

Enfield, Connecticut is a community of approximately 44,000 residents located in Hartford County. A big town with small town amenities, Enfield is a service-oriented community with a municipal government dedicated to its residents and businesses. The focus of every Department in our Town is customer service and how to get to yes.

Enfield is open for business.

Location Information

- Located along Interstate 91 with 4 direct access exits
- 12 miles from Bradley International Airport
 - The airport provides daily non-stop flights to most major cities and regional air-hubs, including San Francisco, Washington D.C., and New York City area airports.
- 19 miles from Hartford, Connecticut and Interstate 84
- 8 miles from Springfield, Massachusetts
- Home to LEGO American Headquarters, Brooks Brothers Corporate Office, and Eppendorf Corporate Office, among many other manufacturers

Higher Education

Enfield is near several research Universities and top public and private schools. Within a one-hour drive from Town, you can find: Yale University, University of Connecticut, Smith College, Wesleyan University, Trinity College, Amherst College, the University of Massachusetts, and more.

Enfield is also home to Asnuntuck Community College (ACC). In June of 2017, the Advanced Technology Manufacturing Center was opened. The new building provides 50,000 square feet of dedicated space for manufacturing training. Many of the workforce training courses are subsidized by the State’s Department of Labor by up to 100%. In fact, ACC has partnered with the Department of Labor in building a 300-hour two-year Apprenticeship Program that is free for employers while also reimbursing them per participant. The Center has



over 50 internships annually from dozens of local employers. The College Connections program involves between 40 and 50 high school juniors and seniors who study for credit in advanced manufacturing.

Asnuntuck Community College also offers certificate programs to incarcerated individuals as part of a federal program known as “Second Chance Pell.” This program gives inmates the skills they need to become productive members of society upon release.

Our Schools

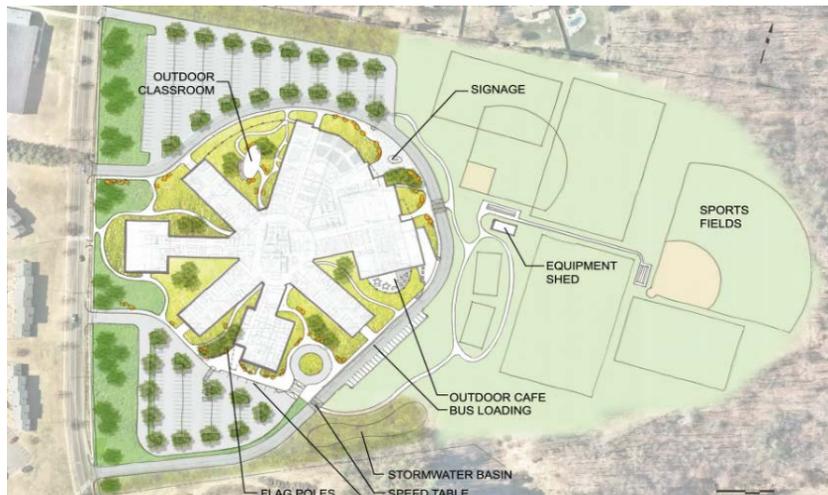
Education is key to economic development. Below you will find examples of the wonderful programs we have in town.

Stowe Early Learning Center

The Stowe Early Learning Center combines the Town’s Child Development Center, KITE Office, Integrated Pre-Kindergarten Program, Family Resource Center, HeadStart and the Pre-Kindergarten STEAM Academy. It is a one-stop-shop for early education in Enfield.

John F. Kennedy Middle School

Enfield has invested in its education, as is evident by the current \$84.0 million renovation of the John F. Kennedy Middle School. The newly renovated facility will feature a new auditorium, a new cafeteria/kitchen, and new administrative office space. The gym and fitness rooms will also be fully renovated. Lastly, the tech education and STEAM spaces will all be modernized. Construction will begin in early 2020 and will be completed by Summer 2022.



Eagle Academy Academic and Therapeutic School

The Eagle Academy opened its doors for the first time on August 28, 2019. The students range in age from Kindergarten to Grade 12 and have social, emotional, and behavioral needs that the public-school system formerly could not accommodate. This new facility allows us to keep all our students home in Enfield and help them pursue extracurricular activities with their peers.

