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town of suffield

Town of Suffield adopts new tax incentive program to encourage business development

pm Patrick McMahon



Town of Suffield

As Bradley International Airport continues to grow, its importance as an economic development engine for the State of Connecticut becomes ever more apparent. The Town of Suffield, in an effort to seize upon the economic development potential of the airport, has adopted a new tax incentive program to encourage business development in the vicinity of the airport. Hundreds of acres of Industrial and Planned Development Industrial Park (PDIP) zoned land are available for new light industrial, office, R&D, and distribution users. Roadway and utility extensions will make new development in this area possible.

Under the new program, known as the Economic Development Incentive Program (EDIP), the Town of Suffield would reimburse the developer for up to 100% of the costs of public improvements such as roadways and utilities upon receipt of documentation of expenses incurred. The reimbursement period is seven years or until 100% of the costs have been reimbursed, whichever comes first. The developer's reimbursement is the difference between the tax revenue collected before improvements to land and issuance of the Certificate of Occupancy and the tax revenue after such events. The taxes are those attributed to real estate and personal property. Applications for reimbursement shall be limited to public road construction, utility extension and/or improvement of storm water drainage, sanitary sewer, natural gas, water and railroad sidings. Applications would be made to the Economic Development Commission with final approval authority vested in the Board of Selectmen.

With the town selling the last lot in the Mach One Industrial Park due north of Bradley International Airport, the town has turned its attention to prime land on the east side of Rte. 75. The first building in Marketing Research Park (MRP), a 35 acre planned development industrial park, is a 50,000 s/f warehouse for Marketsure and an expansion for office and production purposes on a twenty acre lot is expected in the future. There are an additional fifteen acres on the corner of Rte. 75 and Austin St. available which are part of MRP.

The town is working with Pearson of West Springfield on the development of a new industrial park on approximately 90 acres which calls for over 500,000 s/f of space with building sizes ranging from 40,000 to 175,000 s/f. Pearson is a leading developer in Western New England with experience in commercial, industrial and health care office facilities. For more information on Pearson visit www.gopearson.com.

The Bradley International Business Center has over 200 acres of land still available, including land with rail access, one of the few rail locations available in Connecticut. The New England Business Center, home to Teleflex and AB Massa, has over twenty acres of

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land still available. Also along Rte. 75 are an 11 acre parcel and an 18 acre parcel with roadway frontage. All of the above sites have easy access to I-91 which can be reached by several different routes all about five miles in length. The new EDIP program will be a helpful tool in developing these Bradley area lands.

Another attractive location is our Rte. 159 industrial area which is home to Praxair, C&S Wholesale Grocers and Hood. Several parcels ranging from 2.5 to 68 acres are

available. Access to I-91 is a short drive on Rte. 159 to the 190 bridge in Enfield or the 140 bridge in Windsor Locks. Again, the EDIP program is available for developers looking to build on these available sites.

Suffield is a prime location for business growth. It is centrally located between Springfield, Mass. and Hartford, Conn., an area now known as the "Knowledge Corridor" due to the many institutions of higher learning and the skilled workforce in the region. With Bra-

dley International Airport upgrading its passenger terminal and cargo facilities, as well as providing international flights to Europe, locating a business in Suffield will provide great growth potential. The Economic Development Commission is committed to providing all Suffield businesses outstanding customer service, including walking applicants through the development review process. Visit www.suffieldedc.com for more information on the benefits of locating in Suffield or to learn more about the EDIP program.

Patrick McMahon is director of the Economic Development Commission for the Town of Suffield.

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