



RESIDENTS OF MDC TOWNS: DO YOU KNOW ABOUT THE METROPOLITAN DISTRICT'S SWEETHEART PRICING FOR NIAGARA BOTTLING?

Do You Know About the MDC's Water Rate Giveaway?

- The MDC amended water rates on Dec. 14, 2015. They raised your rate from \$2.53 per centum cubic feet (ccf) to \$2.66 per ccf (a 5% increase!). They also established a discounted rate of \$2.16 per ccf for the excess of "large users". Large users are those using over 668 ccf (~500,000 gallons) per day. Customers using over the 668 ccf will pay \$0.50 less per ccf on water used in excess of the first 668 ccf.
- That same day it was revealed that Niagara Bottling planned to build a plant in Bloomfield and tap MDC water. Niagara anticipates 4 bottling lines, each using ~450,000 gallons per day, up to 1.8 million gallons per day at full production. When more than one line is operational, Niagara would be the MDC's only large user eligible for the special discount.
- How much is this giveaway worth? Over a year, with 4 lines, this could accumulate to over \$317,185 savings for Niagara (and lost revenue to offset MDC customers' charges)! This is Corporate Welfare!

Do You Know About the Special Sewer Service Charge (SSSC) Giveaway?

- The MDC also stealthily changed the rate structure on Dec. 14, 2015. While the giveaway on the water rates is bad enough, this appears to be where the real money is.
- The MDC amended their rate structure so that "large users" (differently defined than for the water rate, but the same outcome: only Niagara qualifies) pay a lower SSSC than normal users. For "large users", their monthly charge is a blend of the normal special sewer service charge, \$3.25 per ccf (what you pay), on the first 20,000 ccf and then a charge reduced by the ratio of actual sewage to water used on the excess.
- How would this apply to Niagara? If Niagara runs 4 bottling lines at 1.8 million gallons per day and their sewage water to consumed water ratio is 20% (as stated by the MDC to the Bloomfield Town Council on 1/11/16), Niagara would pay a blended rate of \$1.37 (versus your rate of \$3.25) on their total water usage. This would amount to a monthly savings of \$135,700! Over a year this would accumulate to \$1,628,388 savings for Niagara (and lost revenue to offset MDC customers' charges)! This is Corporate Welfare!
- The MDC does not mention the reduction of the SSSC at all in the "Water Rates" (or any other) section of their "Facts" document.

Did You Know About the Public Hearings for these Giveaways?

- The MDC is required to provide notice and hold a public hearing on these rate changes. This happened in November 2015. But no one knew what the hearing was really about, so no one showed up or commented per the minutes of the hearing.
- In a Nov. 20, 2015 e-mail, Rebecca Nolan of MetroHartford Alliance states "Art [the real estate broker for Niagara] told me the MDC had a public hearing to make the two ordinance changes to accommodate Niagara but they still need to go up in front of the MDC board for final approval. He did not seem to think this would be an issue. The MDC is doing everything they said they would."

Selling Water to Niagara is an Inappropriate Activity for the MDC!

As a regional non-profit company tasked to supply clean water to its eight member towns, the MDC should not be selling area drinking water to a business whose intent is to export it. BloomfieldCitizens.org believes bottling our water is a legal loophole to allow unauthorized expansion of the MDC's service area and unregulated state interbasin water transfers.

Follow Bloomfield Citizens FACEBOOK page to get
Action Alerts. Like Us on FACEBOOK. BloomfieldCitizens.org
Or contact us at: BloomfieldCitizens@gmail.com



Bloomfield Deserves Better!

Is Niagara Bottling Your Vision of Bloomfield's Future?

Bloomfield was once a rural community. Its initial suburban expansion in the 1950s brought good livelihoods and rising prosperity from many good local businesses. For several decades Bloomfield remained a good place to live and work, an All American Town.

Unfortunately, that era is gone. Taking the place of local companies are large out-of-state corporations that extract our natural resources and employ low-skilled labor – for the few jobs that they can't mechanize. These companies scour the country to find towns like Bloomfield and utilities like the MDC who are so desperate for "economic development" or "to reverse declining usage" that they not only are willing to jeopardize irreplaceable resources, allow environmental pollution and infrastructure degradation but to even pay for the privilege via tax abatements and sweetheart rates!

