

Colchester Economic Development Commission

Regular Meeting

September 19, 2016, 7:00 PM

Colchester Town Hall Room 2

1. Roll call and Call to Order
2. Public Comments - Opportunity for members of the public to address the Commission on Items not otherwise on the agenda.
3. Changes or Additions to the Agenda
4. Approval of Minutes
 - a. August 15th 2016
5. New Business
 - a. New Businesses and Projects-First Selectman , Town Planner
 - b. C-TIP Application Jean and Brian Smith
 - c. Development Efforts – Noel Market Center
6. Old Business
 - a. Committee Reports
 - i. Website and Opportunity Map
7. Adjournment

RECEIVED
COLCHESTER, CT
2016 SEP 15 PM 12:56
TOWN OF COLCHESTER
TOWN CLERK

Application for Property Tax Incentive

Date & Applicant Information

Full Name:

H. Jean and Brian T. Smith

Address:

199 South Main Street
Colchester CT 06415

Relationship to Project:

Owners

Business Name and Address:

Garvin-Smith LLC, d/b/a Four Chimneys Inn

Telephone and Email:

(860) 617-5581 (Jean)
(860) 617-8959 (Brian)

garvinsmithllc@yahoo.com
h.jean.smith@gmail.com
brian.t.smith199@gmail.com

Business Project Information

Please provide the following information. Use additional pages to provide more detail and attach any relevant documents as needed

1. Background information on yourself, other key members of your management team and your company

At present Jean and Brian Smith are the only members of the management team and the company, Garvin-Smith LLC. Both are 33 year residents of Colchester. They have owned the property at 12 Broadway since 1995, having purchased it with the idea (and dream) of converting it into a commercially viable building so as to ensure its future.

Jean worked for 32 years in the Connecticut Department of Revenue Services and retired in 2013. Since that time, she has actively managed the properties held by Garvin-Smith, both 12 and 24 Broadway.

Brian has worked in the legal profession for more than 31 years, both within law firms and in-house in corporate legal departments. He has held a variety of positions ranging from Messenger, to Paralegal, Contract Manager, Communications Manager, Product Director, Business Development Manager, and Director of Marketing and Business Development, a position he currently holds with Robinson+Cole, one of Connecticut's largest law firms.

Previously, both Jean and Brian worked extensively in the hospitality industry.

2. A brief project description and include how you feel the Town of Colchester and its residents would benefit from your business or project.

Four Chimneys Inn will fill a need that many people of spoken about over the years: "there is no place to stay in Colchester." Jean and Brian have long wanted to fill some of that need by creating something uniquely Colchester's and what better way to do that than by preserving a landmark building. Studies and surveys done over the years have reported that people choose to live in Colchester, among other reasons, because of its historic character and charm. Ten years before Jean and Brian Smith purchased 12

Broadway, the "Lusignan Study" of the historic properties in the town, identified 12 Broadway as one of two buildings, the loss of either would be devastating to the town center. By creating a viable commercial future for this house, one of the last single-family 19th century homes in the downtown and by far the most impressive, the Smith's hope to ensure that this community treasure will endure for future generations to enjoy.

If this project comes to fruition, Four Chimneys will have four (guest) rooms on the second floor of the main house, each with a private bath, and dining on the first floor. While some smaller halls and closets will be repurposed, the original 1840 floor plan of the main house will remain unchanged. The back wing, formerly the staff living quarters, kitchen, and support areas, while being modernized to meet as much as possible current code requirements for a commercial kitchen, will continue with its original purpose. A new entrance, which will be optimized to facilitate access to the first floor operations and emergency egress from the second floor, will be constructed on the north side (back) of the building; this will be more convenient to plans for parking, most of which will be located at the adjoining property, 24 Broadway, which is owned by Garvin-Smith LLC.

12 Broadway has had a long and storied life in the Town of Colchester. Built on the site, and perhaps the foundation, of Taintor's Tavern, the location was a central focus point of the town in colonial times. As the local stop for the stage and post from New London and Norwich to Hartford, it was undoubtedly where people gathered to hear the news of the day.

After Taintor's Tavern met its demise, in 1840 the location became the home of Horace Smith, who subsequently revamped the building's façade (at one time it looked much like Belmont Funeral Home), added the colonial revival porch that we see today, and also added a two story bay window on the south side (Lebanon Avenue) and a one story bay window on the north side. It was most likely Horace Smith who updated the four primary fireplaces for coal and replaced the four mantels on the first floor with the current marble ones. The first floor also features ten foot plaster ceilings, plaster walls and plaster crown molding, all of which have been restored by Jean Smith.

After Horace Smith, the house became the home of the Cragin family when their house on Linwood Avenue was lost to fire. It was after the family moved to 12 Broadway that Dr. Edwin Cragin announced that he would build the library on the site of their former home in memory of his father.

Subsequently, 12 Broadway became the home of the O'Connell family and eventually two of the family's children, Margaret, who was a teacher in East Hartford, and Annie, who was the town's telephone operator, owned it. Annie's position is most likely led to the building serving as the town's first telephone exchange; many older citizens in town still speak about their memories of going to the second floor of the back wing to pay their families' telephone bills. It was Margaret and Annie, too, who brought the building back to its original roots; for some years they operated the "Lenoco Tea Room" (O'Connell with one "L" spelled backwards), offering a light menu and taking in both transient and long term guests. The Smith's are fortunate to have an original menu and other memorabilia from this part of the building's history, which they hope to revive.

To round out the commercial history of the building, the immediately prior owners before the Smiths were Charles and Stephanie Johnston who operated an antique shop in the back wing of the building.

Certainly for much of its life, 12 Broadway has been home to a commercial enterprise in one form or another (twice in the hospitality industry) and it is this heritage that Jean and Brian Smith hope to build upon as a way to ensure the building has a commercial future to sustain it and make it accessible to citizens of the town.

3. Attach your business plan for the project or business including any capital improvements, projected income and hiring plans, including what type of jobs, for the next five years.

Business plan to be provided. Three year financial projections are attached..

4. The estimated cost of the proposed real property to be constructed/renovated for this business?

At this very preliminary stage, it is estimated that the total cost for renovations, new construction, landscaping, and outfitting the operation will cost in the range of \$800,000.00.

5. Will your project require any improvements to, or extension of the Town infrastructure and/or utility systems? If so, please describe.

12 Broadway is served by the Town's water and sewer system and no improvements to, or extensions of the Town's infrastructure are anticipated.

6. To what extent do you plan to employ Colchester-based vendors in the planning, design, and construction of this project? If possible, please provide the Colchester-based contractors you intend to use and the estimated value of your contracts to them.

The plan is to solicit competitive bids from as many local contractors as possible; however, no contractors have been identified at this time. The value of any contracts will, of course, depend upon the project scope.

7. How many jobs, if any, do you expect to create as a result of this business?

If the project proceeds as anticipated, the business would likely employ between 12 and 16 people.

8. What is the planned start up and completion dates of this project? Are there multiple phases to this project?

Ideally, start up would begin by spring of 2017 and be completed no later than early spring of 2018.

9. What other locations besides Colchester are being considered for this project?

None. Jean and Brian Smith purchased 12 Broadway in 1995 with the express goal and hope of converting it into an Inn. If the project as envisioned is deemed to be economically infeasible for them, it is likely they will sell the property to the highest bidder.

If you are applying as the lessor of commercial space:

10. Please provide the type of lessees you are targeting (types of business tenants)

N/A

11. Are these new tenants to Colchester or existing businesses?

N/A

12. If you have signed tenants and/or leases in process, please share the percentage of open lease space you currently have.

N/A