

ECONOMIC DEVELOPMENT COMMISSION
Monday July 16, 2012 – 7:00 P.M.
COLCHESTER TOWN HALL
MEETING ROOM 1

1. Call Meeting to Order
2. Additions to the Agenda
3. Approval of the Regular Meeting Minutes for March 12, 2012
4. Town Signage – intersections
5. Merchants Row/Lebanon Avenue Streetscape – Future Downtown Economic Development Project
6. CTIP consideration
7. Adjournment

NANCY A. BRAY
TOWN CLERK

Nancy A. Bray

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RECEIVED
COLCHESTER, CT

**ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING
Monday, March 12, 2012 – 7:00 P.M.
COLCHESTER TOWN HALL
First Selectman's Conference Room
Minutes**

Attendees: Steve Cohn, Bruce Goldstein, Kele Issa, Andreas Bisbikos, Paul Catalano

Absent: Tom Crotty

Also Attending: David Turgeon

1. Call Meeting to Order at 7:05pm.
2. Approval of the February 21, 2012 Special Meeting Minutes

**Motion to defer approval of the minutes for the February 21, 2012 was made by Bruce Goldstein
Seconded by Paul Catalano
Motion carried unanimously**

3. Public Comment(s) - None
4. New Business
5. Old Business

- a. Discussion and possible action on the CTIP application for CT Chung Do Kwan, LLC
Discussion regarded the application for the CTIP application and what, if any, abatement would be recommended. Adam Turner discussed the CTIP program and the relative amounts of abatement granted to previous applicants. Discussion among board members centered on the size and amount of the building and how it fit in terms of abatement. Andreas Bisbikos felt that the applicant deserved consideration due to his long standing business in the Town. Adam Turner remarked that based on his calculations, the application would be eligible for a roughly \$3,500 to \$4,000 abatement annually based on previous applications. Bruce Goldstein stated that it was impossible to exactly tell how much an abatement would result as the building had not been completed. Applicant indicated he hoped to stay in Colchester.

Motion to recommend approval of the CTIP application to the Board of Selectman for CT Chung Do Kwan, LLC in the following amounts:

30% abatement from the assessment for the building on Parum Road (just south of the RT 85 intersection) for a period of 3 years except that in no case would the abatement exceeds \$4,000.

Following the initial three year period, applicant would receive a 10% abatement for the building on Parum Road.

**Motion made by Bruce Goldstein
Seconded by Paul Catalano**

Motion carried unanimously

6. Adjournment
**Motion to adjourn made by Andreas Bisbikos
Seconded by Tom Crotty
Motion carried unanimously**

Meeting ended at 7:35pm

To: EDC members
From: Adam Turner
Re: EDC mtg in July
Date: July 13, 2012

MEMO

I am on vacation for your meeting on the 16th of July. I wanted to raise the following issues for your consideration. I will be here for the August meeting

CTIP

The CTIP program has proven effective especially in recent months. The Yellow House is fully occupied and moving toward occupation of the Red Barn. The Colchester Karate Studio has secured all development permits and will break ground shortly.

As the Town has no means to contribute to worth projects with direct funding the CTIP program offers a through deferment of local property taxes. The program was originally focused on new business activities that were being pursued by other communities. Should we broaden the program to focus on jobs and total investment?

Downtown redevelopment –

After several years the Town is completing a streetscape improvement on Lebanon Avenue/Merchants Row. The State has announced plans to fund projects that contribute to downtown redevelopment. Staff is in the process of developing a plan for a streetscape that would be located on the southern side of Linwood Avenue from the Federated Church to the Stop and Shop. The project is envisioned to look much like the streetscape being completed on Lebanon Ave. /Merchants Row. Once completed the Town would have completed streetscape along three of our major economic arterials.

Please review the project scope and schedule.

Signage criteria and process –

As discussed at our last meeting, the town has developed an off-street signage post for use at busy intersections. Businesses that are located away from these intersections might utilize this signage. The EDC discussed developing a process for determining business that would use the signage as well as fees or other requirements for users.

To: Gregg Schuster
From: Adam Turner
Date: July 11, 2012
Re: MSIG

MEMORANDUM

As we have discussed the Town intends to and is preparing to apply for a Main Street Investment Grant (MSIG). The governor has designated \$5,000,000 in funding for projects that improve town centers and provide economic development. The submittal must include broader strategies for downtown development, discussion on job growth and other economic matters as well as specific project information. The Project must also be shovel ready

At our first meeting we identified three alternative projects for a grant application for the MSIG. The specific projects and some brief descriptions are included below.

Project A: rear of Lower Merchant's Row

- a. Dumpster enclosures-
- b. Grading/planting islands
- c. Parking? –maybe add islands, etc to clean up instead of repaving?
- d. Alley – add lights make inviting, gates, signs, plantings, etc.
- e. façade improvements on the rear of the buildings

Project B: Main and Linwood Ave Streetscape

- a. Retaining wall
- b. Colchester sign
- c. Plantings, Lighting, street furnishings, etc.
- d. Sidewalk to connect to Stop +Shop

Project C: Reuse Jack's Chevrolet

- a. Walk to connect Stop &Shop
- b. Infrastructure, lighting
- c. Plantings, street furnishings, etc.
- d. Demolish Building?

Upon discussion with Office of Policy and Management Staff, it would be difficult to submit a proposal for the Jacks Chevrolet project as that property is not owned by the Town. We could apply for off-site connecting infrastructure and other supporting measures but staff had concerns that those would be funded without some commitment on the Jack's property itself.

Review of the Rear of the Lower Merchants Row area also identified some issues of concern namely the easement and other right of way agreements for use of the roadway and parking

area. There are several agreements that remain in effect for only another 10 years and might prove problematic. Re-negotiating these agreements for additional time and conditions might be difficult given the time frame we have to complete the grant.

We recommend then that we pursue project funding for the Development of a Streetscape Between the Federated Church and the Stop n Shop. The streetscape would be designed in a manner similar to the Merchants Row project under construction. Upon completion we would have a streetscape path from the airline trail to the Stop and Shop connecting three of our economic corridors.

We need to develop several items to compete this application:

- Development of a general base map using the Federated Church and Bank of America site plan maps (Jay G and Bill B)
- Development of a project plan that details the sidewalk, retaining wall, street fixtures, landscaping and lighting (Sal T and Bill B)
- Cost of the project (Sal T)
- Project timeline and schedule (Sal T)
- Graphics that illustrate the look of the project (Bill B)
- Town center economic development strategy (Adam T)

Schedule

Preliminary Scenarios due – August 11, 2012

Development of Background and Job Growth – August 11, 2012

Development of Preliminary Project Plan – August 15, 2012

Preliminary Presentation to Selectman - August 15, 2012

Economic Development Commission - August 21 2012

Final application complete – September 4, 2012

Final Presentation to Selectman – September 6, 2012