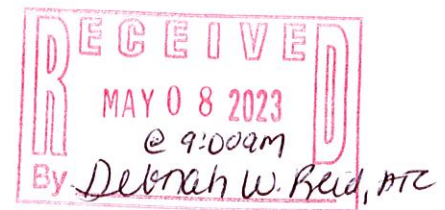


MINUTES

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

**REGULAR MEETING
WEDNESDAY, April 26, 2023
TIME: 7:00 P.M.**



PRESENT: Vice Chairperson Paul Burnham, Secretary Linda Jeski, Daniel Kane, Scott Kelley, Joseph Kennedy Jr, James Murray, Sue Burnham

Alternate Victor Dorobantu (sat for Chairperson David Marsh), Alternate Mindy Lewis (sat for Commissioner Louise Neary) Alternate James Mitchell (sat for Commissioner William Jodice.

ABSENT: Chairperson David Marsh, William Jodice, Louise Neary, Alternate Michael Buganski, Liaison Andrew Paterna

ALSO PRESENT: Assistant Town Manager Scott Roberts
Recording Secretary Tersee Flores

1. **Call Meeting to Order:** Vice Chairperson Paul Burnham called the meeting to order at 7:01pm.
2. **Roll Call:** The above-mentioned members were introduced.
3. **Public Participation:** None
4. **Special Presentation:** None
5. **Approval of Minutes**

Minutes from Regular Meeting on 03/22/23: A **motion** was made by Commissioner Sue Burnham and **seconded** by Alternate Dorobantu to approve the minutes with the following corrections:

Page 3. Second paragraph should read: "statute"

Page 3. Should read: "Motion passed with one abstention" not abstained.

Absent section should read: "James Mitchell"

Motion approved unanimously. Motion passed.

6. **Old Business:**
7. **Committee Report(s)**

(a) Strategic Planning Committee

(b) Quad Board Sub-Committee

Commissioner Lewis discussed the results from the survey that was handed out at the Quad Board meeting where she was the only EDC member in attendance. The survey consisted of questions pertaining to the improvement of the town and what things as elected officials would they like to see change.

Commissioner Lewis mentioned at the Strategic Board meeting unfortunately quorum was not established so they could not make any votes. It was discussed the strategic plan should be completed by July. Dr. Alkadry noted that they received 2700 response to the survey. Commissioner Lewis shared the focus group became listening sessions to hear from several important groups within the community that were identified by the committee at the March meeting. Dr. Alkadry is personally reaching out to these groups which consist of homeowners, business owners, civic leaders, elected officials and members of the community.

Commissioner Lewis discussed the various next steps is to meet with Town Council to review and approve a strategic plan with the following dates:

May 6 th	Retreat with UCONN to discuss all the compiled data and provide a final draft.
May 23 rd	Review and approve the draft.
May 31 st	Final draft will be provided to the Clerk of Council for submission.
June 5 th	Presentation to the Council.

June 6th - July 5th the final draft will be upload to the Town website.

June 19 th	Public hearing on final draft.
July 3 rd	Additional Public hearing on final draft.
July 17 th	Town Council will vote on the final strategic plan.

Vice Chairperson Burnham and the Commissioners asked and made questions regarding education, demographics, commercial and residential spaces.

Commissioner James presented a question. Is there any other break down of the results as opposed to lumping everyone into one group?

Commissioner Lewis mentioned they plan to discuss it at the retreat on May 6th.

8. New Business

(a) POCD Board and Commission Questionnaires

Assistant Town Manager Scott Robert discussed a questionnaire from PZC where the Director Michele Lipe is very interested in hearing from the EDC. They are requesting the committee collective feedback.

Vice Chairperson Burnham determined that every commissioner write their responses and submit them to the Recording Secretary Tersee Flores as soon as possible so that she can get them to the Planning and Zoning department. Mr. Roberts mentioned he will assist the Recording Secretary with the collection of all responses to submit to PZC.

Mr. Roberts discussed and elaborated the importance of the questionnaire. He mentioned POCD is the guiding document for Planning Zoning so ultimately this document will provide information on how the town is going to develop over the next 10 years.

9. Economic Development Opportunities/Updates:

Vice Chairperson P. Burnham gave the following updates:

- The Manchester Scoop printed information regarding the La Fitness building where it mentioned a company by the name of Diversity Partners Commercial Real Estate LLC located in Arizona has purchased the space. Mr. Roberts mentioned he is not sure whether it is going to be a gym.
- Commissioner Sue Burnham discussed the purchase of the Rockville Bank building. Mr. Roberts shared it's a special medical offering for specific developmental issues, possibly a CHR. In addition, on the top floor there is going to be an incubator space for like businesses.
- Commissioner Sue Burnham expressed the Goddard School is developing well. She mentioned Evergreen Walk is looking very attractive and revitalized.

Mr. Roberts gave the following updates:

- There is interest with Joan Fabrics which is a large attractive land.
- IV Business is an infusion center.
- Town Manager felt that the negotiations for the two law suits are moving along and sound promising.
- Vice Chairperson Burnham inquired about Geissler's Supermarket which was discussed at the PNZ Executive Session regarding Design Professionals submitting a sidewalk plan which in turn will be submitted to the State.
- Amazon is still moving forward with permits and plan to be operational sometime this calendar year.
- Mr. Roberts reported the Storage Facility is still going through its process.
- Commissioner Sue Burnham inquired a restaurant by the new People's Bank. Mr. Roberts mentioned to his understanding is still in the works with the Planning and Zoning department.
- Commissioner Lewis shared the Hog River Brewery in Hartford, CT were unable to negotiate on the building they are recently located in and are looking for a new home. She suggested Mr. Roberts contact them and discuss our town for business location.

Mr. Robert mentioned he started the path in reaching out and hopes to schedule a meeting.

Commissioners asked and made questions on locations, and how soon are they looking to relocate.

- Vice Chairperson Burnham discussed Custom Automotive has received their zone change and are moving forward with their site plan to get all approvals from PNZ. Custom Automotive had some concerns regarding location and 500 ft. setback they are proposing.
- Commissioner Sue Burnham inquired the status on the convalescent home. Mr. Roberts responded it's still underdevelopment and mentioned they did donate their old generator to the Town.

10. General Discussion:

Commissioner Kennedy mentioned a topic that was discussed at the budget meeting regarding a hybrid or a half Economic Developer Advisor and how they needed someone for planning.

Mr. Roberts discussed with the commissioners abatement, location, work force, public safety and infrastructure.

11. Executive Session: None.

12. Adjournment:

A **motion** was made by Commissioner Jeski and **seconded** by Commissioner Sue Burnham to adjourn at 8:22 pm and was ***unanimously approved. Motion passed.***

Next meeting is scheduled for 05/26/23

Respectfully submitted,

Tersee Flores
Recording Secretary