

**ECONOMIC DEVELOPMENT COMMISSION
EAST GRANBY, CONNECTICUT
February 27, 2023 Meeting**

Minutes

A meeting of the East Granby Economic Development Commission was held on Monday, February 27, 2023. Members present when Chairman Paul Thulen called the meeting to order at 5:33 PM were David Iannucci, Tom Lally, Dan Barrett, and Paul Oliva. Kerry Flaherty arrived at 5:38 PM.

MINUTES

A motion was made by Paul Oliva and seconded by Tom Lally to approve the minutes of January 30, 2023. Votes in favor were unanimous. Motion carried.

DISCUSSION WITH PUBLIC AND/OR APPLICANT

East Granby resident and prospective Commission member Peter Ritter was in attendance. There was no public comment.

COMMUNICATIONS

- EDC Meeting Minutes for January 2023
- Economic Development Report February 2023

ECONOMIC DEVELOPMENT REPORT (EDC Tasks #1 & #20)

Sandra Johnson reported that the property at 32 Rainbow Road is new to the market. The contacts listed on the signage of the adjacent property are incorrect.

Kerry Flaherty arrived at 5:38 PM.

Ms. Johnson discussed the Bradley Development League as a source for broker listings: \$650/year for unlimited listings or \$100 per listing.

A manufacturing forum will be held on March 9th at Almost Famous Brewing Company. Invitations were sent to 38 East Granby manufacturers. Paul Lavoie, CONNSTEP, the Connecticut Center for Advanced Technology, and Capital Workforce Partners will be presenting. Commission members are encouraged to attend. Paul Oliva suggested inviting the ACM. Sandra Johnson has also invited the Silverman Group.

OTHER BUSINESS

A. EDC Membership Status

Paul Thulen has requested that the Board of Selectmen vote on new EDC membership at their next meeting.

B. EDC Task #2 – Available Buildings & Properties

The “Available Properties” list is live on the EDC webpage. Information has also been added to the “Studies” and “Incentives” tabs, including the Goman+York Village Center Master Concept Plan public presentation summary and the Town ordinance regarding incentives. Paul Thulen is awaiting comments from Donna Murphy, Assessor, regarding the incentives application. When finalized, the application will be posted online as well.

Paul Thulen noted that Goman+York’s presentation provides extensive detail regarding resident preferences for the town center. Goman+York’s final report is not yet complete. The Village Center Committee will be meeting tomorrow to discuss the draft report.

Demographic information for East Granby can be found on the BDL website.

EDC Task #2 – Available Buildings & Properties is now complete so the Commission can select another priority item from the task list to work on.

C. EDC Task #3 – Business Retention & Visitation

Ongoing project. No discussion.

D. EDC Task #14 – Village Center Master Concept Plan

Update was provided under “EDC Task #2.”

E. EDC Task #24 – Develop Niche for East Granby

Todd Zessin was unable to attend this evening’s meeting. No discussion.

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

A discussion was held regarding appropriate economic development topics for inclusion in “Let’s Talk Turkey.” To avoid unfair treatment and articles that might be considered advertisements for specific businesses, it was decided that new business openings, expansions, changes, or notable happenings could be included. An article about the Village Center plan and the additions to the EDC webpage will be submitted for the March edition. Listing the dates of the next EDC and PZC meetings in the article and the use of QR codes was also suggested.

G. Incentives and Regulation Changes, Façade Improvement

Information regarding incentives was discussed under “EDC Task #2.”

ADJOURNMENT

Prior to adjournment, a review of EDC Tasks was conducted to determine the next goals for the Commission to work toward:

- Sandra Johnson suggested that Item #5 – Marketing should be addressed once the Village Center Master Plan is implemented. Use of social media by the EDC should be explored.
- Paul Thulen commented that Item #15 – Funding is addressed in part in the Village Center plan. Sandra Johnson indicated that Robin Newton has already applied for two grants and that the Town has hired an individual for grant writing.
- Regarding the Business Packet Creation task, Paul Oliva noted that Adam Tkaczuk created a document a few years ago that addresses how to establish a business in East Granby.
- Paul Oliva recommended that Task #3 – Business Retention & Visitation activities be resumed once the Village Center study has been finalized. Sandra Johnson would like the study to be posted under the “Visitors” tab on the Town website. Ordering general business cards for Commission members was discussed and Sandra Johnson would also like East Granby notecards.

Tom Lally asked about the status of the plan for East Granby signage. Paul Oliva replied that Eden Wimpfheimer is exploring funding options for the project.

Other topics commented on include communications with the Silverman Group regarding industries other than warehousing; the reasons for new business development in Windsor as opposed to East Granby; Goman+York’s recommendation to increase building height restrictions; benefits to the Fire Department resulting from reduced setback requirements; the lack of communication to the Fire Chief/Public Safety regarding plan review and plan acceptance; the value of self-storage and parking facilities; and working with Donna Murphy to estimate revenue from potential commercial projects and possible apartment complexes.

A motion was made by David Iannucci and seconded by Kerry Flaherty to adjourn the meeting at 6:35 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall

Building and Land Use Administrative Assistant