



**MINUTES
TOWN COUNCIL
SPECIAL MEETING
September 16, 2024
6:00 PM - 820 Enfield Street, Council Chambers**

<https://youtube.com/live/bdM9Gn-qScU>

1. Roll Call

Present: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire

Absent: None

Also Present were Town Manager, Christopher Bromson; Assistant Town Manager, Steve Bielenda; Interim Town Attorney, Tom Tyler; and Town Clerk, Sheila Bailey.

2. Executive Session

Motion #7016 by: Cynthia Mangini seconded: Michael Ludwick

to go into Executive Session to discuss the following item(s).

Upon a **SHOW OF HANDS** vote being taken, the Chair declared **MOTION #7016** adopted.

Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire

No: None Abstain: None.

The Executive Session of the Enfield Town Council was called to order by Chair Nelson at 6:01 pm.

Attorney Joseph Fallon was invited to attend the Executive Session.

A. Real Estate Negotiations - Nathan Hale School, 5 Taylor Road

Chair Nelson reconvened the Special Meeting at 6:28 pm and stated that during the Executive Session, no votes or actions were taken by the Council.

The Town Council moved to Council Chambers at 6:30 PM for the following presentation.

3. 33 North River Street Development Presentation - Enfield Station

Lewis Brown of Honeycomb Real Estate Partners has been developing real estate in Connecticut for approximately twenty years, while Greg Vaca started Grava Properties over four years ago and specializes in transit acquisition and development. Town Manager Bromson added that this is an exciting project for Enfield's riverfront which would benefit many other towns in the area as well. He stated that Enfield will undergo a transformation once all the projects that are currently underway are completed. These development

projects will help to transfer the burden of taxes onto the businesses and away from the residents.

Mr. Vaca explained the type of transit development they would like to bring to Enfield at 33 North River Street consistent with Enfield's Plan of Conservation and Development, while highlighting the design elements of the Thompsonville area. He explained how the project would link with Massachusetts's "East-West Rail" plan.

A copy of the presentation is attached.

4. Adjournment

MOTION by: Marie Pyznar, seconded: Michael Ludwick to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the **MOTION** adopted unanimously, and the meeting stood adjourned at 6:55 pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

Lindsay Petrucci, Assistant Town Clerk
Secretary of the Council

Transit Oriented Development

33 North River Street Redevelopment



HONEYCOMB
REAL ESTATE
PARTNERS

GRAVA PROPERTIES

September 2024

Collaborative Effort

Local developers Honeycomb & GRAVA are partnering to deliver a revitalized Thompsonville.



West Hartford, CT

GRAVA PROPERTIES



Windsor, CT

Founded | 2022
Experience | 25+ Years
Located | Avon, CT
Developed (Construction) | 108 Units
Pipeline | 500+ Units

Founded | 2020
Experience | 20+ Years
Located | West Hartford, CT
Developed (Construction) | 106 Units
Pipeline | 500+ Units



Our Mission

Honeycomb & GRAVA actively acquire, develop, and manage properties with a focus on revitalizing historic town centers and transit hubs. Our expertise brings innovative solutions to redefine the standards of downtown and transit oriented development.