Niagara Bottling extracts local resources for their – not our – profit. They pollute the environment with plastic bottles. They do not provide meaningful work to area residents. And they degrade the built environment of the town, making it an increasingly ugly place to live.

SAY NO TO NIAGARA!

*Selling our water in these uncertain times is
unwise.*

To volunteer, please contact
BloomfieldCitizens@gmail.com

On Facebook: "[BloomfieldCitizens.org](https://www.facebook.com/BloomfieldCitizens.org)"

NIAGARA PROPOSAL FACTS

- Niagara Bottling proposes to purchase up to 1.8 million gallons of water per day (mgd) from the Metropolitan District Commission (MDC) to bottle and sell. Water managed by the MDC for the region's benefit would be exported not only outside the Connecticut River Basin but outside the state. The Bloomfield Town Council objected to state interbasin water transfers in 2013. Why do they now support shipping Connecticut water out of state and allowing a private company to profit from it?
- While the MDC claims to have abundant "excess water capacity" to sell to Niagara, we don't really know. The MDC's "safe yield" is taken from a 1998 contract and has not been publicly updated in the last twenty years for changes in river hydrology, changes in precipitation patterns, increasingly common drought, or development in the Farmington River Valley. Town Officials have no way of evaluating MDC's water capacity claims.
- The MDC views the water in the reservoirs of the Farmington River system as a commodity to extract, not as a resource integral to the overall health of the system. The Farmington is under increasing stress due to changes in the watershed and local climate. Though the reservoirs may have "excess" water, the overall system does not. Water needs to be fed back into the system to increase overall flows and river health (and thereby the health of the river communities, including Bloomfield). DEEP Inland Fisheries Division has recommended repeatedly that the MDC should regularly release water from its two reservoirs to improve that riverine habitat, in accordance with the MDC's charter.
- Should the area experience water shortages, CT law does not allow the MDC to shut off the tap to Niagara. There is no mechanism to prioritize resident water use. While you are conserving water, Niagara will still be able to ship bottled water out of state. Even in a Drought Emergency, when we have only 50% of our water supply left, the DPH could only mandate that they Niagara cuts its water draw by 25%. This is discriminatory. In a drought, citizen water access, which Bloomfield residents paid for as MDC customers, is not prioritized over Niagara's profits.

