

**ECONOMIC DEVELOPMENT COMMISSION  
EAST GRANBY, CONNECTICUT  
February 22, 2021**

**Minutes**

A meeting of the East Granby Economic Development Commission was held via Zoom on February 22, 2021. Members present when Chairman Paul Oliva called the meeting to order at 6:05 p.m. were Oliver Davis, Todd Zessin, and Leslie Marques. Member David Iannucci and Paul Thulen were absent.

**MINUTES**

A motion was made by Oliver Davis, seconded by Leslie Marques, to approve the minutes of January 25, 2021. Votes in favor were unanimous, motion carried.

**DISCUSSION WITH PUBLIC AND/OR APPLICANT**

None

**COMMUNICATIONS**

- EDC Minutes for January 25, 2021
- EDC Report for February 2021

**ECONOMIC DEVELOPMENT REPORT**

Director of Community Development presented the January EDC Report.

**A. Pending Projects**

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 approved at the 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 March Meetings.

38 Russell Rd-Revised Site Plan for JB Hunt expanding truck parking area as they are leasing space. Application to be heard at the March IWC and PZC Meetings.

Regulation Change to Temp Sign Regulation-Public Hearing scheduled for April PZC Meeting.

**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.

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.

20 Copper Hill Rd-Golf Course has taken out building permit for interior renovations for restaurant.

170 & 174 Hartford Ave-Checkered Flag Auto has taken out building permit to install painting spray booth in garage bay.

### **C. Available Properties**

2 Gateway – Available for lease 4 to 55k SF available at rate of \$13.50 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 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

67 Nicholson Rd-8-16k sq ft industrial/warehouse available for lease \$6.25sf

45 Russell Rd-9,944 sq ft building on 3.47 acres 2,340 sf office/ 6,804 sf warehouse for sale for \$1.1 million.

99 Rainbow Rd-1250-3750 sf office/flex space available for lease for \$14sf

15 International Dr-7-27k sq ft industrial/flex space available for lease for \$4.45sf

16 International Dr-14k sq ft of industrial/flex space available for lease for \$4.45sf

### **OTHER BUSINESS**

**A. BDL Update:** Nothing to Report

**B. Chamber Update:** Leslie Marques gave brief update on the Chamber.

**C. Brokers and Realtors:** Sandra Johnson gave update on discussion with brokers.

**D. Available Sites and Buildings:** No update

**E. Business Visitation and Retention:** Sandra Johnson gave update about grand opening for TJ Burriotos.

**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 1<sup>st</sup> for delivery date of March 13<sup>th</sup>.

**H. Incentives and Regulation Changes:** Director of Community of Development Gary Haynes submitted sign regulation changes to Planning and Zoning to be heard at the April PZC meeting.

Adam Tkaczuk gave presentation to commission regarding draft proposal for Economic Development Incentive program. He is recommending a tax abatement to be given at 50% for 5 years on any increased revenue to the town for projects greater than \$500 thousand. Acquisition of property would not qualify. He is also recommending potential discretionary incentive for increased abatement for "special projects" over 10 million dollar in capital investment or preapproved desirable uses such as "grocery or pharmacy" etc. Plans are to next make necessary changes and present economic development incentive program to the Board of Finance and the Board of Selectmen.

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

**I. Business Attraction:** No update.

**J. Village Center Concept Plan/Merchant Group:** Sandra Johnson gave brief update of the Rally for Retail program. Oliver Davis suggested trying to gather pdf ads from small businesses and rotate ad on town Facebook page to help promote local businesses.

### **ADJOURNMENT**

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

Respectfully submitted,  
Gary Haynes  
Director of Community Development