

# REDEVELOPMENT AGENCY

(SUBCOMMITTEE OF THE SOUTH WINDSOR TOWN COUNCIL)

MINUTES  
SPRENKEL ROOM

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TOWN HALL

REGULAR MEETING  
April 5, 2017

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1. **Call Meeting to Order**

The meeting was called to order at 5:10 pm.

2. **Roll Call**

**Members Present**

Scott Andrusis

Barbara Barbour, Chairperson

Cile Decker

**Members Absent**

William E. Keohane

**Guests**

Morris Borea, Town Attorney

Matthew Galligan, Town Manager

Andrew Toth, dck (arrived at 5:20 pm)

3. **Approval of Minutes of Previous Meeting**

Ms. Cile Decker made a motion to approve the meeting minutes of November 2, 2016; Mr. Scott Andrusis seconded the motion; and it was approved unanimously with one abstention from Chairperson Barbara Barbour.

Mr. Scott Andrusis made a motion to approve the meeting minutes of December 7, 2016; Ms. Cile Decker seconded the motion; and it was approved unanimously.

4. **Bills and Communications**

None

5. **Petitions to the Agency**

None

6. **Report of Executive Director**

Town Manager Matthew Galligan said the dck project is moving forward. Currently, memorandums of understanding are being created for all parties. Mestek is attempting to secure a deal with fuel cell energy for pricing, and they have hired an environmental engineer.

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6. **Continued**

Town Manager Galligan said the project was originally supposed to be in the I-291 zone. When dck was planning on having a casino, there was not enough land, so the plan has changed. Technically, it is no longer a Redevelopment Agency project, but Town Manager Galligan would like to have the Agency review the project. The Agency would not have to make any decisions, but they could still send a recommendation to the Council.

Town Manager Galligan mentioned that the Hartford Trucking tax abatement was approved by the Economic Development Commission and the Town Council. Hartford Trucking needed to expand, and they will add 27 additional employees to their payroll.

Town Manager Galligan updated the Agency on the ALDI expansion and tax abatement. ALDI was looking in the Hudson Valley region for a new warehouse, but they will stay in South Windsor and expand their current warehouse. There are two expansion phases: one for refrigeration and one for dry goods. There will not be any additional trucks. Instead, the trucks will carry more products. Town Manager Galligan said ALDI is receiving this second abatement because they redid Rye Street, and they never received their \$1 million from the State because of a competitive bidding dispute over the road. ALDI was not very happy with the outcome of the situation as it lasted for years and involved attorneys. Town Manager Galligan then discussed the merits of bringing in distribution to South Windsor.

Town Manager Galligan mentioned that the Evergreen hotel is supposed to start in April 2017. Ms. Cile Decker asked how large the hotel will be. Town Manager Galligan said it will have 125 rooms and will be located next to the 200 units of upscale housing. The housing unit developer has a tax fixing agreement with the Town.

The Agency discussed renting and owning property.

7. **Report of Committees**

None

8. **Old Business**

None

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9. **New Business**

**A. Update on dck Property and Studio**

Mr. Andrew Toth began the discussion. The casino would have been a great development, but dck is regrouping with new plans that have been reviewed by Michele Lipe, Director of Planning. Mr. Toth reviewed a draft plan with the Agency. dck needs about 5 to 10 working days to finalize a map that will be presentable to the Town.

Mr. Toth explained that there will be three office buildings, two manufacturing facilities, and a warehouse. His research said that the market would lean towards manufacturing and distribution at this time.

Mr. Toth said that there is another option for distribution. With the acquisition of two nearby properties, dck can advertise that there are 65 acres with room for a 500,000-600,000 square foot distribution facility right next to I-291 with access to I-84 and I-91.

Mr. Toth said that the property has a few minor items to work out, but he discussed a plan with the Agency that includes the two parcels. dck is working with Colliers International out of Hartford to help attract businesses. Mr. Toth cautioned that there are more prospects for manufacturing than for offices in this area. He said that hopefully in the next few weeks the Town will see a finalized plan from dck as they are currently working on a few items with different departments.

Ms. Decker asked if there are interested businesses. Mr. Toth said both yes and no as the plans have been changed. Once the plan is finalized, a marketing package will be put together.

Ms. Decker asked if businesses will be lined up before the project is started. Mr. Toth said that would be great, but the agreements with the Town give deadlines for construction. It is hard to market a project that has not started.

Chairperson Barbour asked how the Agency can help. Mr. Toth said that the Agency has already helped get them to this point. He asked if the Agency is fine with this type of development. Ms. Decker said it is not her ideal plan. Mr. Andrusis said it was better than a studio. Mr. Toth said that it would be ideal to follow the market, but there is also flexibility in the plan with warehousing and office buildings.

Town Manager Galligan said that dck offered to pay to put power lines underground, but those plans did not come to fruition. Mr. Toth said there were plans to reroute the power lines as well.

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**9.A. Continued**

Ms. Decker asked if there was any reason given regarding why South Windsor was not selected for the casino project. Town Manager Galligan said it was the Town Council's decision to back out, and South Windsor would have been selected otherwise. dck did an outstanding job at showing their willingness to make the casino project happen.

Ms. Decker asked if dck ever presented to the Council. Mr. Toth said they could not present to the Council according to the casino RFP as that would have been considered taking sides. He believes East Windsor was chosen because they would be more welcome to a casino, and there would not be a referendum vote against it.

Mr. Toth said that since Massachusetts has opened up gaming, doors have opened for more casinos in this region. Ms. Decker asked why a casino has not been placed in the southern part of Connecticut towards New York. The Agency discussed casino placement.

Mr. Toth concluded by explaining there is some flexibility with dck's plan. Ms. Decker asked if they would be selling and leasing. Mr. Toth said unless it was lucrative, they do not want to give up rental space.

Town Manager Galligan asked to meet on May 10 instead of May 3 if possible.

**9.B. Executive Session**

The Agency did not go into Executive Session.

**10. Adjournment**

Mr. Scott Andrusis made a motion to adjourn at 6:00 pm; Ms. Cile Decker seconded the motion; and it was approved unanimously.

Respectfully submitted,

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Ashley Booth  
Recording Secretary