

**ECONOMIC DEVELOPMENT COMMISSION
EAST GRANBY, CONNECTICUT
March 26, 2018
Minutes**

A meeting of the East Granby Economic Development Commission was held on March 26, 2018. Members present when Chairman Paul Oliva called the meeting to order at 6:35p.m.were Bill Evans, Paul Thulen, John Burda, Oliver Davis, David Iannucci, Wynter Griffing, and Gary Vick. Paul Holjes was absent.

MINUTES

A motion was made by Paul Thulen and seconded by Oliver Davis to approve the minutes of January 22, 2018. Votes in favor of the minutes were unanimous. Motion carried.

DISCUSSION WITH PUBLIC AND/OR APPLICANT

None in attendance

COMMUNICATIONS

- EDC Minutes for January 22, 2018
- EDC Report for March

ECONOMIC DEVELOPMENT REPORT

Director of Community Development Gary M. Haynes presented the following activity from the March 2018 Economic Development Report:

A. Pending Projects

138 Holcomb St-Randy Wilson has submitted IWC and PZC application for a four lot subdivision off of Holcomb St. IWC approved on March 7, 2018 and PZC approved on March 13, 2018.

38 Russell Rd-Karen Gaston has applied to PZC to adopt a regulation change to allow for Medical Marijuana Dispensary and Production Facilities. To be heard at May 8, 18 PZC Meeting.

B. Projects Under Construction

5 Creamery Brook-Dibattisto & Associates taken out building permit for small tenant fitout to remove interior wall.

133 Hartford Ave-Ted Brown has taken out building permit for tenant fitout to change 900 sq ft of storage space into a heated workshop.

16 International Dr-Solar City has taken out building permit for tenant fitout to create training area.

10 East St-Meadow Shoppes has taken out building permit for tenant fitout to finish off three vacant tenant spaces of approximately 6k sq ft to better attract tenants to lease vacant spaces.

6 Creamery Brook-Nextore taken out building permit for tenant fitout to remodel interior to create 3 additional offices.

66 Floydville-Michael Termitehas taken out building permit for tenant fitout to finish 500 sq ft

C. Recently Completed Projects

7 Airport Park Rd- Taken out building permit for small tenant fitout

D. On-Going Business Locations

MB Aerospace-is submitting pre application for Bradley Development Zone for recent addition

OTHER BUSINESS

A. Bradley Development League

Director of Community Development updated commission on BDL Marketing Strategy project. BDL has release RFP for the project. Camoine Associates has been selected to conduct Target Industry Analysis. Project to be completed in May/June. Purpose of project is to identify existing business and see which markets are growing and declining. From there the BDL will develop Marketing Strategy based around the emerging and thriving markets.

B. Economic Development Coordinator Position

CERC interviewed and is submitting a proposal to the town to conduct Economic Development Coordinator postion.

C. Housing Data Profiles 2018 and CERC Town Profiles 2016

Director of Community Development handed out demographic and marketing sheets to the commission.

D. Available Properties

Director of Community Development handed out cut sheets from Sentry Realty for 33 Nicholson Rd which has 17k sq ft available and Lot 15 on Rainbow Rd which has 10.9 acres available. Commission discussed inventorying available buildings and sites. The Director of Community Development will resend listings of available properties including buildings and sites. Bill Evans and Oliver Davis discussed starting out by calling the brokers on the listed properties.

E. Proposed Regulation Changes.

Director of Community Development discussed the Economic Development Plan and the goals contained in the Plan of Conservation and Development to rezone land on north side of Route 20 to Village Center and acreage in between the Commerce Park Zone and the Village Center Zone

a new zone known as the Commerce Park Transitional Zone. The transitional zone would allow for same uses that are allowed in the Commerce Park Zone, but would also allow for retail and high density residential development. The limiting factor would be in the size and scale of the buildings allowed.

F. EDC Brainstorm: Economic Development Roles

Director of Community Development passed out and outline on potential roles of Economic Development commissioners. Roles were broken up into 3 categories; marketing, visitation, and policy and regulation. Commissioners can have the most impact in the area of visitation whether it be with local businesses, brokers, property owners of vacant commercial parcels, developers, etc. Director of Community Development will email list of available properties, vacant parcels, buildings and sites for sale and for lease.

ADJOURNMENT

A motion was made by Paul Oliva and seconded by Oliver Davis to adjourn the meeting at 9:37 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,
Gary M. Haynes
Director of Community Development