Our Water – Not For Sale at Any Price

- Niagara has sued successfully to maintain their water usage, even in the face of local water shortages and drought. Niagara sued Groveland, FL for \$4 million when the town challenged Niagara's permit to draw water from the St. Johns River Water Management District while the town was simultaneously asking residents to restrict water usage due to a water shortage.
- The MDC passed an ordinance Dec. 14, 2016 that gives high-volume users (those using over 0.5 mgd) a \$0.50 per ccf (centum cubic feet, i.e. 100 cubic feet of water = 748 gallons) discount on all water used over the 0.5 mgd breakpoint. **This is a sweetheart deal for Niagara that discourages water conservation.** Those using the least water (residents) pay higher rates while those who use the most water (Niagara) get cheaper rates. This is not the behavior that Connecticut should want to encourage.
- Niagara has stated that tankers will also truck in water from springs throughout this state and perhaps other states. Is Niagara working behind the scenes to purchase and control local springs?
- Connecticut is working on a comprehensive state-wide water plan for completion July 1, 2017. **It is inappropriate to act on the Niagara proposal until the state finalizes the water plan and the Niagara proposal can be evaluated under its provisions.**
- Niagara pledges only 38 low-wage jobs initially. While the number might rise if bottling lines are added, water bottling already is largely robotic and that trend will only continue. The description in the Inland Wetlands application for the non-disclosed facility cites a "hi-tech, low personnel manufacturing facility." **Niagara's proposal does nothing to provide area residents with meaningful work.** Read here what Niagara employees have to say about working for this "family-friendly" company:
<http://www.indeed.com/cmp/Niagara-Bottling/reviews?fcountry=US>.
- Pledging 8% of the MDC's claimed excess capacity to Niagara could stall positive revitalization and quality job creation in Bloomfield.
- **California-based Niagara has asked for a tax abatement of \$4.9 million. If given, Bloomfield taxpayers will have to make up these dollars in lost public revenues each year to support the roads and public services used by Niagara.**
- Niagara desires to build a 443,000 square foot (10-acre) plastic manufacturing and water bottling plant off Woodland Avenue. The facility will function 24/7. Do residents want additional industrialization of Bloomfield? Does this advance the Bloomfield Plan of Conservation and Development goal of preserving Bloomfield's "rural character"? Should we conserve farm land on Woodland Ave. for long-term food security?
- Niagara anticipates "100 plus trucks a day over 24 hours" with two bottling lines. That's 100 trips = one approximately every 15 minutes, idling, polluting the area with diesel exhaust and creating traffic congestion. **At full capacity with 4 bottling lines, this could go up to 200 trucks per day.** A surrogate for Niagara in their non-disclosed Planning & Zoning application noted that "the driveway is wider than Woodland Ave." and that "the State will tell us if the trucks are a problem...the key is to schedule the trucks during non-peak hours." The truck traffic will also take a toll on the roads – a hidden cost to residents of Bloomfield and neighboring towns.
- **Niagara will produce 2.6 million more plastic bottles to enter our environment every day on each bottling line. At full capacity, this would be over 10 million plastic bottles per day! Some percentage will be recycled – perhaps more in Connecticut because of the bottle deposit law – but at least 60% will not.** (And even recycling costs energy resources.) Plastic in the environment is toxic, endangering wildlife and humans. While Bloomfield citizens do not have the ability to "solve" this problem, we can act responsibly by rejecting Niagara, a business based on plastic. As the saying goes "Think Globally, Act Locally."
- The manufacture of plastic bottles requires the handling of polyethylene, oil-based materials that have to be trucked in, properly stored, and are subject to treatment as potentially hazardous. So far, town authorities have not considered the potential threat to public safety posed by an industrial fire, leakage, accident or spill of such hazardous materials.
- Niagara would dump 20% of the water used daily, i.e. 360,000 gallons, into the MDC system as waste water! **The MDC passed an ordinance Dec. 14, 2016 giving a sewage discount if water usage exceeds 15 million gallons per month, i.e. 0.5 mgd average.**
- Bottled water is no safer than tap water. In fact, consuming bottled water is probably more dangerous because of less stringent regulation than public utility water (overseen by the CT Dept. of Public Health oversight). (See June 2015 Niagara water recall because "the operator of a spring that supplies two of its plants failed to report evidence of E. coli at the source.")
- Niagara's modus operandi nationwide is the same: identify financially-challenged towns and/or utilities, fast-track a proposal through the town's "economic development" arm, and then try to get the proposal passed before the public learns of it. Recent examples include San Antonio, TX and Kingston, NY. Both were ultimately stopped by citizens.



BOTTLING, LLC

August 20, 2015

VIA EMAIL

Attn: Scott Jellison
 Metropolitan District Commission
 555 Main Street
 Hartford, CT 06103
 SJellison@themdc.com

RE: NIAGARA BOTTLING, LLC GENERAL BUSINESS MATTERS

Subject: Exemption from Special Sewer Service Charge

Dear Mr. Jellison:

Niagara Bottling, LLC ("Niagara") is considering expansion into the Northeast, which would involve construction of a new manufacturing facility and would require the consumption of up to 1.8 million gallons of water per day. Since water is our main resource, its cost can be a significant factor in our decision to select one site over another. At this stage, the Special Sewer Service Charge ("SSSC") imposed by MDC, if not mitigated in some way, makes our move to an area within MDC jurisdiction essentially cost prohibitive. The projected cost of the SSSC, based on the attached MDC chart, averages approximately \$4.30/ccf of water consumption over the next 40 years. This increases our projected water costs (currently \$2.53/ccf) by 170%.

Niagara is taking the position that the SSSC does not apply to our operations, or at the very least should be drastically reduced, for the following reasons:

1. The Project being funded by the SSSC is designed to decrease nitrogen being discharged from the District treatment facilities, but our operations do not affect nitrogen levels in the system.
 - a. Section S12x of the Ordinances of the Metropolitan District Relating to Sewers (the "Ordinance") refers to the SSSC as being applied directly toward funding the Clean Water Project "relating to the reduction of nitrogen discharged from District Wastewater Treatment Facilities." Since our process discharge has the same composition as the incoming water, just with higher levels of TDS, we would not be impacting the nitrogen levels in the wastewater system.
2. The MDC has the discretion to reduce the SSSC for operations serviced by on-site wastewater collection, treatment, and disposal, and our operations qualify for such a reduction.
 - a. Incoming water is processed through reverse osmosis prior to filling the bottles, and any amount discharged is also subject to other treatment, including pH neutralization, prior to its introduction into the wastewater system. The Ordinance clearly states that the MDC may "allow for a reduction in the special sewer service charge" in such a situation.
3. Our discharge accounts for approximately 15% of our water consumption, since most of the water is used in filling bottles to be shipped out as product.
 - a. Our unique operations yield discharge volumes which are much lower than those of other water users, since most of our water inflows end up leaving our facility as product.

EST. 1953

BOTTLING, LLC



Therefore, our impact on the sewer system is accordingly lower than similar water users, which warrants at least a reduction in the SSSC, perhaps only assessed on actual metered discharge.

Feel free to contact me via phone (951-300-3299) or email (tuhlick@niagarawater.com) with any questions.

Sincerely,

Todd Uhlick
Director of Expansion & Real Estate
Niagara Bottling, LLC

cc: Art Ross, Newmark Grubb Knight Frank
Paul Earnhart, Lee & Associates
Geoff Kamansky, Niagara Bottling, LLC

From: [Jellison, Scott](mailto:SJellison@themdc.com)
To: [Geoff Kamansky](mailto:gkamansky@niagarawater.com)
Date: 9/29/2015 7:50:50 PM
Subject: RE: Niagara/MDC - Call Follow-up

Geoff sorry I missed you. We are working on a new water rate for users who exceed 500000 gpd,. I need to develop logic to support an amount consistent for any user who may qualify. I will have something late this week or early next. I will send you something asap. Thanks

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----
From: "Jellison, Scott" <SJellison@themdc.com>
Date: 09/28/2015 1:08 PM (GMT-05:00)
To: Geoff Kamansky <gkamansky@niagarawater.com>
Subject: RE: Niagara/MDC - Call Follow-up

Agreed. Fair question

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----
From: Geoff Kamansky <gkamansky@niagarawater.com>
Date: 09/28/2015 12:53 PM (GMT-05:00)
To: "Jellison, Scott" <SJellison@themdc.com>
Subject: RE: Niagara/MDC - Call Follow-up

Scott, in our discussion, we are looking for outside the box thinking to make this site more attractive. One of the ideas discussed was potentially lowering water rates, since you conveyed that the Sewer rate couldn't be reduced. You were going to look into and get back to me...

Thanks,
Geoff

-----Original Message-----
From: Jellison, Scott ([mailto:SJellison@themdc.com](mailto:mallo.SJellison@themdc.com))
Sent: Monday, September 28, 2015 9:49 AM
To: Geoff Kamansky
Subject: RE: Niagara/MDC - Call Follow-up

We initially discussed the sewer ordinance Changes. I can't guarantee there will be support for changing the water rate as well. Is the water rate a deciding factor

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----
From: Geoff Kamansky <gkamansky@niagarawater.com>
Date: 09/28/2015 11:46 AM (GMT-05:00)
To: "Jellison, Scott" <SJellison@themdc.com>
Subject: RE: Niagara/MDC - Call Follow-up

Hi Scott,

So are you saying that Niagara needs a full commitment prior to any available water rate reduction? I need to understand the process. Thanks again.

