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Plymouth EDC offers unique opportunity to industrial developers

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The Town of Plymouth's Economic Development Commission is offering a unique opportunity to industrial developers. The EDC is seeking a developer capable of partnering with the town to design and construct an industrial building for lease or resale to a qualified end-user on one or more of the available lots in Phase III of the Plymouth Business Park. Developers selected for this program would be able to purchase a shovel ready site at one of the most competitive prices in the region. In addition they would also qualify to receive a grant from Connecticut Light & Power Company in the amount of \$5,000 to offset the costs of planning and design.

"This proposed partnership is in response to the needs of the manufacturing industry," said Craig Stevenson, the town's economic developer. "We are finding that these businesses need to expand but often do not have the time or expertise to deal with the traditional development process. Providing them a site plan, builder and quantified budget for construction is what they need to move forward."

Only manufacturing businesses are eligible to purchase land in the business park.

Due to the source of the state funds, development policy requires industrial/manufacturing or professional office usage. Stress on the manufacturing industry by the international economy and competition has created a need for an even greater amount of expedience in the development process. A manufacturer needing to expand today cannot wait the typical 12 to 18 months for a building to be completed, nor can they devote the time and expense often associated with the development process. In addition, the cost of building has continued to skyrocket with no moderating foreseen.

As the Plymouth Business Park is required to target primarily manufacturers and also eager to see development of the available sites, the EDC is seeking a developer to assist in expanding opportunities and increasing the attractiveness for manufacturers needing to expand or relocate their facilities. This would be achieved by providing a virtually pre-designed and permitted building ready to meet the needs of the typical end-user.

The developer would be guaranteed via their status as Preferred Developer and upon the submission of a letter of intent from a qualified end-user: 1. A 12-month guarantee for the ability to purchase a building lot of their choice for the price indicated below; 2. A 3-year 50% tax abatement on the completed building; 3. The ability to offer potential end-users a relocation grant to cover a percentage of their relocation costs. 4. A \$5,000 grant sponsored by Connecticut Light & Power will be offered to the developer to offset the costs of design and planning.

"Businesses become frustrated with the regulatory process and many do not have the time and expertise to get involved with design," said John O'Toole, manager of community and economic development for CL&P. "A program like this enhances competitiveness."

If designated, the Preferred Developer will be required to: 1. Prepare and submit a site plan for the concept depicted as part of the candidate's response to this RFQ; 2. Seek and obtain approval from the Economic Development Commission, Inland Wetlands Commission and Planning & Zoning Commission for the site plan; 3. Work with the Economic Development Commission and the town's economic developer to market the opportunity to qualified end-users.

The Town of Plymouth in partnership with the State of Connecticut Department of Economic and Community Development and U.S. Department of Economic Development Administration developed the business park with 22 shovel ready sites ranging in area from 1.5 to 5 acres each, capable of being combined and suitable for various sized facilities from approximately 5,000 to 50,000 s/f of floor space. Any of the 18 remaining available sites, once selected, could allow for breaking ground within 90 to 180 days.

Connecticut Light & Power is partnering with the town to further demonstrate the value of shovel ready sites. CL&P is the sponsor of Connecticut's QuickTracts program. The program offers an online inventory of pre-qualified, easy-to-develop sites in Connecticut. If you need to break ground within 90 to 180 days and would like existing infrastructure within 400 ft. of the site, visit www.QuickTracts.com and search the database.

For more information about the program visit, www.plymouthtime.com.

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