

**ORDINANCE 1795**  
**ADOPTED 04/19/2021**  
**PUBLISHED 04/22/2021**

AN ORDINANCE AMENDING ORDINANCE #1714 ADOPTED FEBRUARY 17, 2015 AND SUBSEQUENTLY AMENDED BY ORDINANCE #1785 ADOPTED MAY 18, 2020 PERTAINING TO THE ADAPTIVE REUSE AND REHABILITATION OF THE HISTORIC PONEMAH MILLS TO CLARIFY THAT MILL BUILDING #1 WAS DEVELOPED IN THREE (3) PHASES AND THE TAX ABATEMENT RELATED TO THE REAL PROPERTY IMPROVEMENTS

**WHEREAS**, The Council of the City of Norwich enacted Ordinance #1714 (the “Ordinance”) to encourage development of Historic Ponemah Mill Building #1, located at 607 Norwich Avenue in Taftville (the “Mill”); and

**WHEREAS**, the purpose of the Ordinance was to abate real estate taxes for historic mill structures in accordance with the authority granted under Section 12-127a of the Connecticut General Statutes and Section 7-121.5 of the Norwich Code of Ordinances; and

**WHEREAS**, the Ordinance #1714 was third in a series of ordinances enacted by the Council of the City of Norwich abating the taxes as to Ponemah Mill Building #1, the Council having previously enacted Ordinance #1576 adopted October 15, 2007, Ordinance #1670 adopted August 6, 2012, and Ordinance #1785 adopted May 18, 2020; and

**WHEREAS**, Ordinance # 1714 provided that the real estate taxes on the real property improvements be abated for a period of 15 years during the Construction Period, and further that the real estate taxes on the real property improvements be abated for a period of 15 years in accordance with a schedule as set forth in the ordinance commencing with the Grand List of October 1, 2020 or upon the issuance of the first CO for the property, whichever occurs first; and

**WHEREAS**, the Construction Period was extended pursuant to Ordinance 1785 to December 31, 2021; and

**WHEREAS**, the City of Norwich conducted a city-wide revaluation effective with the Grand List of October 1, 2018, which adjusted the values of real estate in the City of Norwich, including Ponemah Mill Building #1; and

**WHEREAS**, Historic Mill Building #1 was not defined in the Ordinance, causing confusion in determination of the date of the first Certificate of Occupancy and the termination of the Construction Period (“Termination Date”) for the purposes of interpreting the period of abatement under the Ordinance; and

**WHEREAS**, Historic Mill Building #1 is actually comprised six (6) separate and definable structures, which have been assigned the following addresses: 601, 603, 605, 607, 609 and 611 Norwich Avenue; and

**WHEREAS**, a review of the background of the development of the Historic Ponemah Mill Building #1 by Ponemah Riverbank, information provided to Office of Planning and Development, the phases of development by Ponemah Riverbank, the assignment of building addresses as aforesaid; all serve to clarify the definition of Mill Building #1 and to define the date of issuance of the first Certificate of Occupancy and Termination Date; and

**WHEREAS**, a question has also arisen as to whether the language of Ordinance #1714 froze the valuation of the real estate as of the list year in which Ordinance #1714 was enacted, i.e., the grand list of October 1, 2014, and

**WHEREAS**, the Assessor of the City of Norwich, in the ordinary course of performing the duties of the Assessor, adjusted the valuation of Ponemah Mill Building #1 as a result of the city wide 2018 revaluation,

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH**, that the Ordinance be clarified as follows:

1. Mill Building #1 is comprised of the following six buildings by address and which are under development in the following phases:

Phase I – Unit A South – 605 and 607 Norwich Avenue

Phase II – Unit A North – 611 Norwich Avenue

Phase III - 601, 603 and 609 Norwich Avenue

2. The date of the First Certificate of Occupancy shall be deemed to mean the date of the first certificate of occupancy for each Phase.

3. The term “Construction Period” shall mean the date of the period commencing with the first building permit for each Phase and the date of the issuance of the Certificate of Occupancy for the phase..

4. That the period of abatement of real estate taxes on the Real Property Improvements for Phase I commenced on November 1, 2017, and shall continue for a period of fifteen (15) years based upon the schedule set forth in Ordinance #1714.

5. That the period of abatement of the real estate taxes on the Real Property Improvements for Phase II commenced on October 1, 2019, and shall continue for a period of fifteen (15) years based upon the schedule set forth in Ordinance #1714.

6. That the period of abatement of the real estate taxes on the Real Property Improvements for Phase III will commence upon the issuance of the certificate of occupancy or December 31, 2021, whichever first occurs and shall continue for a period of fifteen (15) years based upon the schedule set forth in Ordinance #1714, as amended by Ordinance 1785.

7. That all of the other terms and conditions of Ordinance #1714, as the same may have been previously amended shall remain in effect and are extended pursuant to this Ordinance.

Mayor Peter Albert Nystrom  
President Pro Tem Mark M. Bettencourt  
Alderman Stacy Gould