

**ECONOMIC DEVELOPMENT COMMISSION  
EAST GRANBY, CONNECTICUT  
May 24, 2021**

**Minutes**

A meeting of the East Granby Economic Development Commission was held via Zoom on May 24, 2021. Members present when Chairman Paul Oliva called the meeting to order at 6:05 p.m. were Oliver Davis, Paul Thulen, Todd Zessin, Tom Lally, David Iannucci, Kerry Flarherty, and Leslie Marques. Member Chick Bistany and Todd Zessin were absent.

**MINUTES**

A motion was made by Oliver Davis, seconded by Paul Thulen, to approve the minutes of April 26, 2021. Votes in favor were unanimous, motion carried.

**DISCUSSION WITH PUBLIC AND/OR APPLICANT**

None

**COMMUNICATIONS**

- EDC Minutes for April 26, 2021
- EDC Report for May 2021
- Economic Development Incentive Presentation

**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 1<sup>st</sup> 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. Public Hearing has been continued to June 8<sup>th</sup> 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

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.

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 updated commission on working with brokers to come up with cut sheets for available and vacant properties.

**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 August 2nd for August 14th delivery.

**G. Incentives and Regulation Changes:**

Adam Tkaczuk gave update to commission about economic development incentive package he is working on for the Board of Selectmen. Adam Tkaczuk presented an as of right tiered abatement program that is based off of amount of capital investment for additions and new commercial construction. Adam Tkaczuk also presented a vacancy abatement program to provide incentive for our existing structures to be leased. Vacancy abatement is of 1 year and 3 year vacancy and the space needs to be 15k sq feet to qualify. Adam Tkaczuk explained next steps were to present to the Board of Selectmen and potentially the Board of Finance prior to adoption.

**H. Business Attraction:** No update.

**I. Village Center Concept Plan/Merchant Group:** Paul Thulen gave brief update on Rally for Retail program.

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

**ADJOURNMENT**

A motion to adjourn was made by Paul Thulen and seconded by Leslie Marques at 8:05PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,  
Gary Haynes  
Director of Community Development