

REGULAR MEETING MINUTES
CHESHIRE ECONOMIC DEVELOPMENT COMMISSION
Tuesday, October 16, 2018
7:30 a.m. – Room 207/209 – Town Hall

Commissioners Present:

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

Staff Present:

Jerry Sitko, Economic Development Coordinator

Other:

Sean Kimball, Town Manager, Patti Flynn-Harris, Town Council Liaison, Mark Thomas, Cheshire Chamber of Commerce.

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

There was a quorum for this meeting.

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

V. APPROVAL OF MINUTES – Regular Meeting – September 12, 2018

Mr. Gromko made a motion to accept minutes for the regular meeting – September 12, 2018. Mr. Nichols seconded the motion which passed unanimously.

VI. Communications

Topics will be covered in the coordinator's report.

VIII. Business

a) Discussion with Town Manager Sean Kimball

Mr. Kimball introduced himself with a statement of his education and experience. He said that there are opportunities for development in Cheshire and that the West Main Street area has great potential. He brings extensive knowledge in strategic planning, budgeting, capital project planning, emergency management and information technology. His biggest challenge is identifying which of the many areas to focus on. Prior to joining Cheshire, he served as interim Town Manager in Simsbury.

b) Speakers for Future Meetings

It was suggested to invite Julie Anderson, head of school of Cheshire Academy, Bill Voelker, town planner, and Brian Bedard, president, Elim Park, to future meetings. Please contact Mr. Sitko with suggestions for speakers at upcoming meetings.

c) Tax Increment Financing

A joint meeting of the TIF Advisory Committee and EDC with Camoin Associates is scheduled for November 27, 2018 at 8:30 a.m. in Room 207 at Cheshire Town Hall. The regular EDC monthly meeting of November 20 will be cancelled. Camoin has developed a draft schedule which includes information on what the town needs to prepare to meet key deadlines. A draft plan is expected to be reviewed in November.

d) Liaison Reports

Patti Flynn-Harris, town council liaison, had no report.

Mark Thomas from the Cheshire Chamber of Commerce reported that Perfectly Prepared will be opening on October 25 with a ribbon cutting ceremony at 1:00 p.m.

The annual Cheshire/Southington football luncheon will take place on November 14 before the traditional Thanksgiving Day game. It will be held at the Back Nine Tavern at 11:30 a.m.

The Record-Journal will be celebrating its 2nd Annual 4 Chamber Social Casino Night Theme, an event in partnership with the 4 local chambers: Midstate, Quinnipiac, Southington and Cheshire. This will be the biggest networking event of the year. It will take place on November 14 from 5:00 – 7:00 p.m

e) Coordinator's Report

- Economic development activities/projects (October 1 report submitted to Town Council in today's packet).
- Planning and Zoning continues discussions regarding an overlay district along Route 10 from Creamery Road to East and West Johnson Avenue.
- Accel International purchased the former "Alexion" property for \$4,775,000. Accel has plants in Meriden and Indiana and makes specialty wire products. It will maintain its facility in Meriden.
- Incentive request from James A. Fazzone Developers, LLC, for a 50,000 SF climate controlled storage facility was approved by the council.
- An incentive application has been submitted by Marbridge Assisted Living, LLC for a 46,350 SF assisted living facility.
- Incentive request from J & A Enterprises, LLC (J. Mazella) for a 7,350 SF truck repair facility was submitted.
- The Planning and Zoning Commission approved plans for a 32,000 SF maintenance and warehouse facility at 551 West Johnson Avenue for Climate Engineering.
- Old Bishop Farm reopened in September after being closed for more than two years. Customers are returning because of childhood

memories. The storefront has been completely remodeled while maintaining the rustic appearance and legacy. Best sellers are homemade baked goods and ice cream. The business will remain open through December to sell Christmas trees.

- Cheshire Equestrian Center, 116 South Main Street, opened on September 20. The owner, Carol DiCarlo, has a variety of items for sale including saddles, riding jackets and treats for horses.
- Perfectly Prepared, located in the former Cugino's Restaurant, will officially open on October 25 with a ribbon cutting ceremony. It will offer catering, prepared "grab-and-go" meals, and a small seating area. Riverhouse Hospitality, which runs The Riverhouse at Goodspeed Station in Haddam and The Society Room in Hartford, owns the business.
- The town has a \$750,000 Brownfields Remediation Grant from the CT Department of Economic and Community for Ball and Socket Arts. Fuss & O'Neill has completed the environmental assessment associated with the remediation of phase one of the property. The first phase is expected to be bid by October/November.
- Victoria Storrs from Camoin Associates sent an email summarizing a conference call which took place on October 9 regarding TIF.

VIII. Adjournment

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

Respectfully submitted:

Dawn Guite, Recording Secretary, EDC