



ECONOMIC DEVELOPMENT COMMISSION

REGULAR MEETING

September 20, 2023 – 5 PM – Ludlow Room, Windsor Town Hall and via Zoom

PRESENT IN PERSON: *Randy Graff, Sharran Selig-Bennett, Al Loomer, Jermika Cost; and Nathan Karnes*

PRESENT ONLINE: *Jermika Cost*

ABSENT: *Trevor Thorington, Tim Rice, Bill Davis (TIF Advisory Committee), Ken Fredette, Andrew Surprise (Partners)*

STAFF PRESENT: *Peter Souza, Patrick McMahon*

GUESTS: *None*

1. CALL TO ORDER

Chairman Graff called the meeting to order at 5:02 PM.

2. PUBLIC COMMENT

No public comment.

3. DISCUSSION ITEMS

a. Business Breakfast Planning

McMahon stated that the Business Breakfast would take place on Wednesday, October 11th from 7:45 to 9:30 a.m. at the Hilton Garden Inn. Our keynote speaker is John Bourdeaux, President and CEO of AdvanceCT. AdvanceCT is a statewide nonprofit and the recruiting arm for the state of CT, and now also involved with business retention. He will talk about AdvanceCT initiatives and how they are trying to position the state. Souza will give an overview of development in the community. We will also invite speakers to provide project updates on the Day Hill Dome and Dudleytown Brewing. We host the breakfast with the Chamber of Commerce. The goal is to have about 70 people attend. Souza said he would mention the office space challenges in his overall comments.

b. Windsor Center TIF District Master Plan

McMahon discussed technical improvements to the District Master Plan as a result of six parcels that were inadvertently not included in the list of properties within the District. The boundary map remains the same. The addition of the parcels does not make a dramatic difference to the TIF income generated over 20 years, nor to the percentage of the District to the total town taxable value - 1.63% to 1.65%. By unanimous consent, the Commission recommended the proposed changes to the Town Council

c. Development Activity Update

A Development Activity Report was distributed to the Commission ahead of the meeting.

1. Greg Vaca has been working with MDC on the connections to its system. A building permit has not been applied for yet. A demo permit will come before the building permit. If construction is not going to commence within six months of site plan approval then we will need Council authorization to extend the TIF Credit Enhancement Agreement.
2. Building plans are being prepared for Bowfield Green across from Jim's.
3. Work is progressing on the Day Hill Dome and Mojo's breakfast and lunch should be opening in a couple of months. Dudleytown Brewing and Fast Pitch Nation Park are very successful.
4. A velodrome project (indoor cycle track) is being explored at corner of Day Hill Road and Baker Hollow Road. The project was reported in the Hartford Business Journal but the Town has not seen any plans to date.
5. Home2 Suites and Microtel are expected to start construction in first quarter 2024.
6. Blueprint Robotics is finalizing their financing package. It has zoning approval. It has not submitted a building permit application. We will be approaching the Town Council to authorize an extension to begin construction under the terms of the fixed assessment agreement.
7. Noble Gas has approval for a gas station/convenience store/car wash/truck fueling station/corporate office/banquet facility development.
8. Target refrigerated warehouse is under construction. 400 Great Pond is being marketed for manufacturing or a datacenter.
9. The 1.5M SF Amazon on Day Hill Road was purchased by Winstanley Enterprises.
10. 29 Windsor Avenue was approved for a gas station, convenience store and car wash. It was conditioned upon appropriate access to the site which requires state DOT approvals.
11. 425 Day Hill Road 170K SF flex industrial space is under construction. Tenant interest is strong.
12. 105 Baker Hollow is leased to SafeLite. 205 Baker Hollow is approved for a 185K SF industrial flex building. Construction is commencing on the improvement to Baker Hollow Road.
13. Windsor Worx and The Collective Space has successfully launched.
14. Spotlight on Main Street event was well attended and well received.

4. ITEMS FROM ECONOMIC DEVELOPMENT PARTNERS

Chamber of Commerce Annual Meeting will take place on September 27th at the Marriott. The Chamber is recognizing Mayor Trinks and Mark Greenberg at the event. Mark Greenberg will be the keynote speaker.

First Town Downtown's next big event is Nightmare on Broad Street. The Farmers Market has gone well.

Chilifest/Lion's Club Craft Fair is on October 7th.

5. ITEMS FROM COMMISSION

Karnes asked about the Taste of India. It will be named Tulsi and the restaurant enhancements are underway.

Big Lots Grand Opening is on September 23rd.

Loomer asked about the Loomis building at 208 Broad Street. Town staff is in communication with Loomis about future plans.

Loomer asked about Hair Dresser of Fire. Dr. Sachdev has hired a commercial realtor to list the spaces available in the Webster Bank block.

Souza mentioned that Windsor Federal would be making significant improvements to its red brick building on Broad Street.

The Portly Pig, a barbecue company, is interested in the former Subway Space.

Souza spoke of activating vacant spaces in Windsor Center with pop-ups.

Karnes asked about 25 Central Street. It is slated to be a live music venue with a food component. Timeline is unknown.

Selig-Bennett highly recommended the art display at the Windsor Arts Center.

Graff mentioned the Windsor Historical Society has calendars for sale.

6. ITEMS FROM STAFF

Souza mentioned the sad news that Marty Kenny, who developed the Windsor Station Apartments, passed away unexpectedly.

McMahon stated that the Bradley Development League is working on Manufacturing Month activities including visits by students to local manufactures, as well as participation in the Aerospace Alley event in Hartford put on by the Aerospace Components Manufactures organization.

McMahon mentioned that the Chamber has an community events calendar that is a resource for local clubs and organizations.

7. REVIEW OF PREVIOUS MEETING MINUTES

Karnes moved approval of the minutes for March 15, 2023 and July 19, 2023. Loomer seconded. Motion approved unanimously.

8. ADJOURNMENT

Meeting adjourned at 6:01 p.m.

Next meeting is scheduled for November 15, 2023.