

REGULAR MEETING MINUTES
CHESHIRE ECONOMIC DEVELOPMENT COMMISSION
(held with the Economic Analysis Steering Committee)
Tuesday, January 17, 2017
7:30 a.m. – Room 207/209 – Town Hall

Commissioners Present:

David Pelletier, Derek Gromko, Lou Nero, Steve Sidoruk, William Stanley, Ray Voelker

Commissioner Absent:

Dan O'Connell

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Robert deJongh, Inland Wetlands Chairman, Don Dobbs, Executive Vice President of Lane Construction

I. CALL TO ORDER

Mr. Pelletier called the meeting to order at 7:30 a.m.

II. ROLL CALL

The roll was called.

III. DETERMINATION OF QUORUM

It was determined that a quorum was present.

IV. PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

V. APPROVAL OF MINUTES – SPECIAL MEETING – December 16, 2016

MOTION by Mr. Stanley that the minutes from the December 16, 2016 Special Meeting of the Economic Development Commission be accepted.

SECONDED by Mr.Sidoruk.

The motion passed unanimously by all present.

VI. Communications

VII. Business

- a) Discussion Re: Market Assessment & Marketing Plan (Economic Analysis)

Commission members agreed that Mr. Muldrow did a good job on the Market Assessment & Marketing Plan (Economic Analysis). Mr. Nero concurred but said that he felt the education population is decreasing. Based on the education department report, the population is decreasing, but may increase with an improving economy. There need to be ways to attract young families to town.

Regarding the School Facilities Plan, it is important to find out what the Grand List growth is.

Retail trends are changing and it would be beneficial to consult the Connecticut Main Street Program which supports retail activity. Mr. Sitko will lead this.

MOTION by Mr. Gromko that the Arnett Muldrow Market Assessment & Marketing Plan concept be accepted and to go forward with implementation. Mr. Nero seconded the motion which passed unanimously

A work plan will be based on the recommendations and timelines presented in the report: Developing the North End, Telling the Story, Building a Sense of Place, and Fostering the Environment.

Telling the Story will require embracing the concept and presenting it to the residents and businesses. Mr. Pelletier suggested a display be set up in the main lobby of Town Hall about Economic Development Strategy and Plan. The website will be upgraded to assist this effort.

The Economic Analysis Steering Committee will remain intact during implementation.

The Planning and Zoning Commission will be asked to attend the EDC meeting in February. The Inland Wetlands Commission can be present to observe but there is not enough information available yet for it to be involved, according to Mr. deJongh.

b) Speakers for Future Meetings

Speakers for future meetings will be discussed at next month's meeting.

c) Incentive Policy

Mr. Sitko included material regarding the Incentive Policy which will expire on June 30th. This included information from 2014. Mr. Sitko would like to review the Incentive Policy with a sub-committee of the commission to determine if changes should be made. Messrs. Stanley and Sidoruk will review the policy and be joined by Chairman Pelletier.

d) Liaison Reports

Mr. Gromko had nothing to report from the Chamber of Commerce.

e) Coordinator's Report

Mr. Sitko reported that 15 South Main Street was sold and will be renovated.

Marbridge Retirement Center is planning to commence in a \$10 million expansion project, probably this fall.

There is interest in the vacant "Wesson" Property.

Maker Carpentry and Construction is interested in purchasing the former Conntech Products building on Sandback Road.

The Town Council approved the Regional Brownfield Grant for Ball & Socket Arts. Ball & Socket Arts must show financial ability to proceed with Phase I of the project.

A sign applicant permit has been approved for Arby's. A franchise operator needs to be in place.

Trinity Solar leased 17,000 SF at 7 McKee Place.

FY18 Budget

Mr. Sitko said that he has budgeted funds for Business Appreciation Day, tentatively scheduled for June, 2018.

Other

Mr. Voelker announced that he will be leaving the commission at the end of the month.

VIII. Adjournment

Mr. Pelletier adjourned the meeting at 8:25 a.m.

Respectfully submitted:

Dawn Guite
Recording Secretary
Cheshire Historic District Commission