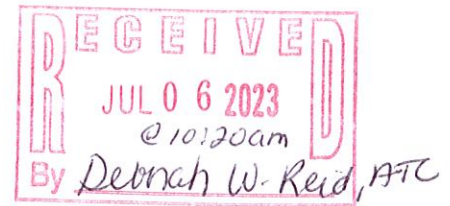


**DRAFT
MINUTES**



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

**REGULAR MEETING
WEDNESDAY, June 28, 2023
TIME: 7:00 P.M.**

PRESENT: Vice Chairperson Paul Burnham, Susan Burnham, William Jodice, Scott Kelley, Joseph Kennedy, Chairperson David Marsh, James Murray, Louise Neary

Alternate Michael Buganski, Alternate Mindy Lewis (sat for Secretary Linda Jeski) Alternate James Mitchell (sat for, Commissioner Daniel Kane)

ABSENT: Secretary Linda Jeski, Daniel Kane, Alternate Victor Dorobantu, Liaison Andrew Paterna

ALSO PRESENT: Assistant Town Manager Scott Roberts

1. **Call Meeting to Order:** Chairperson Marsh called the meeting to order a 7:00 pm.
2. **Roll Call:** The above-mentioned members were introduced.
3. **Public Participation:** None
4. **Special Presentation:**

➤ *Peter Blume – Bloomy's Manufacturing*

Peter Blume, President & CEO of Bloomy Controls, Inc., at 68 Nutmeg Road presented the application on behalf of Bloomy and introduced Greg Burroughs, Senior Project Manager and Sawon Lee, Controller.

Mr. Blume shared some history of the business which provides automated test solutions for mission-critical and emerging applications which increase product safety, performance and reliability while reducing the cost of test. He expressed how he moved and expanded Bloomy's company headquarters from 6,000 ft. in Windsor to 28,700 ft. in South Windsor. He invested \$600,000 in renovations during 2020-2021, paid with their own free cash flow.

Mr. Blume is requesting an exception to the terms of C.G.S Section 12-65b allowing the consideration of investments made by Bloomy at 68 Nutmeg Road South from 2019-2022 towards a South Windsor tax assessment reduction.

Scott Roberts, Assistant Town Manager asked and made comments regarding the future of Bloomy Controls.

1. Is there an additional 30,000 sq. ft. he would like to add, is that part of the original request?
2. Is he intending on expanding any further to help offset the cash flow and evaluation of the property?
3. Is he looking to hire more people within South Windsor adding more engineers?
4. Where do you see Bloomy growth in the next five years if they were to offer you an abated tax program?

Mr. Blume shared his vision and the goals for the next five years.

➤ *Peter Alter – Continental Global Venture LLC*

Robin Pearson, Attorney for Alter & Pearson. presented the application on behalf Peter Alter who was out of the country and the developer, Continental Global Ventures, L.L.C. which is the development entity of Continental properties. She also, introduced Howard Rappaport, Chief Operating Officer who has been a principal of the company and James Cassidy.

Attorney Pearson discussed Continental and how they entered negotiations and the administrative and land use approval process to acquire and develop the real property known as Unit 7C of Evergreen Walk which is located at 151 Buckland Road. The property has been vacant, non-productive, and undeveloped to the present.

The developer is seeking the assistance of the Town of South Windsor through its Incentive Program, expressed a temporary tax abatement in accordance with the South Windsor Incentive Program will provide Continental with an opportunity to establish its development without being forced to scale back its own financial commitment to the overall quality of the development in order to meet the otherwise immediate, full tax burdens of the property. Currently the annual tax burden of the property is \$26,454.00 for real property (based on 40.87% of the 2022 Grand List assessment that existed on the 151 Buckland Road property and the mill rate from the 2021 Grand List) and \$0 per year for the personal property and \$0 per year for motor vehicles (as the property is vacant). Temporary relief through the Incentive Program would provide much needed assistance in this effort when the costs are greatest and the return on the investment is least. The developer is now in the process of securing all necessary zoning and wetland permit approvals to implement its development plan to construct 165 units of housing, including 21 units of workforce housing which will consist of rent restricting, affordable rent. Site development and construction will commence within 6 months of final approval and the construction period will be 24-36 months to the issuance of the final certificate of occupancy.

Commissioners asked and made questions regarding the number of bedrooms, occupancy rate in tempo, is there a requirement by the state for affordable housing, and time frame.

