

AN ORDINANCE PROVIDING FOR THE ABATEMENT OF REAL ESTATE TAXES ON REAL PROPERTY IMPROVEMENTS FOR THE HISTORIC REDEVELOPMENT AND REUSE OF THE HALE MILL PURSUANT TO CONNECTICUT GENERAL STATUTE § 12-127a

WHEREAS, the Council of the City of Norwich seeks to encourage stability of the city, encourage tourism, and improve the quality of life for the residents of Norwich through the adaptive reuse, rehabilitation, and preservation of the historic and architecturally important resources that reflect Norwich's rich history; and

WHEREAS, the Hale Mill is a focal structure of the Village of Yantic and, as the Williams Flannel Mills was designated as a historic mill site in the "Feasibility and Planning Study: The Historic Mills of Norwich, Connecticut" published by the city of Norwich in 1992; and

WHEREAS, the Council of the City of Norwich wishes to encourage the adoptive reuse and rehabilitation of the Hale Mill located at 140 Yantic Road in Yantic for an economically viable project; and

WHEREAS, Mill Development CT, LLC purchased the Mill and will begin renovations shortly with an anticipated completion date of December 31, 2025; and

WHEREAS, Mill Development CT, LLC has obtained the necessary local land use approvals for the redevelopment and conversion of the Mill building for a historically appropriate use; and

WHEREAS, Mill Development CT, LLC intends to utilize Federal Historic Rehabilitation Tax Credits which require the Mill to remain income producing for a minimum of five years; and

WHEREAS, the Council of the City of Norwich, finds that the Mill is historically and architecturally meritorious and it has authority pursuant to Section 12-127a of the Connecticut General Statutes and Sec. 7-121.5 of the Norwich Code of Ordinances to abate real estate tax revenue in whole or in part for such historic mill structures; and

WHEREAS, the Norwich Commission on the City Plan has determined that both the redevelopment of the Mill and the associated abatement of real estate taxes is consistent with the City's mill enhancement program.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that real estate taxes on real property improvements associated with the historic redevelopment and adaptive reuse of the Mill shall be abated for a period of 15 years during its renovation (the "Construction Period"). The Construction Period shall commence at the time of the issuance of the first building permit for new construction after the date of approval of this ordinance but no later than December 31, 2022. The Construction Period shall terminate on December 31, 2025; and

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that real estate taxes on real property improvements associated with the historic redevelopment and adaptive reuse of the Mill shall be abated for a period of 15 years in accordance with the following schedule to commence on the first Grand List following the end of the Construction Period:

| Year | Taxation Abatement Percentage on Real Property Improvements | Taxation Percentage on Real Property Assessments |
|------|---|--|
| 1 | 75% | 100% |
| 2 | 75% | 100% |
| 3 | 75% | 100% |
| 4 | 75% | 100% |
| 5 | 75% | 100% |
| 6 | 50% | 100% |
| 7 | 50% | 100% |
| 8 | 50% | 100% |
| 9 | 50% | 100% |
| 10 | 50% | 100% |
| 11 | 25% | 100% |
| 12 | 25% | 100% |
| 13 | 25% | 100% |
| 14 | 25% | 100% |
| 15 | 25% | 100% |

For the avoidance of doubt, this abatement of taxes shall not, and shall not be construed to, affect or limit the powers and obligations of the City of Norwich and its assessor pertaining to revaluations of real property pursuant to Connecticut General Statutes section 12-62 and the assessment and taxation of new real estate construction pursuant to Connecticut General Statute § 12-53a during this period of 15 years; and

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that pursuant to Section 12-127a of the Connecticut General Statutes and Sec. 7-121.5 of the Norwich Code of Ordinances, if after taxes on the Mill have been abated, the Mill is demolished or remodeled in a way which destroys its architectural or historic value, then the owner shall pay the city an amount equal to the total amount of taxes which had been abated under this resolution.

Mayor Peter Albert Nystrom
 President Pro Tem Joseph A. DeLucia
 Alderwoman Stacy Gould
 Alderman Derell Q. Wilson