

**ENFIELD TOWN COUNCIL
MINUTES OF A SPECIAL MEETING
MONDAY SEPTEMBER 19, 2022**

A Special Meeting of the Enfield Town Council was called to order by Chairman Cressotti on Monday, September 19, 2022. The meeting was called to order at 6:15pm.

ROLL-CALL – Present were Deputy Mayor Cekala, Mayor Cressotti, Councilors Despard, Finger, Ludwick, Mangini, Pyznar, Santanella, and Unghire. Councilor Hopkins was absent. Also present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Town Attorney, James Tallberg; Director of Economic and Community Development, Nelson Tereso; and Town Clerk, Sheila Bailey.

SPECIAL GUESTS

Leading Edge Construction – Owners, Todd Lessard and Serge Lessard; Project Manager, Scott Lessard; and Director of Business Development, Serge Arel.

POTENTIAL REDEVELOPMENT 132 WEYMOUTH ROAD

Nelson Tereso stated that the property was built in the 1960's and was most recently utilized as the Porter and Chester Institute. The property is currently vacant and in a state of blight requiring significant rehabilitation.

Mr. Tereso introduced members of Leading Edge Construction who presented their proposal to redevelop the property to be used as the future home of Leading Edge Construction as well as potential small retail and services space. Leading Edge Construction hopes to receive the support and commitment of the Town of Enfield in applying for funding under the State of Connecticut Communities Challenge Grant Program.

A copy of the proposed redevelopment plan is appended to these minutes.

ADJOURNMENT

MOTION #6359 by Councilor Cekala, seconded by Councilor Pyznar to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6359** adopted 9-0-0, and the meeting stood adjourned at 6:56pm.

Respectfully Submitted,

Sheila M. Bailey
Town Clerk
Clerk of the Council



LEADINGEDGE CONSTRUCTION, LLC
9 Moody Road Unit 12C • Enfield, CT 06082

State of Connecticut
Communities Challenge Grant Program
Application Proposal

Weymouth Road Development Project

Town of Enfield / Leading Edge Construction

This project is designed as a mutually beneficial public private partnership with the goal of creating new, well-paying jobs in the Town of Enfield. The proposed site at 132 Weymouth Road has been vacant for the past decade and is failing to serve as an economic driver for the town. This issue lies mostly with the condition of the building that requires substantial work to prepare for occupancy. This proposal looks to overcome this challenge by funding renovations to activate this space through a partnership between the Town of Enfield, Leading Edge Construction, and an application to the Connecticut Communities Challenge grant program.

This unique opportunity will provide for full renovations of the building to house up to six local businesses including Leading Edge Construction, a growing local business that was founded in the Town of Enfield two years ago. The owners of Leading Edge have been long time residents of Enfield and are well established leaders in the construction industry committed to bringing economic viability to the community.

The proposed development plan includes a mix of office space, meeting areas, first floor retail space and indoor storage areas. These areas will be brought up to code and made ready for immediate occupancy through improvements to doors, windows, roofing, interior and exterior finishes, electrical systems, plumbing systems and building systems including HVAC. These improvements will add value to the building allowing the town to collect additional tax revenue and jobs created by new businesses will increase economic activity in the area.

This grant application will be submitted to round two of the Connecticut Communities Challenge grant program managed by the State of Connecticut Department of Economic and Community Development and has been modeled around several successful grant projects that were recently funded under round one of the program. The estimated construction cost for this project is \$1.5 million dollars and the program requires that 50% of the grant funding be matched locally by the recipient. Following this formula grant funding would cover the first \$1 million dollars of construction with a local cash match of \$250 thousand dollars coming from Leading Edge Construction and \$250 thousand dollars coming from the Town of Enfield. Leading Edge Construction will also be responsible for the purchase of the property and will assume approximately \$600 thousand dollars in debt as an additional contribution to the project.

