

**ECONOMIC DEVELOPMENT COMMISSION  
SPECIAL MEETING – JANUARY 24, 2018  
WINDSOR TOWN HALL**

**UNAPPROVED MINUTES**

Present: James Martin, Chairperson; Sharran Selig-Bennett, Vice Chairperson; Randall Graff; Nathan Karnes; Tim Rice; Elliot Sirota; Trevor Thorrington; and David Earley

Absent: None

Economic Development Partners: none

Staff Present: James Burke, Economic Development Director; Peter Souza, Town Manager; Diane McDougald, Recording Secretary and Kelsey Hammerman, Intern.

1. Call To Order: Martin called the meeting to order at 4:03 p.m.
2. Public Comment: None
3. Discussion Items:
  - a) Annual Election of Officers: Martin opened the floor for nominations and Graff asked for a brief description of the duties of a Chairperson. Martin provided a quick explanation of the functions for the position. As a result, Graff volunteered for the office of Chairperson. Karnes volunteered as vice chairperson.

MOTION: Thorrington made a motion to have Graff assume the role as chairperson and Karnes assume the role as vice chairperson, which was seconded by Sirota, which carried unanimously. Vote: 8-0-0

b) Fixed Assessment Application: CT Sports Management, LLC – Burke introduced the developer Andy Borgia and his advisor Anthony Ardolini. Borgia outlined what CT Sports Management application encompassed and he displayed maps, drawing and designs along with other supporting documentation. Borgia described the proposed project as a pay for play complex. The complex would include facilities that would accommodate housing dormitory for the players and basketball courts, soccer field, lacrosse fields and volleyball courts. The sports complex will include a 6,000 seat arena to host local events and perhaps school activities. It was asked why Windsor, and Borgia explained that Windsor was perfect because of its closeness to an airport, highway access and its proximity to the Basketball Hall of Fame. It was also noted that CT Sports Management is going to provide 400 full time jobs. The developers explained that they have built two other baseball facilities in Long Island, New York, which have since sold. Profit and losses information was requested, however Borgia stated that he is not ready to divulge that information. Borgia went on to further describe that the facilities will also contain a full service kitchen to feed the participants. Further clarification was made to

describe the 400 suites style rooms for each team. The complex will also contain stores and restaurants to accommodate the family's needs on the property.

The owners will host basketball tournaments in the summer and in fall & spring they will host soccer teams along with other sporting events. Projection date for opening the complex is the year 2020. The applicant wrapped up by reiterating that out of the 100% abatement he has applied for, he will only receive half because the other half will go to the Great Pond Developer. Finally, Burke reviewed the application process for the commission and the applicant.

MOTION: Selig-Bennett made a motion to approve the application as it is for CT Sports Management, Sirotta seconded the motion which was opened up for discussion concluding with a vote of 8-0-0.

4. Items from Economic Development Partners: Selig-Bennett announced that Kathy Kopacz has secured the position of Director of First Town Downtown. On January 31, 2018 First Town Downtown will hold a Main Street Matters program. Eric Barz, Town Planner will be providing and update on the Transit Oriented Development.

Bradley Development League: Burke reported that the League has issued an RFP for a consultant to conduct a business and industry analysis which will be completed May, 2018.

5. Items from Commission: none

6. Items from Staff: -

a) Annual Ethics Code Acknowledgement: - Burke distributed the Annual Ethics form for the commission, which was signed by all.

b) Business Breakfast – Burke reported that after contacting ConnDOT staff member Randal Davis it was decided that the breakfast should be held late March or early April, 2018. It was suggested that perhaps the meeting take place in the center of town near the rail line.

7. Review of Previous Meeting Minutes: - Graff made a motion to approve the minutes of the November 15, 2017 meeting, which was seconded by Rice and carried unanimously.  
Vote 8-0-0

8. Adjournment – the meeting was adjourned at 5:40 p.m.

Respectfully Submitted,  
Diane McDougald,  
Recording Secretary