

Chronology of the BROX Property – A History of Commitment by the Town – Revised 06/24/13 – 12/15/14

In 2000 The Town made a valuable long-term investment in the acquisition of 270 acres commonly referred to as “the BROX Property”. The land serves to provide for “community” needs for the foreseeable future (school sites, recreation and municipal facilities, a valuable supply of earth materials such as sand and gravel, open space, trails, and natural resource protection) and provides an opportunity for tax positive commercial and industrial development that will create jobs and economic development. A brief chronology of actions taken to date follows:

- Late 1990's** The BROX Company approached the Town in the late 1990's to see if the Town was interested in purchasing 320 acres of undeveloped property. The BROX Company provided conceptual subdivision plans for approximately 90 new homes. The Town authorized a study committee to analyze the cost/benefit of Town ownership.
- 1999** Study committee recommends to the Board of Selectmen purchase of the BROX property to retain the residentially-zoned parcels for future community uses and the industrially-zoned parcels for sale for industrial uses and economic development.
- 2000** Town voters approve purchase (1318 – 538) of 270 acres for \$1.4 million financed by a 15-year bond. A separate parcel of 50 acres purchased by the School District as the site for Heron Pond Elementary. (WA 3)
- Planning Board adopts Report and Recommendations on Providing and Preserving Land for Future Community Needs. This was the initial report used for the planning of the community lands.
- 2000-2006** Milford Industrial Development Corporation (MIDC) concentrates on strategies and methodologies to sell BROX industrial parcels.
- 2001** Town voters approve authorization (1651 – 680) for the Board of Selectmen, to sell the BROX industrial parcels for industrial uses. (WA 18)
- Town voters approve authorization (1772-660) for the Board of Selectmen to transfer up to 15 acres to the Milford School District for a kindergarten or other school facility. (This transfer did not occur.) (WA 19)
- 2002** Report given to the BOS and Planning Board on community lands by Ad-Hoc Committee.
- 2004** Town voters approve funding (1402 – 1236) for consultant work to develop a master plan for community uses. (WA 15)
- Town voters approve (1800-784) authorization for the Board of Selectmen to lease or sell, for recreation purposes, up to 17 acres to the Milford Community Athletic Association. (WA 21)
- Community Facilities Committee review of final Clough Harbour Community Lands Master Plan (07/19/04)
- 2006** Town voters approve creation of a “Tax Increment Financing District (TIF District)” (1425 – 407) to provide a funding mechanism for BROX industrial property infrastructure. (WA 24)
- Town voters approve authorization (1764 – 180) for the Board of Selectmen to sell the former Police Station property. (WA 25)
- 2006-present** The West Milford Tax Increment Financing District Advisory Board takes over for the MIDC and continues developing strategies, tools, and planning for the TIF District and begins work with professional commercial real estate brokers to market and promote the BROX Property/TIF District. Contacts and discussions made with potential developers.
- 2007** Town voters approve (1277 – 762) the establishment of the BROX Community Land Infrastructure Capital Reserve Fund. (WA 11)
- Town voters approve (1444 – 582) authorization for the Board of Selectmen to sell and/or dispose of mineral interests, earth materials, and other natural resources located in the “community lands” portion of the BROX property, and divert proceeds to the BROX Community Land Infrastructure Capital Reserve Fund. These warrant articles sunsetted on December 31, 2012 and would need reauthorization. (WA 12)

Town voters approve (1200 – 814) the diversion of up to \$500,000, from the proceeds of sale of earth materials, into the BROX Community Land Infrastructure Capital Reserve Fund. (WA 13)

Town voters do not approve (460 – 1526) authorization for the Board of Selectmen to issue bonds for \$2,760,000, for Phase I infrastructure development of the BROX industrial/Tax Increment Financing District properties. (WA 5)

Town voters approve (1496 – 591) rezoning BROX industrial parcels from "I-Industrial" to "ICI-2 – Integrated Commercial-Industrial 2" to allow mixed-use development in this area. (Ballot Vote 2)

2008 Planning Board adopts updated Community Facilities chapter of the Milford Master Plan that acknowledges, based on review by the Community Facilities Committee, the former Police Station site as a "...highly visible location and important commercial site. At this point in time, the Committee does not foresee any future long-term community facility uses for the Elm Street site." Chapter goals include analyzing the highest and best use of the Elm Street Property (former Police Station), and reevaluating the 2005 BROX Community Lands Master Plan to reflect projected changes in community needs.

2011 The Board of Selectmen enter into a Purchase and Sale agreement for Brox Properties and former Police Station with EECOTECH Capital Partners, Inc. Planning Board charged with developing a Master Plan for the property by 1st creating an overlay district to expand allowed uses and implement an expedited approval process to incentivize economic development.

Town voters do not approve the establishment of the BROX Properties Public Infrastructure Improvement Fund (819-1048) (WA 20) or Diversion of Proceeds of Sale of Former Police Station Property (928-966) (WA 21).

Town voters approve (1390-476) a modification of **2001** Authorization for Selectmen Sale of the BROX Properties to sell the property **for mixed-use development to remain current with zoning changes.**

2012 Town voters approve the establishment of the BROX Properties Public Infrastructure Improvement Fund (1225-436) (WA 24) and Funding of the Brox Properties Public Infrastructure improvement Fund with proceeds from the sale of the former police station site. (WA 25)

The Board of Selectmen authorize a subcommittee of MCAA members to conduct further analysis of recreational/sports fields needs with an eye on the BROX Community Lands Master Plan. Field Needs Analysis completed April 2013 and public presentations are being held.

2013 Planning Board establishes a working goal to update the 2004 Community Lands Master Plan to reflect changing Town priorities and needs. Work to commence upon receipt of official wetlands delineation and report for the Community Lands, anticipated late July, 2013. Planning Board establishes a representative committee to undertake an update of the 2004 Plan.

2014 Town voters do not approve (816-868) a reauthorization of the 2007 warrant article allowing the Board of Selectmen to sell or dispose of earth materials and other natural resources on the Community Lands of the BROX Property.

Planning Board accepts *BROX Property Community Land Master Plan: 2014 Update and Recommendations* as the document to guide future land use planning and development of the 'community lands'.

Board of Selectmen authorize Fieldstone Land Consultants to conduct preliminary engineering to determine feasibility and value of earth material excavation in accordance with the conceptual master plan for community facilities located within the community lands with the intent of presenting a warrant article for reauthorization of sale of earth materials.

Conservation Commission contracts with an environmental firm to undertake a natural resources inventory of the entire 270 acres of Town-owned BROX property (both the community lands and the commercial/industrial lands).