

ENFIELD ECONOMIC DEVELOPMENT COMMISSION
LIVE SPECIAL MEETING
MINUTES
THURSDAY JUNE 19, 2025 – 5:30 PM
ENFIELD TOWN HALL – SCITICO ROOM
820 ENFIELD STREET - ENFIELD, CT

Call to Order

Chair Turner called the meeting to order at 5:30pm.

Roll Call

Present were Mary Ann Turner, Marilyn Cressotti, Virginia Higley, Gretchen Pfeifer-Hall, and PZC liaison Linda DeGray. Also present was Chair of Economic and Community Development; Aaron Marcavitch and Recording Secretary; Rebecca Jones.

Approval of Minutes – March 20, 2025

Motion to approve the March 20, 2025 meeting minutes made by Commissioner Pfeifer-Hall; seconded by Commissioner Cressotti and approved by a show-of-hands vote of 4-0-1. Commissioner Higley abstained.

Report from Economic & Community Development Office

- a. Ongoing meetings with the Business Community
Staff held a successful meeting with the mall tenants who will be leaving as construction begins. There is a new proposed location for the CT commuter bus parking lot. Staff has continued to meet with the Thompsonville developers group.
- b. New Businesses and Developments
Mr. Marcavitch shared new business updates. Amazon purchased 200 acres in northeast Enfield. Capriotti's Sandwich Shop is open at the Noble gas station. A new owner has purchased the MassMutual site. There is an ART scheduled to discuss a car wash that will replace the former 99 Restaurant. Commissioners expressed concern about the location. Landscaping plans and possible tree removal were discussed at the car wash located in Kohl's Plaza.
- c. America250 Program
Mr. Marcavitch shared about the statewide America250 conference on the topic of municipalities working with advocates and community members. The committee has successfully started to build a schedule and are looking at tabling options for the Farmers Market, summer concert series and the Fourth of July celebration. Mr. Marcavitch has been working with targeted nonprofit agencies as well as the Enfield Public Schools.

Old Business

None.

New Business

- a. Municipal Redevelopment Authority Program
Mr. Marcavitch met with David Kooris again to discuss this program. Mr. Kooris felt that the Town of Enfield's zoning code was sufficient for his purposes. No further action is needed at this time. The

commissioners asked when the money was coming from MRAP due to the fact that Enfield is in compliance.

b. TIF Advisory Committee

Chair Turner requested an overview of what the committee is appointed to do. Mr. Marcavitch discussed credit enhancements and the facade program. Other enhancements were discussed such as hanging flower baskets and a fence near the old Lamagna Center. House Bill 5002 was discussed as it proposes to limit minimum parking requirements among other zoning changes. The commissioners reviewed a list that lists priority redevelopment properties in the Town of Enfield as determined by the TIF Committee. Chair Turner asked for a list from the Assessor's Office in order to do further research. It would be beneficial for the commissioners to have a list of all businesses in town. Some of the properties on the list have already contacted the Town expressing interest in the future facade program.

c. Other

Mr. Marcavitch was contacted about a potential food walking tour through Thompsonville. This would include Black Crow Coffee, Mi Cultura, Sarapes, Carmen's Bakery and possibly Sylvia's Restaurant. A collaborative meeting between local businesses and public safety is proposed for next month. Mr. Marcavitch is hoping to have a second annual business breakfast meeting in September. The commissioners discussed the importance of having a local newspaper.

Public Comment

None.

Adjournment

Motion to adjourn made by Commissioner Higley; seconded by Commissioner Cressotti and approved by a unanimous show-of-hands vote.

The meeting was adjourned at 6:48 PM.

Prepared by: Rebecca Jones