Leading Edge Construction is committing to develop this property based on the priorities of the Town of Enfield and the Connecticut Communities Challenge grant program. These priorities include using the concepts of transit-oriented development to make sure that this building fits well into the neighborhood and allows residents to access the building using multiple modes of transportation. Priorities also include adaptive re-use of an available building with existing infrastructure already in place and the consideration of mitigating previous negative effects on historically disenfranchised communities, including people with disabilities and elderly residents. Green building concepts and energy efficient design will be used to limit impact to the environment and ADA improvements will be made to make sure that the space is accessible to everyone.

Leading Edge Construction would like to thank the Town of Enfield for their consideration with this important project. Together we can leverage available grant funding to help bring this building back to life so that it can again serve the town and its residents.

Connecticut Communities Challenge Grant Proposal

September 2022

Public / Private Partnership
Town of Enfield and
Leading Edge Construction



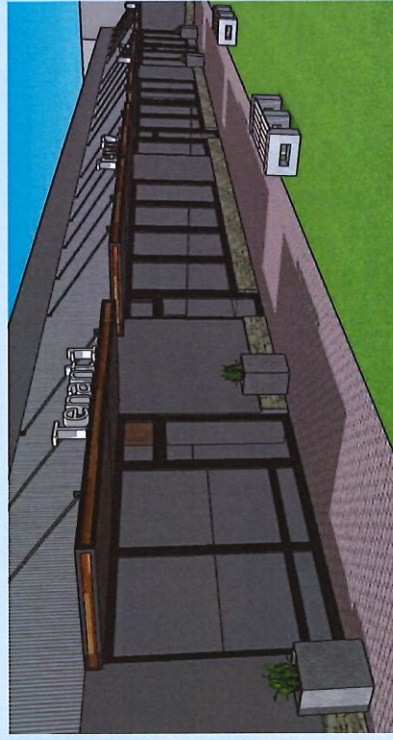
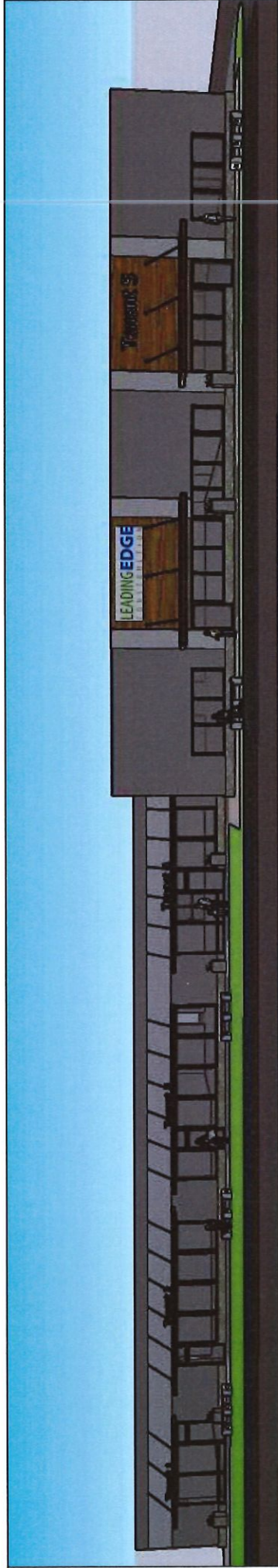
About the Program

- \$750 million over five years Administered by the Department of Economic and Community Development (“DECD”)
- Goal to improve livability, vibrancy, convenience and equity of communities throughout the state.
 - Transit-oriented development that densifies commercial and/or residential land uses near transit hubs,
 - Downtown / major hub development that improves or reuses existing property (Brownfields remediation may be a component of such application)
 - Essential infrastructure that facilitates future development
 - Housing to support affordability, accessibility and local workforce,
 - Mobility improvements that increase connectivity to transit and promotes economic activity, including pedestrian, ADA, and bicycle improvements
 - Public space improvements that provide amenities to the community, including open spaces, public art projects, wayfinding, and lighting and safety improvements

