

Town of East Windsor
Economic Development Commission
11 Rye Street
Broad Brook, CT. 06016

Regular Meeting
Monday, June 19, 2017
Town Hall Meeting Room, 6:00 p.m.

***** *Draft Document subject to Commission Review/Approval******

Members Present: Eric Moffett (Chairman), Gil Hayes, and Nicholas Laskos

Members Absent: William Kehoe. .

Guests: Laurie Whitten, Town Planner; Jim Richards, Executive Director, East Windsor Chamber of Commerce; former Economic Development Member Maria Rumored; and resident Dennis Hamilton.

Chairman Moffett called the Meeting to order at 6:05 p.m.

ESTABLISHMENT OF QUORUM:

A quorum was established with three Regular Members present.

APPROVAL OF MINUTES/ April 17, 2017 REGULAR MEETING and May 15, 2017 REGULAR MEETING:

MOTION: To APPROVE the Minutes of the Economic Development Commission Regular Meetings dated April 17, 2017, and May 15, 2017 as presented.

Hayes moved/Lassos seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous

PUBLIC PARTICIPATION:

Ms. Rumored and Mr. Hamilton joined the Board. Ms. Rumored advised the Board she is disappointed that the Broad Brook Brewery is leaving East Windsor. Mr. Lassos indicated he understands that the tap room may be staying. Discussion then turned to the workshops being held to rezone Warehouse Point as a Village District, and the tie-in of that with the Transit Oriented Development (TOD) project in Windsor Locks which includes conversion of the Montgomery Mill to apartments and redevelopment of the train station as part of the revitalization of the New Haven/Hartford/Springfield rail line. Mr. Hayes reported he has been working on CRCOG's Transportation Committee for the past 8 years to bring bus service to East Windsor. His more recent efforts have been centered on developing a street-trolley system

**East Windsor Economic Development Commission
Regular Meeting – May 15, 2017
Meeting Minutes - Draft**

within East Windsor. Town Planner Whitten described her recent experience with a similar street-trolley system; she suggested perhaps a similar system could be used to transport people to the train station in Windsor Locks which is being renovated as part of the TOD project. Discussion continued regarding the spin-off sources of transportation, such as cabs and Uber, which will result from the TOD project.

Ms. Rumored then raised questions related to the development of the casino. She questioned how the casino would affect her as a resident; will her taxes be raised by the casino's location in East Windsor, will it affect her commute to work in Farmington, what other development might occur in the area of the casino? Town Planner Whitten explained some of the highlights of the development agreement between the Town and MMCT, noting the significant taxes that will ultimately be generated by the casino operation. She also noted that the development agreement includes financial assistance to the Town to pay for additional Police, Emergency Services, and Education costs associated with the casino. Ms. Rumored questioned what was the status of the old Walmart building, and La Renaissance? Town Planner Whitten suggested it's likely someone will develop the old Walmart site when the casino is built; La Renaissance has been purchased by a church group for utilization of a religious campus.

Ms. Rumore then questioned why she was getting a letter in the mail regarding revaluation of her home; she questioned why isn't that being done through property visits to get a true evaluation of the property? Town Planner Whitten suggested the letters are being sent when residents aren't available for site visits; the Assessor's Office assesses the use of the property as they find it – single family home, duplex home, businesses. She cited a recent example of a complaint of a single family home converted to a multi-family dwelling without the benefit of permits; she noted it's not the Assessor's job to research if permits were properly acquired for a property.

GENERAL DISCUSSION:

Job Description – Full-time Economic Development Coordinator:

Chairman Moffett indicated he has reviewed the Economic Development Coordinator job description for the Town of Windsor; he felt the education and experience requirements would apply to East Windsor as well. Town Planner Whitten reported staff has been trying to acquire a similar job description for Suffield. Ms. Rumore questioned the anticipated salary; Chairman Moffett suggested \$80,000. Ms. Rumore felt that was a bit steep for East Windsor. Discussion continued regarding the need to offer a competitive salary to attract an experienced individual, the effect of salary levels on staff retention, and the benefit of such a position to the promotion of East Windsor as a business friendly location

Separate EDC Website/Update on RFP regarding EDC Website:

Mr. Hayes questioned if money is still available to purchase website services as the Commission had voted previously to expend funds. Town Planner Whitten replied affirmatively; she felt the Board needed to seek services via an RFP. Discussion followed regarding inclusion of a specific

East Windsor Economic Development Commission
Regular Meeting – May 15, 2017
Meeting Minutes - Draft

EDC page on the current Town website vs. a separate EDC website. Chairman Moffett's concern is that an EDC page within the current Town website will become buried in other town information. Chairman Moffett summarized that the Board is seeking a one or two page website which announces East Windsor is open for business and highlights the benefits of developing a business relationship within East Windsor. The consensus of the Board was development of a stand-alone EDC website.

MOTION: To place an advertisement in the paper for an RFP for an SEO (search engine optimization) included in the website.

Hayes moved/Laskos seconded/

DISCUSSION: Mr. Laskos suggested placing the advertisement on Fiverr.com which is a marketplace to buy and sell digital services. Mr. Richards suggested the Board consider advertising locally as well. The Board authorized Mr. Laskos to place the advertisement on Fiverr.com

VOTE: In Favor: Unanimous

Mr. Hayes excused himself from the meeting at 6:50 p.m. as he had another meeting to attend.

Warehouse Point Rezoning:

With regard to the Warehouse Point Rezoning initiative Town Planner Whitten reported a joint informational stakeholders discussion is being held this Thursday evening, June 22nd, from 6:00 to 8:00 p.m. in the Town Hall Meeting Room. The Meeting is being hosted by the Board of Selectmen, the Planning and Zoning Commission, and the Economic Development Commission. Major stakeholders, including Nick Vamvilis of Maine Fish, Jim Nilsson of Geissler's Surpermarket, and Nick Lata, owner of a significant parcel adjacent to I-91, have been invited. Town Planner Whitten suggested discussion of the round-about at North and South Water Street and Bridge Street will NOT be discussed. Town Planner Whitten reported a workshop for the public, including general discussion, will be held subsequently.

Town Planner Whitten reported she is completing a DOT Smart Growth Grant to develop a stormwater management plan for the Blue Ditch in the Warehouse Point area. There is no formal drainage of the Blue Ditch presently; the plan could be used subsequently for other large watershed areas. The PZC continues to work on a redevelopment plan for the Warehouse Point area, which will redefine uses and density.

MMCT – Commercial Recreation:

Town Planner Whitten reported that the legislation has passed enabling the tribes to build a third casino in East Windsor, and the Bureau of Indian Affairs has offered their opinion on the proposal. The bill now awaits Governor Malloy's signature. MMCT would then submit development applications to the local land use boards.

Incentives:

East Windsor Economic Development Commission
Regular Meeting – May 15, 2017
Meeting Minutes - Draft

The Board suggested the development incentive should be added to the EDC website.

Discussion of Economic Development Issues:

Mr. Richards reported he attended a recent ribbon cutting for the new Advanced Manufacturing Technology Center at Asnuntuck College.

Town Planner Whitten suggested the redevelopment of the Warehouse Point Village is key as a catalyst to development along the Route 5 and Route 140 corridors. The Board continued to discuss potential future development, noting that East Windsor lacks large tracts of land under single ownership. The Board discussed the role an Economic Development Coordinator would play in synchronizing multiple owners towards a single development goal.

ADJOURNMENT:

Chairman Moffett ADJOURNED the Meeting at 7:40 p.m.

Respectfully submitted:

Peg Hoffman, Substitute Recording Secretary, East Windsor Economic Development Commission.