estate	# of Accounts	Gross Assessment	% of Real Estate
Residential	11,147	\$1,733,130,060	75.2%
Commercial	378	\$387,226,680	16.8%
Industrial	156	\$90,421,590	3.9%
Public Utility	3	\$3,369,190	0.1%
Vacant Land	438	\$34,303,720	1.5%
Use Assessment	14	\$672,520	0.0%
Apartments	23	\$56,693,760	2.4%
Total Gross Real Estate	12,165	\$2,305,617,500	100%
Less Exemptions	3,996	\$9,796,645	
Net Real Estate	12,165	\$2,295,820,555	87%
Net Personal Property	1,268	\$136,320,152	5%
Net Motor Vehicle	29,622	\$201,730,112	8%
Total Net Grand List		\$2,633,871,419	100%

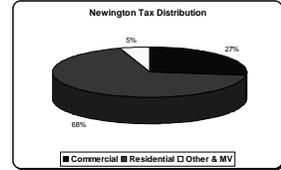


SIGNIFICANT REAL ESTATE CHANGES TO 2007 GRAND LIST

2007 Grand List Increases		2007 Grand List Decreases	
Newington Berlin Retail LLC	\$16,320,000	Court Cases	-\$3,500,000
Newington Ridge - 34 Condo	\$6,900,000	Board of Assessment	-\$900,000
Woodlands - 32 Condo	\$6,200,000		-\$3,900,000
Lady Bino	\$2,870,000		
Aero Craft	\$2,120,000		
Various New Homes - 10	\$1,820,000		
Jovan's Plaza	\$1,250,000		
McDonald's	\$1,180,000		
Other Improvements	\$1,000,000		
	\$28,240,000		

2007 GRAND LIST TAX DISTRIBUTION

Tax Distribution			
Grand List	2007	Mill Rate GL-06	0.02691
2006 Tax Levy		\$67,804,681	
Commercial Property			
Total Assessment	\$537,511,200		
No. of Accounts	563		
Average Assessment	\$954,727		
Tax	\$25,692		
Total Tax	\$14,464,426	\$14,464,426	
Personal Property			
Total Assessment	\$136,320,152		
No. of Accounts	1268		
Average Assessment	\$107,508		
Tax	\$2,893		
Total Tax	\$3,668,375	\$3,668,375	
Total Commercial Tax		\$18,132,802	27%
Residential Property			
Total Assessment	\$1,716,246,800		
No. of Accounts	11,139		
Average Assessment	\$155,480		
Tax	\$4,184		
Total Tax	\$46,184,201	\$46,184,201	68%
Other & Motor Vehicle			
		\$3,487,678	5%
		\$67,804,681	

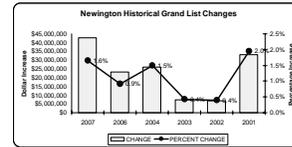


Top 15 Taxpayers (10/1/2007)

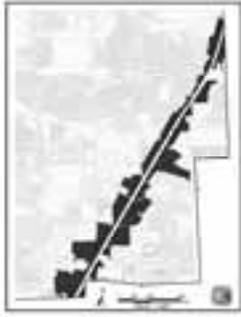
	Owner/ Occupant	Assessment
1	Connecticut Light and Power	27,194,770
2	Kohler Mix Specialties	26,554,330
3	Wal Mart Plaza	20,392,470
4	Price Chopper and Dick's Plaza	19,703,670
5	Shaw's & Bob's Plaza	18,826,360
6	Stew Leonard Complex	18,777,850
7	Stop & Shop	13,230,000
8	Volvo Aero Connecticut	11,792,090
9	Hartford Hospital	11,150,120
10	Target	10,878,910
11	Raymour & Flanigan	10,729,110
12	Lowes's Plaza	10,235,540
13	Tilcon Connecticut Inc.	9,960,590
14	Reno Properties	7,706,970
15	Newington Business Park	7,637,540

NEWINGTON HISTORICAL GRAND LIST CHANGES

NEWINGTON HISTORICAL GRAND LISTS									
	2007	2006	2005	2004	2003	2002	2001	2000	1999
REAL ESTATE	\$2,295,820,595	\$2,260,822,510	\$2,245,755,530	\$1,462,194,622	\$1,462,983,080	\$1,452,821,050	\$1,439,958,463	\$1,413,911,280	
PERSONAL PROPERTY	\$136,320,152	\$133,941,460	\$125,177,880	\$122,113,970	\$106,807,824	\$101,693,209	\$108,738,400	\$104,828,562	
MOTOR VEHICLE	\$201,730,712	\$196,387,748	\$195,995,623	\$188,861,700	\$178,431,908	\$184,393,000	\$183,787,613	\$180,102,021	
TOTAL	\$2,633,871,419	\$2,591,151,718	\$2,567,929,103	\$1,772,270,302	\$1,746,222,813	\$1,738,907,859	\$1,732,034,476	\$1,698,841,846	
CHANGE	\$42,719,701	\$23,222,615	\$795,658,801	\$26,047,489	\$7,314,954	\$6,873,383	\$33,192,630	\$1,698,841,846	
PERCENT CHANGE	1.6%	0.9%	44.9%	1.5%	0.4%	0.4%	2.0%		



