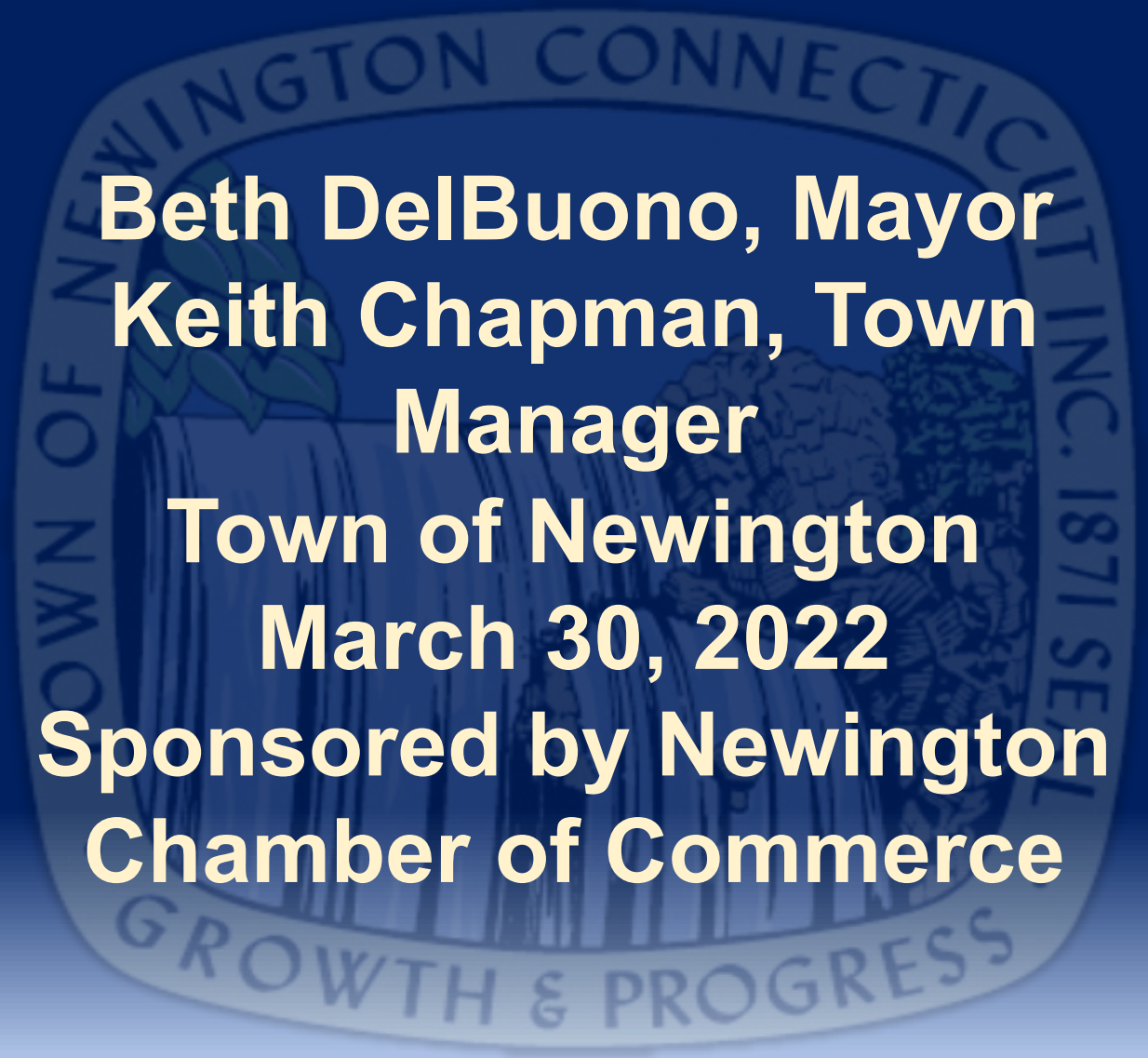
STATE OF THE TOWN



Beth DelBuono, Mayor
Keith Chapman, Town Manager
Town of Newington
March 30, 2022
Sponsored by Newington Chamber of Commerce

