

**TOWN OF FARMINGTON, CT
ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING
June 20, 2018 Meeting**

DATE: Wednesday June 20, 2018

TIME: 5:30 P.M.

PLACE: Town Council Chambers

AGENDA

- A. Call to Order
- B. Public Comment
- C. EDC Marketing Material Update
- D. Reading of Minutes.
 April 11, 2018 Economic Development Commission Minutes
 (Attachment 1)
- E. Economic Developer's Report (attachment 2)
- F. Planner's Report (attachment 3)
- G. Town Council Liaison Report
- H. Adjournment

cc: Economic Development Commissioners
Kathleen A. Eagen, Town Manager
William Warner, Town Planner
Paula Ray, Town Clerk
Deb Bull, Administrative Assistant (by e-mail)

Attachment 1

**TOWN OF FARMINGTON, CT
ECONOMIC DEVELOPMENT COMMISSION**

DATE: April 11, 2018
TIME: 5:30 P.M.
PLACE: Conference Room A

MINUTES

Present

Augusto Russell Carol King
John Karwoski Robert Reeve
Brian Connolly Daniel Kleinman
Bill Wadsworth Ed Giannaros

Staff

Rose Ponte

A. Call to Order

a. Meeting was called to order by Commissioner Connolly at 5:35 pm

B. Public Comment – No Comments

C. Reading of the Minutes

A motion was made and seconded (Wadsworth / Reeve) to accept the March 14, 2018 minutes. Commissioners Karwoski and Connolly abstained. The **motion carried**.

D. Economic Developers Report- The report was reviewed by the Commissioners.

E. EDC Marketing Materials Update

Rose has been working with Journey Communications, a local marketing firm, to develop a marketing plan for the EDC. Moving forward a marketing subcommittee will work with Journey Communications to develop a plan and update the EDC's marketing materials. Commissioner Russell and Connolly both volunteered to serve on the Marketing Committee. The Committee will report back to the Commission.

F. Bioscience Enterprise Corridor Zone Update

The State of CT has cut funding to municipalities for Enterprise Corridor Zone. Under the original legislation an eligible enterprise corridor business could receive 5 year 80% real estate property tax abatement. The state would reimburse the municipality 40% of the abatement. The state's 40% portion of the reimbursement has been cancelled. Rose will work with other Economic Development Directors to make recommendations to DECD about the program.

G. Town Council Liaison Report-

Councilman Giannaros gave the Commission a full update on the Council's recommended budget, the capital budget, the reval process, and a review of the grand list growth.

H. Old Business

1. **Explore Farmington-** There has been continual growth in the amount of users to the daily site. Nancy Parent, Director of Community Services, placed an Explore Farmington ad on the back cover of the Spring-Summer recreation catalog which resulted in increased visits to the site.

2. **EDC Meeting Schedule**

The June meeting has to be rescheduled. Rose will email the Commissioners and see what date in June works for everyone.

3. **Small Business Resource Program:** The first event of the Small Business Resource Program will be in partnership with Power Hawke. The topic will be Business Solar Photovoltaic Solutions. It will take place on June 13, at the Power Hawke headquarters. The Library will be our next partner and will feature a fall program centered on cyber-security.

I. **Adjournment**

A motion was made and seconded (Reeve/ Kleinmann) to adjourn the meeting. Meeting was adjourned at 6:50 pm. **Approved unanimously**

**Respectfully Submitted,
Rose Ponte
Economic Development Director**

CC: Economic Development Commissioners

Economic Development Director Report
April 2018 EDC Report

Business Visits:

During the months of April 2018 I met or conferenced with the following:

1. Chelsea O'Donnell, owner, Journey Communications
2. Sean Ditson, CURE Restaurant
3. Bob Wiener, JDA Development
4. Joanna Scott, CT Innovations, CT Next
5. Viviana Pinhasi, Culteavo Tea Shop
6. Greg Seay, Hartford Business Journal
7. President James Lombella, Tunxis Community College
8. Denise Gordon, Zen Yoga Barre
9. Tim and Patty Lebouthillier, UVIA
10. Evan Dobos, Civic Lift
11. Andrew Wallace, Consultant for Hudson Bay
12. Barbara Thomas, Farmington Valley Press
13. Ysorel Rabinowitz, Bridge Arts Healing Center
14. Jim Calciano, principal Calciano & Stern Appraisal
15. Fran Massucci, Talcott Center for Learning
16. Thomas Madden, Jim Bellano, Rep. Rojas, CT Enterprise Corridor Zone

