

Regular Meeting Minutes
Vernon Economic Development Commission
Wednesday, March 11th, 2015 at 7:30 A.M.
Town Hall, 3rd Floor, 14 Park Place - Vernon, CT
AMENDED

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VERNON TOWN CLERK
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1. Call to Order

Chairman Jeff Cohen called the meeting to order at 7:37am. The following Commissioners were present: Peter Olson, Bill McGurk, Jim Sendrak, Bill Breslau, and Dan Kennedy.

Absent: Jill Merriam, Meghan Scranton and Bruce Kellogg.

Also present was Economic Development Coordinator Shaun Gately and Recording Secretary Leslie Campolongo.

2. Public Forum

There were no citizen's present for Public Forum.

3. Approval of Minutes from meeting on January 11th, 2015

Motion was made by Mr. Olson and seconded to Mr. Breslau to approve the minutes from the January 11, 2015 meeting. Motion passed unanimously.

4. Economic Development Status Update

A. Current Projects

Mr. Gately provided an overview to the Commission of the following projects:

- **200 West Main St** – The project is undergoing plan amendments from the State Historic Preservation Office (SHPO). Winter crew is staffing the site, and the next source of funding will be important to the project.
- **Talcott Brothers Mill** - Developers are optimistic that CHFA will fund the project completely. Discussion took place regarding SHPO plans for the site.
- **Amerbelle Mill** – A consultant has been slated for remaining Assessment, Hazardous Building Material Survey and the creation of a Remedial Action Plan for the site. The target date for the deliverables on this project is June 1, 2015. Discussion took place regarding Daniels Mill and the funding distinction between the Amerbelle and Daniels Mill projects.
- **Loom City Lofts** – Progress is ongoing.
- **Applications** - Discussion took place regarding incoming project applications. Mr. Gately indicated the weather has affected site walks and that the spring weather is likely to bring about more activity.

- **CT Water** - Mr. Gately informed the Commission that Connecticut Water received Planning and Zoning approval for a special permit for the construction of a new water plant on Snipsic Street.
- **Events Magazine** – is due out later this month and will be delivered to each home. The Commission anticipates participating in the next edition. Mr. Sendrak offered his assistance to Mr. Gately.

5. New Business

A. Review of Implementation Plan and Three year Plan

Mr. Gately provided a section of the Commission's Three Year Plan regarding **1) Future Development, 2) Business retention and 3) Recruitment**. He requested the Commission review this information to discuss verification of progress and to create some action steps at the next regular meeting.

Amtrak Plan - Discussion took place regarding the Amtrak Plan and how the Commission should address any suggestions that they have. Mr. Cohen requested the item be placed on the next Agenda for further discussion. Mr. Gately will reach out to the Transit-Oriented Development Director to see if there is a coordinated effort being organized by the State, which the town can piggyback on.

6. Old Business

A. Three year Plan discussion

- a. Sign update – Mr. Gately reported that the sign is now ready, but weather has delayed the installation. He also reported that the DOT would need to sign off on the encroachment. The sign will be located off exit 67 and with favorable weather; the sign should be installed within a month.

B. Community Outreach/ Events.

- a. **May 26, 2015 – Business Recognition Showcase**- 6:00 pm at Kaplan MillWorks, 200 West Main Street. Mr. Gately provided a drafted flyer for pending distribution. Parking on site should be sufficient for the event. Discussion took place regarding outstanding details that need to be addressed. EverSource will be revising their logo.
 - i. Caterer – Eversource has offered to assist with catering.
 - ii. Awards/ certificates – Mr. Cohen has volunteered to coordinate the awards and suggested that perhaps the Commission pursue other recognition mediums such as trophy's or plaques with budgeted funds.
 - iii. Sound system – Mr. Gately will borrow the sound system from the Parks Department for the event.

C. Grants Update

Mr. Gately reported the following information to the Commission.

- a. **Assessment- \$200,000** – Funds have been used for various projects. With the award of the contractor for Amerbelle these funds will be expended.

- a. **Assessment- \$200,000** – Funds have been used for various projects. With the award of the contractor for Amerbelle these funds will be expended.
- b. **\$2,000,000 remediation** – The Amerbelle project is ready to begin expending these funds for the work of assessment, Hazardous Materials Survey and a Remedial Action Plan.
- c. **\$400,000 MSIF Citizens Block** – Funds are strictly for façade improvement.
- d. **\$300,000 reuse planning grant** – Funds are allocated for the Daniels Mill/Amerbelle sites to do a pedestrian/traffic flow study, investigate trail interconnectivity, sidewalk gap studies and making these connections ADA compliant.
- e. **19 Grove Street** – The town has received word that the EPA has committed to conduct site environmental remediation prior to demolition of the structures on the site. This work is expected to be conducted within six months

7. Ribbon Cuttings/ Ground Breakings/ New Businesses

Mr. Gately reported the following information to the Commission:

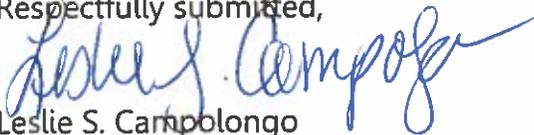
- **PetValu**- Kelly Rd- Held on 1-24-15
- **Great Harvest Bread Co.** - Close to opening – and owners are hoping to open in April
- Menchies and Wingstop located at Tri-City are near completion and Hartford Healthcare is underway.
- Mr. Gately reported that the Tolland County Chamber of Commerce has reprinted Visitor Guides.
- Commissioner Breslau provided information regarding the RDA's Accapella Slam – 4/11/15 at First Congregational Church.
- Commissioner Breslau mentioned the Tolland County Chamber of Commerce Business Showcase is April 7, 2015 at Maneeley's.

8. Adjournment

Motion was made by Mr. Cohen and seconded by Mr. Olson to adjourn the meeting. Motion approved unanimously.

Meeting closed at 8:16 am

Respectfully submitted,



Leslie S. Campolongo
Recording Secretary