Geoff

From: Jellison, Scott
To: Banker, David
Negrelli, Susan
Curley, Michael
Date: 3/31/2015 7:10:21 PM
Subject: RE: Niagara Bottling

No info without face to face. They must show us they are committed

----- Original message -----

From: "Banker, David" <DBanker@themdc.com>
Date: 03/31/2015 3:34 PM (GMT-05:00)
To: "Jellison, Scott" <SJellison@themdc.com>, "Negrelli, Susan" <SNegrelli@themdc.com>, "Curley, Michael" <MCurley@themdc.com>
Cc: "Bard, Carl" <CBard@themdc.com>, "Blardo, Carrie" <CBlardo@themdc.com>
Subject: Niagara Bottling

Everyone

See attached for an RFI from Niagara for a potential site on Woodland Avenue in Bloomfield. As discussed in the 2-18-15 email, their previously selected site fell through.

David Banker - P.E.

Project Manager, Technical Services

555 Main Street

Hartford, CT 06142-0930

Ph: (860) 525-7650 ext: 3650

Fax: (860) 525-5313

From: Ross, Arthur (mailto:ARoss@ngkf.com)
Sent: Tuesday, March 31, 2015 3:20 PM
To: Banker, David
Cc: Bard, Carl
Subject: FW: Woodland Avenue; Bloomfield - MDC #'s

Hi David,

Niagara Bottling is in the market again, and the Sponzo site on Woodland Avenue is under consideration. Attached is an updated RFI for the project. Could you reconfirm the water and sewer numbers for us, for this site? Are there are other (shovel ready) sites in the area that have adequate water and sewer service, that we should consider? Griffin Land remains not interested in entertaining the bottling plant development on Griffin Road North.

Thanks in advance for your help!

Art Ross, SIOR

Newmark Grubb Knight Frank

Senior Managing Director

Hart Industrial Group

C 860 803 9938



From: Banker, David
To: Martin, Kerry
Date: 11/5/2015 11:50:38 AM
Subject: RE: Niagara Bottling UPDATE

10/13/2015 – Niagara Coordination Meeting held at Bloomfield Town Hall – Discussed Utility Coordination/Permitting Needs

10/23/2015 – Received Availability & Capacity Request Letter from Niagara

10/26/2015 – Conference Call held with Niagara – Discussed MDC Rates

10/28/2015 – Received draft site plan for Niagara development at 380 Woodland Avenue in Bloomfield

To date, we have drafted an Availability & Capacity Letter response to Niagara and addressed comments from Niagara on this draft.

Comments regarding draft site plan will be provided to Niagara's engineer by end of day Friday 11/6/2015

Niagara water sampling personnel will be on-site on Tuesday 11/10 to collect water samples to verify water quality from MDC water distribution system.

Board to discuss ordinance updates. Public Hearing for Ordinance update tentatively scheduled for mid-November (**Not sure how much you want to say**)

Let me know if you have any questions

David Banker, P.E.
Project Manager, Technical Services
555 Main Street
Hartford, CT 06142-0800
Ph: (860) 278-7850 ext. 3650
Fax: (860) 525-5013

From: Martin, Kerry
Sent: Tuesday, November 03, 2015 10:17 AM
To: Banker, David
Cc: Negrelli, Susan; Blardo, Carrie
Subject: Niagara Bottling UPDATE

Dave,

Below is the historical info and update Scott provided to the Board at the Oct meeting. Can you please provide a current update for Scott's report to the Board for Nov?

Thanks,

Kerry E. Martin
Assistant to the CEO
The Metropolitan District
555 Main Street
Hartford, CT 06103
W (860) 278-7850 ext 3203
F (860) 724-2679
kmartin@themdc.com

Niagara Bottling UPDATE

Yu10146 ? Niagara expresses concern to MDC regarding rates, with focus on Special Sewer Service Surcharge. Niagara and District staff discussed feasibility of discharging filter water effluent to surface water. Potential DEEP permitting timeline for surface water discharge did not meet Niagara's development schedule.

Yu10146 ? August 21, 2015 – Held conference call with Niagara to discuss water and sewer rates and concerns, review potential alternatives for rate adjustment as Niagara will only be discharging approximately 20% of the water purchased from MDC.

