

**ECONOMIC DEVELOPMENT COMMISSION
EAST GRANBY, CONNECTICUT
January 25, 2021**

Minutes

A meeting of the East Granby Economic Development Commission was held via Zoom on January 25, 2021. Members present when Chairman Paul Oliva called the meeting to order at 6:00 p.m. were Oliver Davis, Paul Thulen, and Leslie Marques. Member David Iannucci and Bill Evans were absent.

MINUTES

A motion was made by Oliver Davis, seconded by Paul Thulen, to approve the minutes of December 28, 2020. Votes in favor were unanimous, motion carried.

DISCUSSION WITH PUBLIC AND/OR APPLICANT

None

COMMUNICATIONS

- EDC Minutes for December 28, 2020
- EDC Report for January 2020

ECONOMIC DEVELOPMENT REPORT

Director of Community Development presented the January EDC Report.

A. Pending Projects

Commerce Park Transitional Zone- Boundary change was approved at December continued to PZC Meeting.

13 Nicholson Rd-Apartment development going before IWC and PZC for 5 buildings (60 1 br and 60 2 br) for total of 120 units was continued to February Meetings.

12-14 School St-Mixed use development in village center zone going before IWC and PZC for 27 2br and 9 1 br units for total of 36 units and mix of office/retail space on ground floor street level was continued to February Meetings.

B. Projects Under Construction

20 Connecticut South Dr- Pioneer Optics taken out building permit to add 7,634 sq feet second floor.

17 Kripes Rd – Almost Famous Brewery – approved. Site work in progress. Hoping to open Winter.

62 Rainbow Rd – Cumberland Farms has taken out building permit for gas station.

122 Rainbow Rd - Took out building permit for retaining wall and gas station.

94 Wolcott Rd - Simsbury Airport took out building permit to add airplane hangar

67 Nicholson Rd-Max Transportation taking out building permit for 24k sq ft building

8 School St-Signs Plus has taken out building permit to enclose drive thru and add 1500 sq ft addition off the back of the building.

C. Available Properties

2 Gateway – Available for lease 4 to 55k SF available at rate of \$15.75 SF

9 School St – 500 SF of Co-working Space \$15.00 SF/Yr.

19 School St – 2,086 SF – Retail Space \$17.00 SF/Yr.

3 Turkey Hills Rd. – Shops of EG – FOR LEASE – 1,500 – 6,000 sf - \$12.00 sf/yr

33-35 Nicholson Rd. – 52k SF total both buildings, 33 Nicholson 12k SF leased 19k SF, 35 Nicholson 25k SF leased – FOR SALE - \$1,860,000 – FOR LEASE - \$5.35 sf/yr.

7-17 Bradley Park Road – 35,000-154,000 SF Warehouse/Distribution Facility – former file storage for All State Insurance – FOR LEASE \$4.95/SF NNN

73 Rainbow Rd. – 7.82 AC lot – FOR SALE \$936,000 - Route 20 development site

Rainbow Rd. – 10.90 AC lot – FOR SALE - \$1,199,000 – 1 industrial lot

10 East Street Shops- 1,645-5,872 SF of retail for \$14 SF

14, 16, and 20 South Main St-3.38 acres in VC zone two buildings one retail and single family home 4,420 SF For Sale for \$750k

Lot 2 Russell Rd-10.73 acres in the CP-B zone vacant parcel priced at \$450k

OTHER BUSINESS

A. BDL Update: Nothing to Report

B. Chamber Update: No update

C. Brokers and Realtors: Director of Community Development asked ED Coordinator to contact the brokers for 7 Bradley Park Rd and 2 Gateway Blvd for update.

D. Available Sites and Buildings: Director of Community Development updated commission on new listing for 45 Russell Rd 9k sq ft building being listed for 1.1 million.

E. Business Visitation and Retention: Joseph Doering submitted updates from his business visitations. Director of Community Development will add comments to spreadsheet.

F. Manufacturing Ad-Hoc Committee: Tabled.

G. Marketing Articles: Director of Community Development reminded commission next Let's Talk Turkey article are due by March 1st for delivery date of March 13th. Commission may want to consider doing article on Gio's being purchased and under new ownership.

H. Incentives and Regulation Changes: Director of Community of Development Gary Haynes will be submitting sign regulation changes to Planning and Zoning and draft regulation for adopting Commerce Park Transitional Zone B for Lot 44 on Seymour Rd.

Adam Tkaczuk is working on incentive recommendation for EDC and the BOS. Will table to discuss details at next EDC Meeting.

Adam Tkaczuk gave commission brief update of the PPP loan program.

I. Business Attraction: No update.

J. Village Center Concept Plan: EDC Member Paul Thulen walked commission through Phase 1 of the Merchant Group. Which include Rally for Retail contest that promote shopping and buying locally. The program is 12 weeks contestants making purchases locally are encouraged to submit proof of receipt and to become eligible for weekly drawings to win \$40 gift card. Peoples Bank has graciously sponsored the prizes.

ADJOURNMENT

A motion to adjourn was made by Oliver Davis and seconded by Paul Thulen at 8:25pm. Votes in favor were unanimous. Motion carried.

Respectfully submitted,
Gary Haynes
Director of Community Development