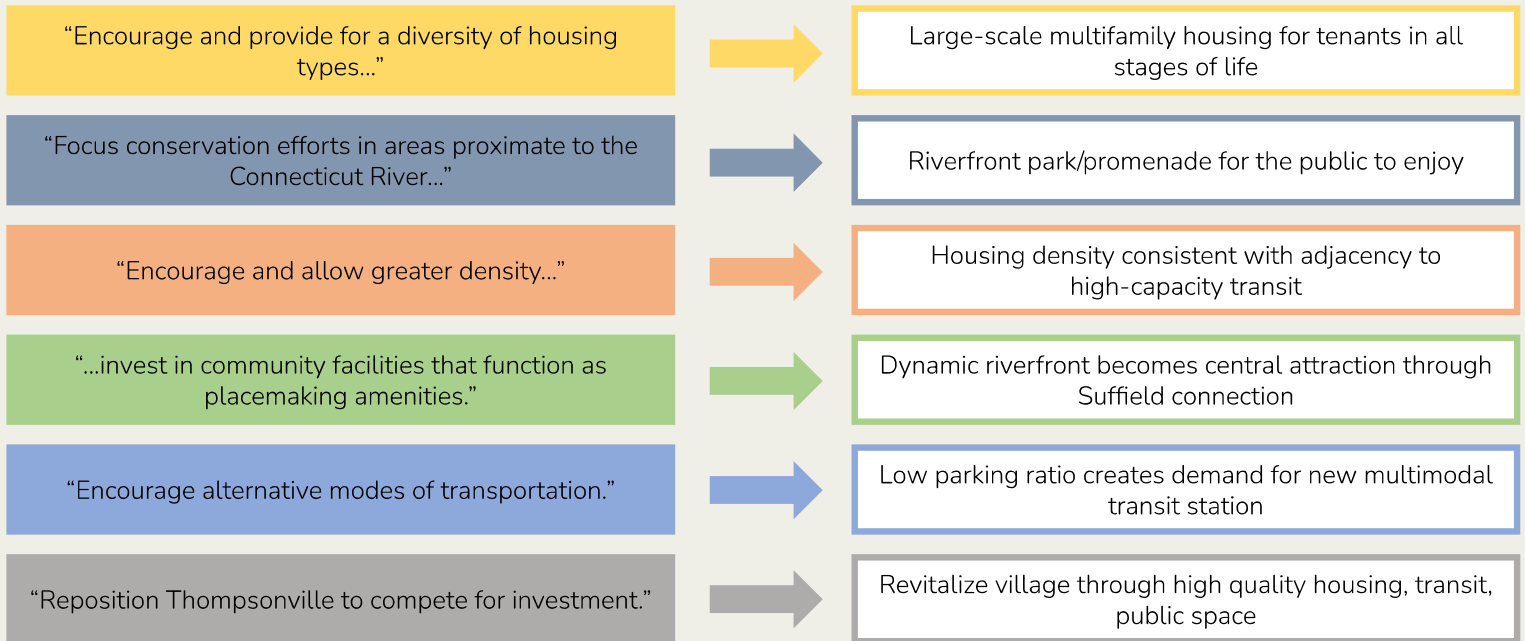


Shared Core Values

- ◆ Community Focused Design
- ◆ Social Well Being
- ◆ Transit Oriented Development
- ◆ Cultural Preservation
- ◆ Sustainable Urban Living

Projet Goals | Revitalize the Village

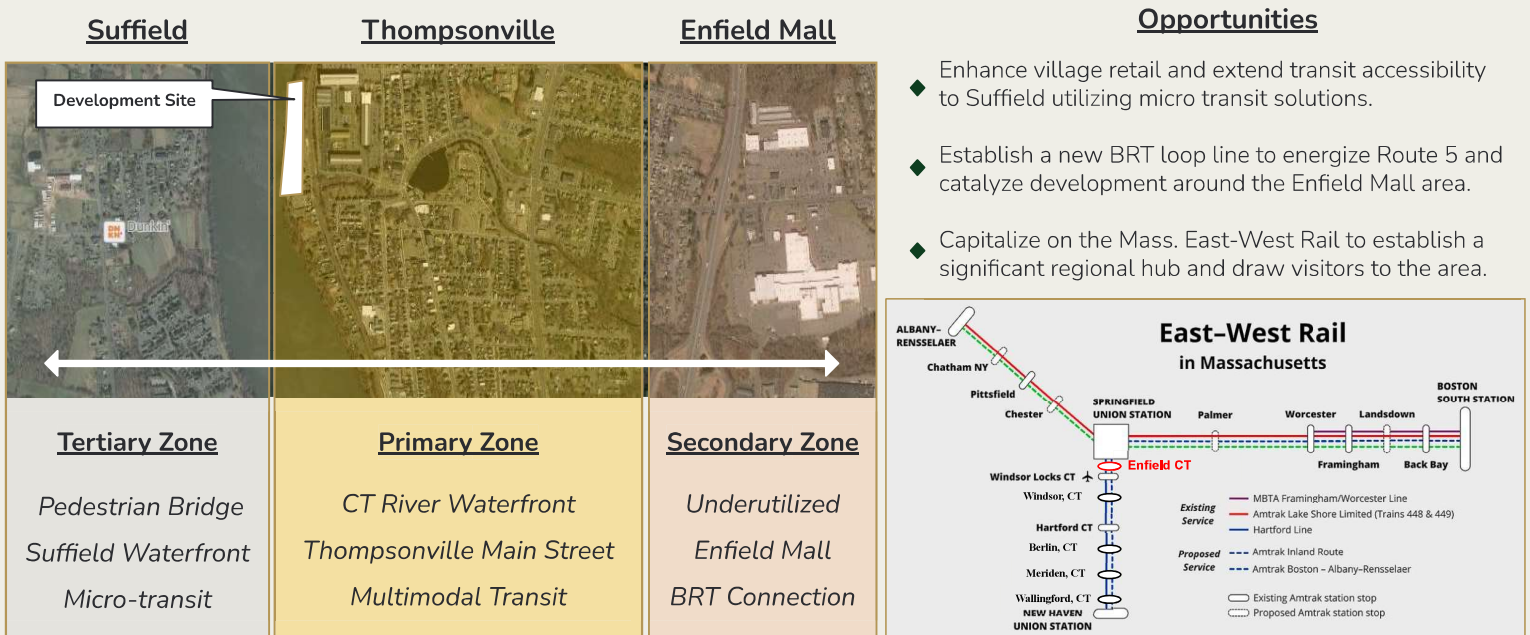
Revitalization through fulfilling the promise of Enfield's Plan of Conservation & Development.



Source of Quotes: 2023 Enfield Plan of Conservation and Development

Enfield Station | A New Centrality

Enhanced transit links and extensive TOD set to propel regional growth.



Enfield would be the only riverfront station in the region

Thompsonville Waterfront Revitalization



This development showcases between 150 and 350 apartments, enhanced transit options, and public amenities.



Development Highlights	3.24 acres of waterfront property, with plans to expand to over 6 acres by incorporating adjacent land.	Plans entail a waterfront park open to the public and substantial onsite tenant amenities.	Future phase will include main street destination retail and additional waterfront public amenities.
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