ECONOMIC DEVELOPMENT COMMISSION
East Granby, Connecticut

Monday, April 28, 2025
5:30 pm Town Hall Meeting Room & Via ZOOM
Hybrid Meeting

MINUTES

1. **Call to Order:** 5:33 pm- Members present when Chairman David Iannucci called the meeting to order were: Dan Barrett, Tom Lally, Kerry Flaherty, Glenn Zaugg. Peter Ritter arrived at 5:45 pm. Member absent: Todd Zessin

   Chairman Iannucci has been in touch with a couple people with possible interest in the vacant positions. He should hear from them this week.

2. **Minutes:** Kerry Flaherty made a motion to approve the February minutes, Tom Lally seconded the motion. Votes in favor were unanimous, motion carried. Kerry Flaherty made a motion to approve the March minutes, Tom Lally seconded the motion. Votes in favor were unanimous, motion carried.

3. **Discussion with public &/or applicants:** N/A

4. **Communications:**

   EDC Report: Robin Newton, Town Planner, sent a report:

   - Welcome to East Granby signs are scheduled to be placed at the end of May. There will be a ribbon cutting. Members are welcome to attend.
   - First Selectwoman and Staff are currently scheduling business visits.
   - Bradley Development League's networking event in March at Dudleytown Brewing was very successful.
   - PZC recently approved a permanent entrance sign for the Bramble Bush Multi-family Development.
   - A text amendment was approved to allow food trucks under specific circumstances on businesses in the Business Zone.
   - The Sidewalk Campus project is out to bid. Bid opening is next week. We hope to kick off the project in June.
   - The School Street surveying is underway for the road reconstruction project.
   - The Bradley Development League has a website in which we have a "Featured Sites" drop down. Staff have uploaded 2 Gateway Boulevard and will rotate out the properties over time. Sites within the BDL zone will be targeted.

   Commission discussed signs seen around town, purple "East Granby" smaller ones, at entrances to town on Copper Hill Road, the roundabout on Seymour, Floydville & Wolcott. These are not the signs which will be placed on the state roads.

   Bramble Bush Development has 18 CO's issued and 5 tenants moved in with about 15 more planning to move in between now & August

   School Street apartment complex looks like foundation is started.

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5. **Other Business:**

   A. **Tax Incentive Policy:** Chairman Iannucci has updated the policy. Red paragraphs are new verbiages.
      - Idea is to break out by different zones
      - What's permissible in different zones
      - Not meant for temporary events, i.e., Farmer's Market
      - Small business oriented, wasn't originally tiered to attract small business
      - Next step is to vote to recommend these edits as proposed to the next stage of adoption process; to the public; to BOS for approval

      Kerry Flaherty made a motion to approve these edits to the tax incentive policy as proposed to the next stage to the First Selectwoman for further action. Peter Ritter seconded the motion. Votes in favor were unanimous, motion carried.

      Further discussion on how to advertise the incentive: brochure, website, possibly getting into the Hartford Business Journal to attract potential new business to EG.

      Our policy is comparable to other towns. It seems like a lot of documentation due to the different zones and delineating between the zones. Chairman Iannucci pointed out this will help keep from revisiting the policy.

   B. **Business Retention & Visitation:** Chairman Iannucci will share the name of the new business with Tom Lally & Peter Ritter for visitation and suggested revisiting some established businesses.

   C. **Marketing - Articles (Business Spotlight, Etc.) LTT – Tom Lally & Peter Ritter:** see above

   D. **New Business:** Todd Zessin is working on geo-coding w/ QR codes; will check with him next meeting.

Regionally there is a tourism guide being worked on for Windsor, Windsor Locks, East Granby & Suffield

Friends of Old Newgate has also begun a newsletter, different from LTT, which is a nice addition to find out about history, events and town happenings.

6. **Adjournment**: Peter Ritter made a motion to adjourn the meeting; Tom Lally seconded the motion. Votes in favor were unanimous, meeting adjourned at 6:25 pm.

Respectfully submitted this 29th day of April 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant