RECEIVED
VERNON TOWN CLERK

12 APR 12 PM 5:35

Regular Meeting Minutes
Town of Vernon Economic Development Commission
Wednesday, April 11th, 2012 at 7:30 A.M.
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville/Vernon, CT

*** DRAFT ***

1. Call to Order
   Meeting was called to order by Chairman Jeff Cohen at 7:34 A.M. Those present were Peter Olson, Jim Sendrak, Bill McGurk and Dan Kennedy. Also in attendance was Mayor George Apel. Bruce Kellogg arrived at 7:35 A.M. Those absent were Bill Breslau, Tim Ackert and Vinnie Shaheen.

2. Public Form
   No one was present to address the Commission

3. Approval of Minutes from meetings on March 14th, 2012 and March 29th, 2012
   A motion was made by Peter Olson and seconded by Jim Sendrak to approve the minutes of the March 14, 2012 and March 29, 2012 meetings. Motion passed unanimously.

4. Administrative Items
   A. Communications and Correspondence
      Mr. Gately informed the Commission that he had received an application for the abatement for the Vern LLC regarding the Talcottville Mill. They are asking for the full extent of abatement available under the ordinance. The property is being proposed as having ninety-six (96) residential units with some commercial space.
   B. Other
      Mr. Gately is planning on communicating with all the commission members regarding their terms and future involvement on the commission.

5. Economic Development Status Update
   A. Current Projects
      - Commuter Lot at 60 Talcottville Road
        - Mr. Gately continues to talk to the DOT regarding the commuter lot at 60 Talcottville Road; he is expecting some movement shortly on the project.

- UConn – Listened to Dr. Holz-Clause speak at REDF
    - Mr. Gately discussed the potential of incubator space for Vernon/Rockville and continues to emphasize the plan to use Vernon as future incubator space.
- Upcoming Ribbon Cuttings
    - Jumpin' Jonnies
        - Mr. Gately attended the ribbon cutting for Jumpin' Jonnies on April 10, 2012.
    - Nurse Alarm Systems
        - The Ribbon cutting is scheduled for April 19, 2012 at 3:00 P.M.
- New Businesses Development
    - Cumberland Farms – New Site
        - Cumberland Farms will start new construction at 333 Talcottville Road which will include a gas station and convenience store
    - 400 Talcottville – New Tenant and addition
        - The building has been subdivided due to the new tenant, Tractor Supply. There is a slight traffic pattern concern which will be dealt with at the State of Connecticut level. One of the other companies is seeking a small addition to compensate for space being taken by the new tenant.
    - Mill Renovation and Tax Lien sales
        - There is someone interested in the mill located at 200 Hockanum Road.
- EPA Superfund Site – 1050 Hartford Turnpike
    - Remediation at 1050 Hartford Turnpike will be starting soon and development would commence in 2013 or 2014.

6. <u>New Business</u>

A. POCD Implementation Objectives

- RDA/Investing in Rockville/Facades and design of Rockville
    - Mr. Breslau, Mr. Sendrak and Mr. Olson have met to discuss the investing in the facades in downtown Rockville; they stated that they are having a problem getting some of the other building owners to participate.
- Branding
    - The subcommittee is looking at what resources they could use to brand Vernon/Rockville in the future. Mayor Apel requested a report, due April 30, 2012, from the Land Use Department to look at the various corridors in town. This should assist in having a clearer picture of what the branding could or might be.

- Enhance Gateways
    - The subcommittee stated that this is tied into the branding and once branding has been decided, they could move forward on enhancing the gateways.
- Talcottville Mill
    - OCD is currently working on its development
- Development of Exit 6 and 67
    - Commission stated that this too is connected to branding
- Retention and Business Development
    - Mr. Gately reported that he is visiting about five companies a week.
- Parking Needs
    - This was not addressed by the Commission at this meeting

7. Old Business
   Commission inquired about the update on the Bennigan building and Mr. Gately informed them that the new owner is ambivalent as to how to proceed due to the economy.

8. Adjournment
   Motion was made by Peter Olson and seconded by Jim Sendrak to adjourn at 8:03 A.M. Motion passed unanimously.

Respectfully submitted,
Peggy A. Jackle
Peggy A. Jackle
Recording Secretary