

T.C.

Regular Meeting
Economic Development Commission Meeting
Wednesday, January 14, 2015
7:30 A.M.
Vernon Town Hall, 3rd Floor, 14 Park Place
Vernon, CT

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1. Call to Order

Meeting was called to order by Chairperson Jeff Cohen at 7:32 a.m. Commission members present were Peter Olson, Bill McGurk, Jim Sendrak, Bill Breslau, Jill Merriam, Meghan Scranton and Dan Kennedy.

Also present was Economic Development Coordinator Shaun Gately and recording secretary Leslie Campolongo.

Commissioner Bruce Kellogg entered the meeting at 7:37 a.m.

2. Public Forum

There were no citizens present for the Public Forum.

3. Approval of Minutes from meeting on November 12, 2014

Motion was made by Jeff Cohen and seconded by Jim Sendrak to accept the meeting minutes of November 12, 2014. Motion passed unanimously.

4. Economic Development Status Update

A. Current Projects

- **200 West Main St.** – Mr. Gately reported the project is in its second round of funding. Mr. Kaplan is working on a Phase II water monitoring assessment in order to address any environmental issues on site. Ribbon cutting for Kaplan Cycles took place on *December 22, 2014*.
- **Loom City Lofts** - Mr. Gately reported that the project has closed on its financing and construction is underway.
- **Talcott Brothers Mill** - The project is in holding pattern. There is an interest in CHAMP funding for the project which will now include 82 residential units, down from 86.
- **Amerbelle Mill** - The Town has taken ownership of the site. 1st Alliance would like to make this its headquarters. Bill Breslau added that 1st alliance has an option to purchase adjacent Daniels Mill as part of the entire site development. Mr. Gately reported that an RFQ/RFP is being drafted to conclude ground remediation in the Spring 2015.

- **Hartford Healthcare** – Building permit should be completed this week for the former Adams Supermarket site in Tri-City Plaza with plans for 30,000 sq. ft. of offices and lab space. Plans are that the project will be open Summer 2015.

5. New Business

A. Election of Officers – Bill Breslau moved to nominate Jeff Cohen as Chairperson of the Economic Development Commission. Bruce Kellogg seconded motion. Motion passed unanimously.

Mr. Cohen moved that a Vice Chairperson be elected. Jim Sendrak motioned to nominate Bill Breslau as Vice Chairman of the Economic Development Commission. Bill McGurk seconded motion. Motion passed unanimously.

B. Abatement - Mr. Gately expressed that discussion that took place under Old Business had covered the topic, adding that portions of the Amerbelle site may remain as historic structures, with plans to daylight the river and infill non-historic structures. Bruce Kellogg added that changes to the river course would involve the Army Corp of Engineers, which can take significant time to review and implement.

6. Old Business

A. Three year Plan discussion

a. Sign Update – Mr. Gately informed the commission that the first sign has been ordered and delivery is expected by February 2015. The sign will be placed at the end of ramp at exit 67 (westbound) as traffic studies indicate this exit has the highest traffic count, approximately 27,000/day. Public Works will install the sign and Parks and Recreation will landscape and maintain the site. Discussion took place regarding insurance of the sign, State right-of-ways and breakaway testing.

Discussion took place regarding the placement of a sign purchased by the Rockville Downtown Association.

B. Community Outreach/ Events

a. Next event-NU (CL&P and Yankee Gas) Mr. Gately reported that March 2015 is the target time frame for the next Business Recognition Community Outreach event to be held tentatively at Kaplan Millworks. NU divisions have now merged will be recognized as Eversource. Eversource is still planning to sponsor the event along with businesses Key Hyundai (Commissioner Jill Merriam) and Imageworks (Chairman Jeff Cohen). Mr. Gately thanked the Jill Merriam and Jeff Cohen for their sponsorship. Mr. Gately added that invitations will be designed and Mr. Gately will provide further details shortly.

C. Grants Update – Mr. Gately reported that the following grants have been awarded since the spring and will be used for the following:

- a. **Assessment- \$200,000** – Awarded Brownfield Remediation funding for several mills
- b. **\$2,000,000 remediation** – Awarded Brownfield remediation funding for Amerbelle
- c. **\$400,000 MSIF Citizens Block** - Awarded MSIF funding for external enhancements to Citizen's Block
- d. **\$300,000 Brownfield Reuse Planning Grant** – Application for work related to Daniels Mill.

Mr. Gately recognized Leslie Campolongo for her work in writing these grants.

Follow up from last meeting

- e. **Sidewalk Funding** – Mr. Gately reported back, pursuant to the Commissions inquiry, that the sidewalk funding, which was once in existence, has been expended. The fund balance is approximately \$47. Case law has determined that a municipality cannot require developer to fund improvements not related to his/her property. Discussion took place regarding implementing sidewalk assessments, Planning and Zonings role in sidewalk development and the town's sidewalk improvement plan.
- f. **Transportation Hub**- Mr. Gately reported that funds were de-committed in January 2014 without the town's notification. Greater Hartford Transit District (GHTD) was approached to be the fund administrator and they declined.

Commissioner Dan Kennedy exited the meeting at 8:32 a.m.

7. Ribbon Cuttings/ Ground Breakings/ New business

- **444 Hartford Turnpike** – Mr. Gately reported that the Dunkin Donuts site is now open.
- **Little Feet Big Heart Dog Rescue**- held a ribbon cutting on December 5, 2014.
- **PetValu- (Kelly Rd)** - Mr. Gately reported that the project is up and running.
- **200 West Main Street**- Kaplan Cycles-has been open and functioning for 2 months and has done approximately \$70,000 in business since opening. Discussion took place regarding the additional tenants located at the site.

Meghan Scranton inquired as to the status of the Holiday Inn Express site. Mr. Gately reported that a Certificate of Occupancy has been issued and should be complete.

Motion was made by Jeff Cohen and seconded by Meghan Scranton to adjourn the meeting. Motion passed unanimously.

Meeting closed at 8:38 A.M.

Respectfully submitted:

Leslie S. Campolongo
Recording Secretary