

**ECONOMIC DEVELOPMENT COMMISSION
EAST GRANBY, CONNECTICUT
April 26, 2021**

Minutes

A meeting of the East Granby Economic Development Commission was held via Zoom on April 26, 2021. Members present when Chairman Paul Oliva called the meeting to order at 6:02 p.m. were Oliver Davis, Todd Zessin, Kerry Flarherty, and Leslie Marques. Member Tom Lally, David Iannucci, Chick Bistany, and Paul Thulen were absent.

MINUTES

A motion was made by Oliver Davis, seconded by Paul Oliva, to approve the minutes of February 22, 2021. Votes in favor were unanimous, motion carried.

A motion was made by Oliver Davis, seconded by Kerry Flarherty, to approve the minutes of March 22, 2021. Votes in favor were unanimous Paul Oliva abstained, motion carried.

DISCUSSION WITH PUBLIC AND/OR APPLICANT

None

COMMUNICATIONS

- EDC Minutes for February 22, 2021 and March 22, 2021
- EDC Report for April 2021

ECONOMIC DEVELOPMENT REPORT

Director of Community Development presented the April EDC Report.

A. Pending Projects

East Granby Meadows-Bill Wilson has applied to revise Special Exception for East Granby Meadows a 47 unit Planned Unit Development off of East street. Original approval had Elderly Housing Restriction but was lifted with condition that 60% of units would be 2 bedroom and 40% of units would be 3 bedroom. All units offered 1st floor master bedroom suites so they would likely still be attractive to aging demographic. The revision is being requested to provide all 3 Bedroom Units.

38 Russell Rd-Revised Site Plan for JB Hunt expanding truck parking area as they are leasing space. Application was approved at the April IWC and PZC Meetings.

Regulation Change to Temp Sign Regulation-Regulation changes was approved at the 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.

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. CO has been issued.

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. CO has been issued.

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

11 School St-Alternative healing office has taken out tenant fitout for interior of building.

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 and recent activity of prospects.

D. Business Visitation and Retention: No update.

E. Manufacturing Ad-Hoc Committee: Tabled.

F. Marketing Articles: Director of Community Development reminded commission next Let's Talk Turkey article are due by May 3rd for May 15th delivery. Paul Oliva is doing article for Cooperhill Golf Course and new restaurant. Commission discussed reaching out to new smoothie shop locating in the Center Shops and article encouraging patrons of the winery to bring food from local establishments in upcoming newsletter.

G. Incentives and Regulation Changes: Director of Community of Development Gary Haynes said sign regulation changes to Planning and Zoning were approved at the April PZC meeting.

Adam Tkaczuk gave update to commission about economic development incentive package he is working on for the Board of Selectmen.

H. Business Attraction: No update.

I. Village Center Concept Plan/Merchant Group: No update.

J. PPP Loan Update: Adam Tkaczuk updated commission on recently released Restaurant Revitalization Funds

ADJOURNMENT

A motion to adjourn was made by Todd Zessin and seconded by Leslie Marques at 7:48PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,
Gary Haynes
Director of Community Development