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Regular Meeting Minutes
Town of Vernon Economic Development Commission
Wednesday, October 10, 2012 at 7:30 A.M.
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville/Vernon, CT

MINUTES

1. Call to Order – Meeting called to order by Chairperson Jeffrey Cohen at 7:35 AM. Those present were Peter Olson, Vincent Shaheen, Jim Sendrak, Bill Breslau, Bruce Kellogg, Jill Merriam, Meghan Scranton, Dan Kennedy and Shaun Gately. Mayor Apel was also present.

2. Public Forum – No one present to address the Commission

3. Approval of Minutes from meeting on August 8, 2012 – *A motion to approve the August 8, 2012 minutes was made by Peter Olson and seconded by Bruce Kellogg. Motion passed unanimously.*

4. Administrative Items
   A. Communications and Correspondence
      - No report
   B. Appointment of Meghan Scranton to the Economic Development Commission
      - Mr. Cohen welcomed Ms. Scranton to the Commission and she will be serving her appointment from September 19, 2012 through June 30, 2017.
   C. Proposed Tax Abatement for 355, 359 and 361 Kelly Road
      - Mr. Gately reviewed the tax abatement for the above mentioned property. He read his letter dated September 24, 2012 into the record with his recommendation for a seven year abatement in accordance with the estimated taxes and delayed assessment increase. Mr. Antico and Ms. Javitt were present to answer any questions from the Commission. This property would be new construction for a 70 room, all suite hotel with studio, one bedroom and two bedroom suites with full kitchens in all room. Anticipated construction would start in the first quarter of 2013. *After a brief discussion, a motion was made by Bill Breslau and seconded by Vincent Shaheen to approve the tax abatement for 355, 356 and 361 Kelly Road.*

5. Economic Development Status Update
   A. Current Projects
      - Stop and Shop gas station construction located at Talcottville and Windsorville Road has been approved by Planning and Zoning.
      - Olender's new construction has increased from 5,000 square feet to 8,900 square feet and their plan has been approved by Planning and Zoning and their tax abatement was also approved.
      - Gas Station at 226 Talcottville Road is now open.
      - Cumberland Farms has been approved by Planning and Zoning to relocate from the corner of Thrall and Talcottville Roads to Hockanum Boulevard and Talcottville Road. They are looking sell their previous location with a conditional restriction on the site for selling gas.

- Tractor Supply Company on Talcottville Road is under construction and is planning to open in November. They are looking to hire a maximum of 20 part time and full time employees.

- Ribbon Cuttings – None currently
- New Business Development -
  Mr. Gately stated that he continues to go into the public and speak to businesses.

6. New Business
   A. Community Outreach/ Events
      - Recognition Programs
        The Commission is looking to hold a recognition event for local businesses. Mr. Cohen stated the Image Works will assist in sponsoring the event. Ms. Merriam has volunteered to assist Mr. Cohen with this project.
      - Broker/Developer/Business Showcase
        Mr. Gately stated that March of 2013 might be a better time than November to hold the showcase. He will proceed with this event. Mr. Breslau stated that the showcase will be sponsored by his firm and Scranton Motors.
      - Job Fair
        Mr. Sendrak updated the Commission on his concept of a Job Fair and stated that there should be some collaboration with the RCA and RDA. Ms. Jackle volunteered to work with Mr. Sendrak on this event. There will be more information at the next meeting.

7. Old Business
   A. POCD Implementation objectives
      - RDA/ Investing in Rockville/ Facades and design of Rockville –
        It was stated that parking still remains an issue for downtown Rockville.
      - Branding – Mr. Gately has been in contact with the Superintendent of Schools and they are collaborating on a plan for participation of school age children to recognize branding for Vernon/Rockville.
      - Enhancing Gateway- This relies on branding and will go hand in hand once the branding has been established.
      - Talcottville Mill – This is progressing slowly but they are hopeful that with funding approval, they should break ground in the Spring of 2013.
      - Development of Exit 66 and 67 – This also relies on branding but issues prevail with these exits due to development and sewer issues.
      - Retention and Business Development – Once there is direction from branding, they will be able to more forward. Mr. Gately has been visiting five businesses a week. He feels that the Job Fair and the business recognition will help with retention.
      - Parking Needs – This still remains to be an issue in Rockville.

Mr. Gately informed the Commission that there has been no new news concerning Amerbelle. Liquidators have been in the building and have been selling off its contents. There are many challenges to the building.

8. Adjournment – *A motion to adjourn was made by Vincent Shaheen and seconded by Jim Sendrak at adjourn at 8:38AM. Motion passed unanimously.*

Respectfully submitted,
Peggy A. Jackle
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Recording Secretary