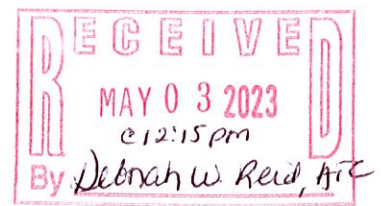


**MINUTES
REVISED**



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

**REGULAR MEETING
WEDNESDAY, March 22, 2023
TIME: 7:00 P.M.**

PRESENT: Chairperson David Marsh, Vice Chairperson Paul Burnham, Secretary Linda Jeski, William Jodice, Daniel Kane, Scott Kelley, Joseph Kennedy Jr, James Murray, Sue Burnham, Alternate Mindy Lewis (sat for Commissioner Louise Neary), Alternate Michael Buganski

ABSENT: Louise Neary, Alternate Victor Dorobantu, Alternate James Mitchell, Liaison Andrew Paterna

ALSO PRESENT: Assistant Town Manager Scott Roberts

1. **Call Meeting to Order:** Chairperson Marsh called the meeting to order at 7:00pm.
2. **Roll Call:** The above-mentioned members were introduced.
3. **Public Participation:** None
4. **Special Presentation:** None
5. **Approval of Minutes**
 - (a) Minutes from Regular Meeting on 11/16/22: A **motion** was made by Chairperson Marsh and **seconded** by Vice Chairperson Burnham to approve the minutes with the following corrections:
Page 3, Item 9, 2nd bullet should read: "which is not located in"
Page 4, Item 9, 2nd bullet should read: "stated that P&Z meets"
Page 4, Item 9, 4th bullet should read: "at the next Quad Board"
Motion approved by majority. Commissioner S. Burnham, Kelley, Jodice, Kane, Alternates James Mitchell, Mindy Lewis and Victor Dorobantu abstained. **Motion passed.**
 - Minutes from Regular Meeting on 02/22/23: A **motion** was made by Commissioner S. Burnham and **seconded** by Commissioner Jeski with the following corrections and proposed amendments:
Page 1 Item (a) under Special Presentation should read: "Mr. Roberts explained that they are **not** able to be printed". **Motion approved by majority.** Commissioner S. Burnham, Kelley, Jodice, Kane, Alternates James Mitchell, Mindy Lewis and Victor Dorobantu abstained. **Motion passed.**

6. Old Business:

Commissioner Jeski mentioned she made all corrections to the By-Laws and provided all Commissioners with a copy. She discussed a few corrections and they are as follow:

Item 4 "view of the by-laws must be done every two years after the election of the new officers."

Item 14 a section was added "in the charter that these By Law's refer to and the CT State Statute and she updated the approved, revised, and reviewed dates.

7. Committee Report(s)

- (a) Strategic Planning Committee: Commissioner Lewis missed the March meeting, however she did receive some notes and they were as follow:

The committee received the preliminary results survey, there were 2400 responses and the committee is planning to hold five listening groups during the month of April with the intent to listen to what residence and business owners share with us. Once the listening groups are completed all the data will be analyzed and the committee will work on final findings for the Town Council.

- (b) Quad Board Sub-Committee: The next meeting will be in April.

8. New Business

- (a) EDC Minutes:
- (b) EDC Appointments, Nominations and Membership: Approved at the last Council Meeting.
- (c) Discussion: Hartford Truck Company-Town Manager Proposed Tax Abatement.

Assistant Town Manager Scott Roberts discussed the tax assessment reduction application at 95 John Fitch Blvd, a copy was provided to all Commissioners. He mentioned at the last meeting the manager did propose a seven-year abatement 70% front loaded 50% back loaded as shown in Exhibit A attached to the document. He discussed in detail next steps which consist of the commission approving the abatement as proposed or recommend any changes to the Town Manager. Town Council will vote on the application and then give the authority to the Town Manager to work out an abatement agreement between the attorneys of the applicant and the Town.