BERLIN TURNPIKE CONTRIBUTION TO GRAND LIST



Berlin Turnpike Taxes			
	Accounts	Assessment	Tax
Real Property	125	\$207,307,950	\$5,578,657
Personal Property	208	\$29,615,358	\$796,949
Total		\$236,923,308	\$6,375,606
Indicated Total Value		\$340,000,000	
Tax Levy			\$67,804,681
All Commercial Property			\$18,132,802
Berlin Turnpike % of Total Levy			9.4%
Berlin Turnpike % of Total Commercial			35.2%

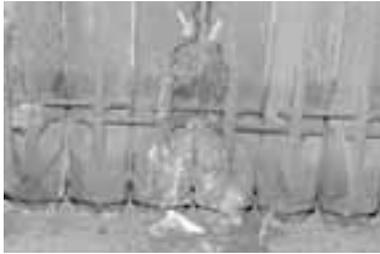


Infrastructure Challenges



Town Buildings







Roads





Major Development Projects





Aldi's



Sam's Club



Sam's Club



Woodlands





Newington Ridge



Fenn Road & Cedar Street



Fountain Pointe Professional Offices



Fountain Pointe





Fountain Pointe



Volvo Aero, Louis Street



Newington is OPEN for BUSINESS



We were elected, because of a few simple principles and a pledge:

- Government needs to be more affordable- 3% Tax Cap.
- The taxpayer wants a veto power- a Budget Referendum.
- Public safety is paramount to Newington, from the schools to Main St.
- The needs of our parents & grandparents cannot be ignored.



Update:
How we intend on delivering on those pledges



3% Tax cap –

- A simple concept growing in popularity.
The major factors: Expenses & Revenue
- Reducing expenses and increasing efficiency of government.
- Example – school transportation; 90% of schools in CT are privatized; huge savings that might equal 10 or more teaching positions.
- Example - overlap



- Increasing Revenue through economic development –

'Newington is Open for Business.'

- This year Newington will benefit from economic development, a wonderful start, but only the beginning.



Our goal- increase economic tax base by \$250 million.



- Newington Center- It is time to think big and imagine the possibilities.
- Creation of a Newington Center business district, to encourage and promote a positive vision of greatness.
- Newington Center is blessed with a wealth of possibilities, yet it has not reached its full potential.



- Embrace the 'Newington Gateway' opportunities at the Corner of Cedar Street & Fenn Road
- Busway opportunities
- Fast-tracking the clean-up and redevelopment of National Welding.



- Business outreach program



- Budget Referendum- the status of the Charter Revision Commission
- A budget referendum creates a check & balance of taxation for the taxpayer
- My vision of the Budget Referendum
 - The politicians will be required to 'sell' large tax increases to the voter.
 - Ultimately, the people will vote on the acceptance of a budget referendum



Public Safety

- Complete School Security Review & Audit
- CIRMA- Connecticut Interlocal Risk Management Agency
- Newington Police Department input.
- Joint Committee on Community Safety's final report and recommendations.
- Increasing the number of Newington Police Officers- 48 historically.
- Realignment of Maple Hill Ave and Alumni Road, serious danger.



The Needs of Our Parents & Grandparents

- New Meadow affordable Senior Housing Update.
- Reversal of In-Law Apartment Ban.





Additional Capital Needs Projects of Newington

- Town Hall
- Roads
- Energy Conservation and climate control systems of our buildings.
- Library Expansion
- Creation of Council list



In summary, we will secure Newington's future by;

- Controlling tax increases.
- Giving voters a voice over tax increases.
- Enhancing public safety.
- Addressing the needs of our parents & grandparents.
- Helping Newington Center achieve greatness.
- And simply saying,

'Newington is open for business'.



In 2 years, Newington will be a better, safer, more affordable town by focusing on ***progress, not politics***, and therefore,

Securing Newington's Future.



Questions?



State of the Town

February 7, 2008

Jeff Wright, Mayor

John L. Salomone, Town Manager