



HAMDEN

ECONOMIC & COMMUNITY DEVELOPMENT

CONFIDENTIAL APPLICATION TOWN OF HAMDEN ECONOMIC & COMMUNITY DEVELOPMENT TAX INCENTIVE PROGRAM

Contact person: _____
Title: _____
Phone number: _____
Email address: _____

Business Name: _____
Your current address: _____

What is your Standard Industrial Code (SIC or NAICS Code)? _____

Provide the name(s) of the current owner(s) and address of property in Hamden:

What is the Map _____ Block _____ Parcel _____

(Please attach a map highlighting the location of the project.)

Current Zoning: _____

Is the property vacant land? Yes _____ No _____ Acreage _____

Will you lease _____ or purchase _____ the property?

If you lease, who is the current owner with contract information of the property.

When do you plan to make a final decision to purchase or lease the property?

Will your business be the primary occupant of the property? Yes _____ No _____

Briefly describe your business (Type, size, years in business, operation, gross annual revenue).

Are you a developer intending to lease some or all of the property upon completion?

Yes _____ No _____

Is this property in a Neighborhood Revitalization Zone (State Street or Highwood)?

Yes _____ No _____

Is this property in the Enterprise Zone (Highwood)?

Yes _____ No _____

Project Description

Detailed Statement describing project (including, but not limited to, land acquisition, construction of manufacturing facility, number of stories, total square footage-- including allocation of square footage based on use in mixed use projects, unit mix--for residential rental projects), etc.): _____

_____ Total Rentable Square Feet: _____

Property and Building Size of Completed Project: _____

What is the estimated cost of the real property improvements you plan to make to this property?

(Submit cost estimates as available)

Building: _____

Site: _____

Is the site contaminated or is there a concern that it is? _____

How many existing jobs/positions will you bring to Hamden as a result of this development? _____

Estimate number of new employees that will be created in:

First year _____ Second year _____ Third year _____ Long Range _____

If you are planning to acquire an interest in or purchasing a manufacturing facility, would you like to apply for personal property assessment deferrals?

Yes _____ No _____ I'd like more information _____

Applicant Information:

Year business was established: _____

Authorized to do Business in Connecticut if Foreign Company:

Yes ☐ No ☐

Place Business Established: _____

Submission of Three (3) Most Recent Annual Reports: Yes ☐ No ☐

Statement and Status of Past Government Incentives Received Including from the Town of Hamden, if Applicable:

Form of Business Entity:

☐ Publicly held Corporation ☐ Privately held Corporation ☐ Limited Liability Company/Partnership ☐ Sole Proprietorship ☐ 501 (C) (3) or other Not for Profit Corporation

Project Information:

Intended Use of Facility: ☐ manufacturing ☐ warehousing ☐ research ☐ offices ☐ industrial ☐ recreation ☐ retail ☐ residential ☐ training ☐ data process
☐ other If other, explain: _____

Number of Existing Employees at Project Site: _____

Describe Green Building Technologies Intended for Facility: Describe green technologies that will be incorporated into the project construction/renovations in addition to the applicant's required compliance with energy efficient standards (Energy Star) in equipment and lighting. If the applicant has elected not to incorporate Green Building technologies into the project scope, please explain the basis for such a decision.

Proposed Construction Start and Completion Dates: _____

Expected Date of Occupancy: _____ ☐

If multi-phased: a. Total number of phases anticipated: ____

b. Anticipated date of commencement phase: ____ month ____ year (including demolition)

c. Approximate completion date of final phase: ____ month ____ year

d. Is phase I functionally dependent on subsequent phases? Yes ☐ No ☐

Environmental Review: Has the required environmental review under the Connecticut Environmental Policy Act (CEPA) been completed? Yes ☐ No ☐ If yes, please attach all documentation (e.g. environmental assessment form, environmental impact statement, findings and determinations of lead agency, to the extent applicable).