Enfield High School

The Enfield High School \$103.0 million expansion and renovation project was completed in 2017. A new band room, chorus room and dressing rooms were constructed in place of the old “D” wing. A new “E” wing, named the Enrico Fermi STEAM Wing, was constructed at the south end of the site which included the new automotive shop. The remaining portions of the existing building were renovated including all mechanicals, windows, doors, finish surfaces and built-in elements, kitchen and cafeteria, gymnasium, locker and team rooms, and cardio rooms.



Enfield Housing

Enfield has many housing options for new residents. The median home value in Enfield is \$182,000. The median list price per square foot is \$144 which is lower than the Hartford Metro average of \$154. Additionally, Enfield has their own Housing Authority (EHA), which has a portfolio that includes a total of 456 owned units. The EHA works diligently to meet the housing needs of the Enfield community and strives to be the local leader in affordable housing by developing and managing programs while forging partnerships that result in high performing, sustainable and fiscally responsible housing.

For future residents interested in rental properties, Enfield is home to the Bigelow Commons and Mayfield Place, just to name two examples. Mayfield Place, which began construction on a multi-phase housing development in 2015, has a total of 230 out of the 240 units currently occupied. The rents on these units range from \$1545 to \$2095 per month. Mayfield Place is currently undergoing another phase of construction, which will add an additional 100 units to this housing development.

The Town is also home to Bigelow Commons, a renovated apartment complex that was once the location to one of the largest manufacturers of carpeting. Currently, the Commons are home to approximately 800 Enfield residents. The Commons have a variety of rental options, ranging from studios to 3 bedroom/2 baths. Currently the Bigelow Commons is at 95% occupancy.

First Time Home Buyers Program

This First Time Home Buyers loan program is available town-wide and provides a deferred loan of up to \$10,000 towards the down-payment cost and/or closing costs to eligible home buyers who choose

to purchase their first home in Enfield. These are deferred payment loans at 0% interest. The Town also has partnered with 2 local lending institutions on this effort. These institutions will not only market this program but work with potential applicants by determining if they are qualified and/or eligible for the program.

Since Thompsonville and North Thompsonville are critical in the revitalization of our downtown, we offer a forgivable loan for those eligible applicants who choose to purchase a home within that target area. The forgivable loan of up to \$10,000 will be structured to have a 10% portion of the loan forgiven each year over a 10-year period until the loan is completely forgiven if the homeowner is not be delinquent on their mortgage and tax payments.

In order to protect the Town's investment, the Town is required to place a municipal lien on the property deed of the First Time Home Buyer. The loan will become payable in full if the property is sold or transferred in any manner or if the homeowner is delinquent on any mortgage or tax payments. The State's Department of Housing has endorsed this approach and agreed to allow the Town to appropriate up to \$100,000 of CDBG revolving loan funds to support this mission.

CDBG Public Housing Grant

The Town of Enfield recently received \$175,000 in CDBG Small Cities grant funding to be passed through to the Enfield Housing Authority to cover the construction expenses related to electrical upgrades in Laurel Park which includes replacing 83 main breaker panels and meter boxes. Enfield was eligible to receive this grant because of our focus on improving neighborhoods, eliminating blight, and attracting economic development. The award is essential support towards modernizing and rehabilitating housing for low and moderate-income individuals.

Economic Development

S&P Global Ratings

The Town of Enfield maintained its rating of "AA" on the upcoming 2019 General Obligation Bonds and an "AA" long term rating on the Town's general obligation debt outstanding, both with a stable outlook, from S&P Global Ratings. S&P Global Ratings has also affirmed the "SP-1+" on the Town's outstanding general obligation Bond Anticipation Notes and affirmed its "SP-1+" rating on the Town's existing short-term debt.

Tax Increment Financing

The Town is continuing its mission to revitalize and transform its historic town center known as Thompsonville Village into a walkable, sustainable, vibrant, and livable community with the goal of attracting young professionals and entrepreneurs. On June 3, 2019, Enfield adopted a Midtown Tax Incremental Financing (TIF) District for the historic downtown of Thompsonville, as well as a portion of the Mall area. A TIF is a financing method that utilizes future increases in property tax revenues and reinvests them into the TIF district to spur economic development. The TIF allows the Town to freeze present property values within the district and use up to 50% of the newly captured increased tax value for downtown area related projects. By freezing values and using revenue that is above the

current value for downtown-related projects, it creates a fund to offset those project costs in lieu of raising the funds through increased property taxes. It is our belief that the investments will spur other economic development in the area.

Higgins Park

The Town is working on the development of Higgins Park, which would be located behind the Enfield Town Hall. This project contemplates combining of the existing Higgins Park property with a portion of the adjoining former St. Adalbert parish property, a public-private partnership we sincerely hope to enter. The newly created Higgins Park would consist of an open grassy area for recreation, a new playscape, a new community center (including an outdoor pool), a bandshell, dog park, and a walkable trail with fitness stations.



Opera House Players

The Opera House Players (OHP), who are currently leasing Town property at 100 High Street, have received approval from the State’s Historic Preservation Council on 5/6/20 and is now listed on the State Register of Historic Places. The OHP are a local Not-For-Profit organization, that specializes in musical productions and is currently celebrating their 51st anniversary. This designation provides the ability to apply for historic restoration grant funds and historic tax credits to capture the necessary subsidy needed to support future redevelopment.

Addressing Blight in Our Community

The Town has made strides to address blighted properties. A committee has been formed and funding of \$350,000 has been set-aside to fund the removal of blight in order to clean up and re-purpose the properties. In Spring of 2020, two blighted properties, consisting of six parcels, were demolished. Additionally, as of July 2019, the Town hired an on-call real estate firm to sell Town-owned property.

Other Projects

There are several other projects that are currently underway or that have been recently completed that demonstrate our commitment to the Town’s development:

- **Community Garden Expansion** – As a result of the COVID-19 pandemic, the Town of Enfield wanted to give our residents something to look forward to during the Summer of 2020. At the April 15, 2020 Special Town Council meeting, the Council voted to create and fund the construction of 2 new Community Gardens. The 2 new gardens will allow many more residents to be able to have their own plot of land. We hope that this will bring the community together in a meaningful way, especially following the pandemic. We will now have three different community

gardens, a total of 90 plots of garden space, throughout town. We plan to continue expanding this program next Summer.

- **Water Pollution Control Plant Renovation** – Currently, the Water Pollution Control Plant is undergoing a \$36.0 million renovation that is expected to be completed in late 2020. When completed, the plant will be at 60% capacity. In April of 2019, the State Bond Commission approved \$2.5 million to finance the State’s share of the cost of upgrades to the Town of Enfield’s wastewater treatment plant in accordance with the 1990 agreement governing system usage by the correctional facilities in the Town. The agreement apportions the cost of capital upgrades to the system based on based on the Town’s and State’s average daily flows.
- **Dredging of Freshwater Pond** – The Town recently independently funded the dredging of Freshwater Pond, at a cost of approximately \$400,000. The Freshwater Pond walkway was completed by the Town in 2015 for approximately \$250,000. In addition, the Freshwater Streetscape Improvements were completed by the Town in 2011 for approximately \$350,000.
- **98 Prospect Street** - The Town received a \$550,000 Brownfield Grant from the State Department of Economic & Community Development that will go towards the environmental clean-up of 98 Prospect Street. This property abuts Kelly-Fradet Lumber, a local home building and remodeling company. The Town is finalizing a Purchase & Sales agreement between the Town and Kelly-Fradet Lumber for the sale of this property. Kelly-Fradet Lumber is developing a site plan for the Town’s approval so that remedial activities can commence in correlation with their development plans.
- **Nutmeg Solar** - In May of 2019, the State Siting Council issued a declaratory ruling allowing NextEra Energy Resources to build a 131-acre, 19.6-megawatt solar farm in Enfield. The Nutmeg Solar Energy Center will help Connecticut meet its renewable energy goals, with the annual output estimated to be 37,000 megawatt hours, which is enough to power 4,300 Connecticut homes annually. The Center is under construction and is expected to be operational by the end of 2020.

Tax Abatement Information

The Town is committed to the promotion of economic and commercial development as well as ongoing improvement in the quality of life for Enfield residents and visitors. These objectives are enhanced by the expansion of the local economy. The Town may therefore consider, in accordance with the provisions of Conn. Gen. Stat. 12-65b, providing tax assessment abatements to real property when it is deemed to be beneficial to the growth and prosperity of the Town. Manufacturing and warehouse storage/distribution is eligible for assessment abatements per the statute. Factors for consideration when assessing a tax abatement are as follows:

- Construction of new buildings and/or facilities;
- Expansion or modernization of existing buildings and structures;
- Ownership or leasehold interest in the property;
- Minimum of a \$1.0 million increase to the fair market value of the real property;
- Duration of the agreement should be commensurate with the cost of the improvements and increase in property value;

- Percentage of the abatement may be on a graduated scale based on the cost of the improvements and increase in property value; and
- Potential growth to the Grand List.

