

**CESHIRE ECONOMIC DEVELOPMENT COMMISSION  
MINUTES OF THE REGULAR MEETING HELD ON  
TUESDAY, OCTOBER 20, 2015 AT 7:30 A.M.  
CHESHIRE TOWN HALL – 84 SOUTH MAIN STREET  
ROOM 207/209**

Commissioners Present:

Chairman David Pelletier, Derek Gromko, Dan O’Connell, Steve Sidoruk, and Ray Voelker

Commissioner Absent:

William Stanley

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Town Council Liaison David Schrumm

**I. CALL TO ORDER**

Chairman Pelletier called the meeting to order at 7:33 a.m.

**II. ROLL CALL**

The roll was called.

**III. DETERMINATION OF QUORUM**

It was determined that a quorum was present.

**IV. PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**V. APPROVAL OF MINUTES – Regular Meeting September 15, 2015**

**MOTION** by Mr. Sidoruk that the minutes from the September 15, 2015 Regular Meeting of the Economic Development Commission be accepted as submitted. **SECONDED** by Mr. O’Connell.

The motion passed unanimously by all present.

## **VI. COMMUNICATIONS**

There were no communications directly to the Economic Development Commission.

## **VIII. BUSINESS**

### A) Speakers for Future Meetings

Commissioners suggested inviting a local grower, UTC Aerospace, HD Segur Insurance and the head of the Business Department at Cheshire High School to future meetings of the Economic Development Commission. Mr. Sitko stated that Leslie Paier, the new head of the Business Department at Cheshire High School would be at the next Commission meeting.

### B) Business Appreciation Day

Mr. Sitko is hopeful that the Elim Park dining hall renovation project will stay on schedule so that the next Business Appreciation Day could be held in their dining hall in May or June of 2016. He would like to create a Committee after the 1<sup>st</sup> of the year to begin planning for the event. If anyone has any suggestions for the guest speaker for the event, please send their names to Mr. Sitko, who added that it was good to “aim high”.

### C) Small Business Workshop Series

Mr. Sitko shared an outline for a series of workshops he is proposing, perhaps in cooperation with the Cheshire Chamber of Commerce, for small businesses. Chairman Pelletier suggested that perhaps the workshops could be run in conjunction with the Cheshire Adult Education programs. Mr. O’Connell suggested that the workshops could be done as “Lunch and Learn” programs as an option too.

### D) Economic Analysis

Mr. Sitko stated that he has met several times with Commissioner O’Connell and Chairman Pelletier to discuss the outline approach for the Economic Analysis project for Cheshire. Mr. O’Connell reviewed the draft outline that has been created so far on areas to focus and review. He stated that the purpose of this project is to grow Cheshire economically. The Commission has to tell the story of what has happened in order to talk about what will happen for the future of Cheshire.

Mr. Gromko suggested that Cheshire needs to grow the Grand List to offset residential taxes and asked about the types of businesses Cheshire wants to attract. Mr. O’Connell replied that we want to keep Cheshire a desirable community.

Councilman Schrumm commented that 88% of Cheshire is residential property; he suggested that the Commission find out the inventory of developable land for industrial / commercial developments. Councilman Schrumm also noted that it is important for the economic development of Cheshire to keep housing prices up, adding that quality education is a major factor.

Mr. O'Connell agreed that quality of life, great property values and quality education are key components. It's important to find the balance of what's attractive to people. Councilman Schrumm agreed that it's important to find out how to keep Cheshire "a nice place to live".

Chairman Pelletier stated that he would like to have Mr. O'Connell Chair this Committee that would consist of any and all Commissioners that were interested in participating. Mr. Gromko stated that he would be interested in continuing this discussion and suggested getting input from the Planning & Zoning Commission, Town Council and Cheshire Chamber of Commerce during this analysis project. Mr. O'Connell stated that he agreed they would be good sources of input but maybe a little further down the line. Mr. Sitko will work to organize a meeting of the Economic Analysis Committee in the next couple of weeks.

#### E) Liaison Reports

Councilman Schrumm reported that the Waste Water Treatment Plant ribbon cutting ceremony was held last week for the \$34 million upgrade project. The Town Council will be keeping a close eye on the Governor's continued cuts to the State Budget and their effects for the Town of Cheshire. Councilman Schrumm noted that the roadwork on Mountain Road is being paid for by a grant adding that he appreciates the community's patience while we all deal with the traffic aggravations this is causing.

#### F) Coordinator's Report

Mr. Sitko informed the Commissioners that the Town Council has made a slight adjustment to their original tax incentive figures for Housing Authority Insurance on Commerce Court as it relates to their projected employee numbers. This is as a result of their employee numbers being slightly below what was projected before the building expansion project started.

Mr. Sitko reported that Macy's has approached the Town about a tax abatement, per the State Statute, for a fuel cell that was recently installed at their Knotter Drive location. The Town is looking to see what other property owners might also qualify for a tax abatement, per the State Statute, if the property owners apply.

There are a number of articles included in this meeting's packet regarding a manufacturing and inner city schools, Connecticut's slow economic recovery, Connecticut Supplier Connection and an essay about the value of college.

Mr. Sitko stated that Rankin Construction has signed a lease for 16,000 square feet on Sandbank Road in the former Sunbeam Bread building. St. Mary's Health System is leasing between 3,500 and 7,000 square feet at 1184 Highland Avenue.

Mr. Sitko reported that a drug rehabilitation clinic is looking at the Ricci building on South Main Street. He noted that a Public Hearing might be needed if the group decides on this location.

G) Other

None.

## **IX. ADJOURNMENT**

Chairman Pelletier adjourned the October 20<sup>th</sup> meeting of the Economic Development Commission at 8:56 a.m.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary