

MIDDLEBURY IS CLOSED FOR BUSINESS

And the MSTA Made Sure of It.

Middlebury's leaders say they want economic development. Their actions — and their political allies — say the opposite. Here's why no employer, no developer, and no investor will plant a flag in this town.

MAJOR PROJECTS OPPOSED BY MSTA EVERY ONE warehouse, apartments, vineyard	LAWSUITS FILED OR CAUSED BY MSTA MULTIPLE CT Superior, Appellate, Supreme & Federal Court	RESIDENTIAL SHARE OF GRAND LIST OVER 90% homes pay the bill — there is no Plan B
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SOUTHFORD PARK — 764 SOUTHFORD RD

FORMER TIMEX HQ

UNANIMOUS TOWN APPROVALS

Sued the Town and its Commissions.

MSTA filed multiple lawsuits to stop the project. Currently before the CT Supreme Court — and a Federal lawsuit between the developer and the Town caused by the MSTA.

YEARS IN COURT — AND COUNTING. POTENTIAL \$27M JUDGMENT.

1535 STRAITS TURNPIKE

APARTMENTS → WAREHOUSE

OPPOSED. OPPOSED AGAIN.

Two projects. Two crusades.

First: Metro Development's 200-unit apartment plan. MSTA opposed it. After years, the developer walked away.

Then: A warehouse on the same site. **Unanimous Town Approvals.** MSTA appealed to Superior Court — lost. Appealed to the Appellate Court — lost again.

0 FOR 2 IN COURT. DIMINISHED THE WORK OF COMMISSION VOLUNTEERS.

TRANQUILITY VINEYARDS

MIDDLEBURY-OWNED SMALL
BUSINESSES

LONG-TIME MIDDLEBURY RESIDENT & ENTREPRENEUR

Owens: Middlebury Consignment, Vyne Restaurant, Brewbury Kitchen & Tap, Tranquility Vineyards.

MSTA and its supporters have vigorously opposed his vineyard — a small agricultural business owned by one of Middlebury's own.

IF THEY'LL FIGHT A VINEYARD — THEY'LL FIGHT ANYTHING.

THE MATH MIDDLEBURY CAN'T ESCAPE

FISCAL REALITY

PER COST OF COMMUNITY SERVICES STUDIES

Houses lose money. Commercial pays for itself.

- Residential: avg. \$1.16 in services for every \$1 in taxes — a NET LOSS.
- Commercial / Industrial: avg. \$0.30 — a NET GAIN of 70¢ per dollar.

Source: American Farmland Trust, median of 100+ COCS studies.

Each new public-school student costs Region 15 roughly \$25,000–\$26,000 per year. Apartments bring students. Warehouses don't.

WHAT WON'T BE BUILT IN MIDDLEBURY

Today's economy + Middlebury's politics = nothing gets built.

X NEW HOTELS weak demand • high construction cost	X REGIONAL MALLS retail in long-term decline	X OFFICE BUILDINGS post-2020 office market collapsed
X MEDICAL OFFICE consolidation • already overbuilt	X BIO-TECH / DATA CENTERS go to bigger metros, not Middlebury	X RETAIL CENTERS no foot traffic • no anchor tenants

THE ONLY DEVELOPMENT THAT MAKES ECONOMIC SENSE TODAY:

WAREHOUSE & INDUSTRIAL

Both vehemently opposed by the MSTA.

Real estate entitlement takes years and costs a fortune. In Middlebury, even a unanimous approval from every Town commission isn't enough — the MSTA sues anyway. No serious investor will accept that risk.

The result: homeowners — over 90% of the Grand List — keep absorbing rising taxes year after year, with no commercial growth to offset the burden.

Middlebury's Economic Development Commission can't fix this with a 30-second video.

UNTIL THE LAWSUITS STOP, THE TOWN IS CLOSED.