

**ECONOMIC DEVELOPMENT COMMISSION  
EAST GRANBY, CONNECTICUT  
October 24, 2022 Meeting**

**Minutes**

A meeting of the East Granby Economic Development Commission was held on Monday, October 24, 2022. Members present when Chairman Paul Thulen called the meeting to order at 5:34 PM were Tom Lally, Paul Oliva, and Todd Zessin and alternate member Dan Barrett. David Iannucci arrived at 5:40 PM.

**MINUTES**

A quorum of members who were present at the September 26, 2022 meeting was not available to vote at the start of this evening's meeting. See "Economic Development Report" section below.

**DISCUSSION WITH PUBLIC AND/OR APPLICANT**

None.

**COMMUNICATIONS**

- EDC Meeting Minutes for September 2022
- EDC Activity Report for October 2022

**ECONOMIC DEVELOPMENT REPORT**

Sandra Johnson noted that 13 Nicholson Road is again available as a 10.52-acre parcel approved for multifamily development. Additionally, 10 Connecticut South Drive can be added back to the report as the Inland Wetlands permit for that site has been withdrawn. One Gateway Boulevard has been rezoned to Commerce Park Transitional and the owner hopes to bring a retail use and/or smaller professional offices to the site.

Paul Thulen asked Sandra Johnson for the ways she felt the Commission could support her marketing activities.

David Iannucci arrived at 5:40 PM.

Ms. Johnson suggested developing marketing materials that contain demographic information and boilerplates for a variety of prospective users (manufacturing, retail, office, etc.). Tom Lally suggested the use of drone video footage as a marketing tool for the Town website. Paul Thulen asked Ms. Johnson to create a list of ideas for discussion at the next Commission meeting.

With the arrival of David Iannucci, a vote was able to be taken regarding the September meeting minutes. A motion was made by Paul Oliva and seconded by Tom Lally to approve the minutes of September 26, 2022. Votes in favor were unanimous. Motion carried.

## **OTHER BUSINESS**

### **A. Brokers/Realtors & Available Sites/Buildings**

Discussed with “Economic Development Report” above.

### **B. Economic Development Commission “Description”**

Paul Thulen reported he was approached last week by First Selectwoman Eden Wimpfheimer regarding the description of the Economic Development Commission as it appears on the Town website, specifically the statements about the Commission serving as an advisory board to the Planning and Zoning Commission, not the Board of Selectmen, and commenting on conceptual and pending land use applications. Mr. Thulen noted the Commission’s bylaws consist mostly of meeting guidelines and do not address Commission goals and responsibilities. Statements he collected from websites regarding the duties of surrounding towns’ Economic Development Commissions were varied and inconclusive. Mr. Thulen would like to formulate a reply back to First Selectwoman Wimpfheimer regarding the Commission’s opinion on changing this description.

David Iannucci commented that it is common for an EDC to serve as a recommendation board for towns without a town council and that changing the description of the Commission would limit its purpose.

Paul Thulen mentioned he felt that all EDC activities should support the three goals stated for the Commission—increase revenue for the Town to help reduce property tax, create good paying jobs, and provide needed services to local businesses and residents—and that the review of conceptual and pending land use applications does directly support these goals.

Tom Lally stated that the Commission needs to be broad because of the small size of the town and the small number of commissions to draw from. He commented that perhaps the description could be refined a bit, but not limited, especially since the Commission’s role is advisory in nature.

Sandra Johnson noted that without a vote, the power of the EDC consists of the power of influence and by understanding how projects align with the Plan of Conservation and Development.

Todd Zessin suggested that the specific roles of individual EDC members as defined by another town might be a viable option for the Commission.

Sandra Johnson suggested adding outreach to local businesses as part of the Commission’s responsibilities. She noted such support was provided by members of the Commission to businesses during the pandemic. Paul Thulen commented that he would like to make this a regular agenda item.

Paul Oliva commented that he is in favor of revising the EDC’s description and/or bylaws to make the Commission more effective, perhaps by including specific member tasks to increase accountability. He stated that the Commission should serve as an advisory board to both the Planning and Zoning Commission and the Board of Selectmen. According to Mr. Oliva, the EDC is a little more sensitive than other boards regarding preserving the nature of the town.

It was decided that after the legal ramifications of making changes were understood, a subcommittee would be developed to address alterations to the EDC's mission and/or bylaws.

**C. Village Center Concept Master Plan**

The three quotes received for the Village Center Concept Master Plan were distributed to the members of the selection committee, which will be meeting with two of the three consultants tomorrow for presentations and Q&A sessions. Both of the consultants scheduled for meetings tomorrow listed a four-month time frame for completion of the project, rather than the year and a half proposed by the third.

**D. Business Visitation and Retention**

Paul Oliva reported that although their commercial and wholesale business is strong, The Craft has been struggling with their retail business. David Iannucci commented that he has reached out to the owner regarding two hotel contacts he'd like her to connect with for additional wholesale business, but he has not received a response. The lack of East Street and Route 20 signage for this business was also discussed.

Tom Lally suggested that the Town website should feature a local business each month.

**E. Marketing – Articles (Business Spotlight, Etc.)**

Paul Thulen will prepare an article regarding the Village Center for the November edition of "Let's Talk Turkey."

**F. Incentives and Regulation Changes, Façade Improvement**

Paul Thulen stated that he spoke with First Selectwoman Wimpfheimer regarding the incentives application and she is satisfied with what was created and is now waiting for the opportunity to put it to use. Adam Tkaczuk will reach out to Ms. Wimpfheimer regarding contact details and any other updates that might be necessary.

**ADJOURNMENT**

A motion was made by Todd Zessin and seconded by Paul Oliva to adjourn the meeting at 6:30 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall  
Building and Land Use Administrative Assistant