Partnerships Events and meetings

DECD meeting with Rep. Rojas concerning the Enterprise Corridor Zone Legislation

Tunxis Community College Manufacturing Breakfast

Global Business Council Quarterly Meeting

Weekly Rotary meetings

Chamber Monthly Board Meeting

HBJ Women in Business Award luncheon

CT Main Street Spotlight on Business

Communication Spring Breakfast Registration

Spring E-Newsletter

WTIC Radio show with Ray Dunaway

Economic Development Director Report
May 2018 EDC Report

Business Visits:

During the months of May 2018 I met or conferenced with the following:

1. Chelsea O'Donnell, owner, Journey Communications
2. Barbara Duffy and Abe Kaoud, Abe Kaoud Real Estate Development, LLC
3. Yisorel Rabinowitz, Bridge Arts Healing Center
4. Route 4 local Business owners
5. Stefano Uliana, President, New England Airfoil Products
6. Amanda Strauss, Farmington Resident
7. Joe Millett, Big Sky Fitness
8. Don Poland, Goman+ York
9. Tom Carlone, Polymer Resources
10. Jennifer Pietrzak and David Federman, Federman, Lally & Remis
11. Pre-construction Meeting for 5 corners
12. Barbara Thomas, Farmington Valley Press
13. Bob Reeve, and Mike Cegan, Live Well
14. Joe Guarneri, arc software studios
15. Diane Kozel, FIP Construction

Partnerships Events and meetings

EDC Spring Business Breakfast
UCONN TIP Vendor Showcase
Weekly Rotary meetings
CT Council of Women Annual Luncheon
Farmington Heritage Alliance Quarterly Meeting
Farmington Canal Heritage Bridge Ribbon Cutting
Murtha Cullina Women in the Lead Event
CEDAS monthly Board meeting
CEDAS quarterly meeting featuring New Park Development in West Hartford

Communications

Spring Breakfast Registration
Interview with Farmington Valley Press
Weekly Explore Farmington Emails
Explore Farmington blog

Planners Report – June 11th, 2018

- Demolition 820 Farmington Ave. – working with owner to develop financially viable plan which preserves the historic building and is in keeping with neighborhood.

- Construction of 120 unit assisted living;
 1. STC approval - COMPLETE
 2. Make sure all easement in place including sidewalk easement from Mizy - COMPLETE
 3. Issue building permit - COMPLETE
 4. Pre-Construction meeting - COMPLETE
 5. Clear site -COMPLETE
 6. E&S control - COMPLETE
 7. Weekly inspection - ONGOING

- Construction of 32 units elderly housing;
 1. STC approval - COMPLETE
 2. Make sure all easements in place to access Mizy property and Temple property
 3. Issue building permit
 4. Pre-Construction meeting
 5. Clear site
 6. E&S control
 7. Weekly inspection

- Construction of 5 Corners commercial;
 1. Final plan modifications - COMPLETE
 2. State District 4 approval - COMPLETE
 3. Issue building permit - COMPLETE
- 5. Pre-Construction meeting - COMPLETE
- 6. Clear site – BEGAN LAST WEEK
- 7. E&S control – IN PROGRESS
- 8. Weekly inspection - ONGOING

- Metro Realty Lohman’s Plaza – PZC application for floating zone mixed use;
 1. Staff meeting 1/16
 2. PZC informal first meeting in February
 3. IWWA determination
 4. Formal application fall 2018

- 529 Farmington Ave. PZC application Alzheimer’s Resource Center – multi-use trail, how relates to Parsons;
 1. Informal with PZC in June

- St. Patrick’s Historic District and PZC approval. Early spring.
 1. Farmington Historic District Comm. COMPLETE
 2. IWWA determination - COMPLETE
 3. PZC hearing COMPLETE / APPROVED

4. Break ground 2019

- Midpoint Development rezoning in accordance with POCD multi-use trail;
- Plan for multi-use trail from UCONN Health to Unionville ramp to existing trail, money left in POCD contract;
- Farmington Center / Parsons property
- Quarry Road property;
- Expansion of historic districts.
- Unionville Design workshops;
- Affordable Housing
- Improve Snowberry
- Charles House