

REGULAR MEETING MINUTES
CHESHIRE ECONOMIC DEVELOPMENT COMMISSION
Tuesday, December 19, 2017
7:30 a.m. – Room 207/209 – Town Hall

Commissioners Present:

William Stanley, Derek Gromko, Steve Sidoruk, Don Dobbs, Dan O’Connell

Commissioners Absent:

David Pelletier, Peter Nichols

Staff Present:

Jerry Sitko, Economic Development Coordinator

Guests:

Patti Flynn-Harris, Cheshire Town Council Liaison
Andie Mackey, 214 Mountain Road, Cheshire, CT

I. CALL TO ORDER

Mr. Stanley 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 – November 21, 2017

MOTION by Mr. Sidoruk that the minutes from the November 21, 2017 regular meeting of the Economic Development Commission be accepted.

SECONDED by Mr. Dobbs

The motion passed unanimously.

VI. APPROVAL OF 2018 Meeting Dates

The 2018 meeting dates were approved unanimously by members present.

VII. Communications

No communications.

VIII. Business

a) Town of Cheshire Website

Assistant Town Manager Arnett Talbot showed and discussed the redesign of the website. Target date for going live is January 2018 after training is completed. Some features of the redesign are an individual web page for each commission, meeting agendas and minutes searchable by calendar and archive, global search box, and business link showing available properties, resources from companies, etc. The website will have the option for updates to be made at any time, tracking of usage (time logged on and off) and GIS capability. "In the Spotlight"- a news update link will announce activities taking place in town, i.e., dog license renewal, car seat safety, and "Touch a Truck", just to name a few.

Several suggestions were made for accessibility prior to the launch for user familiarity and if the current domain name, .org, can be changed to .gov. Ms. Talbot will speak to the web developer regarding these suggestions.

An E-Blast will announce when the redesign will go live. In addition, an article will be written for the Cheshire Herald and there will be announcements posted in town buildings and in high traffic areas.

b) Speakers for Future Meetings

Mike Ceccorulli, Cheshire resident and attorney with Pullman & Comley, specializing in real estate, land use and commercial financing, will be the guest speaker at the January commission meeting. He will discuss how some municipalities have made planning and zoning key strategies in their economic development planning. Members of the Planning and Zoning Commission will be invited to this meeting. Please contact Mr. Sitko with suggestions for speakers for February and March.

c) 2017 Work Plan Update

The Report on Cheshire Economy is posted to the town's and Chamber's websites.

Messrs. Milone, Oris, Pelletier, Gromko, Stanley, Sitko, Voelker and Kurtz (EJ) met on September 29 to follow up on Planning and Zoning and Economic Development Recommendations from the Arnett Muldrow Report. Another meeting was held on December 18.

The Plan of Conservation and Development Committee (the P&ZC) met on December 13. This meeting was attended by Messrs. Pelletier, Stanley, Dobbs and Sitko.

Approved changes to incentive policy were posted on the town's website in November. No council discussion has taken place on partial exemption of building permit fees.

Internal workgroup continues to meet on the website redesign. Target date for completion is January 2018.

Capital budget request of \$1,350,000 million for water service extension for the Interchange Zone was defeated at referendum on November 7. A letter supporting the project from EDC was sent to Cheshire Herald and published. A letter of support from the Chamber submitted did not get published. The town has several options to pursue in order to finance, or partially finance this project.

Messrs. Sitko, Gancarz and Milone met with Regional Water Authority (RWA) to discuss the possibility of cost sharing for proposed water main extension for Interchange Zone on September 21st. A follow up meeting is scheduled for early next month.

Development Authority

No action has taken place on CCM research regarding municipalities with redevelopment agencies.

Commercial Areas

The town has permission from the CT Department of Economic and Community Development (DECD) to use \$750,000 for remediation of phase 1 of the Ball & Socket Arts project. The town attorney is currently working on agreements with DECD and Ball & Socket Arts.

The town council has allocated \$400,000 in the capital budget for trail parking near West Main Street in accordance with the STEAP grant application that was submitted in April.

Mr. Sitko will follow with CT Main Street on the revisions to its proposal.

TIF Proposals

Mr. Sitko included copies of the TIF proposals presented by Arnett Muldrow & Associates and Camoin Associates. A discussion continued from last month and commission members shared their thoughts regarding proposal content, familiarity with local municipalities, recommendations from other towns, and fee structures. A decision will be made in January to select a proposal when all members are present.

d) Liaison Reports

Mr. Gromko said that the new president for the Chamber of Commerce will be announced soon.

e) Coordinator's Report

Mr. Sitko reported on a number of projects and activities prior to commencement of the meeting, including:

- Domino's

A Domino's takeout and delivery is planned at a South Main Street plaza south of the Big Y plaza. It will be located in an end storefront at 1057 South Main Street.

- Proposed medical office proposed for former Cheshire Cinema/Huxley Motors site

Hartford Healthcare has confirmed that it will occupy the proposed medical facility along South Main Street which is expected to open in 2019. The state-of-the-art facility will house offices for primary care, dermatology, endocrinology, neurosciences, rehabilitation, cardiology, and a full-service imaging center. Other services may be added based on the needs of the community. A variety of trees and shrubs will be used as buffers for the surrounding area.

- Dalton Enterprises

On December 4, 2017, Dalton Enterprises was evacuated along with nearby residents and cancellation of classes at Cheshire High School. The evacuation was due to a chemical reaction from accidental mixing of phosphoric pentoxide anhydride with polymer resin. No injuries were reported as there were no unsafe chemical levels. Also, there were no health risks from residual odor in the area.

- Ricci Construction

Ricci Construction, relocating to 986 South Main Street, has purchased the adjacent property at 1008 South Main Street. The company plans to demolish the building which was a former paint store. Mr. Ricci has yet to decide what the property will be used for and is polling residents to see what will be a best fit. Some residents have suggested a restaurant or a retail store.

- Ball & Socket Arts

The Connecticut Department of Economic and Community Development (DECD) has permitted the town to use \$750,000 for remediation of phase 1 of the project. The town attorney is currently working on agreements with DECD and Ball & Socket Arts.

- Commercial sewer rate adjustment

Commercial businesses should expect to see an increase in water usage bills in the near future. Residents will not be affected by the increase. On November 15, the Water Pollution Control Authority supported a measure calling for the increase from \$3.07 per 100 cubic feet to \$3.98. The decision was made following a study to see where residential taxpayers, commercial businesses, and Cheshire Correctional Institute (CCI) stood in terms of percentages of the sewer use fee.

Mr. Sitko thanked the members for their continued support this year and said that good work was done. He wished everyone Happy Holidays.

VIII. Adjournment

Mr. Stanley adjourned the meeting at 8:30 a.m.

Respectfully submitted:

Dawn Guite, Recording Secretary, EDC