



CITY OF DANBURY
 155 DEER HILL AVENUE
 DANBURY, CONNECTICUT 06810

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APR 26 2010

PLANNING & ZONING
 CITY OF DANBURY

6-1

PLANNING & ZONING DEPARTMENT
 (203) 797-4525
 (203) 797-4586 (FAX)

APPLICATION

**DEFERRAL OF ASSESSMENT INCREASES
 ATTRIBUTABLE TO CONSTRUCTION OR IMPROVEMENTS
 WITHIN THE CITY OF DANBURY**

Pursuant to §18-25 of the Code of Ordinances of the City of Danbury, this application must be completed and submitted to the Department of Planning and Zoning by all applicants seeking to secure a deferral of assessment increases for construction or improvements on property located within the City of Danbury.

Location of Property: 21 South Street, Danbury, CT 06810

Tax Assessor's Map Number: K15/81 Town Clerk Map and Lot Number: _____

Name, Address and Telephone Number of Owner:

DRS Consolidated Controls, Inc., 21 South Street, Danbury CT 06810
(203) 798-3299

Name, Address and Telephone Number of Applicant/Agent/Lessee (if other than owner):

Owner

Description and Use of Construction or Improvement: See Attached

Present Assessed Value of Property: \$2,739,400

Estimated Cost of New Construction or Improvements Subject to Deferral: \$6-8 M Facility Expansion and \$6M Machinery + Equipment

Estimated Time Frame for Completion of Construction or Improvement: TBD

6-2

Length of Time and Percent of Assessment Increase Requested for Deferral, as permitted in §18-25(d)(2) for the cost of construction or improvements specified above:

7 Years, 100% of Construction/Improvements

Attach a site plan and other specifications drawn to scale indicating all existing and proposed construction and other improvements sufficient for the Tax Assessor to determine the assessment of the property after completion of all proposed construction or improvements for which this deferral is being requested.

The applicant is advised that approval by Common Council and receipt of all benefits available through this deferral requires the applicant to enter into a written agreement with the City fixing the assessment of the real property, air space and all construction and improvements which are the subject of the agreement. All such construction and improvements to be undertaken are subject to the eligibility criteria specified in §18-25 of the Code of Ordinances and must comply with all municipal land use regulations and building and health codes.

Applicant: _____ Date: 4/21/10

Applicant/Agent Name and Title: Jason W. Rinsky, Corporate Taxation Officer

FOR DEPARTMENT USE ONLY

The Common Council of the City of Danbury:

The Department of Planning and Zoning has reviewed this Application for a deferral of assessment increases attributable to construction or improvements and has established that:

- Yes the real property or property subject to air rights is located within the City of Danbury:
- Yes the applicant proposed to use the construction or improvements to real property or property subject to air rights for uses eligible in §18-25;
- Not delinquent the property or property subject to air rights is not delinquent in the payment of taxes owed to the City or taxes owed to the Downtown Special Services District at the time of application; and,
- Yes the applicant proposes to enter into a written agreement with the City fixing the assessment of the real property, air space and all improvements thereon or therein and to be constructed thereon or therein, upon such terms and conditions as are provided herein and therein.

Accordingly, the Department of Planning and Zoning finds that the application (does) (does not) meet the eligibility criteria in §18-25 of the Code of Ordinances.

Signed: Dennis I. Elpern Date: June 1, 2010



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PLANNING & ZONING
CITY OF DANBURY

April 19, 2010

DRS Consolidated Controls Inc. Facility Expansion Justification

Background:

DRS operated 3 facilities in Danbury, CT for design and manufacturing operations.

- Main Plant, 21 South St, 67,209 sf, 7.36 ac, b 1958, owned, 195 employees plus 12 contractors
- 19 South St, 3,305 sf, 2.35 ac, b1949, owned, 0 employees
- Shelter Rock annex, 22 Shelter Rock Lane, 20,961 sf, leased; 34 employees plus 7 contractors

The property at 19 South St is contiguous to the main plant and was purchased in the 1980s to enable future business expansion and is used primarily for storage. It is a residential house on industrial zoned land that has recently been environmentally remediated to industrial standards and is being reviewed for demolition and/or sale.

The Shelter Rock annex was leased in 1998 to support commercial nuclear power plant design and manufacturing work and is now also used for the our Electro Mechanical Actuator motor drive development laboratories.

Facility Expansion Drivers:

The Shelter Rock Annex was envisioned to be a multi year lease that would end after we completed a large commercial nuclear contract but it has now become an integral part of our ongoing business due to continued growth.

- 35% revenue growth since 2007.
- 19% increase in employee headcount since 2007.
- Since DRS acquired the business from Eaton in 2002 the Main Plant has had the following changes multiple business functions moved into the facility from the Eaton plant in Bethel, CT including:
 - The Detector Product line business (manufacturing, stock, and engineering)
 - HR and accounting personnel
 - Records and material storage
- Since the 2008 business separation from DRS PCT in Milwaukee, WI we have transferred test equipment and over 1500 records boxes to Danbury.

