

UNAPPROVED MINUTES
ECONOMIC DEVELOPMENT COMMISSION
February 8, 2006

Present: Chairman Earley; Commissioners Griffin, Gross, Rice, Lynch, Martin, Graff
Staff: Town Manager Peter Souza, Director of Economic Development Jim Burke
Visitors: Walgreen Representatives

1. CALL TO ORDER

Commissioner Martin called the meeting to order at 6:01 p.m.

2. PUBLIC COMMENT

None.

3. DISCUSSION ITEMS

Walgreen Incentive Package

The Walgreen Company has requested assistance from the town's Economic Development Incentive Program (EDIP) to construct public improvements on International Drive to support the development of a new industrial facility in New England Tradeport. Walgreens has plans to build a 700,000 SF state-of-the-art, distribution center to serve stores in an eight-state region. The project will be operational in 2008 and will employ 550 persons with an estimated annual payroll and benefits of \$19 million.

Jim Burke, Director of Economic Development, gave an overview of the incentive package which includes infrastructure costs, assessment abatement, reduction of town building permit fees, and the implementation of the State grant.

Infrastructure costs – the Town will provide \$1.9 million for public infrastructure improvements through the Town's Economic Development Incentive Program (EDIP).

Assessment Abatement – the town will fix the real property assessment at the current valuation of the underlying real estate for a term of seven (7) years commencing with the Grand List following the date of the final CO, subject to adjustment based on an increase or decrease in actual real estate acquired by Walgreens. The built-in fixtures and racking and equipment that support the structure of the facility shall be considered part of the real property improvements.

Reduction of town building permit fees – the Town will reduce by one half the amount of building permit fees required to be paid by Walgreens in order to procure building permits prior to December 31, 2010.

Implementation of State Grant – the Town will implement and administer a State of Connecticut grant of \$2 million in support of the project.

Walgreen's representatives Jodi Dalton and Matt Rhodes provided an overview of the project. Mr. Larry Kramer, Walgreen consultant, provided an overview of the project investment and economic impact.

Jim Burke reviewed the Economic Development Incentive Program request of \$1.9 million for infrastructure costs which are estimated at \$3 million.

Moved by Commissioner Graff, seconded by Commissioner Griffin that the Economic Development Commission recommends to the Town Council and Town Manager the expenditure of up to \$1.9 million for infrastructure improvements related to the Walgreen Distribution Center project on International Drive.

Motion Passed 6-0-0

Moved by Commissioner Graff, seconded by Commissioner Griffin that the Economic Development Commission recommends to the Town Council and Town Manager that the proposed Economic Development Incentive program related to the Walgreen Distribution project on International Drive be approved as outlined.

Motion Passed 6-0-0

4. ITEMS FROM ECONOMIC DEVELOPMENT PARTNERS

Chamber of Commerce

First Town Downtown

Bradley Development League

5. ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Peter P. Souza
Recording Secretary