

MINUTES

**ECONOMIC DEVELOPMENT COMMISSION
MADDEN ROOM
SOUTH WINDSOR TOWN HALL**

**REGULAR MEETING
WEDNESDAY, JULY 25, 2018
TIME: 7:30 P.M.**

PRESENT: Chairperson David Marsh, Paul Burnham, Linda Jeski, Joseph Kennedy (left at 8:18pm), James Murray, Louise Neary, Susan Burnham, Edwina Futtner, Alternate Victor Dorobantu (sat for William Jodice)

ABSENT: William Jodice, Shailesh Verma and Alternates Wayne Kilburn, Shawn Jacobaccio, John Mitchell

ALSO PRESENT: Deputy Mayor Andrew Paterna

1. **Call Meeting to Order:** Chairperson Marsh called the meeting to order at 7:30pm.
2. **Roll Call:** The above-mentioned members were introduced.
3. **Public Participation:** None.
4. **Approval of Minutes**

Minutes from Regular Meeting on 6/27/2018:

A motion was made by Commissioner Neary and seconded by Commissioner P. Burnham to approve the minutes of June 27, 2018 with the following corrections:

Item 6.a. should read: "CERC will charge..." and "...that to hire a full-time coordinator would cost..."
Mr. Galligan's news, 1st bullet should read: "...for a food retailer that the town has been pursuing. The town gave them a 60% tax abatement deal."

3rd bullet should read: "...slated for the former drive-in..."

4th bullet should read: "...will be constructed on the MazTech property."

8th bullet should read: "...next to LA Fitness."

9th bullet should read: "The Mannarino's..."

Item 7.b. should read: "...were able to attend..."

Item 3. should read: "...jet engine makers..."

Motion was approved by majority. Motion passed. Commissioners Jeski, S. Burnham and Marsh abstain.

Commissioners will ask for clarification of the 60% tax abatement for the food store. Chairperson Marsh shared that the abatement for the expansion for Geissler's was approved but that the project is now on hold. The property may be owned by a trust which will require that the site improvements go through a lawyer.

5. **Old Business**

(a) **Economic Development Strategy:** Chairperson Marsh believes that the CERC proposal has been discussed amongst town leaders and that the primary concern is the possible conflict of interest. Commissioner Neary announced that she (and other commissioners) did not receive the documents so Chairperson Marsh will ask that they be sent again. Commissioner Jeski is concerned about the ability to attract large businesses through CERC, their relationships with other towns, and the possibility of businesses being matched with other towns. Chairperson Marsh shared that Mr. Galligan has discussed

both good and bad experiences with towns that have had relationships with CERC. Chairperson Marsh believes that CERC's involvement would be best used to help alleviate some of the work that the town manager does. Commissioner Neary asked if CERC shares information for businesses that are interested in South Windsor with other towns and if they do, how would we know. Chairperson Marsh stated that this is not how the relationship works. Chairperson Marsh explained that CERC is not a State agency but a public-private partnership. Commissioner Dorobantu asked if some towns allow CERC to do the negotiation, and could this be a conflict of interest. Commissioner P. Burnham shared that South Windsor might have a person that only deals with us and some towns that are not neighboring towns. Chairperson Marsh explained that the possibility of a conflict of interest cannot be eliminated but that it is essential to consider the loss of opportunity by not engaging with CERC and saving Mr. Galligan time and energy. CERC will provide supplemental capabilities which allows South Windsor to engage with other businesses. Commissioner Neary asked if towns lose business opportunities because of location or for other reasons and Chairperson Marsh replied that it is hard to know why businesses chose other towns. Commissioner S. Burnham asked if CERC will provide someone to supplement what is being done by current staff. Chairperson Marsh explained that a CERC employee can be contracted at a rate of \$80 per hour on an as needed basis. Mr. Galligan has shared the documentation with the Town Council. They have asked about seeking information from other groups that provide similar support. The Buxton group is an alternative organization and the council would like them to give a formal presentation. Chairperson Marsh suggested that the processes for EDC, such as abatements, could be changed or improved. Commissioner Neary asked if CERC could be hired for a year and see how it goes. Chairperson Marsh replied that the discussion hasn't gotten to that level of detail yet. Commissioner P. Burnham suggested having Chairperson Marsh ask the town manager for a formal presentation by CERC at the September EDC meeting and be provided with information about Buxton, and request a presentation by Buxton at the October EDC meeting. Chairperson Marsh will try to meet with Mr. Galligan to discuss scheduling the presentations. Commissioner P. Burnham suggested scheduling a special meeting for the presentations.

