



Downtown Preservation and Development Conference

Wednesday, June 19th

Wauregan Ballroom

Norwich Facts

Settled 1659

Nine Mile Square Purchased from Mohegans

Mayor, Council, City Manager- Form of Government

40,000 Population

Annual Budget of \$136MM

Low Per Capita Debt of \$1,269

Median House Price- \$144,000

Median Household Income- 54,000

Norwich Public Utilities- City-Owned Electric, Gas, Water, & Sewer



Starting in 2008
Assessing
Downtown



Stumbled into a Legitimate Process

Inventory

Assessment/Analysis

Planning

Implementation

Stumbled into a Legitimate Process

CONTENTS

GENERAL INFORMATION	BUILDING DETAILS	CAPACITY	VALUE	INVESTMENT
OWNERSHIP DETAILS	OCCUPANCY RATE	CODE ISSUES	ASSESSED	PROGRAM USE
OWNER INFO	CURRENT USE	OWNER ISSUES	TAX REVENUE	CODE CORRECTION
	UNITS		SALE INFO	LEASE
	TENANTS		LEASE INFO	LOAN
	HOUSING USE			PRIVATE
	OFFICE USE			ACTIVITY TYPE
	CHURCH USE			ATTRACTION
	RETAIL USE			RETENTION
	DINING USE			EXPANSION
	GOVERNMENT USE			

Summarized Data to Find Stories

2010 Inventory

42.32 Acres

160 Buildings

1,735,339 Sq. Ft.

Assessed Value- \$70,060,300

Ave Tax Revenue- \$0.88/ft

The Analysis Began to Tell a Story

On Average, Downtown was
undervalued Compared to
the Rest of the City

The Analysis Began to Tell a Story

Costs were Higher and the
Market was Weaker

The Analysis Began to Tell a Story

The Casinos had an Effect of
Driving up Speculation and
Prices

The Analysis Began to Tell a Story

But in the End...

The Analysis Began to Tell a Story

Property Ownership
was Difficult or
Uneconomic

Defined the Immediate Problems

Downtown Needed
Businesses and Quality
Investment

Solutions Sought

The Public Had
to Play a Role

Solutions Sought

\$3,380,000
Public Bond

Passed Public Referendum November 2009





CODE
CORRECTION

\$1,800,000

50/50 Matching Grant for Fire, Life Safety and Accessibility Required by Modern Codes. Up to \$100,000 Grant.



LEASE
REBATE

\$1,000,000

Sliding Scale & Declining Block Rebates to Tenant Based upon Term and Cost. Up to \$100,000



REVOLVING
LOAN FUND

\$540,000

Low Interest, Easy Qualifying Loans for Updating Properties, Business Loans, Working Capital, anything Except Purchasing. Up to \$100,000



