

ENFIELD ECONOMIC DEVELOPMENT COMMISSION
MINUTES

Thursday, May 20, 2021 – 7:00 p.m.
Virtual Meeting

Call to Order & Pledge of Allegiance

Chairman Turner called the meeting to order at 7:01 PM.

Roll Call

Chairman Turner took the roll and present were Commissioners Kelly Davis, Kelly Hemmeler, Phillip Kober, Richard Stroiney, Marilyn Cressotti and Mary Ann Turner. Absent were Commissioners Richard Szewczak, Gretchen Pfeifer-Hall and Marie Pyznar.

Also present were Laurie Nelson Tereso, Deputy Director of Economic & Community Development and Elizabeth Bouley, Recording Secretary.

Approval of Minutes

- a. April 15, 2021 – Regular Meeting

Motion: Commissioner Stroiney made a motion, seconded by Commissioner Davis, to approve the minutes of the April 18, 2021 Regular Meeting as amended.

Commissioner Kober stated that Kiran Majmudar no longer a member of the Commission.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Report From Development Services

Commissioner Pfeifer-Hall joined the meeting late.

Mr. Tereso provided the Commission with a status update regarding the planned demolitions of the Strand and the Lamagna Center.

Commissioner Davis asked if the Civil War monument in front of the building is going to stay there, to which Mr. Tereso replied that it is.

Mr. Tereso stated that he entered into the Connecticut Brownfield Initiative with students from the University of Connecticut. He shared a Redevelopment Design that the students had come up with based on the zoning regulations. Mr. Tereso went over the building measurements and uses depicted in the proposed design.

Commissioner Turner asked if there is anyone who might be interested in developing there and if there is any way to attract them. Mr. Tereso stated that developers will be interested once the building is knocked down.

Commissioner Turner asked how much money the building will be listed for, to which Mr. Tereso replied that it will be \$125,000.

Commissioner Pfeifer-Hall asked why the parking garage is on the area that has the better view of the pond, stating that it should be flipped. Mr. Tereso stated that when the time comes an architect will design it in a manner that is more marketable.

Commissioner Turner stated that the Commission should plan a tour of the site. Commissioner Hemmeler stated that they cannot go inside the building, but can walk around and view the architecture and other features.

Commissioner Cressotti described the historical walking tour she will be participating in tomorrow. The Commission agreed that they would like to do the walking tour and discussed possible dates and times.

Old Business

TOD (Transit Oriented Development)

Mr. Tereso provided the Commission with a status update regarding the meeting with Eversource that took place on April 21. He concluded that they are currently waiting to hear back from Eversource.

TIF (Tax Increment Financing)

Commissioner Stroiney asked if there are any updates on the TIF Advisory Committee, to which Mr. Tereso replied that there are not.

Discussion Items

EDC Mission

Commissioner Turner referenced the Town of Simsbury report and encouraged the Commission to read it so they can make the EDC a more specific and formal group.

Rail Spur (presentation to Town Council from DOT June 6, 2021)

Commissioner Turner stated that their job is to listen to Economic Development proposals, and they have to be careful how they communicate with potential business owners. She stated that business owners should be invited to the meetings. Commissioner Stroiney stated that Mr. Troiano is his distant relative and he was embarrassed by how the Commission treated him at the last meeting. He stated that their job is to hear about businesses and support them, and he was disappointed that Mr. Troiano was not treated well.

Commissioner Turner stated that she would like to keep the meetings virtual for a while so they can have business owners come on at the beginning of the meetings to talk to them. The Commission discussed various issues they can talk about with business owners.

Commissioner Turner suggested that the Commissioners join the Plan of Conservation & Development (POCD) meetings.

Mr. Tereso stated that he will reach out to the garlic company to attend an EDC meeting.

Commissioner Turner stated that Frank Troiano had offered a tour of his facility. The Commission discussed possible dates and times for a tour.

113 North Maple - Winstanley Enterprises

Commissioner Turner asked when Winstanley is going to break ground. Mr. Tereso stated that the litigation is over and the final conditions of approval just need to be added to the PZC approval.

Commissioner Kober stated that he is looking forward to businesses coming in to talk to the Commission.

Commissioner Pyznar joined the meeting late.

Commissioner Turner encouraged the other Commissioners to attend the Rails to Trails meeting.

Commissioner Kober asked if there were any updates regarding in-person meetings. Mr. Tereso stated that things are open now and meetings are open to the public. He stated that masks are not required in the building for people who are fully vaccinated. The Commission agreed that they would like to keep their meetings virtual.

Adjournment

The meeting adjourned at 7:52 p.m.