T.C.

Regular Meeting
Town of Vernon Economic Development Commission
Wednesday, September 9th, 2015 at 7:30 A.M.
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville/Vernon, CT

RECEIVED
CLERK
15 SEP 10 PM 6:28

DRAFT MINUTES

1. **Call to Order** – Vice Chairman Bill Breslau called Meeting to order at 7:30 am. The following members were present: Meghan Scranton, Peter Olson, Bill McGurk, Dan Kennedy, and Bruce Kellogg. The following members were absent: Jim Sendrak, Jeff Cohen, and Jill Merriam. Also in attendance was Mayor Daniel A. Champagne, Economic Development Coordinator Shaun Gately and Leslie Campolongo, Recording Secretary.

2. **Public Forum** – There was no one present for Public Forum.

3. **Approval of Minutes from meeting on May 13, 2015** – Motion to approve the minutes as presented was made by Ms. Scranton and seconded by Mr. McGurk. Motion passed unanimously.

4. **Economic Development Status Update**

   A. **Current Projects** – Mr. Gately provided an update on the following projects

   - **200 West Main St.** - Site plan approval is needed and project will appear before the 10/1/15 Planning and Zoning Commission.

   - **Talcott Brothers Mill** - Finance closing expected at the end of September. A revised tax abatement schedule is being sought for the project.

   - **Amerbelle Mill** – 95% of the Assessment work is completed on the project. Meetings are underway for the next phases

   - **Cumberland Farms** – Seeking approval from Planning and Zoning Commission at the 9/17/15 meeting for a convenience store /gas station at the former Bennigans location.

   - **Moe's Southwest Grill** – Will be moving into Tri-City Plaza.

   - **Starbucks / Farmington Bank / AT&T** – Will occupy the former Blockbuster Building located at 129 Talcottville Rd. Work is in progress.

5. **New Business**
   A. **Town Planner discussion**- Interviews for the Town Planner will take place on September 10, 2015.

6. **Old Business**
   A. **Three-year Plan discussion**- Discussion took place regarding the noted action items from the 5/13/15 meeting. Mr. Gately asked the Commission to review and amend accordingly.

- **The sign is up near exit 67** – Ms. Scranton inquired as to plantings. Mr. Gately reported that Parks and Recreation would be responsible for seasonal upkeep such as plantings.

- **Ensure Utilities meet current and future demands. (Long Term)** Mr. Breslau inquired on the status of sewers at exit 66 & 67. Mr. Gately reported that the project would require funding, either private or public.

- **Redevelopment of Citizen's Block** – Mr. Gately reported that the Town has received additional funding from EPA through CRCOG for a Phase I and updated Hazardous Materials Building Survey. This will complement the previously received grant of $400,000 for work to restore the façade.

Short Term (12 Months)

- **Video Vignettes/Social media** – Mr. Gately reported that the town must contract with a private firm to produce these videos. The Town however does use its webpage to promote ribbon cuttings, and Press Releases issued by the Mayor's office.

- **Transportation** - Mr. Kennedy inquired as to the role of the EDC as it pertains to the Rapid Transit plans to use diamond lanes on I-84, which will end in Manchester. Mayor Champagne advised the Commission that the Silver Links would end at UCONN.

Mr. Breslau inquired as to the availability of Ms. Scranton and Ms. Merriam to review the Three-Year plan, make suggestions and modifications, and report to the Commission in two months. Ms. Scranton will speak with Ms. Merriam.

Mr. Breslau also suggested that the Three-year plan remain on the next Agenda for discussion.

B. Community Outreach/ Events

- **May 26, 2015** – Business Recognition Showcase was a success.

  Mr. Breslau suggested holding topic-related forums for small business groups such as "mill developers." These forums would provide networking opportunities. Mr. Gately advised the Commission that the mill developers are in conversation with one another.

C. Grants Update

- **Assessment ($200,000)** has been fully expended on Amerbelle and 200 West Main Street projects.
- **Remediation ($2,000,000)** the town received an additional $2M for a total of $4M for abatement and remediation at Amerbelle.

- **MSIF Citizens Block ($400,000)** Town will be hiring a Clerk of the Works to coordinate this project.

- **Reuse planning grant ($300,000)** Environmental work has begun at Daniels Mill with these funds.

- **EPA/CRCOG for Citizen's Block ($17,300 est.)** The Town was awarded a smaller grant to update environmental reports at the site.

D. **Review of Implementation Plan and Three year Plan – Discussed in 6A above.**

7. **Ribbon Cuttings/ Ground Breakings/ New businesses**

- Great Harvest Bread Co.- Was held on 6-12-15

8. **Adjournment**

The next scheduled meeting date is November 4 due to the Election. A Special Meeting will be held, if needed on October 14, 2015.

Motion to adjourn was made by Mr. McGurk and seconded by Mr. Olson.
Motion passed unanimously. Meeting concluded at 8:14 am.

Respectfully submitted,
Leslie S. Campolongo
Recording Secretary

DRAFT