Agenda

- Town Manager, ***Keith Chapman***
  - New businesses in Town, real estate investment expansion.
  - Economic Development Team
- Mayor, ***Beth DelBuono*** will address the FY 2022-2023 Town Operating Budget and Capital Improvement Program (CIP).
  - Events/Programs in Town
- CGI DIGITAL Video

2021 GRAND LIST

Street #	Street Name	Description	Assessment Change	Taxes
712	CEDAR ST	NEW HOTEL PARCEL	1,399,990	$54,333.61
395	WILLARD AVE	DAY CARE CENTER COMPLETE	303,970	$11,797.08
99	MYRA COHEN WAY	PARCEL CREATED PER LOT SPLIT	258,300	$10,024.62
90	FAITH RD	NEW OFFICE BLDG COMPLETE	228,740	$8,877.40
2394-2418	BERLIN TPK	PARCELS COMBINED	148,370	$5,758.24
68	DEMING ST	LAND VALUE CORRECTION	121,840	$4,728.61
	VARIOUS	VARIOUS RESIDENTIAL IMPROVMENTS	3,015,320	$117,024.57
		TOTALS	5,476,530	$212,544.13

2020 GRAND LIST

Street #	Street Name	Description	Assessment Change	Taxes
324	ALUMNI RD	COMPLETED WAREHOUSES	311,650	$12,095.14
135	FENN RD	COMPLETED RENOVATIONS	180,540	$7,006.76
188	COSTELLO RD	COMPLETED WAREHOUSE	129,960	$5,043.75
56	COSTELLO RD	CORRECTED BOWLING ALLEY TO RETAIL	52,000	$2,018.12
80	FENN RD	EXPANDED PARKING AREA	15,870	$615.91
	VARIOUS	RESIDENTIAL REVAL DATA MAILER CHANGES	3,925,050	$152,331.19
		TOTALS	4,615,070	$179,110.87

2019 GRAND LIST

Street #	Street Name	Description	Assessment Change	Taxes
3240	BERLIN TURNPIKE	CHICK-FIL-A	1,312,930	$51,571.89
188	COSTELLO RD	WAREHOUSES PARTIAL ASSESSMENT	618,250	$24,284.86
3443	BERLIN TURNPIKE	O'REILLYS AUTO PARTS	581,140	$22,827.18
324	ALUMNI RD	WAREHOUSES PARTIAL ASSESSMENT	517,110	$20,312.08
262	BROCKETT ST	RETAIL ADDITION & RESTAURANT	196,000	$7,698.88
141	WILLARD AVE	MEDICAL PEDIATRIC OFFICE	191,840	$7,535.48
		TOTALS	3,417,270	$134,230.37

2018 GRAND LIST

Street #	Street Name	Description	Assessment Change	Taxes
321	ALUMNI RD	GODDARD SCHOOL	925,470	$36,509.79
131	SUMMIT ST	WAREHOUSE	165,650	$6,534.89
		TOTALS	1,091,120	$43,044.68

