

**Town of Vernon Economic Development Commission  
Vernon Town Hall, 3<sup>rd</sup> Floor, 14 Park Place - Vernon, CT  
Wednesday, November 14, 2018 at 7:30 A.M.  
REGULAR MEETING MINUTES**

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- 1) **Call to Order** - Meeting was called to order by Chairman Jeffrey Cohen at 7:40 am. Members in attendance: Bill Breslau, Jim Sendrak, Meghan Scranton, Peter Olson, Bill McGurk, Jeffrey Adamson. Bruce Kellogg entered the meeting at 7:41 am. Members absent: Bruce Kloter and Daniel Kennedy. Also in attendance was Michael Purcaro, Town Administrator, Shaun Gately, Economic Development Coordinator and Leslie Campolongo, Project Coordinator.
- 2) **Public Forum** - Town Administrator Purcaro provided an update to the commission on the following subjects: Rockville Library, Waste Zero Recycling, Solarize Vernon, 19 Grove Street, Lucina Chapel, Vernon Public Schools, Hartford Foundation Grant, Valley Falls Dam Reconstruction, LOTCIP funding for Trail Inter-connectivity, DPW Paving projects, and collaborative efforts between Town and civic groups.
- 3) **Approval of Minutes (September 12, 2018)** – Commissioner Scranton motioned to approve the September 12, 2018 minutes as presented. Motion seconded by Mr. McGurk. Motion passed by a vote of 7-0 with an abstention from Mr. Cohen.
- 4) **Economic Development Status Update**
  - A. **Current Projects**
    - **200 West Main St.** – Small amount of work remains in order for State Historic Tax Credits to be awarded. A Certificate of Occupancy has been issued for Floors 2 and 3 of the building.
    - **Amerbelle Mill** – Seeking an appropriate reuse for the site and seeking ways to reduce the financial gap for redevelopment by interested parties.
    - **206 Talcottville Rd (spec retail plaza)** - Has secured 1 tenant, which was granted a variance for special permit.
    - **243 Talcottville Rd (Trail Run apartments)** - 2 buildings are up, with the club house building in process.
    - **129 Talcottville Rd. and 145 Talcottville Rd (Wendy's, retail and storage)** Wendy's is now open. Retail space will be constructed in the next few months. Dirt pad is intended for climate controlled self-storage.
    - **14 Hyde Ave. (Multi Family/ commercial)** – Local approvals are in place. Awaiting OSTA approval on traffic flows, lighting.
    - **723 Talcottville Rd. (Scranton Powersports)**- Is under construction and is expected to open on December 1, 2018 with 13,000 sq. ft. of space.
    - **56 Talcottville Rd. (potential projects)** – In process of a development agreement for a single bay car wash on the site.
    - **240-246 Hartford Tpke. (potential projects)** - No discussion took place
    - **97 Main St.** – Under contract. Received Planning and Zoning approval as training facility for new employees with \$1 Million in renovations expected to building. Also received a 3-yr. tax abatement.
    - **421 Talcottville-** Reuse (former Thortons) – Application in for place for credit union

**5) New Business**

- **Other Grant Applications-** the Town has submitted an application for additional funding (\$1M) with DECD for remediation of Daniels' Mill as part of the greater Amerbelle Mill complex.
- **Sustainable CT** – Mr. Gately outlined the town's desire to achieve Silver status for the community. He will be sharing more in the months ahead.

**6) Old Business**

- **Three-year Plan discussion-** Mr. Gately will resend the 3-year plan to commission. He requested the EDC's participation in the revision of the town's Plan of Conservation and Development, which will be starting up in the next few months.
- **Gateway enhancements** –Mr. Gately is considering placement of the newest Vernon signage at 100 Windsorville Rd, Water Treatment Facility.
- **Community Outreach/ Events**
  - a) Cluster centered event concept- No discussion took place
  - b) Review of Implementation Plan and Three year Plan – no further discussion took place

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

- **11-13-18 ribbon cutting for Wendy's**

**8) Adjournment**

Mr. Breslau motioned to adjourn. Motion seconded by Mr. Sendrak. Motion carried unanimously. Meeting adjourned at 8:45 am.

Respectfully Submitted:

Leslie S. Campolongo  
Recording Secretary