

**ECONOMIC DEVELOPMENT COMMISSION  
EAST GRANBY, CONNECTICUT  
January 23, 2017  
Minutes**

A meeting of the East Granby Economic Development Commission was held on January 23, 2017. Members present when Chairman Paul Oliva called the meeting to order at 7:00p.m.were Gary Vick, Paul Thulen, and Lee Sandora. Oliver Davis, John Ziobro, Paul Holjes and Dreux Namnoum were absent.

**MINUTES**

A motion was made by Lee Sandora and seconded by Paul Thulen to approve the minutes of November 28, 2016. Votes in favor of the minutes were unanimous. Motion carried.

**DISCUSSION WITH PUBLIC AND/OR APPLICANT**

None in attendance

**COMMUNICATIONS**

- EDC Minutes for November 28, 2016
- EDC Report for January

**ECONOMIC DEVELOPMENT REPORT**

Director of Community Development Gary M. Haynes presented the following activity from the January 2017 Economic Development Report:

**A. Pending Projects**

Mike Latonie/Pride Gas Station-Have submitted for regulation change to allow for gas station/convenience store in a Commerce Park A zone. Public Hearing is scheduled for 3/14/17

**B. Projects Under Construction**

10 Airport Park Rd- Coorstek has taken out building permit for 11,025 sq ft addition

54 Floydville Rd- Paines has taken out building permit for outbuilding to construct enclosure to dumpster area per DEEP revised permit

39 Bradley Park Rd-MB Aerospace has taken out permit for 4,350 sq feet of new office and reconstruction of all interior office space of approximately 6,000 sq ft

15 International Drive-Joining Technologies has taken out building permit for tenant fitout for 20k sq ft of office/manufacturing space

**C. Recently Completed Projects**

99 Rainbow Rd LLC-99 Rainbow Rd, taken out tenant fitout for 3,125 sq ft of office space

20 Bradley Park Rd- Rockbestos has taken out building permit to install 25ft x 32ft storage building to store maintenance vehicles

#### **D. On-Going Business Locations**

Joining Technologies-Looking to lease 20k sq ft at 15 International Dr, Have received pre-approval from DECD on BDZ

Coorstek-DECD has given pre-approval for BDZ incentive for the 11k sq ft addition at 10 Airport Park Rd has not received approval yet.

#### **OTHER BUSINESS**

##### **A. Bradley Development League**

Nothing to report.

##### **B. Marketing Material**

The commission discussed Paul Thulen marketing flyer. The hope is to develop 1 to 2 page flyer to use at trade show and mailings to potential companies looking to locate in the Town of East Granby. The text is pretty much finalized. Paul Thulen requested the commission to take a final look and have final comments back to him prior to next EDC meeting. Mr. Haynes agreed to look for appropriate graphics and charts to potential add visual interest.

##### **C. Meeting with PDS**

Paul Thulen and Mr. Haynes met with PDS which is commercial design build firm as well at real estate broker to discuss economic development and market trends. At the meeting Mr. Haynes explained the direction the town was moving with the most recent POCD adoption and some potential zoning regulation changes. The group at the meeting discussed current market trends as well as what developers are looking for. Based on meeting it was confirmed that East Granby is working in the right direction in trying to be proactive and working with existing property owners to try to make a positive impact for speed to market and getting quick approvals. At the meeting the group discussed strategies like “master concept” planning which allows property owner to get pre approval on development so they have something concrete to try and market as well as something that is considered desirable to the Town.

The commission discussed next steps and directions to take to work toward the aforementioned process. It was agreed the commission would try to establish working relationships with brokers and land owners to help spur positive economic development for the Town of East Granby.

#### **ADJOURNMENT**

A motion was made by Lee Sandora and seconded by Paul Thulen to adjourn the meeting at 9:05 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,  
Gary M. Haynes  
Director of Community Development