ECONOMIC DEVELOPMENT

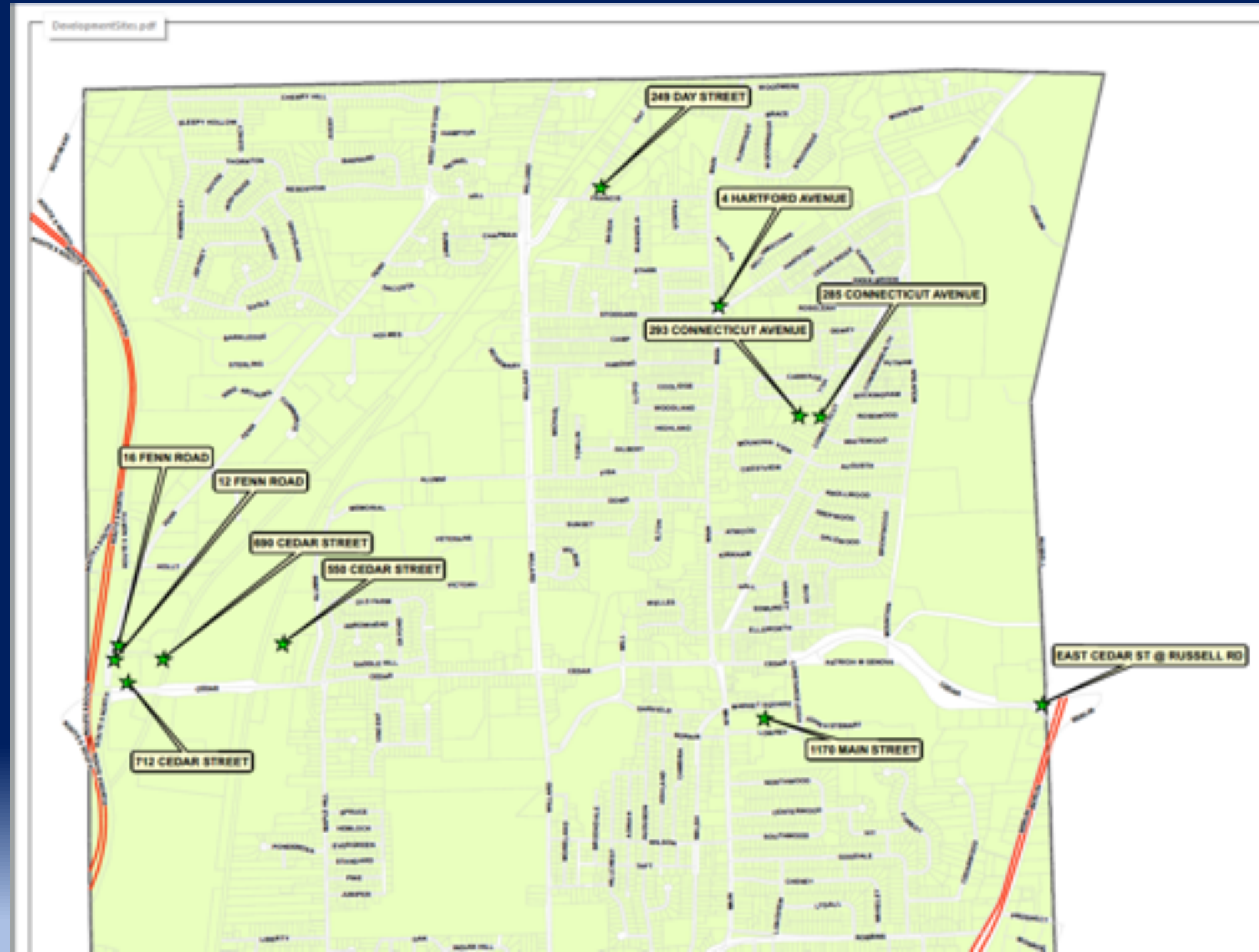
- The Economic Development Team, assembled 24 months ago, has performed magically with new commercial development in the Fenn Road/Myra Cohen Way vicinity.
- Restaurants, retailers, a car wash, and a multi-level $11,000,000 hotel are underway as of this time. To the east, a $59,000,000, multi-story luxury, market rate rental residential community is in the final approval stages and is planned to break ground this spring.
- Moving further east on Cedar Street is the affordable Dakota rental residential community at a cost of $32,000,000 preparing to break ground this spring.
- Further east, on Cedar Street, into Newington Center, the former Keeney Manufacturing Plant is now under new ownership, with our Economic Development team working closely with the owners in identifying potential tenants including Data Mail of Newington leasing of the high bay building in this prime real estate.

