

Regular Meeting  
Town of Vernon Economic Development Commission  
Wednesday, May 11<sup>th</sup>, 2016 at 7:30 A.M.  
Vernon Town Hall, 3<sup>rd</sup> Floor, 14 Park Place  
Rockville/Vernon, CT

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16 MAY 16 AM 10:55

**DRAFT MINUTES**

1. **Call to Order** - Chairman Jeff Cohen called the meeting to order at 7:33 am. The following members were present: Jeff Adamson, Bill Breslau, Bill McGurk, Peter Olson, Meghan Scranton and Jim Sendrak. The following members were absent: Dan Kennedy and Bruce Kellogg. Also in attendance was 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 - January 13<sup>th</sup>, 2016** – Mr. Breslau motioned to approve the minutes as presented. Seconded by Mr. Olson. Motion approved by a vote of 6-0, with one abstention by Mr. Adamson.
4. **Economic Development Status Update**

A. Current Projects

**200 West Main St** - Project is facing a \$260,000 shortfall in order to complete building #3. A Kickstarter fundraising campaign is beginning shortly. Discussion took place regarding of the purchase of Tax Credits on the project.

**Talcott Brothers Mill** - Project is proceeding. Planned for 84 housing units.

**Amerbelle Mill** – Hazardous Building Material and Asbestos removal should be completed this week. Phase II – (demolition) to take place shortly. Bids have been received and reviewed. Awaiting formal contract award.

**19 Grove Street** - Town considering a park on the premises.

**Cumberland Farms** – Project is moving along quickly. Building is demolished and tanks are installed.

**Starbucks / Farmington Bank / AT&T** – Project has been delayed by about one month. New approximate opening in date is June 2016.

**CT Fast Track East** – Project hinges on status of state budget.

**206 Talcottville Rd** – Project is a 5-unit plaza. Discussion took place regarding the setback requirements on Route 83.

**243 Talcottville Rd** - Project is 4 commercial pads with residential area behind. Need OSTA approval for widening road and turning lanes. Construction is expected to begin later this year.

5. **New Business**

- A. **UConn Digital Media and Design Department - Student agency “-ATION”**  
Mr. Gately informed the Commission that he has been in touch with UCONN’s Digital Media and Design Department regarding its students assisting in client projects such as the redevelopment of the Economic Development website banner and creation of short videos of Vernon businesses as a semester project. Mr. Gately will follow up with them in July to confirm the details.
- B. **DECD Tourism Conference** – Mr. Gately attended a DECD Tourism Conference on April 27th which focused on tracking tourism and “stay-cations” in the state through a new website [www.ctvisit.com](http://www.ctvisit.com).
- C. **DECD Brownfields Conference** - Mr. Gately informed the commission that he and Mrs. Campolongo would be attending a Brownfields conference on May 17, 2016, and will be marketing the Amerbelle parcel to potential redevelopers.

6. **Old Business**

- A. **Three year Plan discussion**- No discussion took place
- B. **Community Outreach/ Events**
- **Business Showcase- Breakfast- Perhaps in October 2016** – Discussion took place regarding the history of previous events, the potential of attracting recent business owners, and connecting through social media versus the methods used last time. Mr. McGurk expressed that personal phone calls to new business owners and other interested parties can convey the Commissions interest in having their participation in a way that emails and flyers cant. Mr. McGurk volunteered to make 10 phone calls to participants the Commission would like to see attend the event. Discussion took place.
- Mr. Gately will work on business sponsorships. Discussion took place regarding locations and potential sponsorships. Mr. Gately will circulate further planning results to the Commission in July.
- C. **Grants Update**
- **\$4,000,000 remediation (Amerbelle)** – Hazardous Material and asbestos abatement is completed. Demolition bids have been received and contract should be awarded shortly.
  - **\$400,000 MSIF (Citizens Block)** – Funding is for façade improvements. Bids are being opened later this month. The goal of the funding is to close the gap of redevelopment expenses for eventual end user. Discussion took place regarding interior building condition, planned upgrades and end-user plans.
  - **\$300,000 reuse planning grant (Amerbelle/Daniel’s Mill)** – No discussion took place
- D. **Review of Implementation Plan and Three year Plan** – UCONN’s -*ATION* team will be assisting in this area

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

- **Ribbon Cutting at Park West Apartments was held on 1-14-16** – Project included renovations to kitchens, bathrooms and community center.

- **Ribbon Cutting at Moes Southwest Grill 1-21-16** – Business seems to be doing well.
- **Ribbon Cutting at the renovated Sparetime Bowling was held on 1-27-16** – Discussion took place regarding interior renovations which include private events room with bowling alley.
- **Ribbon Cutting at Search Integrations on 5-5-26** - This company is located in the old Rockville Bank Building on Talcottville Road. The firm assists companies in advertising on the web. Discussion took place regarding business connections that have already taken place.

8. **Adjournment**

Chairman Cohen called for a motion to adjourn. Motion made by Mr. McGurk and seconded by Mr. Olson. Motion carried unanimously.

Meeting adjourned at 8:25 am.

Respectfully Submitted;

Leslie S. Campolongo  
Recording Secretary

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