

**ENFIELD TOWN COUNCIL
MINUTES OF A SPECIAL MEETING
MONDAY, APRIL 3, 2023**

A Special Meeting of the Enfield Town Council was called to order by Chairman Cressotti on Monday, April 3, 2023. The meeting was called to order at 5:30 pm.

ROLL-CALL – Present were Councilors Cekala, Cressotti, Despard, Finger, Hopkins (5:57 pm virtually), Ludwick, Mangini, Nelson, Pyznar, Santanella and Unghire. Also present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Town Attorney, James Tallberg; Assistant Town Attorney, Mark Cerrato; 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.

Mr. Tereso introduced members of Leading Edge Construction and discussed the possibility of the town supporting a mutually beneficial public/private partnership for a grant application to help fund renovations and site clean up under the CT Communities Challenge Grant Program which would include a commitment from the Town of Enfield in the form of a \$150,000 forgivable loan. An outline of the information presented is appended to these minutes.

Councilor Nelson expressed concern over the town committing to a \$150,000 bill that is not recoverable. Mr. Nelson explained that the town would not be required to accept the grant if the conditions were unfavorable.

Councilor Ludwick asked how often the town has issued a forgivable loan to a business. Mr. Nelson answered that we have not, however, he suggested it was similar to our First Time Homebuyer Program. Councilor Ludwick responded that he would be more comfortable using ARPA funds.

Mr. Nelson stated that a resolution of support is submitted along with the application. The money does not need to be funded until after approval of the grant. Councilor Despard asked if the town would still be responsible for the \$150,000 if the site were found to be too contaminated. Mr. Nelson clarified that if the buyer were to walk away from the project, the town would not be responsible for the loan.

Ms. Zoppo-Sassu stated that this is an opportunity for the town to improve a blighted property and put it back on the grand list.

Councilors Nelson, Cressotti, Cekala and Santanella spoke in support of this partnership.

MOTION #6546 by Councilor Despard seconded by Councilor Mangini to go into Executive Session to discuss the possible acquisition of an Enfield Street Property; Enfield Lodging LLC v. Town of Enfield tax appeal; Local #1029 Clerical Union negotiations; and a proposed fixed tax assistance agreement for Fast Track Realty, Inc.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6546** adopted 11/0/0.

EXECUTIVE SESSION

The Executive Session of the Enfield Town Council was called to order by Chairman Cressotti at 5:58 pm.

Councilor Nelson recused himself and left the room while discussion took place regarding the proposed fixed tax assistance agreement for Fast Tract Realty, Inc.

Chairman Cressotti reconvened the Special Meeting at 6:41 pm and stated during executive session there were no votes or actions taken by the Council.

ADJOURNMENT

MOTION #6547 by Councilor Mangini, seconded by Councilor Cekala to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6547** adopted 11/0/0 and the meeting stood adjourned at 6:42 pm.

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 Update
April 3, 2023

Town of Enfield / Leading Edge Construction

Project Timeline

- September 19, 2022- Initial Leading Edge briefing to Enfield Town Council
- October 2022- Building Owner withdraws from negotiations with Leading Edge to pursue an offer from Lighting & Sound Consultants, LLC
- November 2022- Phase 1 Environmental Site Assessment completed by Chester Environmental Associates and identifies building as an establishment that is subject to the CT Transfer Act (C.G.S. 22a-134 et. seq)
- February 2023- Lighting & Sound Consultants, LLC withdraws from the purchase and sales agreement, negotiations are re-established with Leading Edge
- March 2023- Leading Edge re-engages with the Town of Enfield Economic and Community Development Office to put together a grant application for Round #3 of the CT Communities Challenge Grant Program. Verbal terms have been agreed upon and the pending purchase and sales agreement is under legal review.
- April 2023- An application is pending with the Capitol Region Council of Governments Brownfield Assessment program to fund a Phase 2 Environmental Site Assessment.
- April 17, 2023- Deadline for Town Council resolution in support of grant application and commitment of local contribution of \$150,000 in the form of a forgivable loan
- May 3, 2023- Round #3 CT Communities Challenge Grant Application Deadline

Project Description

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 three 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 and two of the program. The estimated cost for this project is \$2.4 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 \$1.6 million dollars of construction with a local cash match of \$500,000 coming from Leading Edge Construction to cover the purchase of the property, \$150,000 coming from the Town of Enfield in the form of a forgivable loan and an application for approximately \$150,000 in funding from the Capital Region Council of Governments Brownfield Assessment Program.

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 DECD and 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.