OCT UPDATE

Yu10146 ? September ?? – CEO conf call with Niagara

Yu10146 ? Drafted new ordinance to provide relief of the SSSS once over (1 line 450,000gpd) 4 lines 1.8 million) 500,000 and discharge only 20% to sewer

Subject: RE: Niagara/MDC - Call Follow-up

No I will be meeting thru ought this week with leadership. I have identified a number of customers which exceed 20,000 CCF in a month, but not on an annual average. We need to analyze the impacts to the revenues.

Do you have a time line as to if and when Niagara will be able to provide a formal commitment. I will need this before we submit this language to our board for consideration.

Scott W. Jellison, P.E.
Chief Executive Officer
The Metropolitan District
555 Main Street, Hartford Ct 06103
Office phone 860-278-7850 x 3200
Cell phone 860-982-5015

From: Geoff Kamansky [mailto:geoffkamansky@niagarawater.com]
Sent: Monday, September 28, 2015 11:26 AM
To: Jellison, Scott
Subject: RE: Niagara/MDC - Call Follow-up

Thanks, hope you had a great weekend, any movement on lowerng the water rates?

Thanks,
Geoff

From: Jellison, Scott [mailto:S.Jellison@hemdc.com]
Sent: Monday, September 28, 2015 8:08 AM
To: Brandon D Howard; 'Ross, Arthur'; Todd J. Uhlick; Geoff Kamansky
Cc: Banker, David; 'Bart Halloran'; Katie Booher; 'Derek Salfia'; 'Paul Eamhart (pearnhart@lee-assoc.com<mailto:pearnhart@lee-assoc.com>); 'Kaitlin Halloran (khaloran@halloranlawct.com<mailto:khaloran@halloranlawct.com>); Negrelli, Susan; 'Chris stone (crs@chadwickstone.com<mailto:crs@chadwickstone.com>)
Subject: RE: Niagara/MDC - Call Follow-up

Geoff as discussed, see attached for the revised Niagara billing projection based upon 250,000 gpd water consumption (in lieu of 450,000 gpd) and 50,000 gpd sewage discharge per bottling line. This assumes the draft ordinance change would not begin to provide a financial benefit until bottling line 3 is activated and the water consumption would begin to exceed the 500,000 gpd.

Scott W. Jellison, P.E.
Chief Executive Officer
The Metropolitan District
555 Main Street, Hartford Ct 06103
Office phone 860-278-7850 x 3200
Cell phone 860-982-5015

From: Jellison, Scott
Sent: Tuesday, September 22, 2015 12:20 PM
To: 'Brandon D Howard'; 'Ross, Arthur'; Todd J. Uhlick; 'Geoff Kamansky'
Cc: Banker, David; 'Bart Halloran'; 'Katie Booher'; 'Derek Salfia'; 'Paul Eamhart (pearnhart@lee-assoc.com<mailto:pearnhart@lee-assoc.com>); 'Kaitlin Halloran (khaloran@halloranlawct.com<mailto:khaloran@halloranlawct.com>); Negrelli, Susan; 'Chris stone (crs@chadwickstone.com<mailto:crs@chadwickstone.com>)
Subject: RE: Niagara/MDC - Call Follow-up

Resend with attachment;

Brandon, attached is the draft ordinance language which would facilitate the projected financial savings submitted to you Friday. Again I would reiterate, MDC Board approval of this change to the ordinance is required prior to giving any formal commitment to Niagara. I would be happy to schedule a meeting or conference call with you to discuss the details at your convenience.

Thank you

Scott W. Jellison, P.E.
Chief Executive Officer
The Metropolitan District
555 Main Street, Hartford Ct 06103
Office phone 860-278-7850 x 3200
Cell phone 860-982-5015

From: Jellison, Scott
Sent: Thursday, September 17, 2015 4:58 PM
To: 'Brandon D Howard'; 'Ross, Arthur'; Todd J. Uhlick; Geoff Kamansky
Cc: Banker, David; 'Bart Halloran'; Katie Booher; Derek Salfia; 'Paul Eamhart (pearnhart@lee-assoc.com<mailto:pearnhart@lee-assoc.com>); Kaitlin

Brandon attached is a draft of the projected annual charges for both water and sewer consumption based on the flows provided by Niagara. Please review and we can discuss tomorrow any questions you may have. If the ordinance change was agreeable to Niagara, and the Board was to approve, this would reflect an approximate total saving of \$1.5 million with 4 bottling lines operational.