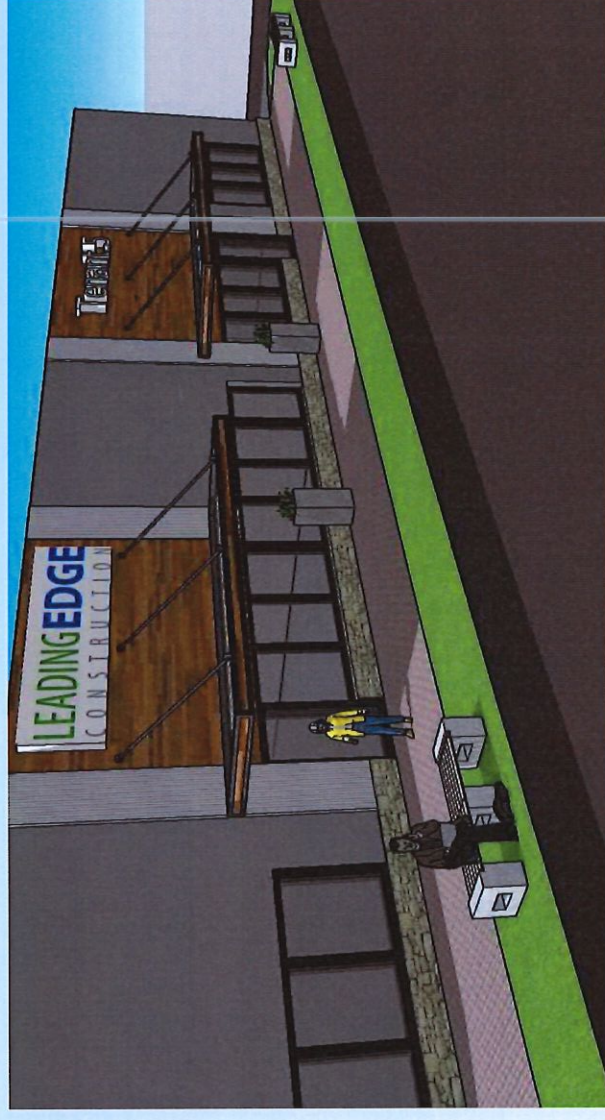
https://portal.ct.gov/DECD/Content/Business-Development/05_Funding_Opportunities/CT-Communities-Challenge-Grant

Project Goals

- Job creation within the Town of Enfield
- Revitalize abandoned property
- House up to six new businesses
- Increase tax revenue
- Boost district walkability



Our Vision



Potential Uses

- Professional Services
- Dining options
- Personal wellness
- Coworking Spaces
- Tutoring / Alt Ed
- Boutique

Capital Estimate

Building Acquisition

- Project purchase price - \$500,000-\$700,000

Soft Cost

- DECD Legal Fees - \$10,000
- Design / Engineering - \$50,000

Construction Cost

- Parking Lot Improvements - \$275,000
- Facade / Landscaping - \$195,000
- HVAC Upgrades - \$514,000
- Electrical Upgrades - \$100,000
- Vanilla Box - \$356,000

Funding Allocation Breakdown - \$2,000,000

- Leading Edge Construction
 - Cash - \$250,000
 - Debt - \$500,000 +
- Town of Enfield
 - Grant - \$250,000
- Connecticut Communities Challenge Grant Application
 - \$1,000,000

132 Weymouth Road Tax Reassessment

2011-2015 Tax Assessment (When the property was previously utilized by Porter & Chester)

- 2011-2015 Appraised Value = \$1,372,515
- 2011-2015 Assessed Value = \$960,760
- 2011-2015 Average Annual Property Tax = \$28,125

2016-2021 Tax Assessment (20% depreciation from previous assessment due to vacancy)

- 2016-2021 Appraised Value = \$1,093,000
- 2016-2021 Assessed Value = \$765,100
- 2016-2021 Average Annual Property Tax = \$25,634

2021-2025 Reassessment (30% depreciation from previous assessment due to vacancy)

- Current Appraised Value = \$763,600
- Current Assessed Value = \$534,600
- Current Annual Property Tax = \$14,910