

**REGULAR MEETING MINUTES**  
**CHESHIRE ECONOMIC DEVELOPMENT COMMISSION**  
**Tuesday, September 18, 2018**  
**7:30 a.m. – Room 207/209 – Town Hall**

Commissioners Present:

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

Commissioners Absent:

David Pelletier

Staff Present:

Jerry Sitko, Economic Development Coordinator

Guests:

Patti Flynn-Harris, Council Liaison, Mark Thomas, Cheshire Chamber of Commerce.

**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 – April 17, 2018**  
**Special Meeting with TIF Advisory Committee -**  
**May 24, 2018**

Mr. Dobbs made a motion to accept minutes for Regular Meeting – April 17, 2018, and Special Meeting with TIF Advisory Committee - May 24, 2018. Mr. Gromko seconded the motion which was approved unanimously.

Meeting notes from the regular meetings on June 19 and the TIF Advisory Committee on July 24, 2018 were discussed.

## **VII. Elections of Officers**

The EDC elected the following as officers for the balance of 2018: Mr. Pelletier (Chairman), Mr. Stanley (Vice Chairman) and Mr. Gromko (Secretary).

## **VIII. Business**

### **a) Tax Increment Financing**

A joint meeting of TIF Advisory Committee meeting is scheduled for October 16, 2018 at 8:30 a.m. The discussion will include a report from the town attorney whether a referendum per the town charter is needed for TIF related projects that are greater than \$500,000 and a schedule prepared by Camoin showing a punch list of activities and target dates for completion. Data for 2018 revaluation of properties in the TIF District is being gathered to identify final property values.

### **b) Speakers for Future Meetings**

It was suggested to invite Sean Kimball, town manager, Brian Bedard, Elim Park president, and Bill Voelker, town planner, to future meetings. Please contact Mr. Sitko with suggestions for speakers at upcoming meetings.

### **c) Reports to Town Council on Economic Development Activity**

Mr. Sitko has been sending reports on economic development activity to the town council over the past four months. The reports summarize the coordinator's report provided at each EDC Commission meeting. Copies of the reports are included in this month's meeting package and going forward will be included in packages.

### **d) Liaison Reports**

Patti Flynn-Harris said that the "blight" ordinance has passed and that the public hearing showed large attendance. It was mentioned that additional

finances may be imposed by the wetlands and building officials. There are homes in town that are being flipped that are not following the town's procedure. Work is being done before permits are pulled. Mr. Stanley suggested that Cheshire's building permit process, now automated, be incorporated into the town's website and include steps and information needed to obtain a permit.

Mark Thomas provided the 2018 chamber of commerce legislative agenda for information to the commission members. The agenda's focus is carry out the chamber's mission by supporting legislative activity at the federal, state, and local levels that will help to strengthen the business community and oppose activity that would cause weakness.

The chamber's leadership program is planning a restart and will be spearheaded by Sheldon Dill and Michael Milone.

The chamber will also be holding real estate seminars to provide information regarding regulations including those for small businesses. The first seminar is tentatively scheduled for October.

This year's Fall Festival had a good turnout. It was suggested that the town's name be included on the banner going forward.

Mr. Sitko and Yetta Auger will be attending a meeting today with Macy's to talk about bus service.

e) Coordinator's Report

Report for the town council on economic development activities/projects (see agenda item VIII c) Some excerpts are below:

- Mr. Sitko reported that the "Alexion" property may be sold soon.
- A ribbon cutting ceremony was held at the Heritage Trail in conjunction with an art market sponsored by Ball and Socket Arts. The ceremony was organized by Patti Flynn-Harris and drew a very good turnout.

- Fuss & O'Neill has completed the environmental assessment associated with the remediation of phase one of the Ball & Socket Arts property. The first phase, expected to go to bid in July, has been delayed. The bid date has been moved to October.
- Park Assist purchased McMellan Woodworking (now Cheshire Woodworking) and may build and donate two wooden benches to the town. The benches will incorporate rail and wheel parts putting additional emphasis on the rail trail.
- Brian's Guitars has opened at 453 West Main Street. Prior to the move, it was located in Hamden. The building has been renovated so that it can house more instruments, provide music lessons and hold events.
- Extreme Air Trampoline Park offers different activities based off more than a dozen in ground trampolines. Parents can watch their children from the parent penthouse area, a loft comprised of couches and massage chairs. The park attracts all ages with the parent area, refreshment counter and arcade. It is looking into providing additional "Nerf related" activities.
- Riverhouse Hospitality, in the former Cugino's Restaurant, will offer catering, prepared "grab-and-go" meals, and a small restaurant seating area. Riverhouse Hospitality runs The Riverhouse at Goodspeed Station in Haddam and The Society Room and Hartford. It is expected to open in October.
- Pier 1 in Cheshire will be closing.
- Cheshire Medical Associates (Hartford Healthcare) will receive \$1 million in incentive assistance from the town for building construction. On July 17th the Town Council approved the application. The health center is scheduled to open this fall.
- Incentive assistance applications have been submitted from Marbridge, Ye Old Station Auto Body, and James A. Fazzone Developers, LLC.

- The Planning & Zoning Commission is considering amending the Plan of Conservation and Development to provide for an overlay district along Route 10 from Creamery Road to West Johnson Avenue. The discussion will continue through the fall.
- Budget permitting, Mr. Sitko would like to go forward with Business Appreciation Day 2019 with a tentative date in June. Mr. Sitko will research this.
- The substation on Rt. 10 has been cleaned up by CL&P. Shrubs will be planted.

#### **VIII. Adjournment**

Mr. Stanley adjourned the meeting at 8:05 a.m.

Respectfully submitted:

Dawn Guite, Recording Secretary, EDC