DRS Consolidated Controls
21 South Street
Danbury, CT 06810
Tel: 203.798.3000 www.drs.com

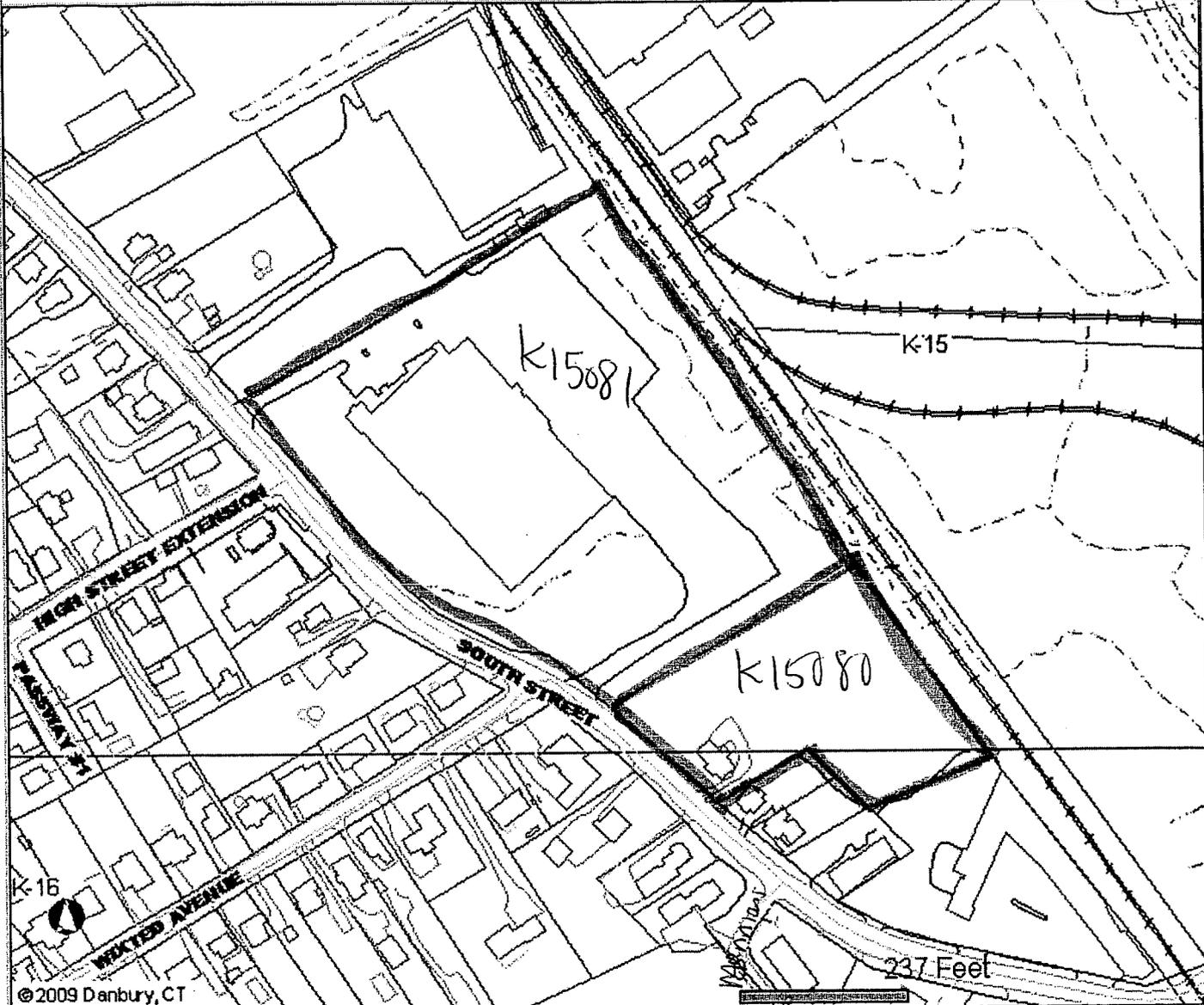
Facility Options:

- 1) Expand the 21 South St facility with a 2 story 40,000sf office addition. A construction feasibility study was conducted and found that this was viable based on current zoning regulations. This decision would enable:
 - a. Demolition of the 19 South St residential property and joining of the two parcels.
 - b. Release of the lease for the 10,000sf Shelter Rock property.

- 2) Move a business line to an underutilized DRS owned facility out out-of-state. This decision would require:
 - a. Moving engineering laboratories and records storage.
 - b. Transferring 50 engineers, support personnel, and potentially 30 future hires. Average engineering wage is approximately \$80,000 per year exclusive of benefits.

Strategic Business Direction:

In each of the three business lines that DRS CCI operates - Navy Nuclear Controls, Commercial Nuclear Controls, and Actuator Controls we continue to enjoy profitable operations and growth. Our Navy nuclear business continues as a solid base while our EMA controls business continues to grow as the Navy moves from expensive hydraulic systems in favor of electric controls. DRS CCI is also well positioned to participate in the renaissance of commercial nuclear power industry in the US and abroad where we have safety systems fielded in over 30 plants worldwide and have operated in the market since the early 1970s.



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Disclaimer:
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