Chairperson Marsh and the Commissioners asked, the following questions:

Building #1 Assesses Improvement Value from Assessor 7 years max, if you invest at least \$3 million dollars in improvements. 2 years max, if you invest at least \$500,000 in improvements.

Active and closed abatement.

Resources the town may have and appropriate scale.

Business tax vs residential tax and current tax liability.

Business friendly, growing the tax base.

Mr. Roberts explained it's a state statute and the building will be assessed at \$5,250,000 currently they are over the dollar figure. They filed the information with the assessors and he doesn't see any changes taking place. He discussed working with the applicant to determine what the personal property estimate would be and they added that into the system on Exhibit A. Mr. Roberts mentioned it does not get abated, it immediately gets put on tax role.

Mr. Roberts reported up to seven years and up to 70% EDC statute even though it states seven years it didn't get 70% for each year only the first three years and the remaining four years at 50%. He referred the commissioners to website where they can view every abatement that was issued and they can see the terms. He advised the commissioners moving forward they may want to be selective in the abatements depending on what business they want to attract.

He mentioned we can reach out to Connecticut Conference Municipalities (CCM) they provide lots of surveys for Towns inquiring about other towns. They will reach out to every municipalities and ask the questions. He mentioned he can ask the assessors about the business, residential tax and current tax liability.

(d) Resolution approving the Town Managers Proposed Tax Abatement for Hartford Truck.

Be it resolved, the Economic Development Commission here by approves the Town Manager's proposed Tax Abatement to Harford Truck and forwards the application to the Town Council for consideration and approval.

A **motion** was made by Commissioner P. Burnham to approve the abatement and **seconded** by Commissioner Kennedy. ***Motion passed with one abstention.***

9. Economic Development Opportunities/Updates:

Vice Chairperson P. Burnham gave the following updates:

- Vice Chairperson Burnham updated the commissioners on the local business who is in the process of purchasing land on Maskel Road by Custom Automotive Enterprise behind the McDonalds and A&S buildings. The land is owned by Dalene Flooring. They are requesting for a zone change of 9.9 2 acres of land from general commercial to industrial for property located at 753 John Fitch Blvd.

Mr. Burnham asked the commission if they will be interested in sending a letter of support regarding the zone change.

Chairperson Marsh and the Commissioners asked, and made questions regarding timeline, proper documentation and setback.

Mr. Burnham mentioned he will plan to have them attend our April meeting to explain the project and ask for an abatement.

Mr. Roberts gave the following updates:

- Developers who already have open approvals such as Buckland Road next to Chase Bank are still on hold for various financial reasons of construction cost. He mentioned

- they are possibly building in other locations.
- Mr. Robert discussed a green initiative with a private company who is looking for tracks of land in South Windsor to build onsite electrical storage which is different than a solar farm. Mr. Roberts requested pictures and details.
 - Whole Foods is on track and doing well.
 - Amazon is still pulling permits and it will become operational sometime this calendar year.
 - Mr. Roberts reported on LA Fitness, he was advised someone has purchased it.
 - Storage Facility Mr. Roberts reported he is close to his land deal. Within the next 30 to 60 days they will own the property.

10. General Discussion:

Vice Chairperson P. Burnham mentioned he is working with the Chamber president discussing the businesses expo and including the EDC, as well as any business in South Windsor that wanted to participate. They discussed the expo taking place spring of 2024. The proposal is holding it the first weekend at the Farmers Market in conjunction with the Farmers Market. Businesses will send out survey to existing members to inquire about their interest. P. Burnham mentioned the Town will have a booth designated.

11. Executive Session: None.

12. Adjournment:

A **motion** was made by Commissioner S. Burnham and **seconded** by Commissioner Jeski to adjourn at 7:58pm and was ***unanimously approved. Motion passed.***

Next meeting is scheduled for 04/26/23

Respectfully submitted,

Tersee Flores Recording
Secretary