A meeting of the East Granby Economic Development Commission was held on January 27, 2020. Members present when Chairman Paul Oliva called the meeting to order at 5:35 p.m. were, Bill Evans, Oliver Davis, David Iannucci (arrived 6:06pm), and Leslie Marques. Member Gary Vick and Laura Namnoun was absent.

MINUTES
A motion was made by Leslie Marques, seconded by Bill Evans, to approve the minutes of November 25, 2019. Votes in favor were unanimous motion carried.

DISCUSSION WITH PUBLIC AND/OR APPLICANT
Selectmen Joe Doering and First Selectmen Jim Hayden was in attendance

COMMUNICATIONS
- EDC Minutes for November 25, 2019
- EDC Report for January 2020

ECONOMIC DEVELOPMENT REPORT
Director of Community Development presented the January 2020 EDC Report.

A. Pending Projects

38 Kripes Rd – Ross Trucking seeks to expand their parking. Was continued to February PZC Meeting.

67 Kripes Rd – Received Site Plan for Max Transportation to construct new 24k sq ft building with 2 other tenant spaces was approved at December PZC Meeting.

8 School St-Received Special Exception for Signs Plus to add 2488 sq warehouse/manufacturing space to existing building with two apartments above. Approved at January IWC and PZC Meeting.

103 Hartford Ave-Brignole Vineyard has submitted revised site plan has been received to get approval to locate outdoor seating and food trucks. Application continued to March PZC Meeting. This is not public hearing. Although not received Brignole SE to be submitted for February and heard in March with the revised site plan.

Village Center and Commerce Park Transitional Zone- boundary and regulation changes have been continued to the February PZC Meeting.

B. Projects Under Construction
17 Kripes Rd – Almost Famous Brewery – approved. Site work in progress. Still await their federal and state licenses. Working with MDC on fire suppression system. Looking to open in April/May.

62 Rainbow Rd – Cumberland Farms’ application was approved by the Planning and Zoning Commission in April. DOT and applicant have reached agreement on purchase of residual piece along Rte 20 to allow access. Finalized maps being completed for submittal.

42 Russell Rd. – permits filed for new construction of a 6,000 sf warehouse/office building. Framing complete working on mechanicals and interior. Building complete.

72 Floydville Rd. Took out building permit for 10ft x 30ft outbuilding. Building complete.

122 Rainbow Rd - Took out building permit for retaining wall and is back on track. Working on site work no building permit received.

60 South Main St-Galasso Solar Farm is complete.

C. Available Properties

2 Gateway – Back on the market; listed 2.1 m, 55k SF; Working on MA co. to lease. Sold for 1.5M. New owners have 4 to 55k SF available at rate of $15.75 SF

9 School St – 500 SF of Co-working Space $15.00 SF/Yr.

19 School St – 2,086 SF – Retail Space $17.00 SF/Yr.

3 Turkey Hills Rd. – Shops of EG – FOR LEASE – 1,500 – 6,000 sf - $12.00 sf/yr

20 Connecticut South Drive -15,416 SF – FOR SALE - $945,000 – formerly: Coffee Break. Sold for $945K


7-17 Bradley Park Road – 35,000-154,000 SF Warehouse/Distribution Facility – former file storage for All State Insurance – FOR LEASE $4.95/SF NNN

73 Rainbow Rd. – 7.82 AC lot – FOR SALE $936,000 - Route 20 development site

Rainbow Rd. – 10.90 AC lot – FOR SALE - $1,199,000 – 1 industrial lot

10 East Street Shops- 1,645-5,872 SF of retail for $14 SF

14, 16, and 20 South Main St-3.38 acres in VC zone two buildings one retail and single family home 4,420 SF For Sale for $750k

OTHER BUSINESS
A. **BDL Update:** Director of Community updated commission on RPIP Grant for hiring potential BDL Marketing Director in May. Also updated commission on planning stages of North Central/BDL week being organized by State Rep Tami Zawistowski and the Bradley Development League at the Capital the week of March 23-27th.

B. **Chamber Update** – EDC member and Bradley Regional Chamber President, Leslie Marques provided an update on Chamber news, including upcoming Legislative Breakfast with TVCA and Business After Hours at new Brewery in Windsor Locks sponsored by TVCA.

C. **Manufacture Education Program Update:** Director of Community Development gave update on Ad hoc committee is being formed by manufacturer and representatives from the schools. This winter we will have a brain storming session to come up with ideas to help encourage students to get exposure to the viability of manufacturing jobs as a career path.

D. **EDC Coordinator Position:** Director of Community Development and First Selectmen Jim Hayden updated commission and told them the plan is to hire someone as Economic Development Coordinator and expand the position to 14 hours a week.

E. **EDC Goals:** First Selectmen Jim Hayden presented comments and goals for Economic Development as well as demographic data for the Town of East Granby.

F. **Metro Hartford Alliance:** Director of Community presented Metro Hartford Alliance Economic Development data for the Metro Hartford Region.

**ADJOURNMENT**
A motion to adjourn was made by Oliver Davis and seconded by David Ianucci at 7:09pm. Votes in favor were unanimous. Motion carried.

Respectfully submitted,
Gary Haynes
Director of Community Development