(b) Economic Development Commission Brand, Identity, Administration: Chairperson Marsh apologized because he was supposed to send out the information to the commissioners on how to set up EDC emails. He will send out the information now. As a reminder, if you choose not to set it up, let him know and if you do set it up, please let him know, so that the new email address can be added to distribution list.

(c) Sustainable CT: Chairperson Marsh had no update since he hasn't been able to make last two meetings. Deputy Mayor Paterna announced that the next meeting is tomorrow, Thursday, July 26 at 1pm, and that they are working with several commissions. Once the town reaches 225 points they believe they'll have completed the first portion. The Deputy Mayor will check with Town Planner Michelle Lipe to see what the EDC can do to assist. At 225 points the town will be 1/3 of the way towards their certification and they are working to submit as much documentation as they can by August 24th. The next set of documentation will be submitted in the fall. Once certification is reached, grant money will be available from funders such as the Tremaine Foundation and the Common Sense Fund.

(d) South Windsor Citizen Survey: Chairperson Marsh stated that the survey was sent out to every household via postcard with an online response format. Commissioner P. Burnham felt that some questions didn't pertain to him.

(e) Town Ordinance Economic Impact Analysis: Chairman Marsh had no update.

(f) Mayor.tv: During Chairman Marsh's last conversation with the town manager, he learned that the videos were complete and ready to be published. Commissioner P. Burnham announced that IT will be posting the final version on the website any day now.

6. Committee Report(s)

- (a) Bylaw Review Committee: Commissioner P. Burnham will discuss the changes in September and everyone should have received a copy in their packet. Commissioner S. Burnham asked for clarification of the wording for item #3. Commissioner Jeski is concerned about having someone in place for an extended amount of time. Chairperson Marsh stated that mandatory cycling between political parties could have a negative effect too and feels that it is more important to elect a person to the position of Chair who is interested instead of accepting the position just because it is their party's turn. An extension of the current chair's term could also be a possibility. Commission members continued to discuss the possible wording of item #3.
- (b) Business Community Engagement (Ambassador Program) / Committee: Commissioner P. Burnham announced that the Town Council approved the abatement for Electro Methods and that he is hoping that the company will move forward with their plan to remain in South Windsor. Donna Thompson sent a letter, on behalf of the commission, to the Town Council showing EDC's support of the abatement. Commissioner Jeski noted that there was a change was made to the terms of the abatement to extend it to 14 years. Electro Methods will have to stay the duration of the abatement or give everything back to the town. The formal paperwork still needs to be completed but Electro Methods was very pleased with how quickly everything went through.

Commissioner P. Burnham shared that Pete's RV had a fire earlier in July in the toolshed on the side of the building and that the fire jumped the fence and toasted the backsides of 2 cars. The damage has since been cleaned up.

Airgas, formerly located on Rte. 5 next to Waybest, has merged with the Hartford location. Commissioner P. Burnham reached out to them and learned that they are selling their building, asked them for information, and will share it with some businesses in town that might be good for that location. Chairperson Marsh will talk to the Town Manager about positing the information to CERC SiteFinder.

7. New Business

Commissioner Neary shared information about the negotiation of property on Buckland Road for a jewelry store. The owner of Floral Expressions on Rte. 5 has retired and after finding no buyers, is closing the business. Crandall and Daughter has limited summer hours but will be open again in September. Mother Goose daycare is for sale and will close if an owner isn't found by the end of September. Chairperson Marsh reflected that the town is suffering in options for daycare since several have recently closed.

8. Communications and Remarks

(a) Report from David Marsh, Chairperson: Chairperson Marsh had a meeting with the town manager and learned about a prospect for the I-291 area and their interest in a few properties. This is in a redevelopment area and will need to go before the agency. No abatement was granted for the new assisted living facility, but another company may have a tax abatement application coming before the commission. The town is in discussions with a South Windsor resident and the development of his site. Commissioner P. Burnham stated that a resident is interested in developing a site near the railroad tracks and has met with P&Z. Commissioner P. Burnham announced that the studio project agreement was signed by Mr. Charboneau and that all parties have 90 days to get everything in order or the agreement

will become null and void. The fuel cell project is going forward and is expected to be up and running by the end of the year.

9. General Discussion

Next Meeting is scheduled for September 26, 2018 at 7:30 p.m. in the Madden Room.

10. Adjournment

A motion to adjourn at 9:01pm was made by Commissioner S. Burnham and seconded by Commissioner Neary and was unanimously approved. Motion passed.

**Respectfully submitted,
Catherine Potter
Clerk**

Approved with corrections: September 26, 2018