The Draft Ordinance language will be forthcoming tomorrow.

Thank you for your patience.

Scott W. Jellison, P.E.
Chief Executive Officer
The Metropolitan District
555 Main Street, Hartford Ct 08103
Office phone 860-278-7850 x 3200
Cell phone 860-982-5015

From: Brandon D Howard [mailto:brahoward@niagarawater.com]
Sent: Tuesday, August 25, 2015 3:13 PM
To: Jellison, Scott; 'Ross, Arthur'; Todd J. Uhllick; Geoff Kamansky
Cc: Banker, David; 'Bart Ha'loran'; Katie Booher; Derek Salfia; 'Paul Eamhart (peamhart@lee-assoc.com<mailto:peamhart@lee-assoc.com>)'
Subject: RE: Niagara/MDC - Call Follow-up

Scott,

Thanks for the call last Friday. We would like to get a gauge on what might be possible in terms of tax abatement or some other way to reduce the amount we would be paying in the form of the Special Sewer Service Charge.

Here is our estimate, which is quite similar for each site under consideration in CT:

Real Estate Transfer Tax

\$ -

Annual Property Taxes

\$ 927,236.51

(annual)

Business Property Taxes

\$ 100,000.00

(annual)

Construction RE Tax

\$ 988,218.75

(one-time)

Sales Tax

\$ 685,800.00

(one-time)

TOTAL for all taxes in Year 1: \$ 2,701,255.26

Thanks,
Brandon

Brandon D. Howard | Expansion Project Manager & Associate Corporate Counsel | Niagara Bottling | 2560 E. Philadelphia St. | Ontario, CA 91761
USA | Mobile 909.260.2055 | Office 909.230.7957 | brahoward@niagarawater.com<mailto:brahoward@niagarawater.com>

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Jose Giner

From: Rebecca Nolan <rnolan@metrohartford.com>
Sent: Friday, November 20, 2015 5:17 PM
To: Philip Schenck; Jose Giner; Dave Driver
Subject: RE: Niagara Bottling

Art told me the MDC had a public hearing to make the two ordinance changes to accommodate Niagara but they still need to go up in front of the MDC board for final approval. He did not seem to think this would be an issue. The MDC is doing everything they said they would. Official capacity letter is going back and forth and I'm told they are making good progress.

For the land deal - title issues are being worked through on the property – there are some lot-line and title issues for the subdivide.

Environmental concerns – hope that will not amount to anything – there is a pile of farm debris that has been there for many years and they are working thought that.

DEEP permitting – Ed Lally is working on it.

Hope that answered the question. I'll get more information to you but I believe Niagara is still feeling positive with the site and will keep moving forward.

Keep you posted.

Becky

From: Philip Schenck [<mailto:pschenck@Bloomfieldct.org>]
Sent: Friday, November 20, 2015 4:59 PM
To: Rebecca Nolan; Jose Giner; Dave Driver
Subject: RE: Niagara Bottling

Becky: FYI Niagara had requested a copy of the draft abatement agreement two weeks ago which we sent them. I had it on the Town Council Finance Subcommittee Agenda Monday evening, but Katie wanted it withdrawn as premature. That was done. The item was on the Agenda based on Niagara's short time line, but perhaps we were too quick. In any case, I am wondering about the MDC issue of water "in" wastewater charges "out", there seemed to be a need to get that resolved. Are you aware of any progress on that situation. Otherwise, Bloomfield is ready to sit down and negotiate as soon as Niagara makes it a priority. Phil

From: Rebecca Nolan [<mailto:rnolan@metrohartford.com>]
Sent: Friday, November 20, 2015 4:52 PM
To: Philip Schenck <pschenck@Bloomfieldct.org>; Jose Giner <jginer@bloomfieldct.org>; Dave Driver <ddriver@gomanyork.com>
Subject: Niagara Bottling

Hello everyone,

I just received a call from Art Ross who stated that the town meeting went well last night and he was encouraged with