

**SPECIAL MEETING MINUTES**  
**CHESHIRE ECONOMIC DEVELOPMENT COMMISSION**  
**Tuesday, September 12, 2017**  
**7:30 a.m. – Room 207/209 – Town Hall**

Commissioners Present:

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

Commissioners Absent:

Dan O'Connell

Peter Nichols

Staff Present:

Jerry Sitko, Economic Development Coordinator

**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. APPROVAL OF MINUTES – Regular Meeting – June 20, 2017**

**MOTION** by Mr. Sidoruk that the minutes from the June 20, 2017 regular meeting of the Economic Development Commission be accepted.

SECONDED by Mr. Stanley.

The motion passed unanimously.

## **VI. Communications**

FY 17-18 Budget will be discussed under Business.

## **VII. Business**

### **a) Speakers for Future Meetings - Suggestions**

Mr. Sitko said that Bob Allard of ConnStep in Rocky Hill has asked for time with the EDC. ConnStep helps businesses in Connecticut find opportunities for top line growth and bottom line improvements. He is a consultant who works with a variety of companies.

Bozzutto's was suggested as a future speaker.

Al Vagnini of Powerstation had looked for support previously for expansion. His business is at a different level now and would be interesting to see how it has progressed, according to Mr. Pelletier.

### **b) Incentive Policy**

The town council has approved changes to the incentive policy recommended by the EDC. The town council was very supportive at its June meeting. Messrs. Gromko and Pelletier presented at this meeting on behalf of the EDC.

Mr. Sitko thanked Commissioners Pelletier, Stanley and Sidoruk for time spent working in developing the recommendation for continuation of the policy. The policy will continue for 3 years and will expire on June 30, 2020.

Mr. Sitko believes that the town council will wait until a state budget is adopted and the town knows what it will receive in assistance before discussion of partial exemption of fees associated with commercial and industrial building permits.

### **c) 2017 Work Plan Update**

Mr. Sitko updated the work plan on September 5, 2017 to reflect recent activity and discussed updates with the commission members. Progress on the plan was made during the summer. A draft report on Cheshire's economy was completed which Mr. Sitko will forward to Mr. Dobbs. Following his review, the report will be sent to the EDC.

The water service extension in the Interchange Zone was set for referendum on November 7.

A meeting of the “economic development working group” was held on June 22. Another meeting is expected this month.

Arnett Talbot is spearheading the complete redesign of the website. The group meets weekly. Target date for completion is October/November.

Mr. Muldrow recommended that the town talk to the CT Main Street Society Organization which consults with towns that have retail centers. Mr. Sitko took a staff member on a tour of the town in August which resulted in a proposal. The proposal focused on West Main Street. Mr. Sitko asked that the proposal be redrafted to include other retail pockets of town. If focused on West Main Street only and there could be criticism. Other parties in town, chamber of commerce, etc., need to be on board with getting out the message expressing more support for retailers.

Mr. Muldrow will be working on a proposal for tax increment financing. Camoin Associates will also provide a proposal. Mr. Sitko will schedule a meeting with Camoin.

CCM will be contacted to provide research support on development authorities.

d) FY 17-18 Budget

Mr. Pelletier and Mr. Sitko attended the capital budget meeting in July. A portion of the budget, six of more than twenty projects proposed, was supported by the town council. These projects, including water improvements at the interchange zone in the north end of town, will be sent to referendum in November. Documentation on the proposed projects were included in the September EDC meeting package.

The state budget is looking to cut \$13M in aid to the Town of Cheshire. The town management is preparing contingency plans to address a 1-3% budget cut. Mr. Sitko said that Business Appreciation Day could be cut. All areas will be looked at to determine where cuts can be addressed.

e) Liaison Reports

Mr. Gromko reported that the 29<sup>th</sup> Annual Fall Festival will commence on Friday, September 15 with a Food Truck Festival and the Marketplace and fireworks will take place on Saturday.

f) Coordinator's Report

Mr. Sitko reported on the following projects:

Former "Dragon Buffet" property

The Dragon Buffet restaurant has closed and there is interest in the property by a company that has been looking in Cheshire for a long time.

John Ricci – 3,000 SF office building/incentive

Ricci Construction will be relocating to 986 South Main Street, the former site of Citgo Gas Station. The Planning and Zoning Commission unanimously approved a new 4,300 SF two-story office building for Ricci Construction. Mr. Ricci has applied for incentives for this project. An additional business will occupy this building.

Viron Rondo Osteria – 4,100 SF office addition at 2055 Marion Road

Viron Rondo Osteria will apply for incentives in support of a 4,100 SF addition to the restaurant. The new space will wrap around the existing patio which is located north of the current building. It will include a new, large oval or rectangular shaped bar and lounge area. The existing bar area will be remodeled into a new dining area and larger bathroom and kitchen facilities. An additional parking area will be constructed.

Former Wesson property – 40,000 SF medical office building

Filing may be made this month for a 40,000 SF medical office building.

Jason Bartlett – 4,000 SF office addition at Meriden/Waterbury Turnpike

Looking to expand office – additional 4,000 SF and is interested in applying for incentives.

Incentive for North American Beverage (Tropicana)

Tropicana Products, located on Burton Drive, will not pursue its incentive.

Pho and Spice 2 Restaurant at 15 South Main Street

Pho and Spice will occupy the former site of the Thai Restaurant on 15 South Main Street.

Ball & Socket Arts

The Deputy Commissioner agreed to release the brownfields remediation grant for \$750,000 for Phase 1. The contract with DECD is currently being drafted by the town attorney. A redevelopment agreement with Ball & Socket Arts is also being worked on.

Blight Ordinance

A proposed blight ordinance will be presented at an upcoming town council meeting.

Alexion Site in Cheshire

Proposals are being entertained for this site by the property owner.

Town Manager's goals and objectives for FY 17-18

A detailed document for the Town Manager's FY 17-18 proposed goals and objectives was included in the meeting package. There are a total of five objectives which include: preserving financial stability, programs that support staff morale and organizational stability, improvements operational efficiency, enhancing communication with all stakeholders and initiate, advance and complete key town projects.

Governing magazine article of September, 2017

Governing magazine article discusses Connecticut's fiscal challenges.

Other

Mr. Stanley mentioned a 5-part article in CT News Junkie which covers about how the state got into its current financial position.

Referendum for Infrastructure

It was recommended that letters to the Editor of the Herald be drafted by the EDC and the Chamber of Commerce's Government Affairs Committee endorsing the water main extension.

**VIII. Adjournment**

Mr. Pelletier adjourned the meeting at 8:15 a.m.

Respectfully submitted:

Dawn Guite  
Recording Secretary, EDC