Sustainable Enfield

On September 4, 2019, the Town of Enfield registered to join a growing number of communities across the state participating in Sustainable CT, an exciting program to support Connecticut's cities and towns. The statewide initiative, created by towns for towns, includes a detailed menu of sustainability best practices, tools and resources, peer learning, and recognition. We will be working towards official certification in 2020.

Transportation

Enfield's Department of Social Services operates the Magic Carpet Bus Service – our own bus line that has multiple destinations throughout the town! This bus line can also be expanded to meet the needs of the community.



Aside from the local transportation our municipality provides, Enfield also offers:

- Bus service to Hartford and Springfield; and
- Existing Amtrak service to New York via the New Haven line.

The Future of Transportation

Transit Oriented Development

Enfield is working diligently on obtaining the State's support in constructing a train platform along the Hartford Line in Thompsonville. Over the past ten years, almost \$1.5 million has been invested by the State, the federal government, and the Town in efforts to bring a train station to Thompsonville. Two years ago, the Town acquired the historic former Westfield Casket Hardware Company building located at 33 North River Street in hopes of forming a public-private partnership for redevelopment. The historic structure could support up to 13,000 square feet of mixed-use retail/office space and 14 one-bedroom studio apartments based on schematic design plans that were previously completed by the Town in 2014. As mentioned previously, Enfield is also home to the Bigelow Commons. Today, the Commons are home to almost 800 Enfield residents, and the train stop would be right in their backyard.

At the October 7, 2019 Town Council meeting, the Town Council unanimously voted to transfer \$670,000 into a separate fund for the development of a train platform in Thompsonville that would help attract businesses and connect Enfield to the CTrail Hartford Line. The Town has also received the

Federal Transit Administration's approval on repurposing approximately \$2.8M in federal earmark funding towards ancillary improvements (paving/parking, sidewalks, ADA compliance, bus shelter, bus turnaround, etc.) geared around the development of a multi-modal transit center right here in Enfield.

In the fall of 2019, the Governor released his CT2030 Transportation Plan. In the plan, Enfield is designated to receive a \$55 million train station. We continue to monitor the progress of this plan.

Thompsonville Multi-Path Project

The Town is working with the State Department of Transportation and the Capital Region Council of Governments (CROG) on multipurpose path projects that will ultimately link CT Route 5 to the riverfront and transit center. The Town previously received a \$3.4 million federal highway earmark and is in the process of obtaining a \$925,000 grant from CROG to support these efforts.

Enfield is also working with the State Department of Transportation to enhance Thompsonville Village by providing a multipurpose pedestrian and bike access path, a pedestrian bridge over Freshwater Brook, and a recreational area overlooking the Connecticut River.

Keeping Our Community and Businesses Safe

Enfield Police Department (EPD)

Our Police Department has a budget of \$11.5 million dollars that is used to keep our residents and businesses safe through a variety of services. Some examples of the resources the EPD has includes:

- 95 Sworn Police Officers
- EMR or EMT Level Responders
- CALEA Accreditation
- State Advanced Accreditation
- 9 Detectives
- 42 Patrol Officers
- 4 K9 Officers
- Enhanced Roving Resource Officers



In addition, our Police Department offers additional programs to enhance the livability of our community, such as:

- Auxiliary Police
- Explorer program
- Bicycle Unit
- Metro Traffic Services
- 1 Crime Prevention Officer
- CREST Team

Emergency Medical Services

Enfield operates our own Emergency Medical Services (EMS). Enfield EMS is a division of the Town Department of Public Safety and is the 911-ambulance provider for the Town. EMS covers 34 square miles and protects Enfield's 50,000 residents and visitors every hour of every day. Enfield EMS is the only municipal run EMS organization in the State of Connecticut.



Enfield EMS has:

- 40 Paramedics and EMTs
- 7 Ambulances and 3 Paramedic Cars

During *peak hours*, Enfield EMS operates:

- 4 ALS level ambulances
- 2-3 Paramedic Cars

Enfield EMS utilizes the Police and Fire Departments as First Responders, ensuring a quick response time.

Additional Town Amenities

- Located on the Connecticut River with 2 boat launches;
- Town-operated Recreation Center which includes summer camps, swim lessons, adult programs, pool, etc.;
- Senior Center (ages 50+) with activities such as exercise programs, seminars, arts and crafts, day trips, etc.;
- Town rubbish removal, including leaf pick-up;
- Expansive Shopping Centers; and
- Several parks featuring our natural New England charm.