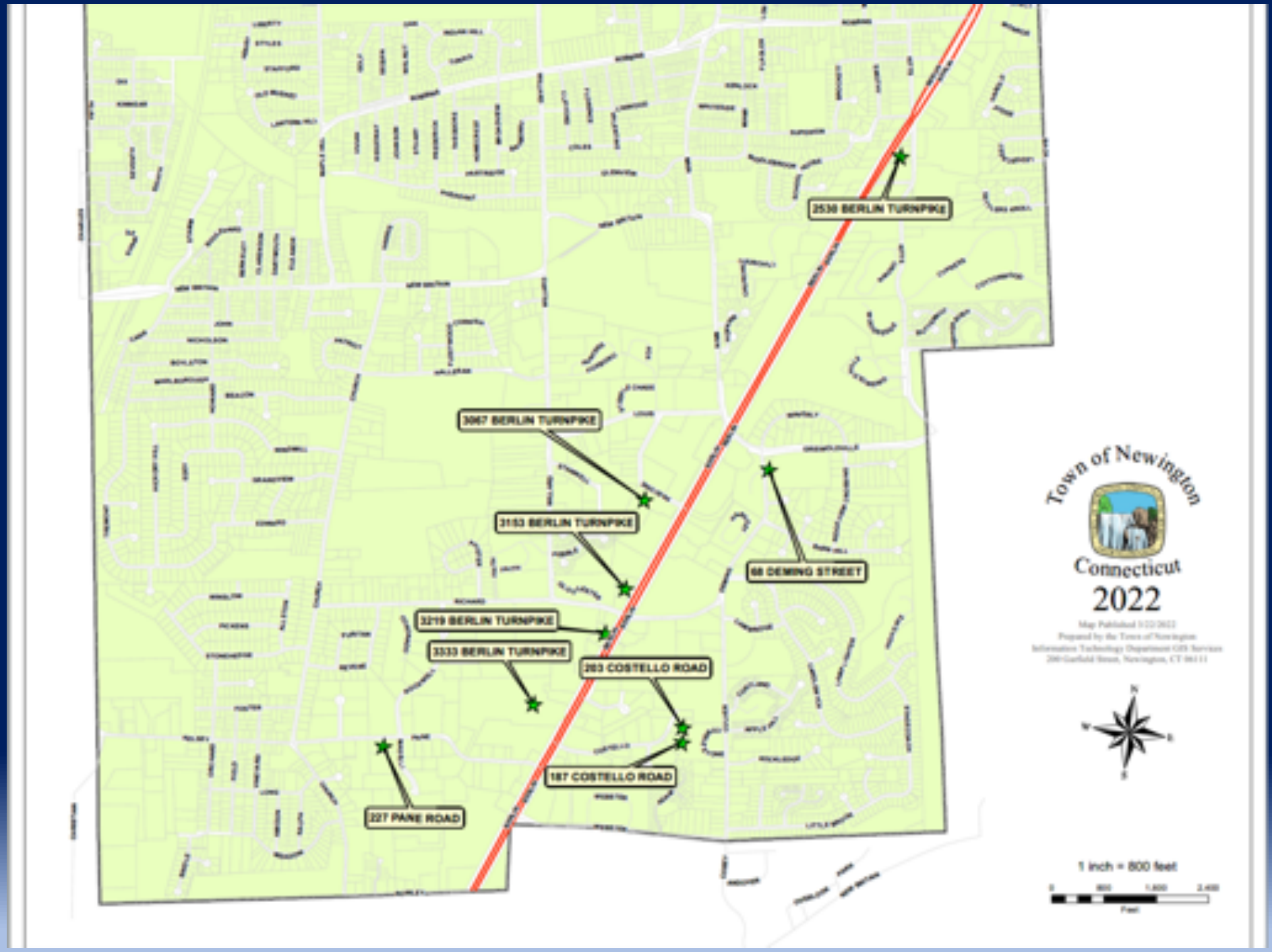
ECONOMIC DEVELOPMENT

- In addition, the former food store on Lowery Place is of interest by several retailers and is anticipated to be occupied this summer.
- An additional draw to the Center will be created with the Town working in collaboration with Hartford Health Care, constructing a Dog Friendly Park on John Stewart Drive.
- On East Cedar Street, at the top of the hill, a mixed-use new development is going through the preliminary stages with our team, in anticipation of seeking regulatory approvals from the Town and State over the next several months totaling $12,000,000 in development. 3333 Berlin Turnpike has all of its approvals in place with two developers, building commercial and residential, breaking ground within weeks developing a $100,000,000 project on the 24-acre site. In addition, the team has been working closely with several additional residential projects in the southern portion of Town that will, if successful, result in an additional $80,000,000 of investment.

