

**CHESHIRE ECONOMIC DEVELOPMENT COMMISSION
MINUTES OF THE
REGULAR MEETING
Tuesday, June 21, 2016
7:30 a.m. – Room 207/209 – Town Hall**

Commissioners Present:

Chairman David Pelletier, Derek Gromko, Lou Nero, Dan O’Connell, Steve Sidoruk and William Stanley.

Commissioner Absent:

Ray Voelker

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Larry Bingaman, President and Chief Executive Officer of the South Central Connecticut Regional Water Authority

I. CALL TO ORDER

Chairman Pelletier called the meeting to order at 7:30 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 – May 17, 2016

MOTION by Mr. Sidoruk that the minutes from the May 17, 2016 Regular Meeting of the Economic Development Commission be accepted.

SECONDED by Mr. Gromko.

The motion passed unanimously by all present.

VII. COMMUNICATIONS

There was nothing to report.

VIII. BUSINESS

- A) Discussion with Larry Bingaman, President and Chief Executive Officer of the South Central Connecticut Regional Water Authority.

Mr. Bingaman talked about how water is an asset and driver of economic development. The area encompassing Cheshire in the RWA service territory has 15M gallons of water in excess per day. In addition, there are 17M gallons in reserve for peak demand and emergency use. His presentation highlighted targeted industry analysis data and the overview of this process. A well-known consultant in economic development from Chicago was retained as an independent 3rd party. Blane Canada is the company and it reviewed previous studies and industry requirements and identified appropriate water-intensive industry sectors. It matched regional capabilities with industry sectors and considered industries already present in the region. This information was used to recommend best prospects. Industries recognized are beverage, prescription, food service, semi-conductors and transportation equipment. Each industry was further identified by highest percentage of annual growth, forecast growth, target potential and highest concentrations. Competitive highlights concentrated on disadvantages, middling and advantages. The presentation also noted Connecticut's strengths and weaknesses for purposes of site selection for prospective business. The Greater New Haven Chamber of Commerce will be hosting branding strategy study meetings with Blane Canada present to collaborate with key economic development organizations. The Cheshire Economic Development Commission would like to take part in these meetings.

- B) Speakers for Future Meetings

Mr. Sitko suggested that Bart Kollen, Deputy Commissioner of the Connecticut Department of Economic and Community Development (DECD) be invited as a future speaker. Mr. Kollen is interested in meeting with Connecticut businesses and municipal officials who are responsible for economic development.

C) Business Appreciation Day - June 23, 2016 from 7:30 to 9:00 a.m.

The final details of the program are in progress. This year, long-term Cheshire companies will be recognized and given plaques. Mr. Sitko showed a completed plaque to the commission members. Over 100 people have signed up so far. Anyone planning to attend should notify Catherine Donegan in the Planning & Development Office.

D) Arnett Muldrow

The details of the agreement with Arnett Muldrow are being finalized to perform an economic analysis for the town. The commission members agree to start the project in September. Prior to this date, individuals for the steering committee, stakeholders and town officials who will be participating in roundtable discussions with the consultant need to be identified.

E) Plan of Conservation and Development

The Cheshire Town Council met on May 24 to discuss the Plan of Conservation and Development (POCD). Representing the EDC were Chairman Pelletier, Messrs. Voelker and Nero. Chairman Pelletier commented on the draft and the EDC's role in the development of the POCD. Mr. Sitko commented on a good showing of EDC members.

F) Summer Meeting Schedule

The EDC meetings are cancelled for July and August and will resume in September. A special meeting may be called if necessary.

G) Liaison Reports

Mr. Gromko said that the Chamber of Commerce Carnival is July 14 – 16, the Golf Tournament is scheduled on July 26 and the Fall Festival will be held in September. "Be Loyal to Local" will continue with events planned during the fall.

H) Coordinator's Report

Mr. Sitko said that there continues to be better communication between UTC Aerospace and its building owner. The lease is up on September 1. Negotiations to extend the lease continue.

Mr. Sitko said that Nosal Builders in Durham is relocating to Cheshire and will be building a 25,000 square foot building on Fieldstone Court. An incentive has been approved by the town council. Nosal Builders will occupy 10,000 square feet and Shred-it will lease 15,000 square feet.

Quaker State Sales & Distribution, Inc., representing Tropicana, has been approved by the Town Council to lease a 20,800 square foot warehouse addition at 15 Burton Drive. Over three years, the town will gain an estimated \$29,612 in new property tax revenue. The agreement will require a ten year presence in Cheshire and to maintain a minimum level of staffing. The staffing is 13 employees.

The administration supports an application for a remedial action and redevelopment grant for \$750,000 for Ball & Socket Arts. The purpose of the grant is to remediate the property. The expectation is that the first phase will be completed by the summer of 2017.

The Civil War Monument Commemoration will take place on July 9 from 10:00 a.m. – 3:00 p.m. at the monument and the Cheshire Historical Society. This will be the third re-dedication of the monument. Civil War music, an encampment and speeches will be part of the commemoration.

The Incentive Policy is up for renewal in 2017.

Mr. Sitko suggested that local realtors partner with Cheshire Public Schools as one way to promote the town.

IX. Adjournment

Chairman Pelletier adjourned the June 21st meeting of the Economic Development Commission at 8:30 a.m.

Respectfully Submitted,

Dawn Guite, Recording Secretary