

**REGULAR MEETING MINUTES**  
**CHESHIRE ECONOMIC DEVELOPMENT COMMISSION**  
**Tuesday, March 21, 2017**  
**7:30 a.m. – Room 207/209 – Town Hall**

Commissioners Present:

David Pelletier, Derek Gromko, Steve Sidoruk, William Stanley, Don Dobbs

Commissioner Absent:

Dan O'Connell

Staff Present:

Jerry Sitko, Economic Development Coordinator

Liaison

IWWC Chairman Robert deJongh

**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**

A quorum was present.

**IV. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**V. Welcome New Commissioner Don Dobbs**

Mr. Pelletier welcomed Don Dobbs as the newest member of the commission.

**VI. APPROVAL OF MINUTES – REGULAR MEETING – February 21, 2017**

**MOTION** by Mr. Stanley that the minutes from the February 21, 2017 Regular Meeting of the Economic Development Commission be accepted.

SECONDED by Mr. Sidoruk.

The motion passed unanimously.

## **VII. Communications**

No communications were noted.

## **VII. Business**

### a) Arnett Muldrow Report and Work Plan for 2017

The Planning and Zoning Commission is talking about the report and attendance at the February 21<sup>st</sup> EDC meeting. Following a productive meeting last month with the town council, Mr. Sitko revised the work plan to include status and dates of EDC's activities. Activity/status to date is as follows:

A draft of the annual report on Cheshire economy will be submitted to the EDC in April with completion date in May/June.

The Planning and Zoning Commission will hold a public hearing on changes to I-1 and I-2 regulations on April 11.

The incentive policy expires in June. The EDC incentive committee will meet in late March/early April to discuss the policy. After discussion it will be presented to the EDC at the monthly meeting in May and the town council will review in June.

The status of marketing is that an internal working group continues to work with CivicLive to redesign the website. Examples will be reviewed by the EDC in April/May.

The Interchange Zone will include updates to utility costs, exploration of funding options, including Tax Increment Financing, consideration of additional uses (i.e., warehouse/distribution), and meeting with property owners. These activities will occur from February through July/August.

Funding request was submitted as CEDS project on March 9 for infrastructure in Interchange Zone.

A request for consideration of a development authority was sent to the Charter Revision Commission in February and discussed with council on February 28. Review of legislation will take place with the town attorney by September/October.

Mr. Sitko will attend a webinar on Tax Increment Financing (TIF) District Plan in Windsor Locks on April 5. Legislation with town attorney will be reviewed by July/August.

#### Commercial Areas

- a) STEAP grant application for funding for trail parking near West Main Street being prepared. Application deadline is April 17.
- b) Explore participation in CT Main Street Center. Decision to be made by May/June.
- c) Planning and Zoning Commission discussed West Main Street section of POCD on January 11.
- d) Possible intern project to address ways to attract restaurants/retailers and retainage of existing businesses. Project will be discussed with student in March/April.

#### b) Speakers for Future Meetings

A speaker will be scheduled for the EDC meeting in May. A suggestion was made to invite Carter or Adam Winstanley. Their company is located in Massachusetts but representatives are in Connecticut often for business.

#### c) Incentive Policy

Information has been gathered from municipalities so that it can be used for comparison with Cheshire. Mr. Sitko would like to review this information with the EDC subcommittee later in March or early April. He will reach out to set up a meeting date and time.

#### d) Liaison Reports

Mr. Gromko reported that the Chamber of Commerce Business Expo will take place on Saturday, March 25 at Cheshire High School from 9:00 a.m.

– 2:00 p.m. A shredding vendor will be available for proper disposal of documents. Cheshire police will be doing free car seat safety checks.

e) Coordinator's Report

Brian's Guitars

Brian's Guitars will be moving from Hamden to Cheshire. The new location is 453 West Main Street. The move will allow expansion of the showroom and offering of new services. Mr. Sitko said that it is a good fit for Cheshire and that the intent is for this area of town to be a commercial village.

Marion Manufacturing

Marion Manufacturing was awarded a \$225,000 low interest loan by the State Department of Economic and Community Development for the purchase of a new high-speed metal stamping press.

EDAC Technologies Corporation

EDAC Technologies Corporation has been awarded a \$4.5 million zero-interest grant from the State's First Five program to purchase machinery and equipment. Per the terms of the agreement, EDAC must retain 349 jobs and create 200 new jobs. A total of \$28 million in loan forgiveness will be provided when the company reaches 549 jobs and maintains for 24 consecutive months.

Trinity Solar

Trinity Solar has signed a long-term lease to expand its operation at 7 McKee Place. Its current installation and warehousing operation in Cheshire is a 25,000 square-foot facility. Under the terms of the new lease, Trinity Solar will expand into 16,000 square feet of office space in the building to allow for the expansion of marketing and administrative divisions.

Former Cheshire Cinema Location

Plans are proceeding for an office building on this site.

### Recent bond sale and municipal credit ratings of municipalities

The Town of Cheshire will save approximately \$1.7 million in interest as a result of a bond sale (\$17.5 million in bonds) on February 22, 2017. Cheshire participates in a bond sale every two years. Before the sale, Cheshire officials met with representatives from Standard & Poor's Global Ratings and Fitch Ratings rating agencies. After reviewing the town's financial background and economic activity, both agencies reissued AAA ratings to the Town. Municipalities could see credit ratings affected if the state's economic problems continue.

### Alexion

Alexion, formerly located in Cheshire, will be laying off 210 employees in the coming weeks as part of restructuring to support the company's long-term plans. This represents about 7 percent of Alexion's 3,000 person workforce. The layoffs are coming soon after those that were announced at ESPN.

### Regional Water Authority

Mr. Sitko distributed a copy of a presentation from the Regional Water Authority given by Beth Nesteriak and Lori Vitagliano. The presentation focuses on challenges to date, i.e., declining water consumption. It also addressed proposed legislative revisions for 2017 to define non-core revenue, streamline the bidding process, and exploring involvement in renewable energy.

### Wetlands

There was nothing to report.

### Election of Officers

According to the EDC bylaws, the commission is to elect its officers at its meeting in April, 2017. Officers are chairman, vice chairman and secretary.

### April 2017 Meeting

The April 2017 meeting of the Economic Development Commission will be held on Tuesday, April 18<sup>th</sup> at 7:30 a.m. in Room 207/209 – Town Hall.

**VIII. Adjournment**

Mr. Pelletier adjourned the meeting at 8:50 a.m.

Respectfully submitted:

Dawn Guite  
Recording Secretary  
Economic Development Commission