

MINUTES

ECONOMIC DEVELOPMENT COMMISSION
MADDEN ROOM
SOUTH WINDSOR TOWN HALL

REGULAR MEETING
WEDNESDAY, APRIL 24, 2019
TIME: 7:30 P.M.

PRESENT: Vice Chairperson Paul Burnham, Susan Burnham, Linda Jeski, Edwina Futtner, Joseph Kennedy, William Jodice, John Mitchell, Victor Dorobantu (sat for David Marsh), James Murray, Louise Neary, Shailesh Verma (arr. at 7:48pm)

ABSENT: Chairperson David Marsh, Shawn Jacobaccio, Wayne Kilburn

1. **Call Meeting to Order:** Vice Chairman Paul Burnham called the meeting to order at 7:30pm.
2. **Roll Call:** The above-mentioned members were introduced.
3. **Public Participation:** None.

4. Approval of Minutes

Minutes from Regular Meeting on 2/27/2019: A **motion** to approve the minutes of February 27, 2019 was made by Commissioner Mitchell and **seconded** by Commissioner Murray and was **approved by majority. Motion passed.** Commissioners Neary, Jeski and S. Burnham abstained.

Minutes from Special Meeting on 4/11/2019: A **motion** to approve the minutes of April 11, 2019 with the following correction:

p. 3. Item 3 should read: "...asked about the Schweir House"

was made by Commissioner Jeski and **seconded** by Commissioner Jodice and was **approved by majority. Motion passed.** Commissioners Neary and Dorobantu abstained.

5. Old Business

(a) **Economic Development Strategy:** None

(b) **Economic Development Commission Brand, Identity, Administration:** None

(c) **Sustainable CT:** None

(d) **South Windsor Citizen Survey:** None

(e) **Town Ordinance Economic Impact Analysis:** None

6. Committee Report(s)

(a) **Bylaw Review Committee:** None

(b) **Business Community Engagement (Ambassador Program) / Committee:** None

7. **New Business:** Vice Chairperson P. Burnham reminded commissioners that at the last meeting, the Town Manager had asked the commission to discuss the abatement program to decide on the types of businesses they'd like to see come to town. The guidelines for the current abatement program were not sent out to the commission. Commissioner Jodice would like to look for companies that have a lot of personal property. Commissioner Murray is interested in insurance companies since they have both a lot of personnel and personal property. Commissioner Mitchell commented that the town is not benefiting financially from warehouses, unlike FedEx, that has an automated system. Vice Chairperson P. Burnham believes that the town needs to look at the amount of time a project takes and whether it is meeting estimated construction costs. For example, a project estimated to cost \$47 million to construct a building may end up being done for less. Commissioner Mitchell would still like to see an explanation of the error in the curve of the returns on Evergreen Walk from the economic development summit at Firehouse 1 on Ellington Road and stresses that the town needs to be careful with new developments. Vice Chairperson P. Burnham responded that the hotel had a special financing arrangement. Commissioner Jodice would like to see businesses guarantee a certain number of jobs and Vice Chairperson P. Burnham replied that applicants had been required to do so and that the town manager had re-assess those requirements at the time of the great recession. Vice Chairperson P. Burnham believes that the "One Town, One Future" document included some information on the incentive program and that the

commission needs to figure out what to do with 3, 5, and 7-year tax abatements and what the incentive should be. Commissioner S. Burnham asked about what happens to businesses that go under before they've completed their commitment and Vice Chairperson P. Burnham replied that a lien would be attached but that it is a good question for the town attorney. Commissioner Mitchell believes an incentive was given to Aldi for their addition which helped them to develop the project into a major hub for distribution, so abatements need to be assessed case by case. Vice Chairperson P. Burnham reminded commissioners that the town manager is looking for ideas from the commission on what the policies should be. Commissioner Murray doesn't want to lose site of the smaller businesses and remembers that abatement information used to be provided in a table. Vice Chairperson P. Burnham will ask Donna to send out the existing abatement program guidelines before the next meeting. Commissioner Neary asked if there will be a focus on the unoccupied buildings in town and Vice Chairperson P. Burnham replied that he hasn't asked but thinks that the Buxton group will help. Vice Chairperson P. Burnham asked Scott Roberts to attend EDC meetings. Commissioner Mitchell asked for an explanation of the Evergreen Walk curve and wants the real numbers. Commissioner Jeski expressed that there is a need to look at P&Z's requirements too. Commissioner S. Burnham asked about the architectural review board and Vice Chairperson P. Burnham replied that he remembered that Chairperson Marsh mentioned that it would be beneficial for land use commissioners to sit on the architectural review board. Commissioner Jeski asked what steps need to be taken to make changes such as updating the regulations of P&Z.

8. Communications and Remarks

(a) **Report from David Marsh, Chairperson:** None

9. General Discussion

Next meeting is scheduled for May 22, 2019 at 7:30 p.m. in the Madden Room.

10. Adjournment: A motion to adjourn at 8:28pm was made by Commissioner S. Burnham and seconded by Commissioner Jodice and was unanimously approved. Motion passed.

**Respectfully submitted,
Catherine Potter
Clerk**

Approved with corrections: May 22, 2019