

REDEVELOPMENT AGENCY

(SUBCOMMITTEE OF THE SOUTH WINDSOR TOWN COUNCIL)

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SPRENKEL ROOM

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SPECIAL MEETING
July 25, 2018

1. **Call Meeting to Order**

Chairperson Barbara Barbour called the meeting to order at 5:08 pm.

2. **Roll Call**

Members Present

Scott Andrusis

Barbara Barbour, Chairperson

Cile Decker

William E. Keohane

Guests

Matt Galligan, Executive Director/Town Manager

Ben Wheeler, Design Professionals Representative

David Panico, Robinson & Cole Partner

Bob Dickinson, Resident

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

Minutes will be approved at the next Regular Meeting of the Agency.

4. **Bills and Communications**

None

5. **Petitions to the Agency**

None

6. **Report of Executive Director**

Town Manager Matthew Galligan gave a report on projects being planned for the I-291 corridor. The CT Studios project has signed a contract with Andre Charbonneau, owner of the site where CT Studios plans to build. They have 90 days to arrange financing. The Doosan fuel cell project arrangements are complete, which will allow CT Studios to move forward. The Mestek Corporation was part of the project process. The new site will house a studio as well as a facility for set building.

Mr. Galligan said that the Town took a PPA agreement from dck. There is \$500,000 set aside for the Town to do infrastructure work on the site. There will also be additional money coming in from the fuel cell project. Mr. Galligan has informed dck that the fuel cell project is going ahead.

Mr. Galligan said that there is a major Fortune 500 company that would like to build a facility in Town. The company has a facility in East Hartford and would like to expand, but there is no room. They are looking to build another site near the East Hartford facility. If they cannot do this, the company will pull out of CT,

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6. Continued

and East Hartford would lose jobs. Mr. Galligan explained that he called this special meeting of the Agency because the company is meeting with the Metro-Hartford Alliance on July 26th, so it is crucial to have the Agency's input on the development.

Mr. Ben Wheeler of Design Professionals presented preliminary plans. There are two sites on Ellington Road being considered. The Fortune 500 company building would be a distribution facility of approximately 213,000 square feet. It would include a sales-oriented office component of over 30,000 square feet. There would be associated truck parking as well as employee parking. Timing is critical, as the company has an aggressive timeframe. Between the existing East Hartford facility and the two new buildings, there would be approximately 250 full-time jobs added.

Mr. Wheeler presented plans for a project that Scannell is working on directly across the street from the Fortune 500 company site. There would be two distribution facility buildings, one at about 120,000 square feet and the other at just over 150,000 square feet. Scannell already has a tenant for a portion of the space. Scannell will build on spec for the tenant in hopes that the remainder of the space can be leased out. Scannell is planning on developing these two sites and the Fortune 500 company site at the same time. The combined cost for all three building projects is currently estimated at \$50 million.

Mr. Wheeler said that distribution facilities are more profitable for the Town than manufacturing facilities. This is because all distribution facility personal property can be taxed, whereas manufacturing facility property cannot. Mr. Galligan added that distribution facility trucks can be taxed as well.

Ms. Barbour asked what the plans for the road along these development sites would be. Mr. Wheeler said that since Ellington Road (Route 30) is a State road, they will have to consult with the D.O.T. Office of State Traffic Administration. Mr. Galligan said that there may need to be some expansion of Ellington Road. The CT Studio project is planned to be accessed through Chapel Road.

Ms. Decker asked if Scannell has any other tenants lined up for the planned buildings. Mr. Wheeler said that they do not yet, but there is definitely potential. The location is ideal for distribution facilities in particular, as it is on a State Road and Route 5, I-291, and the airport are nearby.

The Agency discussed the appearance of the new buildings. Mr. Galligan said that the Agency can send a recommendation to the Planning and Zoning Commission to say that the new buildings should not have a berm placed in front

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of them. The buildings are designed to be attractive, they should not be hidden. The Fortune 500 company is a major household name, and they will want their facility to be clearly visible to people driving through Town.

Mr. Panico asked if the company is looking for any financial support. Mr. Galligan said that they are looking for a tax abatement. He told them that there are funds available, but they need to be earmarked for CT Studios.

Mr. Galligan said that he would like the Redevelopment Agency to start the process of reviewing the I-291 corridor development plan amendments. He turned the presentation over to Mr. Panico. The Agency then discussed the amendment process.

Mr. Keohane asked who actually owns the fuel cells. Mr. Galligan said that they are owned by a company called SEI, but the Town owns the PPA agreement. SEI has their financing in place, and have already paid for some construction costs. They just signed a lease with the Mestek Corporation, as the fuel cells will be installed on their property. The Town will get \$150,000 a year for 20 years in income from the fuel cells.

Mr. Panico asked how critical the amendments to the plan are to the development process. Mr. Wheeler said that the amendments are being presented to the Agency because the two projects are within the I-291 corridor development plan area. Ms. Barbour asked if the projects could be redlined out of the area. Mr. Panico said that could be an option, but it might take the same amount of time as the amendment process. Mr. Panico said that he will check to see if an amendment is actually necessary if the changes will not conflict with the project plans. If an amendment does not need to be made, the Agency can give a resolution of endorsement at the next meeting.

The Agency's next regular meeting is planned for September 5th, 2018.

7. **Report of Committees**

None

8. **Old Business**

None

9. **New Business**

A. I-291 Corridor Development Plan

This topic was discussed as part of the Executive Director's report.

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B. Acceptance of plans by Scannell Properties

This topic was discussed as part of the Executive Director's report.

9.C. Executive Session

The Agency did not go into Executive Session.

10. Adjournment

The meeting was adjourned at approximately 6 pm.

Respectfully submitted,

Samara Haddock
Recording Secretary