Town Clerk
received 5/11/12
10:50 A.M. by
Bernie K. Dufon
Town Clerk

Regular Meeting Minutes
Town of Vernon, Economic Development Commission
Wednesday, May 9, 2012 at 7:30 A.M.
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville/Vernon, CT

***DRAFT***

1. Call to Order
Meeting called to order at 7:30 A.M. by Chairperson Jeff Cohen. Those in attendance were Vinnie Shaheen, Peter Olson, Dan Kennedy, Jim Sendrak, Bill McGurk and Shaun Gately. Tim Ackert arrived at 7:48 A.M. Absent were Bruce Kellogg and Bill Breslau. Also present was Mayor George Apel.

2. Public Forum
   a. No one present to speak at Public Forum

3. Approval of Minutes from meeting in April 11, 2012
   a. Motion was made by Peter Olson and seconded by Bill McGurk to accept the minutes as presented. Motion passed unanimously.

4. Administrative Items
   a. Communications and Correspondence
      i. Mr. Gately will defer to information further in the packet
   b. Other
      i. None

5. Abatement Application for 47 Main Street
   a. Review application and supporting information
      i. Mr. Gately reviewed the letter addressed to the Economic Commission dated May 2, 2012. The application addressed an abatement of increased assessments resulting from the proposed renovation of the 110,000 square foot mill at 47 Main Street. The project has an estimated construction cost of $ 15,000,000. The rough estimate of the property's finished value for discussion will be only put at $ 5,000,000 which would be an estimated increase of $ 4,500,000 in value and $ 3,150,000 the assessed value. With an "estimated" mill rate of 34, the tax implications would result in an estimated increase of $ 107,100 in taxes per year. The project would create an estimated 125 construction jobs and 20 new personnel positions to manage/operate and maintain the property. Mr. Pedemonti of Vern LLC continues to secure remaining funding, but with the uncertainty of the potential tax implications, lenders are reluctant to bridge the remaining gap in funding. The abatement being applied for is the Vacant/Blighted Property abatement. Mr. Gately is recommending a 25 year abatement if

the project gets underway by 8/13/2013 and is completed, with CO, by the end of the calendar year 2014. If the project is not completed between 1/1/2015 and 12/31/2015, the abatement would fall to a 20 year schedule; if the project is completed in between 1/1/2016 and 12/31/2016, the abatement would fall to a15 year schedule; and is the project is completed after 1/1/2017 but before 12/31/12018, then a 10 year abatement schedule would be offered.

b. Discuss letter of support
   i. Mr. Al Pedemonti, Owner and Principal and Ms. Laura Knott-Twine, Project Manager addressed the commission. They reviewed the drawings with the Commission and answered questions relative to the structure, clean-up, occupancy and funding. Ms. Knott-Twine explained that the mill would be converted to 96 units, 6 – 10 commercial office units, a convenience store, a community room and gym for residents only. Their goal is to attract young professionals, retirees and single people. Nine apartments would be rent restrictive.

c. Vote on application and letter of support
   i. A motion was made by Bill McGurk and seconded by Peter Olson to support the application for abatement for the property located at 47 Main Street. A "draft" letter dated May 9, 2012 addressed to Mayor Apel was read into the record for the proposal of 25 year abatement if the project is underway by 8/31/2013 and completed, with CO, by the end of calendar year 2014 with a subsequent abatement schedule in the event the project is not completed as previously stated.

6. Economic Development Status Update
   a. Current Projects
      i. Commuter Lot located 60 Talcottville Road – The Department of Transportation continues to review plans for release of the front portion of the property and are waiting for a survey to be completed.
      ii. Tractor Supply on Talcottville Road – They have run into a delay with the State Traffic Authority due to a right hand turn off the property onto Rt. 83. They are also requesting Tractor Supply to reduce drainage on Rt. 83.
      iii. Exit 66 and 67 – OPM is to change the plan of conservation at these exits which should help move the property for sale. The Mayor has requested a plan of development from the Town Administrator which will be brought to the EDC next month.
      iv. Talcottville Mill – The property was discussed in detail during the meeting
      v. Loom City Mills- They are currently stalled due to financing.

vi. Cumberland Farms – They had submitted plans to close the old Cumberland Farms and build the new on the corner of Hockanum and Talcottville Roads, but they have withdrawn their application temporarily due to issues with the State Traffic Authority.

vii. Gas Station located at 229 Talcottville Road - This building is expected to open in June of this year.

viii. Blimpy's – They will be a subtenant in the gas station

ix. Convenience and Deli Store located at 60 School St. – They are planning to open in early June.

b. Upcoming Ribbon Cuttings

i. The ribbon cutting for Aikido located at 500 Hartford Road will be on May 10, 2012 at 6 P.M.

c. New businesses development

i. Mr. Gately continues to pursue new businesses throughout Vernon/Rockville.

7. New Business

a. POCD Implementation objectives

i. The Commission continues to meet within their subcommittees and will have more updates at next month's meeting.

8. Old Business

a. None

9. Adjournment

a. Meeting adjourned at 8:30 A.M.

Respectfully submitted,
Peggy A. Jackle
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Recoding Secretary