1. **Call Meeting to Order**: Commissioner Jeski called the meeting to order at 7:01pm

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

3. **Public Participation**: None

4. **Approval of Minutes**

   Minutes from Regular Meeting on 10/23/2019:

   A **motion** to approve the minutes of October 23, 2019 with the following corrections was made by Commissioner Murray and **seconded** by Commissioner Jodice:
   
   p.1 Item 3 Should read “Commissioner Kelley asked how the restaurant crawl...”
   
   p.2 Item 6 Should read “...submitted for the tax abatement program.” and “Commissioner Kelley believes the abatement requirement to install roof shields on the Hannoush building was a result of Evergreen Walk and that they need to be installed to be in compliance with the agreement.”

   The motion was **approved unanimously. Motion passed.**

5. **Old Business**

   (a) Economic Development Strategy: None.
   (b) Economic Development Commission Brand, Identity, Administration: None.
   (c) Sustainable CT: Commissioner Kennedy commented that the town earned their silver status and are now eligible for grants.
   (d) Town Ordinance Economic Impact Analysis: None.
   (e) Follow-up Discussion on Tax Abatements: Move to January’s meeting.

6. **Committee Report(s)**
(a) Business Community Engagement (Ambassador Program) / Committee: None.

7. **New Business**

(a) 2020 Meeting Schedule: Commissioner Jeski announced that due to changes in the bylaws, elections will take place at the January meeting.

A **motion** to approve the 2020 Meeting Schedule was made by Commissioner Neary and **seconded** by Commissioner Kennedy and was **unanimously approved. Motion passed.**

Commissioner Neary stated that she will be in Florida January through March (and possibly April) and will not be attending EDC meetings.

8. **Communications and Remarks**

(a) Report from David Marsh, Chairperson: Assistant Town Manager Scott Roberts reported on the current development activity. Mr. Roberts will be attending future EDC meetings to provide updates. Updates include:

- There are continuing discussions about the Inland Wetlands Commission's comments on the COSTCO project. A new application is expected to be filed soon. Commissioner Neary asked if the project is for retail or corporate offices and Mr. Roberts responded that it will be retail and that he hopes the new application is hopefully the same plan.
- The town is reviewing the tax abatement proposal of 50% for seven years for Project Hammer.
- A project at 240 Ellington Road has been approved by P&Z, and Inland Wetlands and WPCA applications are pending. An abatement application is expected to be filed.
- The developer for the project at 1 Buckland Plaza has submitted a request for a left turn for northbound travelers. There are concerns about the intersection so it is under review by town staff as part of the signal/traffic study for Buckland Road to improve the timing of lights through the use of new technology.
- A meeting on Tuesday, November 26 concerns a text amendment for an overlay zone that includes the Geissler Plaza project. Mr. Roberts asked the commission to consider submitting a letter of support for the text amendment. He also informed commissioners that they can attend the meeting and express their support as residents and as representatives of the commission. There was some confusion on whether commissioners can speak at the meeting as both, so Commissioner Jeski will check with Chairperson Marsh. Mayor Paterna explained that there is some resistance to the project by P&Z at that Geissler’s needs the apartments to stay in town due to competition from other grocers. Mr. Roberts stated that the commission can submit a letter of support from the EDC.

A motion was made by Commissioner Kennedy and seconded by Commissioner Neary to have Chairperson Marsh submit a letter of support to the P&Z for the text amendment that would enable Geissler’s to move forward with their project. Commissioners discussed their thoughts and concerns about the motion. Commissioner Kelley recently met with Peter DeMaillie who also asked about support for the text amendment. Commissioner Kelley relayed this information to Chairperson Marsh who...
then expressed an interest is having a formal presentation before the commission. There was some discussion on whether the presentation was for the text amendment or the project itself so Commissioner Jeski will find out. Mayor Paterna shared that the text amendment includes verbiage to set general standards to allow mixed use development along Sullivan Avenue. Commissioner Kelley stated that he can still ask for Mr. DeMaillie to do a presentation on the project and that this text amendment is not about the project specifically. Mayor Paterna stated that P&Z is concerned about an increase in kids and taxing the school system but that 2 new housing developments are currently being approved in town. The Geissler’s project is planned to include sidewalks along Sullivan Avenue which would increase access and foot traffic to nearby businesses.

The motion was approved unanimously. Motion passed. Commissioner Jeski will request that Chairperson Marsh draft a letter of support for the text amendment in advance of Tuesday’s meeting.

- On the north side of M&R Liquors, preliminary concepts have been shared in Metro Realty’s project and include storefronts, restaurants, and a medical office building in the rear. On the south side of M&R Liquors, projects include Chase Bank and an Aldi’s.

- Three residential projects are going through the approval process and include a 13 lot subdivision on Maskel Road, a 7 lot subdivision on Vintage Lane, and a 20-30 home subdivision on Barber Hill Road.

Mr. Roberts announced that the town website will be redesigned and in the process they are making substantial efforts to improve economic development information. Mr. Roberts asked what information the commission would like included such as SiteFinder. He will be asking for input on what should be included and he will send urls to look at and provide feedback. Commissioner Jeski remembered that the commission had started to do some work with Michelle Lipe on documents that were to go up on the website but hasn’t seen updates. Commissioner Neary asked if the mayor.tv videos and information needs to be updated. Commissioner Kennedy asked about the date for the grand opening of Coca-Cola and Mr. Roberts replied that he has not heard. Commissioner Jeski stated that Donna Thompson is sending out information on ribbon cuttings and that McDonald’s has a ceremony on Tuesday, December 17th at 10am and a second event on the following Saturday for families and kids.

Commissioner Dorobantu asked about EDC email addresses. Mr. Roberts explained that there are benefits to using personal email vs a town generated email since it would then become subject to FOI rules. Commissioner Dorobantu mentioned that he had created a pdf document with information about the town and Mr. Roberts asked him to send it so he can weave it into the new website. Mr. Roberts stated that he could create email addresses for edc members and that the town now has its own portal. Email addresses now have a southwindsor-ct.gov suffix. Let Mr. Roberts know if you want one.

9. **General Discussion:** None
10. Executive Session

11. Adjournment

Next meeting is scheduled for January 22, 2020 at 7:00 p.m. in the Madden Room.

A motion to adjourn at 7:56pm was made by Commissioner Futtner and seconded by Commissioner Murray and was unanimously approved. Motion passed.

Respectfully submitted,
Catherine Potter
Clerk