

**ECONOMIC DEVELOPMENT COMMISSION  
EAST GRANBY, CONNECTICUT  
May 19, 2020**

**Minutes**

A meeting of the East Granby Economic Development Commission was held via Zoom on May 19, 2020. Members present when Chairman Paul Oliva called the meeting to order at 6 p.m. were, Joe Doering, Oliver Davis, Paul Thulen, and Leslie Marques. Member Bill Evans and David Iannucci were absent.

**MINUTES**

A motion was made by Oliver Davis, seconded by Leslie Marques, to approve the minutes of April 27, 2020. Votes in favor were unanimous and one abstention by Joe Doering, motion carried.

**DISCUSSION WITH PUBLIC AND/OR APPLICANT**

First Selectmen Jim Hayden was in attendance

**COMMUNICATIONS**

- EDC Minutes for April 27, 2020
- EDC Report for May 2020

**ECONOMIC DEVELOPMENT REPORT**

Director of Community Development presented the May 2020 EDC Report.

**A. Pending Projects**

38 Kripes Rd – Ross Trucking seeks to expand their truck parking area. Was approved at the PZC Meeting on 4/28/20.

103 Hartford Ave-Brignole Vineyard has submitted Special Exception and Site Plan. Application continued to June PZC Meeting.

Village Center and Commerce Park Transitional Zone- boundary and regulation changes have been continued to the June 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 has submitted drawings for building permit.

122 Rainbow Rd - Took out building permit for retaining wall and is back on track. Pride has submitted drawings for building permit.

15 School St - Happy Cat Hotel took out building permit for tenant fitout

21-25 South Main St – Hairport took out plumbing permit to add extra sink

94 Wolcott Rd - Simsbury Airport took out building permit to add airplane hangar

67 Nicholson Rd-Max Transportation taking out building permit for 24k sq ft building

### **C. Available Properties**

2 Gateway – Available for lease 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

33-35 Nicholson Rd. – 52k SF total both buildings, 33 Nicholson 12k SF leased 19k SF, 35 Nicholson 25k SF leased – FOR SALE - \$1,860,000 – FOR LEASE - \$5.35 sf/yr.

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

Lot 2 Russell Rd-10.73 acres in the CP-B zone vacant parcel priced at \$450k

### **OTHER BUSINESS**

**A. BDL Update:** Nothing Reported

**B. Chamber Update** – EDC member and Bradley Regional Chamber President, Leslie Marques provided an update on Chamber including a contest to win gift card for supporting essential workers.

**C. Manufacture Education Program Update:** Tabled as we are unable to coordinate with schools and manufacturer at this time.

**D. COVID Manufacturing Call Updates:** Director of Community Development and Adam Tkaczuk updated commission on follow ups with our manufacturing companies.

**E. COVID Small Business Calls:** Individual EDC Members provided update on the calls made to small businesses.

**F. LTT Articles**

- Manufacturing Profile: Opus Inspection was highlighted in the May LTT newsletter.
- Small Business Profile: Paul Oliva submitted two small business profiles one for Simtech and other for All Holistic Healthcare located in the Center Shops for the May LTT newsletter.

**ADJOURNMENT**

A motion to adjourn was made by Leslie Marquis and seconded by Paul Thulen at 6:55pm. Votes in favor were unanimous. Motion carried.

Respectfully submitted,  
Gary Haynes  
Director of Community Development