Name of Project Architect/Engineer/Contractor (if known): _____

Required Project Team and Financial Information:

Project Team Background (Please attach the following):

- If applicant is a developer and project is to be non-owner occupied, composition of applicant's current real estate portfolio as of the time of application (including type of project and number of square feet or units owned and/or managed, if residential).
- A copy of all third-party commitments to provide financing (debt and/or equity) for the project; if none, two (2) bank references for the applicant and each financial equity partner/member/shareholder/principal of the applicant.
- If the applicant is an operating company intending to occupy and operate from the project, financial statements for the past (3) three years prior to the time of application from applicant and each participating principal, partner or co-venturer, that includes the value of assets each participant would contribute to the proposing entity and verifications that such assets are available. The financial statement may also include any additional information that will be useful in evaluating the applicant's financial reliability and past ability to finance projects. (If audited financial statements are not available, please provide certified financial statements. All statements, audited or certified, should be in accordance with generally accepted accounting principles consistently applied).
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- For applicant (including any partner/member/shareholder/principal of, or co-venturer with, the applicant) and each member of the project team (e.g. architect, engineer, engineer, contractor, construction manager) a certified statement regarding any debarments, suspensions, bankruptcy or loan defaults on real estate development projects and/or government contracts.
- For applicants (including any partner/member/shareholder/principal of, or co-venturer with, the applicant) a certified statement that all taxes, levies and assessments are due and payable to the Town of Hamden are paid in full. Financial Information (Please attach the following): A detailed statement describing the expected equity requirements and anticipated sources of working capital and anticipated sources for financing the project, including construction that detail:

- Existing county, city, school taxes (from Assessor's Office) 2024 ASSESSMENT
- Estimated taxes after improvements (from Assessor)
- Sources and Uses
 - Itemized by source and amount of all proposed sources of funds to pay all project costs (this must include the amount of cash equity to be invested by the applicant (including equity attributed to grants/tax credits) and the amount to be borrowed, including bank financing and any tax-exempt and/or taxable bond financing)
 - Terms and conditions for all sources (e.g., affordable housing terms by lender, if any)
- 10-15-20-30-year operating-pro-forma (use # of years per length of requested Tax Deferral)
- Budget/Income and Expense Statement/Rent Roll
 - Detailed development (hard and soft costs) budget (this must also include all capital costs including costs of real property and equipment acquisition, building construction or reconstruction costs, including those financed from private sources, and an estimate of the percentage of costs financed from public sector sources, including the sum total of all state and federal grants and tax credits)
 - Construction timeline
 - Detailed operating budget
 - Income and expense statement
 - Projected rent roll

Current Real Property Tax Assessment (land and total) of Project Location: \$ _____

Projected Real Property Tax Assessment of Completed Project (apply existing equalization rate to value) without Tax Deferral Benefit: \$ _____

Requested Duration of Property Tax Exemption: _____ years.

Proposed Tax Deferral Schedule:

Employment Plan Estimated Number of Construction Jobs to be Created as a Result of this Project:

Current # of jobs at proposed project location or to be relocated to project location

IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED

IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion

Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **

_____ ** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Market Region, in the fourth column. The Labor Market Region includes...

Need for Incentives:

Representations:

Please confirm by checking the box, below,

If there is any likelihood that the Project will not be undertaken but for the Financial Assistance provided by the Town? Yes or No

If the Project could be undertaken without Financial Assistance provided by the Town, then provide a statement in the space provided below indicating why the Project should be undertaken by the Town: _____

The Applicant understands and agrees with the Town as follows:

- ☐ Annual Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Town, the Applicant shall file, or cause to be filed, with the Town on an annual basis, reports regarding the number of people employed at the project site.
- ☐ Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- ☐ False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Town's involvement in the Project.
- ☐ Absence of Conflicts of Interests: The Applicant has received from the Town a list of the members, officers and employees of the Town. No member, officers or employees of the Town has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described: _____

☐ Recapture: Should the Applicant not expend as projected or hire as presented, the Town may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.

(Applicable if also leasing to tenants) Tenant information: On a separate page, please provide the following information on each current or new tenant for this site:

Name of business, type of business, number of current employees, years in business, SIC code, estimated number of new employees to be hired each for next five years, amount of space to be occupied, term of lease (Incentives may have payback requirements if a tenant reduces its operation or leaves before pay back term is over.)

Company Representative Signature

Date

Please feel free to call to set up an appointment with Steve Fontana, Economic Development Director, at 203-287-7033 if you have any questions or need assistance from the Town completing this application. Please return the completed application to him at the Economic & Community Development Department, 2750 Dixwell Avenue, Hamden, CT 06518, preferably by emailing it to him at sfontana@hamden.com.

Please note that the Town may require and request further information pertaining to this application at a later time.