



**TOWN OF CHESHIRE**  
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**TO: Town Council**  
**FROM: Sean M. Kimball, Town Manager**  
**SUBJECT: Town Manager's Report – February 2025**  
**DATE: February 11, 2025**

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**Grand List and Tax Assessment Appeal Deadline**

The October 1, 2024 Grand List was officially filed at the end of January per state statute. The Grand List rose from \$3,994,533,814 in 2023 to \$4,032,081,938 an increase of \$37,548,124 a 0.94% increase. Real Estate assessed values increased by \$56,097,731 or 1.63% to 3.49 billion, Personal Property increased by \$9,054,981 or 4.27% to 220 million and motor vehicle values decreased by \$27,604,588 or -8.10% to \$313 million.

The results of this year's Grand List present a "mixed bag" with respect to the impact on the upcoming budget. While the overall \$37.5 million increase in total value represents a relatively strong year, it is important to note that 1.30% of the 1.63% increase in real estate values is made up of the Stone Bridge Crossing Development (\$45,371,520) alone and revenues from these properties must be set aside for obligations within the Tax Increment Financing District, with only 25% of these funds available to sweep to the General Fund if the Town Council so chooses. Furthermore, the State has mandated a new valuation process for automobiles which will now be a straight depreciation calculation from MSRP. This new methodology will save most taxpayers money this year, but the result for the Town's Grand List is a loss of \$27.6 million in taxable values (about \$750,000 in tax revenues at our current mill rate). The net effect of the total growth in the Grand List after this methodology change and the proportion of properties within TIF District results in a taxable Grand List for purposes of developing the FY26 Town & Public Schools Operating Budget which is effectively flat.

As a reminder, property owners wishing to appeal 2024 Grand list real estate, business personal property assessment, or their 2023 supplemental motor vehicle assessment before the Board of Assessment Appeals must submit a written application to the Board on or before February 20, 2025, at 4:00pm. These forms are available at [www.cheshirect.org](http://www.cheshirect.org) and from the Assessor's Office in the Town Hall at 84 South Main Street. By State statute, an appeal can be heard ONLY if the request has been submitted on the prescribed form to the Cheshire Board of Assessment Appeals by **February 20, 2025, at 4:00pm**.

**Bartlem Park South Update**

- Repaving the Bartlem Park parking lots, access drives and the skate park remain scheduled for the Spring.
- The bandshell is currently under fabrication by Polygon with a mid-March delivery.
- DeRita & Sons Construction is expected to be back on site this month to begin forming the foundations to receive the bandshell

## **Elderly and 100% Disabled Tax Credit Application Period**

The filing period for the Elderly (65+) / 100% Disabled Tax relief for homeowners runs from **February 1st to May 15th**. Income thresholds and credit amounts are available on the Town website at <https://www.cheshirect.org/185/Tax-Relief-Programs>. For more information, please visit the website or contact the Assessor's Office at 203-271-6620.

## **Cheshire Public Library**

February is *Love Your Library* month. A series of social media posts will be featuring library staff and the public where participants will be expressing what they individually love about the library. In person raffles and prizes will be offered as part of the love your library events. On **Saturday, February 15<sup>th</sup> at 2:00pm**, Goza, a Latin jazz band, will be offering a free concert in the Mary Baldwin Room. Bring your Valentine for what will certainly be an electrifying afternoon!

## **Cheshire Senior Center**

Signs of a Scam – Join members of the Cheshire Police Department at the Senior Center for an important conversation into scams and crimes targeting older adults in our community. Learn helpful prevention tips, types of scams and preventive methods to avoid being a victim. The event will be held on **Thursday, February 13<sup>th</sup> at 1:00pm**. Call the Cheshire Senior Center at (203) 272-8286 to register.

## **New Emergency Operations Center at Town Hall**

Olympic Construction of New Haven was selected as the general contractor for the construction of the Emergency Operations Center at Town Hall. The contractor has begun the project submittal process with the activity of record. The contractor will mobilize in the coming weeks with demolition and framing work to begin soon thereafter.

## **Town of Cheshire 2026 Plan of Conservation and Development Public Input Survey**

We want to hear from you! The Town of Cheshire engaged with Tyche Planning and Policy Group to assist with updating the Town's Plan of Conservation and Development. A Plan of Conservation and Development (POCD, the "Plan") is an advisory document that serves as a municipality's official action plan for its future land use, development, and conservation goals. We are continuing to gather feedback from the community. The public input survey can be accessed on the Town's website or directly at the following link:

[Cheshire 2026 POCD Public Information Survey](#)

## **Upcoming Town Council Meetings:**

### **Town Council Ordinance Review Committee**

Thursday, February 20, 2025 at 6:30 p.m., Room 210

### **Town Council Special Meeting**

Tuesday, February 25, 2025 at 7:00 p.m., Council Chambers

### **Town Council Regular Meeting**

Tuesday, March 11, 2025 at 7:00 p.m., Council Chambers

### **Town Council Public Hearing on Proposed Operating Budget**

Tuesday, March 18, 2025 at 7:00 p.m., Council Chambers