Re-development

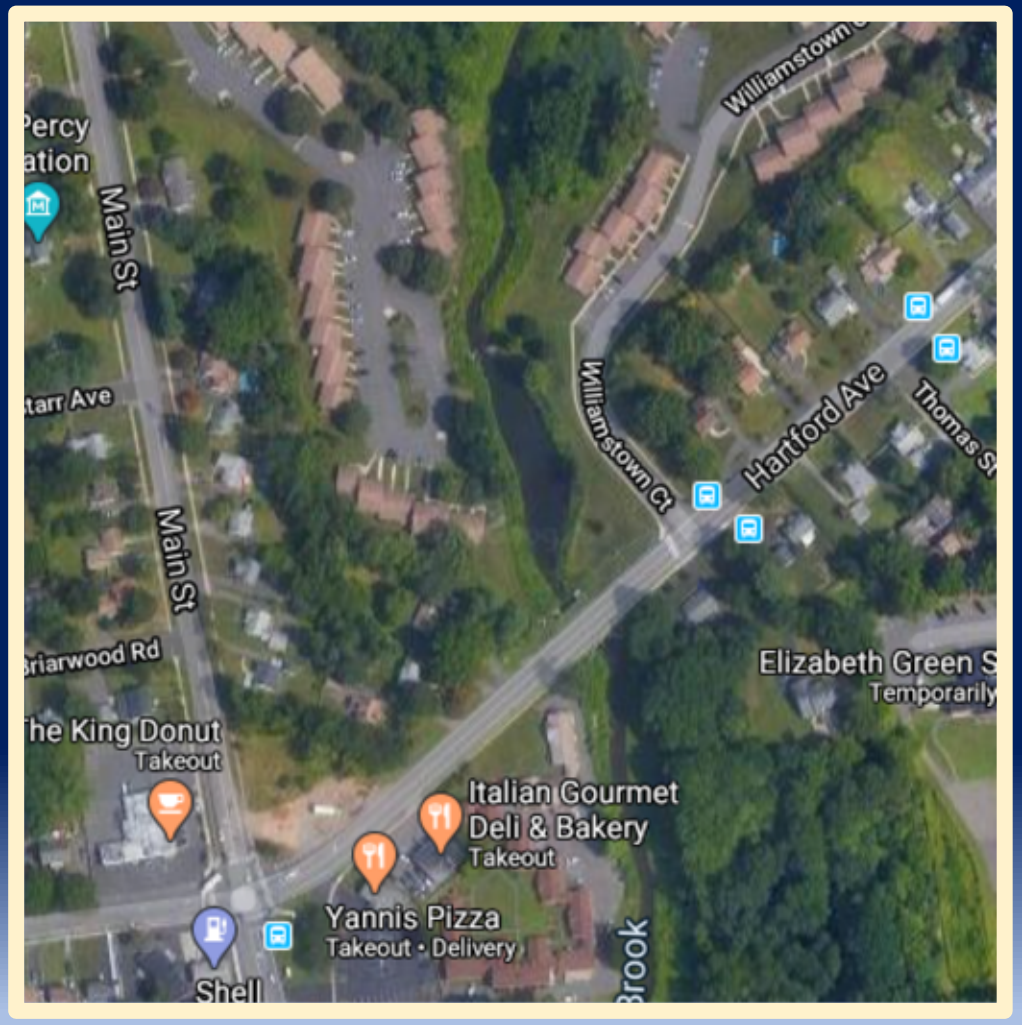
As stated last year, an area that will become a focal point for the team, in the future, is re-development of existing private properties. The objective appears to be timely, and appropriate, as the available vacant land for new development will be diminishing as the private building inventory continues to age. I cannot stress enough: the Town will exhaust its available undeveloped land for development over the next several years. Once that occurs, the ability to grow the Grand List will be essentially depended on re-development, and the challenges will become very difficult. Planning for stagnant Grand list growth in the future must be planned for now! We must learn to live within our means.


249 DAY STREET
4 HARTFORD AVENUE
285 CONNECTICUT AVENUE
293 CONNECTICUT AVENUE
16 FENN ROAD
12 FENN ROAD
690 CEDAR STREET
550 CEDAR STREET
712 CEDAR STREET
EAST CEDAR ST @ RUSSELL RD
1170 MAIN STREET

