



ECONOMIC DEVELOPMENT COMMISSION

REGULAR MEETING

September 18, 2024 – 5 PM – Ludlow Room, Windsor Town Hall and via Zoom

PRESENT IN PERSON: *Randy Graff, Al Loomer, Tim Rice, Sharran Selig-Bennett, and Bill Davis (TIF Advisory Committee)*

PRESENT ONLINE: *Jermika Cost*

ABSENT: *Trevor Thorington, Nathan Karnes, Debra DeLucia, Executive Director of First Town Downtown,*

STAFF PRESENT: *Peter Souza, Patrick McMahon*

GUESTS: *Andrew Surprise, Executive Director of the Windsor Chamber of Commerce*

1. CALL TO ORDER

Chairman Graff called the meeting to order at 5:04 PM.

2. PUBLIC COMMENT

No public comment.

3. DISCUSSION ITEMS

a. Day Hill Corporate Area Planning Study

McMahon discussed upcoming need to update Plan of Conservation and Development, which is due Sept-Oct 2025, town has received 7 consultant proposals. The POCD needs to be updated by state statute every ten years. McMahon mention plans for an area-wide study of the Day Hill Corporate Area to run along a separate track from the POCD. It would be conducted on a quicker timeline to address current interest in development (especially housing) in the area, including snapshot of what is currently there, how it is being used and demand, broken down by industry, opportunities for housing, and a look at office spaces. There has been a significant loss of assessed value due to vacant office space. We expect the DHCA study be completed in four months. Staff is looking at getting Council approval in October for the POCD and DHCA studies. For the POCD update there would be a working group made up of members of various boards and commissions. Graff and Loomer possibly interested in serving. The EDC would serve as the sounding board on the DHCA study.

Selig-Bennett asked about whether an area wide study is being done on the availability of apartments/housing and is there a market for new housing. McMahon stated that a regional housing plan is being considered by CRCOG.

b. Priority Redevelopment Property List

McMahon provided members with list and did a brief synopsis of properties on the list. Plaza Building renovated, possibly meets criteria 1 and 4, however up to date on taxes and maintained, Loomer motioned to remove from list, Rice seconded, all in favor. Selig-Bennett with reservations (noted that it is still a key property that is not being fully utilized). Tobacco Valley site approved for apartment complex, not yet closed on property, will remain on list until closing/ground breaking. Redevelopment Parcel - Graff motioned to remove from list, favor Selig-Bennett seconded motion, removed after all in favor. Udolf site to remain on the list. Flamingo Inn has approval for gas station, convenience store, and car wash contingent on DOT traffic signal, possibility of second phase, will remain on list until ground is broken. Parcel(s) north of 457 Windsor Ave kept on list. Spillane property next to CITGO, opportunity for development but has been on market for quite a while, kept on list. Former Scranton Chevrolet Site, ground broken, Rice motioned to remove, Loomer seconded, removed after all in favor. Larsens Hardware Property not on any historic register, but eligible, have been waiting on requested structural report, kept on list. Former Printing Express Site helped secured funding for environmental analysis (completed), not yet gone forward with cleanup of site, kept on list. Windsor Center Plaza under phase one construction, phase two construction may change given new ownership of additional properties (ie additional units, parking, etc), Rice motion to remove from list, Loomer seconded, removed from list.

McMahon brought up several other properties in town that may be eligible for the list. Town-owned parking lot and former dog pound site along rail line subject of CRCOG TOD study that indicates it could be open to development, Selig-Bennett motion to put property on list, Loomer seconded, all in favor, motion approved. 1 & 10 Targeting Center (vacant office buildings at Exit 37) two different property owners, Selig-Bennett motioned to put on the list, Rice seconded, voted on to list. 90-92 Deerfield Road (former Stanadyne property) owned by a national real estate company, industrial site, secured \$2 million for mediation and \$200,000 for an assessment (brownfield funds). Waiting to see how owners address property. Consensus was not to add to the list at this time. We would wait the results of the DHCA planning study before adding any of the vacant office buildings in the Day Hill Road area.

4. ITEMS FROM ECONOMIC DEVELOPMENT PARTNERS

Chamber of Commerce – Surprise discussed upcoming golf tournament, and annual meeting at Lodge on Friday the 25th 5:30 – 8:30 pm. Moving forward with education program.

First Town Downtown – DeLucia not able to join, however Selig-Bennett presented report on behalf. Concerts completed and went great. Upcoming Eco Monarch Festival on town green. Planning for Nightmare on Broad Street. Heritage Brick installation on October 12th. Working on something for Small Business Saturday (following Thanksgiving). Dec 7th Torchlight Parade, with a bonfire.

October 12th Chili Festival and craft fair on green.

5. ITEMS FROM COMMISSION

No items from commission.

6. ITEMS FROM STAFF

McMahon mentioned Bradley Development League, BDL Day to highlight towns around airport. Upcoming networking event for manufacturing companies in spring. Also planning for annual business breakfast potentially in October, speaker Anthony Chief Marketing Officer for State of Connecticut.

7. REVIEW OF PREVIOUS MEETING MINUTES

Al Loomer moved approval of the minutes for July 15, 2024 as presented. Tim Rice seconded. All in favor. Motion approved.

8. ADJOURNMENT

Meeting adjourned at 6:25 p.m.