

**ECONOMIC DEVELOPMENT COMMISSION  
EAST GRANBY, CONNECTICUT  
December 19, 2022 Special Meeting**

**Minutes**

A special meeting of the East Granby Economic Development Commission was held on Monday, December 19, 2022. Members present when Chairman Paul Thulen called the meeting to order at 5:30 PM were David Iannucci, Oliver Davis, Tom Lally, Paul Oliva, and Todd Zessin. Alternate member Dan Barrett arrived at 5:34 PM.

**MINUTES**

A motion was made by Todd Zessin and seconded by Oliver Davis to approve the minutes of November 28, 2022. Votes in favor were unanimous. Motion carried. David Iannucci abstained due to his absence at that meeting.

**DISCUSSION WITH PUBLIC AND/OR APPLICANT**

East Granby resident Amanda Lindberg inquired about the recent brush clearing of a parcel of land on Route 187.

**COMMUNICATIONS**

- EDC Meeting Minutes for November 2022
- Economic Development Report December 2022

**ECONOMIC DEVELOPMENT REPORT**

Sandra Johnson provided a review of the Economic Development Report. She noted all three applications before the Planning and Zoning Commission were approved at their last meeting. The Snelgrove property will be coming on the market soon. Projects on Nicholson Road, East Street, and Gateway Boulevard/Route 20 are moving forward. Ms. Johnson has a party interested in a 300,000 SF warehouse and will introduce them to the Silverman Group. Ms. Johnson will also send a Hartford Business Journal regarding the largest industrial sales in Connecticut article to Commission members.

A discussion was held regarding posting East Granby's available properties on the Town website. This option, including the most beneficial ways to list and maintain this information, will be explored further.

**OTHER BUSINESS**

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

Discussed with "Economic Development Report" above.

**B. 2023 EDC Meeting Dates (Proposed)**

A motion was made by Todd Zessin and seconded by Tom Lally to accept the 2023 meeting dates as proposed. Votes in favor were unanimous. Motion carried.

**C. Village Center Concept Master Plan**

Paul Thulen reported that there has been good movement concerning the Village Center Concept Master Plan. A kickoff meeting was held in early December. Goman+York was selected as consultant for the project. Representatives of the firm came for a tour of the village center area conducted last week by Mr. Thulen and Eden Wimpfheimer. A proposed project schedule has been established but exact dates for the phases have not been finalized. Mr. Thulen will not be available in mid-January and will need other Commission member(s) to attend the four planned focus groups: municipal, boards and commissions, business community, and village center property owners. Two different community outreach sessions will also be scheduled for the general public. A final presentation is expected at the end of February.

**D. East Granby EDC Activity Work Plan 2022**

Paul Thulen received feedback regarding the activity tasks from some but not all members. The top priorities identified were Brokers/Realtors, Market Available Buildings and Properties, Business Retention and Visitation, Soft Conversations, and Incentive Packages. Templates for cut sheets were discussed. Adam Tkaczuk will send Commission members a memo regarding incentives that can be mentioned when meeting with businesses. The previous script used for business visitations during the pandemic will be reviewed and edited for current use. It was discussed that it is too soon for a pitch deck and it would be best to wait until after the Village Center Master Plan is completed. Todd Zessin also suggested that the Quality of Life/Niche Market task would be beneficial for the Commission to work on to attract events and organizations to East Granby, as has been done in the past with kayaking. A mountain bike event may be a possible activity with Cowles Park as a resource and local business involvement. It was suggested that a sheet of East Granby restaurants and attractions be developed as a handout for visitors at Old New-Gate Prison.

**E. Business Visitation and Retention**

No discussion.

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

No discussion.

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

Tabled pending Village Center Plan.

**ADJOURNMENT**

Prior to adjournment, Paul Thulen announced the resignation of member Chick Bistany. He also reminded Commission members that officer elections will take place at the January meeting.

A motion was made by Paul Oliva and seconded by David Iannucci to adjourn the meeting at 6:37 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,  
Laura Hall  
Building and Land Use Administrative Assistant