Mr. Rappaport shared there are 1- and 2-bedrooms units each dwelling unit have direct access to a garage. In summary they believe these new housing opportunities potentially are a very significant benefit to the town. The occupancy rate is at 97.5%. Attorney Pearson mentioned it is not required by the state to have affordable housing, however the town of South Windsor has adopted a plan of affordability and they are looking to developers to contribute towards the number of affordable units. Mr. Rappaport discussed the time frame will consist of a year of site work and a year of building they do not legally phase it. Additional discussion regarding the community, amenities, parking and garage spaces took place.

5. Approval of Minutes

Minutes from Regular Meeting on 05/24/23: A **motion** was made by Commissioner Neary and **seconded** by Commissioner Sue Burnham with the following corrections:

Page 2 Correction: Commissioner Neary "disagreed with the terminology tax abatement"

Page 2 & 3. Correction: "Councilor Paterna" not Council Paterna

Page 4. Under New Business: business is called "Bloomy's" not Blume's

Motion approved with majority. Chairperson Marsh, Vice Chairperson Paul Burnham, Commissioner Kennedy and Commissioner Murray abstain. ***Motion passed.***

6. Executive Session

Motion to: go into Executive Session to discuss confidential and proprietary information regarding the Tax Fixing agreements for Bloomy's Manufacturing & Continental Global Ventures LLC.

Was Made By: Commissioner Paul Burnham

Second by Commissioner Murray

The motion carried.

The vote was unanimous

Chairperson Marsh called the meeting back to order and the regular meeting resumed.

Chairperson Marsh discussed in the matter of Bloomy's Manufacturing and their request for a tax abatement they determine to defer to a future meeting. They requested the staff Liaison Scott Roberts to contact Peter Blume and speak on the details of the abatement and set out some options to move it forward. Chairperson Marsh mentioned what is not clear specifically is understanding of what it entails and how it applies based on the rules that have been established today.

In the matter of tax abatement for Continental Global Ventures LLC.

Motion to: for a resolution approving the Town Managers Proposed Tax Abatement for 151 Buckland Road Unit 7C.

Be it resolved, the Economic Development Commission here by approves the Town Manager's proposed Tax Abatement to 151 Buckland Road Unit 7C Peter Alter and forwards the application to the Town Council for consideration and approval.

Was Made By: Commissioner Neary

Second by Commissioner Lewis

The motion carried.

The vote was unanimous

7. Old Business: None

8. Committee Report(s)

- Strategic Planning Committee
- Quad Board Sub-Committee

Commissioner Lewis reported the Strategic Planning committee presented their plan to the Town Council at the first public hearing on June 5th, and there will be an additional public hearing at the next Town Council meeting on July 3rd. She mentioned if they watch the meeting on June 5th, they will see the presentation.

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

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

No updates for the Quad Board meeting.

9. New Business

Chairperson Marsh discussed the leadership transition-Commissioner Jeski to assume role as Chairperson he discussed there must be a motion of appointment and approval and due to her absence, no motions were going to be made at tonight's meeting.

He shared in the interest of the town and the commission he will step down as Chairperson unfortunately, personally and professionally his life has been very busy, and he has not been mentally and physically present. He will continue to volunteer as a full member.

10. Economic Development Opportunities/Updates:

Assistant Town Manager Scott Roberts reported on the following:

- Evergreen Walks 2.0 the management team has reached out to the manager for a meeting update. Mr. Roberts mentioned when once that meeting takes place, he can provide additional information on how Evergreen walk is progressing and what we might be expecting soon.
- The CT Avenue development is still in the Planning and Zoning stages.
- Geissler is still in court, hopefully there will be some sort of agreement soon.
- Development proposed at the old Calvary Church at 240 Deming Street which is going to be an affordable housing component with the Federal government more details later.
- Whole Foods should be completed by January or February 2024.
- Amazon and Storage Facility is still moving forward.

Vice Chairperson Burnham shared some conversation regarding the former Waybest Foods building. The owner is in the process in redoing the refrigeration units. Additional conversation regarding the utilization of the freezers and freezer space.

11. General Discussion: None

12. Adjournment:

A **motion** was made by Commissioner Sue Burnham and **seconded** by Commissioner Paul Burnham to adjourn at 09:04 pm and was ***unanimously approved. Motion passed.***

Next meeting is scheduled for 07/26/23

Respectfully submitted,

Tersee Flores
Recording Secretary