

MINUTES

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

**REGULAR MEETING
WEDNESDAY, September 23, 2015
TIME: 7:30 P.M.**

PRESENT: Chairperson Louise Neary, James Murray, Joseph Kennedy, Alternate Paul Burnham, Dwight Johnson, Wayne Kilburn, William Jodice, Alternate Mohammed Quaraishi, Linda Jeski, Alternate John Mitchell (arr. 7:33p.m.)

ABSENT: Susan Burnham, Edwina Futtner, Alternate MJ Hockenberry

ALSO PRESENT: Town Council liaison Carolyn Mirek

1. Call Meeting to Order: Chairperson Louise Neary called the meeting to order at 7:30p.m.

2. Roll Call: The above-mentioned members were introduced.

3. Public Participation: None.

4. Approval of Minutes

Minutes from Regular Meeting on 7/22/2015

A **motion** was made by Commissioner Jeski and **seconded** by Commissioner Jodice to approve the minutes of July 22, 2015 and was *unanimously approved. Motion passed.*

5. Old Business: Chairperson Neary commented that the CT Studios will not be moving forward but that another project will be occupying the space.

6. Committee Report

Report from Louise Neary and Sue Burnham - Discover South Windsor: Chairperson Neary stated that the group did not meet over the summer but that Commissioner S. Burnham is planning to meet with Peter DeMallie.

7. Communications and Remarks

Report from Louise Neary, Chairperson: Chairperson Neary stated that a company is going to be moving into the first Scannell property building and the second building will house a business that will be part refrigeration and part warehouse. Chairperson Neary attended a town council meeting which included a discussion about the new technology park to be located on the former CT Studios location. Chairperson Neary requested members to RSVP to Donna Thompson on whether they will be attending the upcoming awards dinner.

8. New Business: Chairperson Neary commented that a new business, Bear Smokehouse, is a cooking facility that will be offering takeout in future via call-in. Chairperson Neary also stated that a hearing was held regarding the new technology park's fuel cell project. An agreement was reached in which the town will be paid \$514,000 per year through a complicated arrangement.

Liaison Carolyn Mirek shared that DCK will be getting fuel cell profit of \$1 mil per year and that the money given to town would be put into capital improvements. These improvements will act as an incentive to complete all three phases of the project. Commissioner Mitchell commented that the movie studio project was originally based on tax credits that the state was offering for in-state movie production in exchange for the increase in jobs available. Commissioner Mitchell questions whether the new project will offer the same benefits. Commissioner Jeski stated that the fuel cell micro-grid will be available for electricity production 24/7. This will allow for businesses offering jobs in the biomedical field, with a higher pay scale, to locate there. Chairperson Neary stated that it is a complicated situation and that it is less costly for the town to proceed with this new project than to proceed in the courts. Commissioner Mitchell asked if the costs of the CT Studio project have ever been quantified. Ms. Mirek stated that the town council hasn't gotten all the information related to the financing agreement. Ms. Mirek expressed frustration that information on the financing agreement was presented to the town council late in the meeting instead of in advance. Chairperson Neary expressed frustration that Town Manager Matt Galligan cancelled attendance at tonight's meeting. Commissioner P. Burnham suggested that if he can't attend would it be possible that he send an economic development report to the commission so that they are aware of the activity in town.

Chairperson Neary asked Ms. Mirek if there is anything she could share about new businesses in town. Commissioner P. Burnham shared that the building to house the All-Star cheerleading squad is moving ahead. He recalled reading an article regarding All-Star's desire to have additional signage. Commissioner P. Burnham also informed the commission about the following:

- The issue with an addition to the Carla's Pasta building is related to the tiger beetles and that they are either meeting or have already met with the town manager.
- A business that is near Route 5 is blocked by trees and they would like to thin or remove the trees so that a new building could be seen from Route 5.
- Enterprise Car Rental on Buckland Street in Manchester is interested in moving to a new location in South Windsor. They are searching for an existing building that has bays for a car wash and detailing. Commissioner P. Burnham suggested the former Valvoline location on Sullivan Avenue.

- 9. General Discussion:** Commissioner P. Burnham noted that the bowling alley was sold at auction and believes that the adjacent property may be involved and believes that a truck body business will be taking over the location.
- 10. Adjournment:** A motion was made by Commissioner Jeski and seconded by Commissioner Jodice to adjourn at 8:10pm and was unanimously approved. Motion passed.

Respectfully submitted,
Catherine Potter
Clerk

Approved with corrections: October 28, 2015