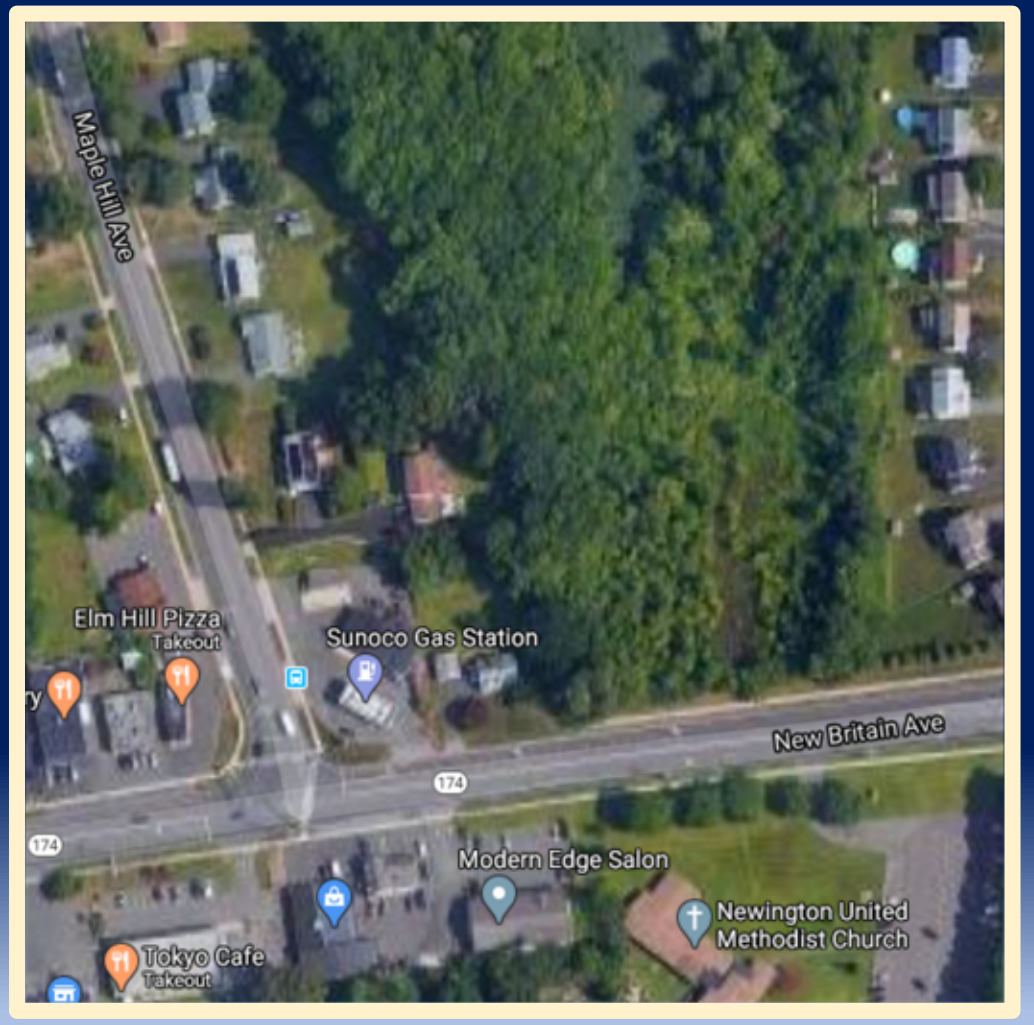

2530 BERLIN TURNPIKE
3067 BERLIN TURNPIKE
3153 BERLIN TURNPIKE
68 DEMING STREET
3219 BERLIN TURNPIKE
3333 BERLIN TURNPIKE
203 COSTELLO ROAD
187 COSTELLO ROAD
227 PAINE ROAD
Town of Newington
Connecticut
2022
1 inch = 800 feet

