

**From:** [Jellison, Scott](#)  
**To:** [Geoff Kamansky](#)  
**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 nay 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>]  
 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 garrantee there will be support for changing the wate rate as well. Is the water rate a deciding factor

Sent from my Verizon Wireless 4G LTEsmartphone

----- 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 [<mailto:SJellison@themdc.com>]  
 Sent: Monday, September 28, 2015 8:35 AM  
 To: Geoff Kamansky

3/6/2016

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 lowering the water rates?

Thanks,  
Geoff

From: Jellison, Scott [<mailto:S.Jellison@themdc.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 Earnhart ([pearnhart@lee-assoc.com](mailto:pearnhart@lee-assoc.com)<<mailto:pearnhart@lee-assoc.com>>); 'Kaitlin Halloran ([khalloran@halloranlawct.com](mailto:khalloran@halloranlawct.com)<<mailto:khalloran@halloranlawct.com>>); Negrelli, Susan; 'Chris stone ([crs@chadwickstone.com](mailto: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 Earnhart ([pearnhart@lee-assoc.com](mailto:pearnhart@lee-assoc.com)<<mailto:pearnhart@lee-assoc.com>>); 'Kaitlin Halloran ([khalloran@halloranlawct.com](mailto:khalloran@halloranlawct.com)<<mailto:khalloran@halloranlawct.com>>); Negrelli, Susan; 'Chris stone ([crs@chadwickstone.com](mailto: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 Earnhart ([pearnhart@lee-assoc.com](mailto:pearnhart@lee-assoc.com)<<mailto:pearnhart@lee-assoc.com>>); Kaitlin Halloran ([khalloran@halloranlawct.com](mailto:khalloran@halloranlawct.com)<<mailto:khalloran@halloranlawct.com>>); Negrelli, Susan; Chris stone ([crs@chadwickstone.com](mailto:crs@chadwickstone.com)<<mailto:crs@chadwickstone.com>>)  
Subject: RE: Niagara/MDC - Call Follow-up

3/6/2016

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 06103  
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. Uhlick; Geoff Kamansky  
Cc: Banker, David; 'Bart Halloran'; Katie Booher; Derek Salfia; 'Paul Earnhart (pearnhart@lee-assoc.com<mailto:pearnhart@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)<<mailto:brahoward@niagarawater.com>>

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-----Original Appointment-----  
From: Brandon D Howard  
Sent: Friday, August 21, 2015 10:04 AM

3/6/2016

To: Jellison, Scott (SJellison@themdc.com<mailto:SJellison@themdc.com>); 'Ross, Arthur'; Todd J. Uhlick; Geoff Kamansky  
Cc: 'Banker, David'; 'Bart Halloran'; Khristopher Ward; Katie Booher; 'Negrelli, Susan'; 'Blardo, Carrie'; Derek Salfia; 'Ernest Lorimer'; Paul Earnhart (pearnhart@lee-assoc.com<mailto:pearnhart@lee-assoc.com>)  
Subject: Niagara/MDC - 8/21 call  
When: Friday, August 21, 2015 11:30 AM-12:00 PM (UTC-08:00) Pacific Time (US & Canada).  
Where: (712) 432-1212, Access Code: 554-786-648; Conf Rm 1st Flr East

**\*\*UPDATE\*\***

All,

We have a potential conflict at 11:00am PDT, so we would like to push this back by 30 minutes if that works for everyone. I have still kept an end time of 12:00pm PDT, since I believe we can still have a good discussion in a 30-minute window. Please let me know if this does not work for you.

Thanks,  
Brandon

Mr. Jellison,

<< File: MDC Ordinance.pdf >>

Thank you for getting on a call with us tomorrow. Call-in details are as follows:

Call-in Number: (712) 432-1212  
Access Code: 554-786-648

Feel free to forward this invite to whomever else you would like to join. I've attached the applicable MDC ordinance for our reference. Looking forward to our discussion.

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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From: Ross, Arthur (<mailto:ARoss@ngkf.com>)  
Sent: Thursday, August 20, 2015 8:43 AM  
To: Brandon D Howard; Todd J. Uhlick; Geoff Kamansky  
Cc: Paul Earnhart (pearnhart@lee-assoc.com<mailto:pearnhart@lee-assoc.com>); Derek Salfia; Katie Booher  
Subject: MDC - 8/21 call

Guys - I just fielded a call from Scott Jellison. He wanted to make sure call-in instructions would be forwarded for tomorrow's call.

Brandon, I assume you will send those out.

Art Ross, SIOR  
Senior Managing Director  
Newmark Grubb Knight Frank  
Hart Industrial Group  
<< OLE Object: Picture (Device Independent Bitmap) >>

10 Tower Lane  
Avon, CT 06001-4211  
C 860.803.9938  
aross@ngkf.com<<mailto:ARoss@ngkf.com>>

<< OLE Object: Picture (Device Independent Bitmap) >> <http://www.ngkf.com>>

<< OLE Object: Picture (Device Independent Bitmap) >> <http://www.facebook.com/Newmarkkb> << OLE Object: Picture (Device Independent Bitmap) >> <https://twitter.com/ngkf> << OLE Object: Picture (Device Independent Bitmap) >> <http://www.linkedin.com/company/newmark-grubb>

3/6/2016

[knight-frank](#)>

<< OLE Object: Picture (Device Independent Bitmap) >> p Save a Tree - Think Before You Print. Sustainably Newmark Grubb Knight Frank.

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