

Draft Minutes of EDC Special Meeting on 8/10/11

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1. Meeting was called to order at 7:45 am on 8/10/11

Present were Jeffrey Cohen, Peter Olson, Jim Sendrak, Bill McGurk, Bill Bresslau, Bruce Kellogg, Tim Ackert and Shaun Gately.

2. Public Forum

There was no comment from the public

3. Approval of minutes

Minutes were approved for the 2-16-11, 5-18-11 and 6-15-11 meeting. No meeting was held on 7-13-11 because of a lack of quorum, so no minutes are available.

4. Administrative Items

- A. Communication and Correspondence

- a) Correspondence to the DOT form Shaun Gately was discussed. The letter requested that the state evaluate whether the commuter lot is underutilized and consider it for sale. Developers have shown some interest in purchasing it.
- b) Notices to the Town Clerk advising them of the change of meeting dates were discussed.

- B. Other

Shaun Gately advised the commission that he will be attending the University of OK Business Retention and Growth seminar on 8-22-11 and 8-23-11. He will also be attending the New England Economic Development course from 9-12-11 through 9-15-11 and will be missing the 9-14-11 EDC meeting.

5. Economic Development Status Update

- A. Current Projects

- 343 Hartford Turnpike- (former Bennigan's) is under contract with an anticipated closing of August 9th or 10th
- 425 Talcottville Rd- After a period of inactivity it looks like the owner may be getting closer to completion. Completion Goal of October. Tax Abatement now in place.
- 53 Hartford Turnpike-Springhill Suites has stalled with financing related issues.
- 117 Reservoir Rd- The CT Supreme Court ruled on 6-1-11 to deny the petition to appeal the Appellate Courts ruling in favor of the Town of Vernon. One small hurdle left.
- 60 Frontage/137 Bolton- Ticket Network has contacted my office stating his interest in selling his land and marketing it adjoining neighbors. More to follow as it becomes available
- Starting to work on the formation of a 503c development company as a means of dealing with Brownfield's, blighted property, etc... It would operate

independently from the town, but in accordance with the PoCD. It would act as a revolving fund to support continual improvement.

- Working on contingency plans for at risk employers- (Amerbelle – HIDVC-Property Inc, Anacoil, etc...)
- Contact has been initiated with the DOT in hopes of them selling the commuter lot to a developer.
- Working on the sale of town owned land that was acquired through foreclosure- 129 Talcottville Rd.
- Possible DQ grill opportunity

B. Streamlining of Development process

The topic of moving departments involved in the development process to one building was discussed and the project is ongoing. Communication meetings are being held between Dept. heads until the move is finalized. Online permitting, the POCD and zoning regulations all play a part in the process.

C. List of Properties in need of attention

A list of vacant properties, blighted properties, and properties for sale was discussed. James Sendrak asked if the list could be shared, and Shaun Gately stated that it could.

6. New Business

A. Courting of new businesses

Holding an event similar to the one held in May of 2009 was discussed, and Shaun Gately will look into holding another event.

B. Business award/ recognition program

C. List of available incentives

Shaun Gately discussed a proposed tax abatement process and stated his desire to have the EDC involved in that process. Shaun Gately also discussed Tax credits and incentives available from the State, Tim Ackert offered to contact various departments and get preprinted copies for distribution.

7. Old Business

A. Job Board/ Job Fair

James Sendrak mentioned his desire to pursue this initiative.

B. Incubator Space

C. Plan of Conservation and Development- EDC's position

8. Adjournment

Due to time constraints the meeting was adjourned at 8:40am

Respectfully submitted by Shaun Gately

