

**REGULAR MEETING MINUTES**  
**CHESHIRE ECONOMIC DEVELOPMENT COMMISSION**  
**Tuesday, June 20, 2017**  
**7:30 a.m. – Room 207/209 – Town Hall**

Commissioners Present:

David Pelletier, Derek Gromko, Steve Sidoruk, Don Dobbs

Commissioner Absent:

Dan O'Connell  
Peter Nichols  
William Stanley

Staff Present:

Jerry Sitko, Economic Development Coordinator

Also Present:

Carter Winstanley, Winstanley Enterprises, David Barnes, CBRE, John Milone, Milone & MacBroom, Jack Neiswanger, Guest, Bob deJongh, Inland Wetlands and Watercourses Commission, Bill Voelker, Town Planner, Dave Veleber, Planning and Zoning Commission and Jim Jinks, Planning and Zoning Commission.

**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.

**VII. APPROVAL OF MINUTES – Special Meeting – May 16, 2017**

**MOTION** by Mr. Sidoruk that the minutes from the May 16, 2017 Regular Meeting of the Economic Development Commission be accepted.

SECONDED by Mr. Dobbs.

The motion passed unanimously.

**VIII. Communications**

There was nothing to report.

**IX. Business**

a) Discussion with Carter Winstanley, Winstanley Enterprises

Carter Winstanley of Winstanley Enterprises discussed current trends in commercial real estate development. This privately-owned family business has been in existence since 1973 in Connecticut and New England.

This business delivers challenging projects focusing on sustainable neighborhood design and mixed-use development. It creates productive assets that provide real benefits to communities by acquiring land and under-performing assets. It deals with all real estate sectors – retail, industrial, warehousing, and biotech, to name a few.

In Cheshire, the company owns 352 Knotter Drive, a 170,000 SF building formerly occupied by Alexion Pharmaceuticals. His brother, Adam, was instrumental in bringing Alexion to Cheshire from Science Park in New Haven in 1999. Carter worked on development of Alexion's current 513,000SF facility in downtown New Haven.

Mr. Winstanley said that Connecticut is a challenging market to move office space. The recovery of commercial real estate overall is uneven. Offerings of one year free rent have brought no interest locally; Hartford, Wallingford, etc. There are situations where rents offer twice the amount of square footage for the same price.

The current demand overall is for urban areas (attractive to millennials) with a multitude of offerings within close proximity. He gave an example of Reebok's all-inclusive state-of-the-art headquarters on Rt. 128 and 9 miles from downtown Boston. It is relocating to Boston's urban seaport area. In addition, there have been vacant buildings on Rt. 495 for at least 10 years. This area was formerly the home of hi-tech companies. Suburban areas are greatly affected by moves to urban areas.

Retail is in a free fall because of online shopping. 40% of brick and mortar stores are going to be closing.

Warehousing is tied to national overlay and is doing well in Connecticut.

Businesses want to be near working counterparts, i.e., laboratories near medical schools. Some laboratory start-up tenants have located in Branford – close to New Haven, i.e., Alexion Pharmaceuticals.

Another challenge is that tenants give short lead times when considering locating/relocating. Emerging businesses are smaller businesses based on local and regional environments and demographic/socio-economic factors. Entertainment, leisure, and healthcare are key areas of business focus. Businesses are looking for immediate availability of property and are refurbishing older buildings.

A question was asked about 352 Knotter Road regarding how the site can be used going forward. Is the building accessible for multi-tenant use? Mr. Winstanley said that the building can be structured for multi-tenants. He said that it can accommodate education, warehouse, laboratory, office and biotech businesses.

Mr. Winstanley complimented the commission on being proactive by establishing a going forward plan; identifying areas that offer opportunities that best fit needs, landscapes, and accessibility.

b) Incentive Policy

The town council will consider the EDC's recommended changes to the incentive policy at its meeting this month. Mr. Sitko will confirm the meeting date and time. Tax Increment Financing (TIF) is expected to be briefly discussed during the town council meeting.

EDC talking points for the presentation to the town council meeting will be discussed after today's regular meeting.

c) 2017 Work Plan

Mr. Sitko has updated the work plan on June 15, 2017 to reflect recent activity and distributed updates to the commission members. Mr. Dobbs' outline for the Cheshire economic report was included in the packet. Mr. Pelletier thanked and commended Mr. Dobbs for the outline.

d) Summer Meeting Schedule & Speakers

The summer meeting schedule may not include a meeting in August. It will be determined if a meeting will take place in July. A special meeting can be scheduled if necessary.

e) Liaison Reports

Applications are being submitted which is a good economic indicator, according to Mr. deJongh.

f) Coordinator's Report

The deputy commissioner of DECD agreed to release the brownfields remediation grant for \$750,000 for Phase 1. The contract is currently being drafted by the town attorney with completion by next week. Mass MoCA in North Adams has a project similar to Ball & Socket Arts and Mr. Sitko will contact the founding director there.

STEAP grant application submitted for \$500,000 for trail parking (at least 30-40 parking spaces) near West Main Street will be discussed on July 17<sup>th</sup> during the town council's budget committee meeting.

The former CITGO site in the south end of town will be redeveloped by John Ricci. A new structure will be built.

The location of the former driving range, 45-acre Eversource Energy property has some wetlands. Eversource will take the building down. Hopefully, the property can be purchased from Eversource and redeveloped.

A meeting is scheduled this week to discuss site development plans for the former Cheshire Cinema property.

An anti-blight ordinance is addressed by the staff and ordinance review committee.

Viron Rondo Osteria has applied for a 4,100SF extension for an addition.

Mr. Sitko will attend the Naugatuck Valley Comprehensive Economic Development Strategy (CEDS) meeting on June 21. CEDS to be finalized and sent to EDA.

A capital budget request for \$1,350,000 for water service extension to the NW quadrant of I-C Zone was submitted on May 31. This will be discussed on July 17<sup>th</sup> during the town council's budget committee meeting.

**VIII. Adjournment**

Mr. Pelletier adjourned the meeting at 9:00 a.m.

Respectfully submitted:

Dawn Guite  
Recording Secretary  
Economic Development Commission