

**REGULAR MEETING MINUTES**  
**CHESHIRE ECONOMIC DEVELOPMENT COMMISSION**  
**Tuesday, July 16, 2019**  
**7:30 a.m. – Room 207/209 – Town Hall**

Commissioners Present:

David Pelletier, Derek Gromko, Don Dobbs, William Stanley

Staff Present:

Jerry Sitko, Economic Development Coordinator

Guests:

Patti Flynn-Harris, Town Council Liaison.

**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 determined.

**IV. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**V. APPROVAL OF MINUTES – Regular Meeting – May 21, 2019**

Mr. Stanley made a motion to accept minutes for the regular meeting – May 21, 2019. Mr. Gromko seconded the motion which passed unanimously.

No action was required for town council special meeting – May 23, 2019 and town council public hearing and meeting – June 11, 2019.

## **VI. Communications**

There were no communications.

## **VII. Business**

### **a) Discussion Re: Future Commission Activities**

Mr. Dobbs summarized suggested activities following approval of the TIF Master Plan. Mr. Dobbs included a timeline to stimulate discussion with EDC commissioners, establish a future strategy/game plan, identify goals and measure progress and accountability.

A suggestion was made recommending that the EDC look at local towns that have used TIF to ascertain what they have done to implement it. South Windsor and New Britain have used TIF and their officials may provide information.

Mr. Stanley suggested that a breakfast meeting be organized in the fall for developers and commercial realtors including marketing material. The meeting can showcase recent economic development initiatives. Mr. Sitko said that he is preparing information for the website about the TIF Master Plan. The major goal is to get the word out to the public, media and development community.

Start-up measures should include (possibly by the Town Council) naming members to the TIF Advisory Committee, and holding a wrap-up conference call with Camoin.

Mr. Sitko said that P&Z and its staff are working diligently on new development proposals for the NW quadrant of the Interchange Zone.

Mr. Sitko said that the chamber of commerce would like the EDC to co-sponsor Restaurant Week and perhaps contribute \$895.00 for an advertisement. The marketing budget for the EDC is \$4,000 and that would take a substantial amount from it. The commissioners are in agreement that spending half of the amount is more cost feasible.

b) Speakers for Future Meetings

Brian Bedard from Elim Park will be the speaker in September. Mr. Sitko will be inviting Liz White Notarangelo, the relatively new president and publisher of the Cheshire Herald, to a future meeting.

c) August Meeting

A meeting in August will not be scheduled. The next regular meeting will be held on Tuesday, September 17. Mr. Sitko will invite the commissioners to the “final” telephone conference with Camoin.

d) Liaison Reports

Ms. Flynn-Harris said that the town council will start work on the capital budget at tonight’s meeting. Mr. Kimball has suggested combining the capital and operating budget approvals. Ms. Flynn-Harris said that the council members will be touring different departments. Wednesday night will be the police department.

It was brought to the attention of the town council that lawn signs and sandwich boards for advertising continue to be displayed. Mr. Sitko said that the zoning enforcement officer has sent out over 40 letters to businesses about removal of sandwich board signs.

e) Coordinator’s Report

- Business Appreciation Day - Joe and Maureen Jakubisyn, former long-time publishers of the Cheshire Herald, were honored at this year’s event. Jim Smith, former CEO of Webster Bank and keynote speaker, said that the future of Connecticut is a positive one. He’s ready to work to ensure that the state’s best days are ahead. Smith spoke of a need for the state to create “fiscal stability” as a way to encourage economic growth. Long term investing in Connecticut will not happen if businesses are worried that they are going to have to pay higher taxes,” he told the audience.

Town Manager Sean Kimball offered his appreciation for the local business community and encouraged everyone to use the town as a resource to help grow their establishments. More than 160 business people and officials attended this year’s event.

- Highland Avenue Design District Regulations – Will permit several new uses along Highland Avenue from Creamery Road to East and West Johnson Avenue. It would also provide Grand List growth and development of quality through application of professional master planning and design and land use standards.
- Whole Foods – Approval was given for a 86,000 SF warehouse addition to its 155,000 SF facility. This will accommodate expected demand.
- K.I.S.S. Café – The restaurant will occupy space in the Watch Factory.
- State-owned land in NE quadrant of the Interchange Zone – Cheshire officials were nearly successful in persuading the state to convey 45 acres of undeveloped land in the north end to the town. The town has suggested that the property be put on the market. Representative Linehan, in an email to Mr. Sitko, said that a senator introduced a poison pill amendment on 49 different bills, including Cheshire's. She will continue to work with staff attorneys to see what can be done during special session and will provide updates.
- All-Seasons Landscaping – Will be moving its operations from Newington to 120 Commerce Court.

## **IX. Adjournment**

Mr. Pelletier adjourned the meeting at 8:10 a.m.

Respectfully submitted:

Dawn Guite, Recording Secretary, EDC