

AGENDA
ECONOMIC DEVELOPMENT COMMISSION
TUESDAY, November 16, 2021
7:30 A.M.

Room 207-209

- I. Call to Order/Roll Call/Determination of Quorum
- II. Pledge of Allegiance
- III. Approval of Minutes - October 12, 2021
- IV. Website
 - 1. Bios of EDC Commissioners
 - 2. Commercial Listing Service-Advance-CT
- V. Economic Development Update- *Andrew Martelli*
 - 1. Zone Text Amendment
 - 2. Credit Enhancement Agreement
 - 3. Top Ten Employers'
 - 4. Best Practices in Economic Development & Land Use - *Application*
 - 5. Report on State Property Conveyance
- VI. Official Business
 - 1. 2022 Calendar
 - 2. Election of Officers
- VII. Grant Update
 - 1. Ball and Socket Arts
 - 2. Recreational Trails
 - 3. CT Community Challenge
- VIII. Adjournment

**MINUTES
ECONOMIC DEVELOPMENT COMMISSION
OCTOBER 12, 2021
ROOM 207
COUNCIL CHAMBERS**

PRESENT: Bill Stanley, Derek Gromko, Don Dobbs, Mark Thomas (Council Liaison), Jamie Ferguson, David Pelletier, Peter Nichols, David Borowy (Council Liaison) and Yetta Augur (Chamber of Commerce President)

STAFF: Andrew Martelli, Economic Development Coordinator

CALL TO ORDER

Chairman Stanley called the meeting to order at 7:31 a.m.

ROLL CALL AND DETERMINATION OF QUORUM

The roll was called and a quorum was determined.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

A motion was made by Mr. Nichols to approve the minutes of the August 3, 2021 meeting. The motion was seconded by Mr. Dobbs. All were in favor.

COMMUNICATIONS

There were no communications.

Mr. Martelli began by introducing himself to the commission and giving some information concerning his background. He said he has been with the town since August 9, 2021. He grew up in Cheshire and has worked for the City of Waterbury for the past eleven years. He has done grant writing and worked on affordable housing and is on the board of Ball & Socket. He is pleased to be working in Cheshire.

TIF Management Committee Update

Mr. Martelli explained to the committee that on August 12, 2021 a credit enhancement agreement (CEA) from a developer for the north end site was received. Mr. Dobbs added that the committee met four or five times and agreed that an attorney must be present for these negotiations. He felt that it is critical that they be present for every meeting. One of the main issues is that it is basically 60% residential with some commercial entities. However, the developer was asked if TIF reimbursement was critical to them for securing financing. The developer indicated that it was not critical. Mr. Dobbs said he felt that negotiations were close and could possibly be talking to the town council this month but they were not sure at this time. Mr. Martelli said he felt that both side were being reasonable and all were happy with the amount of work that was accomplished.

Mr. Martelli also explained that there are three phases of the development and there will be a mix of commercial and residential.

Zone Text Amendment Discussion

Mr. Voelker, Town Planner, began by telling the commission that for the first time since the opening of the Interchange the Planning and Zoning Commission will actively consider allowing warehouse distribution and storage facilities. The Planning commission believes that this is a good time to consider these changes. Public hearings will begin tomorrow night and continue until it can be legally acted upon. Mr. Pelletier asked where the town stands in acquiring the land from the state. Mr. Martelli said that the town has first right to market the property for a development as long as that development is in line with what the state wants and we have the right to sell the property.

MOTION: A motion was made by Mr. Dobbs and seconded by Mr. Pelletier to send a letter of endorsement to the Planning and Zoning Commission regarding the approval of the zone text change.

Tax Increment Financing Refresher

Mr. Martelli was asked to refresh the members about what TIF actually is. He began by explaining that the TIF district was created because portions of the area north of I-691 do not have proper utilities for development (i.e. water and sewer). It was decided to create a TIF (Tax Increment Financing) district for the Interchange Zone in order to get some of the infrastructure installed. Over all, the goal is to expand the town's tax base. The town will get money when improvements are made and when a certain point is reached the developer gets paid. It is a good way to get projects moving without money coming out of our pockets. TIF fund benefits everyone.

Ms. Ferguson asked about working with the RWA and the town of Southington. She was told that the RWA has committed to working with us and that working with sewer is harder than working with water.

Social Media/Website Enhancement

Mr. Martelli said he has been working on redoing the website for Economic Development. He said that photos, tax abatement programs and TIF will be included in it. He also started an Instagram page highlighting various businesses. The Instagram name will be "Grow Cheshire". He also suggested giving prospective businesses a terra cotta pot with "Grow Cheshire" on it.

Ball & Socket Arts Update

Mr. Martelli said the Ball & Socket Arts will be huge for the community once it gets going. He went on to say that the time and effort that was put into it is starting to come to fruition. Phase I is Building 2 and the second floor will be a Learning Center. In addition, a \$925,000 grant has been applied for. If received, it will be for Building I which is the blue building. It will be cleaned and have a new roof. Eventually it will create a pedestrian friendly area on West Main Street.

Ms. Ferguson asked about a village district. Mr. Martelli explained that essentially what it is, is an area for parking. Parking is a major issue and getting the grant will help.

Mr. Martelli said that the people from Ball & Socket would like to invite the members of the Economic Development Commission to tour the building. He would also like to know how many will attend so that the proper safety gear can be obtained.

Ms. Ferguson also asked about marketing materials. Mr. Nichols said that since this is his work, he is willing to review anything the group has for marketing.

Staff Report

Mr. Martelli said that he is meeting with a broker concerning the Waverly property but at this time cannot give details.

Commission members were reminded of the Octoberfest that will be held soon. Ms. Auger also said that there will be a candidate forum in Council Chambers but it will not be open to the public.

ADJOURNMENT

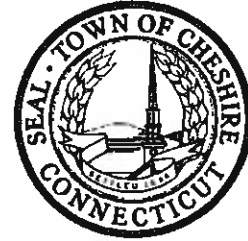
A motion to adjourn was made by Mr. Stanley and seconded by Mr. Pelletier. The meeting ended at 8:25 am. All were in favor.

Attest:

Patricia W. Kuzmak, clerk
Economic Development Commission

TOWN OF CHESHIRE

Economic Development
84 South Main Street
Cheshire, Connecticut 06410
203-271-6670 • Fax 203-271-6688



ECONOMIC DEVELOPMENT COMMISSION MEETING DATES 2022

The Commission meets the third Tuesday of the month at 7:30 a.m. in Room 207/209 at the Town Hall, 84 South Main Street, unless otherwise noted.

January 18, 2022

February 15, 2022

March 15, 2022

April 19, 2022

May 17, 2022

June 21, 2022

July 19, 2022

August 16, 2022

September 20, 2022

October 18, 2022

November 15, 2022

December 20, 2022

January 17, 2023

(Chairman)

(Date)

***The Meeting Dates and room location are subject to change. Please call the Planning Department at 203-271-6670 for confirmation.**