

**Testimony Regarding Senate Bill No. 1, An Act Concerning Tax Fairness and  
Economic Development**

**Planning & Development Committee – Public Hearing  
March 18, 2015**

**Matthew W. Hart (Town Manager)  
Town of Mansfield**

I appreciate the opportunity to testify on Senate Bill No. 1, specifically those elements of the bill that relate to the payment in lieu of taxes program (PILOT).

Mansfield is home to the University of Connecticut's main campus in Storrs, with a total population of 26,543 and a year-round population closer to 13,000. Outside of the university, we are still in many ways a rural community with a limited tax base consisting of residential and some commercial properties. With state support, we are building the mixed-use Storrs Center project to serve as our downtown, and this initiative has positively impacted our grand list.

We support the intent of this bill to adequately fund and to stabilize the PILOT grant for those towns that host a significant amount of state property. With the presence of UCONN and the former Bergin Correctional Institute, we are very reliant on the PILOT grant, receiving approximately \$7.65 million or 38% of our general fund revenues from the state. Mansfield is very unique in that the value of state-owned property, at approximately \$1.2 billion, actually exceeds the value of private property in town (our most recent grand list totals approximately \$1 billion).

Under statute, Mansfield should be receiving 45% on the assessed value of state property and the actual grant amount is closer to 24% of that figure for FY 2014/15 and is expected to decline to 22% for FY 2015/16. As detailed in the attached spreadsheet, Mansfield's PILOT grant has fluctuated over the past 10 years and has not approached the statutory calculation of 45% of assessed value. Please make no mistake; state property certainly has an impact on the host municipality. While UCONN offers many benefits to Mansfield in terms of employment, arts and culture and other university-related amenities, it also has a real impact on our municipal services, including code enforcement, community services, education, public safety and public works. To illustrate this point, we have highlighted below several municipal services that are impacted by the presence of the university:

- **Fire department/EMS** – Mansfield maintains a combination fire department with both volunteer and paid personnel. Most towns our size in Connecticut rely on a volunteer fire department with a separate EMS provider. Mansfield employs 13 full-time and 14 part-time firefighter/EMT's that respond to 1,400-1,500 calls per year, most of which are rescue or ambulance calls. If Mansfield did not host the university, with its commuting traffic and associated rental properties, our annual call volume would be much lower. Mansfield's budget for Fire and Emergency Services totals \$2,013,632 per year.
- **Housing inspection program** – Mansfield is home to approximately 1,782 rental units, the vast majority of which house tenants that are students or have a university affiliation. In order to ensure that this housing stock meets minimum safety and related standards, the town maintains a housing inspection program to license residential rental properties. Our program is very comprehensive for a small town our size, and includes the enforcement of litter and certain parking regulations. The budget for this program totals approximately \$113,000 per year.

- **Police services** – Mansfield employs the services of 10 resident state troopers, the largest municipal contingent in the state. Much of the work of the trooper’s office in Mansfield involves community policing in the neighborhoods adjacent to campus and responding to large off-campus parties and events such as the former UCONN Spring Weekend. Our budget for police services totals \$1,374,220. By contrast, the town of Tolland, our neighbor to the north with a year-round population similar to Mansfield’s, employs five resident troopers.
- **Road maintenance and construction** – The increased automobile and truck traffic on Mansfield roads results in a much higher annual maintenance cost for our municipal roads that carry much of the UCONN traffic. To withstand the additional traffic, these roads must be resurfaced at a higher frequency than other roads in town. Additionally, Mansfield has had to spend money on traffic calming measures on local neighborhood roads that serve as cut-through roads to the campus. The town spends thousands of dollars every year repairing vandalism on its roads near the campus and picking up litter in the off campus student-dominated neighborhoods. Mansfield provides a much higher level of service during the winter on local roads that feed the campus on event nights. Considerable extra dollars are spent by the town plowing and treating roads so that UCONN visitors will be able to get to and from winter events safely. The recently constructed roads in the new Storrs Center downtown development along the eastern edge of the campus are local roads, funded in part by Mansfield. Mansfield has paid hundreds of thousands of dollars to relocate and modernize some of UCONN’s water pipes in this area.
- **Walkways** – Also to provide for student (and driver) safety, Mansfield has had to construct walkways on Town roads near and adjacent to the UCONN campus. More walkways are needed near the campus for safety. Well over \$1,000,000 of Town funds (not grants) have been appropriated for these walkways, and several million more will be needed in the future.

To summarize, I ask that you support the elements of Senate Bill No. 1 that are designed to adequately fund and to stabilize the PILOT grant for municipalities that are the most significantly impacted by state property. A town like Mansfield is not going to be able to grow its grand list to a size that will adequately fund the service demands associated with a major state institution such as UCONN. As you well know, over the past two decades the state has invested billions into UCONN and it is now one of the nation’s premier public institutions. In order for the state to maximize the investment that it has made in our community, it is important to ensure that the town receives an adequate and stable PILOT grant from the state.

I appreciate the opportunity to speak with you today and am happy to answer any questions you may have.

TOWN OF MANSFIELD  
PILOT GRANT  
STATE OWNED REAL PROPERTY  
GRANT IN LIEU OF TAXES

October 1 Grand List	1999	2000 *	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
University of Connecticut	\$ 409,901,190	\$ 390,458,450	\$ 443,020,780	\$ 463,020,780	\$ 483,020,780	\$ 941,613,470	\$ 1,002,219,242	\$ 1,007,933,938	\$ 1,047,181,652	\$ 1,047,417,552	\$ 1,060,861,563	\$ 1,064,605,653	\$ 1,074,891,430	\$ 1,126,547,658	\$ 1,154,840,324	\$ 1,204,124,045
DOT & Right of Way													2,337,580	2,337,580	2,337,580	2,337,580
Northeast Correctional Facility	16,964,460	18,089,770	18,089,770	18,089,770	18,089,770	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976
Eastern CT State University	1,995,090	3,049,340	3,049,340	3,049,340	3,049,340	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560
Other Real Property					1,243,760	2,515,660	2,515,660	2,104,396	2,104,396	2,104,396						
<b>Totals</b>	<b>\$ 428,860,740</b>	<b>\$ 411,597,560</b>	<b>\$ 464,159,890</b>	<b>\$ 484,159,890</b>	<b>\$ 505,403,650</b>	<b>\$ 965,378,666</b>	<b>\$ 1,025,984,438</b>	<b>\$ 1,031,287,870</b>	<b>\$ 1,070,535,584</b>	<b>\$ 1,070,771,484</b>	<b>\$ 1,082,111,099</b>	<b>\$ 1,085,855,189</b>	<b>\$ 1,098,478,546</b>	<b>\$ 1,150,134,774</b>	<b>\$ 1,178,427,440</b>	<b>\$ 1,227,711,161</b>
<b>Fiscal Year</b>	<b>01/02</b>	<b>02/03</b>	<b>03/04</b>	<b>04/05</b>	<b>05/06</b>	<b>06/07</b>	<b>07/08</b>	<b>08/09</b>	<b>09/10</b>	<b>10/11</b>	<b>11/12</b>	<b>12/13</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16 Projected</b>	
Calculated PILOT Grant	\$ 5,042,759	\$ 4,880,518	\$ 5,743,979	\$ 6,523,086	\$ 7,034,461	\$ 9,561,593	\$ 10,563,536	\$ 11,077,579	\$ 12,245,857	\$ 12,388,291	\$ 12,991,826	\$ 13,271,322	\$ 13,816,114	\$ 14,465,820	\$ 14,821,671	
Actual PILOT Payment	\$ 5,055,929	\$ 4,549,319	\$ 4,797,040	\$ 6,343,657	\$ 7,703,004	\$ 7,620,956	\$ 8,020,784	\$ 8,396,689	\$ 8,055,354	\$ 7,265,843	\$ 7,058,654	\$ 7,021,354	\$ 6,784,862	\$ 7,648,878	\$ 7,275,531	
Prior Year Mill Rate	.02613	.02635	.0275	.02994	.03093	0.02201	0.02288	0.02387	0.02542	0.02571	0.02668	0.02716	0.02795	0.02795	0.02795	
Reimbursement Rate	45.12%	41.95%	37.58%	43.76%	49.28%	35.87%	34.17%	34.11%	29.60%	26.39%	24.45%	23.81%	22.10%	23.79%	22.09%	

Note 1. The Mansfield Training School Facilities have been combined with UConn Depot Campus

Note 2. Full funding equals 45% of taxes receivable

\* Revaluation Year- Mansfield Training School Campus Reduced in Value