



**TOWN OF WINDSOR
FINANCE COMMITTEE
July 1, 2019
TOWN HALL – ROGER LUDLOW ROOM**

APPROVED MINUTES

1. CALL TO ORDER

Deputy Mayor Jody Terranova, Chair of the Finance Committee, called the meeting to order at 6:45 p.m. with Councilor Joseph McAuliffe and Councilor Donald Jepsen present.

Staff Present: Town Manager, Peter Souza; Jim Burke, Economic Development Director

Guests: Donald Sardilli and Devin Sardilli of Sardilli Produce and Dairy Co., Inc.

Outside Counsel: Robert DeFrino, Esq.

2. PUBLIC COMMENT - None

3. DISCUSSION OF SARDILLI FIXED ASSESSMENT AGREEMENT

Sardilli Produce and Dairy Co., Inc., is a Hartford-based, family-owned produce and dairy distributor, processor and packager of pre-cut produce. After considering several options throughout the region including construction of a new building, the company found an existing building in Windsor that can be renovated to meet its requirements. They propose to purchase, renovate and expand the former Konica-Minolta distribution/training center at 550 Marshall Phelps Road. The plan calls for renovations to create refrigerated processing and storage areas, to expand existing loading docks, to construct a vehicle maintenance building, and to complete site work at a cost of approximately \$15.4 million. Sardilli will also invest another \$600,000 in personal property.

The company currently has 113 employees and is projected to add new jobs as the operation grows over the next five years. These positions include food prep workers, material movers and drivers, as well as administrative and other personnel. The projected average annual wages for these employees is more than \$5 million.

The Sardilli project qualifies for consideration under the town's economic incentive policies as a manufacturing firm per the Manufacturing Assistance Act. This is because of the company's pre-cut produce processing operation, which employs a large percentage of its workforce and is the primary reason for its planned expansion.

The cost of the taxable real property improvements proposed by the company total approximately \$13.12 million. Per the assessment abatement policy, this level of investment by a new business would permit the Town Council to set an abatement schedule with a maximum average percentage abatement of 40% over a maximum term of four years.

Donald Sardilli provided an overview of the company and the request for incentive.

Councilor McAuliffe asked about the employment growth. Donald Sardilli stated that he expects 50+ new jobs will be created in the next 3-5 years. They will advertise locally in hopes of recruiting Windsor residents.

Councilor Jepsen asked about the neighborhood impact. Don Sardilli showed the approved site plan along with the adjustments made regarding the 6 foot high landscaped berm. Also, he noted the truck back-up alert will be new technology which helps mitigate noise impacts while meeting safety standards.

Councilor McAuliffe asked about the relocation from Hartford. Don Sardilli stated they looked in Hartford, but no available, suitable building or land sites were available. They also investigated and pursued options in other towns in the region but at this point the Windsor location is most suitable.

MOVED by Councilor Jepsen, seconded by Councilor McAuliffe that the Finance Committee recommend that the Town Council approve the Fixed Assessment Agreement between the Town of Windsor and Sardilli Produce and Dairy Co., Inc., and that the Town Manager be given authorization to sign the agreement on behalf of the Town of Windsor.

Motion Passed 3-0-0

4. STAFF REPORTS - None

5. APPROVAL OF MINUTES

MOVED by Councilor McAuliffe, seconded by Councilor Jepsen to approve the unapproved minutes of June 10, 2019 as presented.

Motion Passed 3-0-0

6. ADJOURNMENT

MOVED by Councilor McAuliffe, seconded by Councilor Jepsen to adjourn the meeting at 7:19 p.m.

Motion Passed 3-0-0

Respectfully submitted by,

Peter Souza
Town Manager