CODE
CORRECTION

10 Projects Completed, 3 Committed + 6 Applications
\$610,000



LEASE
REBATE

9 Projects Completed, 4 Committed + 6 Applications
\$479,000



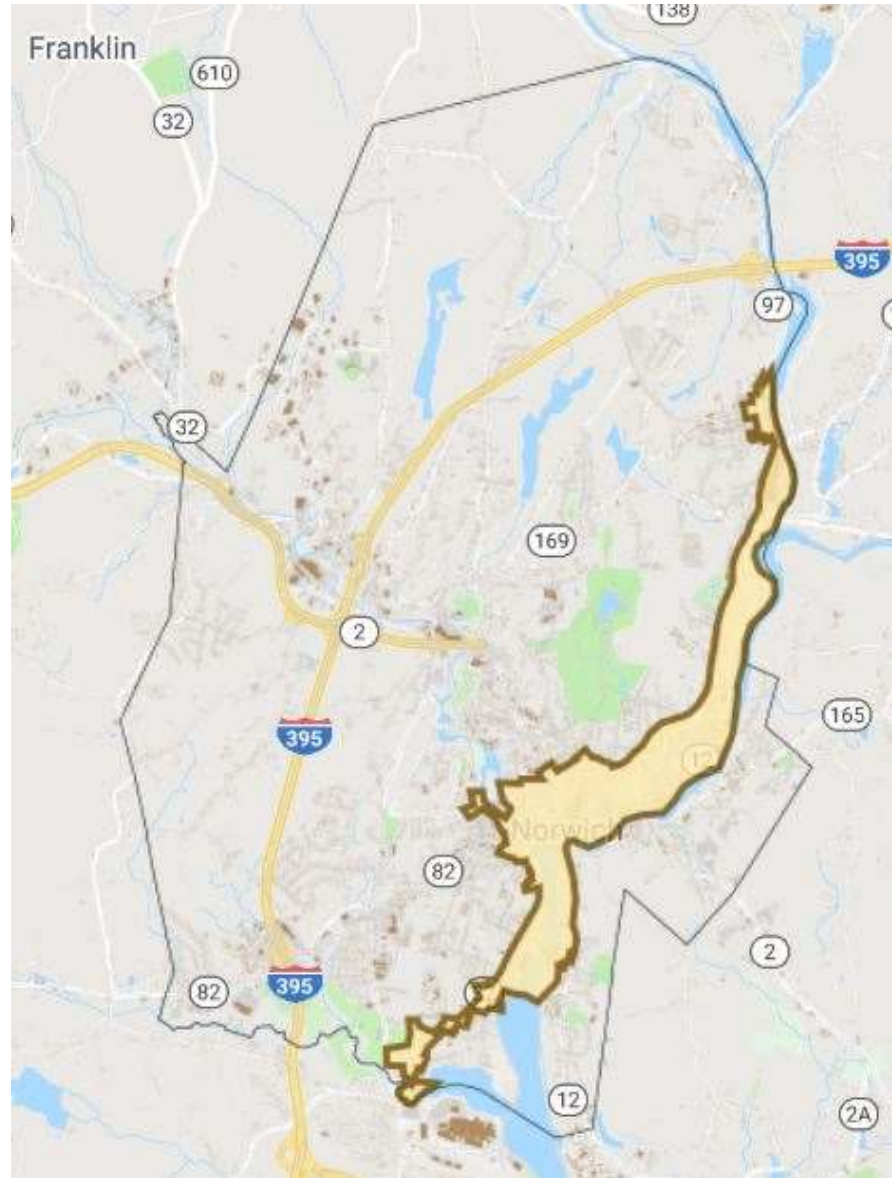
REVOLVING
LOAN FUND

9 Loans Completed, 3 Committed, + 2 Applications
\$609,000

Downtown Norwich is Within

Enterprise Zone
Opportunity Zone
Enterprise Community

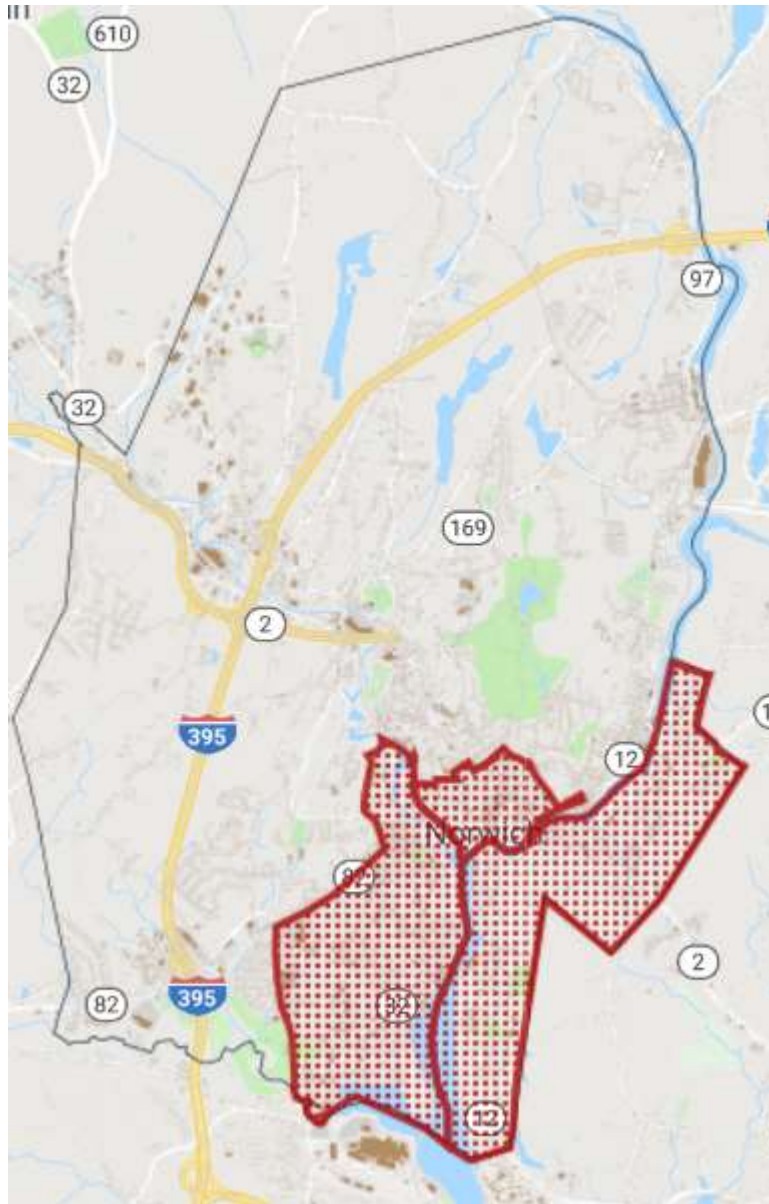
Enterprise Zone

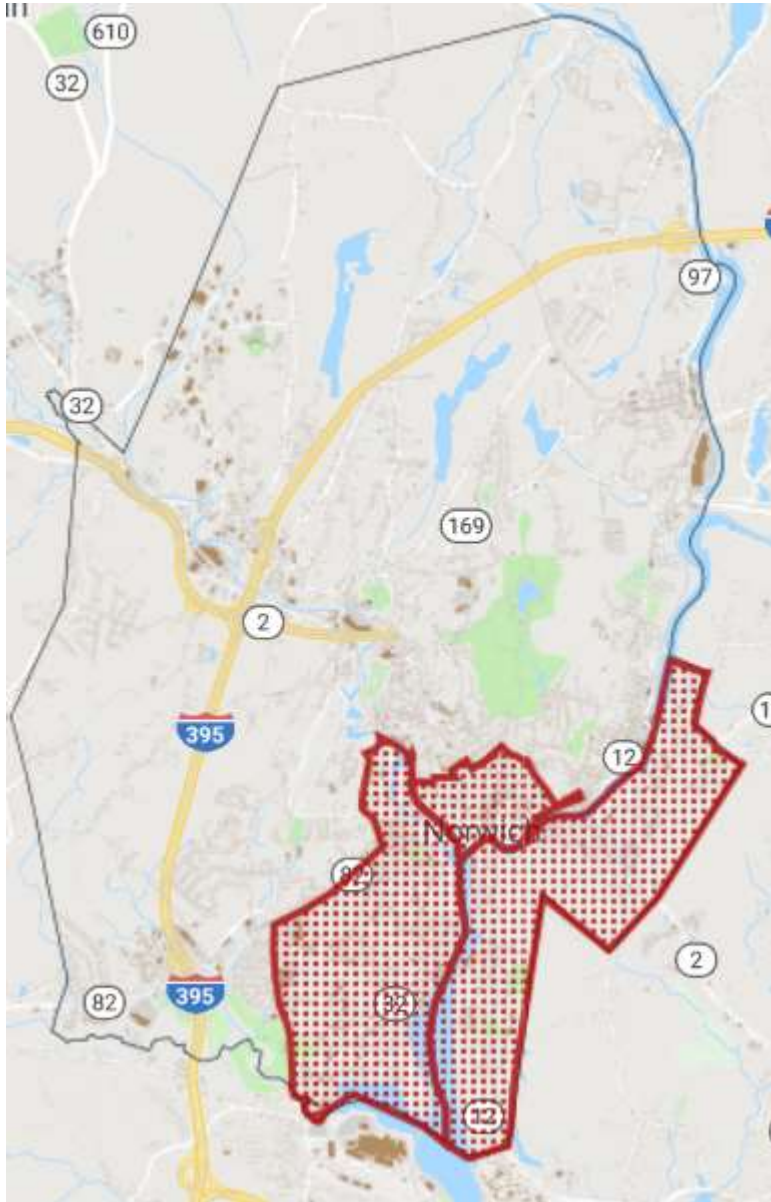


Enterprise Zone Benefits

Assessment Deferral
Capital Sewer Connection

Norwich Opportunity Zones





Still Discovering
Opportunity Zones!

Stay Tuned for a
Short Presentation

Coordinated City Team Approach

Informal Review of Your Plans

Single Point of Contact

Pre-Purchase / Lease

One-Stop-Shop

Coordinated Team Approach

Zoning
Building
Planning
Assessor

Fire Marshal
Uncas Health

Norwich Public Utilities

Norwich Community Development Corporation

Custom Norwich Assistance

City Leadership Interface With...

Regional
State
Federal

Catch 22

How Do you Put Feet on the Street When You Lack Retail to Get Them There?



Welcome!
Bienvendio!
Failte!
Welkom!
Witamy!
Willkommen!

Come
Let Us Help You
Explore What Norwich Has to
Offer!