

MINUTES

ECONOMIC DEVELOPMENT COMMISSION
Sprenkel ROOM
SOUTH WINDSOR TOWN HALL

SPECIAL MEETING
WEDNESDAY, April 5, 2017
TIME: 7:30 P.M.

PRESENT: Chairperson Paul Burnham, Joseph Kennedy, James Murray, Alternate David Marsh (sat for Louise Neary), Susan Burnham, Edwina Futtner, Dwight Johnson, Alternate John Mitchell (sat for Wayne Kilburn)

ABSENT: Louise Neary, Wayne Kilburn, Linda Jeski, William Jodice, Alternates David Starr and Shaliesh Verma

ALSO PRESENT: Town Manager Matthew Galligan and Councilor Beaulieu

1. **Call Meeting to Order:** Chairperson Paul Burnham called the meeting to order at 7:30p.m.
2. **Roll Call:** The above-mentioned members were introduced.
3. **Guests:**

- a. **Matthew Galligan, Town Manager** - Presentation of tax abatement proposal: Aldi's Distribution Facility Expansion.

Mr. Galligan reviewed Aldi Distribution's abatement proposal and included the following information:

- Existing building is 490,000 sq. ft.
 - South Windsor approved an abatement 7 years ago of 100%
 - Aldi made improvements to Rye Street but never got reimbursement from State for road improvements
- Aldi has 79 stores and wants to add another 29
 - Expansion is to expand their products
 - Considered alternate location: Hudson Valley (NY)
 - \$14 million expansion and \$2 million personal property
- 1st phase 70,000 refrigerated & freezer
- 2nd phase 100,000 for dry goods
- Additional potential for 40 more employees in the facility
- To retain Aldi in South Windsor the town is offering 70% abatement
- Expansion encourages buying locally
- Abatement increases local jobs
- 170,000 sq. ft. addition
- Aldi already has a contractor for the expansion project
- Expansion won't change the building's appearance from the street and there is still room for accommodating additional expansion in the future

Peter DeMallie stated that the trucks, although owned by a third party, will be registered in CT thereby increasing tax revenue.

The expansion project will be presented at upcoming P&Z and Town Council meetings.

A **motion** was made by Commissioner Mitchell and **seconded** by Commissioner Kennedy to approve the 7-year 100% abatement for Aldi Distribution and was *unanimously approved*.
Motion passed.

Mr. Galligan updated the commission on a few other projects. dck will be submitting a plan for the I-291 corridor which will set in motion a timeline for submitting applications, hearings etc.... The project is for the 22-acre site. Commissioner Mitchell asked if this project will be as lucrative as the casino project and Mr. Galligan stated that it will be a good fit for the area and that the project will be made into a bigger project/tech park. The second update is a project on the former Mestek site for a new studio. Engineers have been hired to conduct a study for the two-phase project. A letter indicating environmental safety has been submitted but the comprehensive reports still need to be written.

4. Public Participation: None.

5. Approval of Minutes

Minutes from Regular Meeting on 03/22/2017:

A **motion** was made by Commissioner Johnson and **seconded** by Commissioner Futtner to approve the minutes of Wednesday, March 22, 2017 and was *approved by majority. Motion passed.* Commissioners Mitchell and S. Burnham abstained.

6. Old Business

Sub-committee report regarding website updates: Chairperson P. Burnham reviewed the proposal from a representative of mayor.tv site that was presented last month. The company has sent a contract and the town manager is reviewing it and will then ask the town attorney to review it.

Commissioner Mitchell asked if the new links would eliminate the need for Discover South Windsor and Commissioner S. Burnham replied that she believes it will not be in competition but that it would be an improvement to what already exists. Commissioner S. Burnham asked if it would be a good idea to bring the Chamber on board. Chairperson P. Burnham will be meeting with Chamber Executive Director Kathy Brady about the businesses that they have visited. He will mention the mayor.tv proposal and the UCONN student intern opportunity.

Commissioner Marsh reported that he was not able to get ahold of the town's webmaster Drew Guild. He'd like to talk about adding the CERC link to the EDC website. Chairperson P. Burnham will reach out to him.

7. Committee Report

Discover South Windsor - Report from Louise Neary and Sue Burnham: Chairperson S. Burnham stated that a meeting has not been held in quite some time.

8. New Business

Discussion regarding request to change meeting start time from 7:30 pm to 7:00 pm.: Chairperson P. Burnham asked commission members for their opinion and Commissioners Mitchell, Johnson and Marsh stated that they all have conflicts.

A **motion** was made by Commissioner Kennedy and **seconded** by Commissioner Marsh to leave the meeting start time at 7:30p.m. and was *unanimously approved. Motion passed.*

9. Communications and Remarks

Report from Paul Burnham, Chairperson

Chairperson P. Burnham reported on the following:

- Attended a Town Council meeting and voiced support for the abatement of Hartford Truck Equipment's building which is to be built on the former bowling alley site. The building will be 16,000 sq. ft. with the possibility of the construction of a 10,000-sq. ft. addition in the future. The company plans to hire up to 27 employees for the new building.
- Commissioner Marsh asked if there had been any feedback about the UCONN internship program proposal. Chairperson P. Burnham gave a general presentation to the Town Council and requested 2 interns but would be with 1.
- Town manager/EDC coordinator position cut from budget
- Councilor Beaulieu stated that a public hearing on the budget including both the general government and Board of Education is scheduled for April 27 at 6pm to be held at Timothy Edwards Middle School
 - Councilor Beaulieu stated that to address the uncertainty of the funding from the state for the 2017-2018 fiscal year, the town has invited state representatives to attend the next Town Council meeting to provide insight.

10. General Discussion

Next Meeting is scheduled for May 24, 2017 at 7:30 p.m. in the Madden Room.

11. Adjournment

A **motion** was made by Commission S. Burnham and **seconded** by Commissioner Murray to adjourn at 8:34pm and was *unanimously approved. Motion passed.*

Respectfully submitted,
Catherine Potter
Clerk

Approved: May 24, 2017