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Committee on Planning and Development
Co-Chair: Senator Eric D. Coleman
Co-Chair: Representative J. Brendan Sharkey
Connecticut General Assembly
Legislative Office Building, Room 2100
Hartford, CT 06106-1591

Subject: Proposed Bill No. 379, An Act Concerning Land Value Taxation

Dear Senator Coleman, Representative Sharkey and Committee Members,

I am writing to you to ask your support for the subject legislation to give municipalities the option of enacting land value taxation to encourage economic development. This proposal has been adopted by many states and communities always with a significant positive impact on development and growth.

During my eight years serving as a City Council member and two years as Mayor of New London, I was consistently frustrated by the inability of the City to generate economic development due to the constraints of our sole source of revenue, property taxation, and the limited amount of property available in our small city to generate revenue.

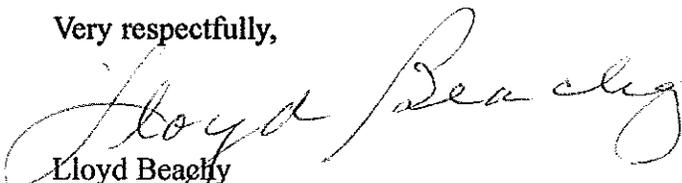
Almost one-half of our community is occupied by colleges, hospitals, public access recreation facilities, and other tax exempt properties. Land available for development, especially in our downtown business district, is virtually covered with old buildings generating very little tax revenue and property owners are not motivated to improve their buildings because of the increase tax costs involved in improving their buildings.

If the main tax could be traced back to the value of the land rather than the buildings on that land the property owner would naturally see value in improving his or her property because there would be no impact on the tax costs associated with those improvements.

The impact of local ordinance based on the proposed legislation would have an immediate, significant and dynamic impact on the desire of property owners to improve their investment in order to improve their return on that investment with little or no added tax burden.

I implore you to support this legislation in order to help us rebuild our city business community.

Very respectfully,



Lloyd Beachy
Mayor of the City of New London (1998 and 2002)
City Councilor of the City of New London (1995 to 2003)