Streetscape Projects

Hartford Ave / Main Street



Maple Hill / New Britain



2020-21 REVISED BUDGET	2021-22 REVISED BUDGET	TOWN OF NEWINGTON GENERAL FUND BUDGET SUMMARY	2022-2023 MANAGER PROPOSED	2022-2023 TOWN COUNCIL TENTATIVE	$ CHANGE FROM PREVIOUS BUDGET	PERCENT CHANGE FROM PREVIOUS BUDGET
		BUDGET APPROPRIATIONS:				
38,389,528	37,621,751	Town Government Operations	38,804,273	0	1,182,522	3.14%
76,768,011	76,768,011	Board of Education Operations	78,068,011	0	1,300,000	1.69%
4,823,600	4,758,350	Metropolitan District Comm. Payment	4,886,175	0	127,825	2.7%
1,756,927	1,564,155	Debt Service - Town's Share (1)	1,859,080	0	294,925	18.9%
725,671	658,777	Debt Service - Education's Share (1)	668,990	0	10,213	1.6%
3,060,604	7,645,364	Capital Improvements & Equip. Res. - Town's Share (2)	7,744,114	0	98,750	1.3%
125,000	325,000	Capital Improvements - Education's Share (2)	813,725	0	488,725	150.4%
15,300	12,800	Empl. Leave Liability Res. Fund (3)	10,300	0	-2,500	-19.5%
51,700	50,700	Empl. Leave Liability Res. Fund - Education's Share (3)	49,300	0	-1,400	-2.8%
125,716,341	129,404,908	TOTAL APPROPRIATIONS - TOWN AND BOARD	132,903,968	0	3,499,060	2.7%
		LESS:				
20,698,679	21,079,145	Estimated Revenues from Non-Tax Sources	23,452,561	0	2,373,416	11.3%
0	0	Estimated Revenues from Motor Vehicle Tax	0	0	0	0.0%
		LESS:				
2,500,000	2,500,000	General Fund Balance Applied	2,500,000	-	0	0.0%
102,517,662	105,825,763	AMOUNT TO BE RAISED BY CURRENT TAXES	106,951,407	0	1,125,644	1.1%
2,657,248,824	2,775,494,396	NET GRAND LIST	2,844,147,194	0	68,652,798	2.5%
0	0	LESS: Motor Vehicle	0	0	0	0.0%
10,000,000	10,000,000	LESS: Est. Value of Legal Corrections & Exemptions	10,000,000	0	0	0.0%
2,647,248,824	2,765,494,396	NET ADJUSTED GRAND LIST	2,834,147,194	0	68,652,798	2.5%
2,610,187,340	2,726,777,474	NET ADJUSTED COLLECTIBLE GRAND LIST	2,794,469,133	0	67,691,659	2.5%
		($ VALUE OF ONE MILL = $2,726,777)				
39.28	38.81	MILL RATE	38.27		-0.54	-1.38%

Events/Programs that will have a positive economic impact:

- Concerts at Mill Pond Park and the Municipal Parking Lot – There are currently 31 concerts scheduled for the 2022 concert season; more than any town in CT.
- Pavilion rentals at Churchill Park will attract over 15,000 visitors this year.
- National Youth Lacrosse Tournaments on May 29th – 30th, June 22nd – 24th, and October 16th; anticipate over 6,000 people from out of state at each tournament.
- Youth Soccer Tournament on June 18th – 19th; approximately 100 teams .
- Mill Pond Park events in June; anticipate over 5,000 people each night.
  - Newington Goes Country – June 9th
  - Food Truck Friday – June 10th
  - Motorcycle Madness – June 11th
- Summer Sunshine Camp for children in preschool
- Camp RECreate Summer Camp for children entering kindergarten through 8th grade

Life. Be in it. Extravaganza at Mill Pond Park – July 13th – 16th

Wednesday, July 13th

- Carnival
- Sundaes on Wednesday event
- Train rides
- Tiki Falls waterslide
- Concert: Savage Brothers Band

Thursday, July 14th

- Carnival
- Bring Your Own Cheese (BYOC) Party
- Kindness Counts recognition
- Live animal petting zoo
- Train rides
- Tiki Falls waterslide
- Concert: Cody Bondra and the Contraband

Friday, July 15th

- Carnival
- Craft Beer Night
- Train rides
- Tiki Falls waterslide
- Concert: Southern Voice

Saturday, July 16th

- Carnival
- Over 100 craft vendors/Corporate Row
- Parks and Recreation Board Members 40th Anniversary Celebration
- Concerts
  - -Dually Noted
  - -Shaded Soul
  - -Michael Minelli
- Fireworks

Continued….

- **Water Lantern Festival – September 10th; approximately 10,000 people**
- **Newington's Night of Lights event on Main Street – December 3rd**
- **Creative Playtime Preschool Program**
- **Co-ed adult volleyball league**
- **Men's adult basketball league**
- **Mortensen Community Center Gymnasium basketball rentals**
- **CT Travel Basketball Association weekend tournament**
- **AAU Basketball**
- **The programs that are offered through the Newington Parks and Recreation Department are available for both Newington residents, as well as non-residents.**

CGI DIGITAL

Newington, CT - Community Video Tour (elocallink.tv)