

**TOWN OF FARMINGTON, CT
ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING
September 5, 2018 Meeting**

DATE: Wednesday September 5, 2018

TIME: 5:30 P.M.

PLACE: Conference Room B

AGENDA

- A. Call to Order
- B. Public Comment
- C. Presentation By Metro Realty- Kyle Richards
 - 1. To consider issuing a positive referral for the Loehmanns redevelopment
- D. Reading of Minutes.
 - June 20, 2018 Economic Development Commission Minutes
(Attachment 1)
- E. EDC Business Breakfast
 - a. To discuss logistics for the September 26th Business Breakfast
 - b. To discuss and take action on 2019 breakfast sponsorship
- F. Review of the Commission's by-laws for election of officers
- G. Economic Developer's Report (Attachment 2)
- H. Planner's Report (Attachment 3)
- I. Town Council Liaison Report
- J. Adjournment

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

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

DATE: June 20, 2018
TIME: 5:30 P.M.
PLACE: Conference Room A

MINUTES

Present

Augusto Russell Carol King
Robert Reeve Ed Giannaros
Bill Wadsworth

Staff

Rose Ponte

- a. **Call to Order**
 - a. Meeting was called to order by the Chair at 5:45 pm
- b. **Public Comment – No Comments**
- c. **EDC Marketing Materials Update**
Chelsea O'Donnell, from Journey Communications, and the EDC Marketing Committee have been meeting over the past month to develop updated marketing materials. Chelsea gave a PowerPoint presentation outlining the various themes, images and colors that the committee has selected. Chelsea and the committee will continue to meet over the next few months to finalize the marketing materials.
- d. **Reading of the Minutes**
A motion was made and seconded (Wadsworth / Reeve) to accept the April 11, 2018 minutes. The **motion carried**.
- e. **Economic Developers Report-** The report was reviewed by the Commissioners.
- f. **Planner's Report –** Commissioner's reviewed the planner's report.
- g. **Town Council Liaison Report-**
Councilman Giannaros gave the Commission an update on the Council's work. On May 29, 2018 the Town Council adopted the 2018-2019 strategic plan. Three committees will be appointed as a result of the strategic plan. The Farmington High School Community Survey Ad Hoc Committee, The Farmington High School Facility and Financial Ad Hoc Committee and the Farmington Village Center Committee. The committees will start meeting this summer
- h. **Adjournment**
A motion was made and seconded (Wadsworth/ (Reeve) 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
June, July, and August 2018 EDC Report

Business Visits:

During the months of June, July and August I met or conferenced with the following:

1. Anne Elvgren, Elvgren Associates
2. Bob O'Meara, Power Hawke Inc.
3. O'Donnell, owner, Journey Communications
4. Barbara Duffy and Abe Kaoud, Abe Kaoud Real Estate Development, LLC
5. Yisorel Rabinowitz, Bridge Arts Healing Center
6. Lisa Boucher, Farmington Resident
7. Steve Janecko, Sentry Commercial
8. Evan Dobos, Civic Lift
9. Robert Wiener, JDA Development
10. Andy Verzosa, Stanley Whitman House
11. Tom Carlone, Polymer Resources
12. John Lockhart, Avison Young
13. Bob O'Meara, Power Hawke
14. Molly Devanney, Highland Park Market
15. Diane Peterson, Webster Bank
16. Susan Ballek, Hill-Stead Museum
17. Barbara Thomas, Farmington Valley Press
18. Scott Rich, Diameter Health
19. Michael Smith and Brian Connolly, Live Well
20. Bill Zampaglione, PAC Group
21. Arlene Greco, Middlewoods of Farmington
22. John Gagliardi, Core Construction
23. Jennifer Mortensen, Milone & McBroom
24. Aimee Monroy Smith, Jackson Labs
25. Nancy Parent, Community and Recreation Services
26. Jay Johnson, Farmington Library
27. Jagdish Dalal, JDAIal Associates
28. Michelle Boule, Water Therapy Center

- 29. Mike Kozlowski, Claris Construction
- 30. Jay Tran, Bridge Arts Healing Center
- 31. Dan Matos, The Matos Group
- 32. Kyle Richards, Jeff Sager, Ben Tripp Peter Dunn, Metro Realty
- 33. Bruce Staebler, Kinsmen Brewing Company
- 34. Brandon Gibney, Comcast Business
- 35. John Patrick, Mike Schwieghoffer, Farmington Bank
- 36. Barrie Duschaine, KBE Construction
- 37. Larry Levere, Sentry Realty
- 38. Carmine Fortino, Coldwell Banker
- 39. Cindy Bombard, Central Chamber of Commerce

Partnerships Events and meetings

- Global Business Council Quarterly Meeting
- DiPietro Bridge Photo Opp.
- UCONN Health Quarterly Meeting
- Cia Bella Ribbon Cutting
- Weekly Rotary meetings
- Trumpf Training Center Grand Opening
- Central Chamber of Commerce State of City Breakfast
- EDC Small Business Breakfast at Power Hawke Inc.
- CRCOG- Regional Comprehensive Economic Development Plan Strategy Workshop
- Central Chamber of Commerce Governor's Candidate Debate Breakfast
- IEDC Economic Development Strategic Planning Workshop
- CEDAS monthly Board meeting
- CEDAS quarterly meeting featuring River Restaurant
- Diversity Construction Networking Event
- Hill-Stead Marketing Committee
- EDC Marketing Committee

Communications

- Farmington Valley Press Release for Summer Flower Program
- (2) Summer Newsletters
- (2) LinkedIn Posts
- (12) Weekly Explore Farmington Emails

Planners Report – August 30th, 2018

Red is updated information

Projects in Progress

1. **Demolition 820 Farmington Ave. – working with owner to develop financially viable plan which preserves the historic building and is in keeping with neighborhood.**
 - Demolition permit - Submitted
 - 90 day demolition delay has run
 - Demolition permit currently incomplete
2. **Construction of 120 unit assisted living, Farmington Ave / Bridgewater;**
 - E&S control – COMPLETE
 - Weekly inspection – ONGOING
 - placed slab, erecting steel **and framing.**
 - Directed them to move material away from protected trees



3. Construction of 5 Corners commercial, Birdseye/Rt 6;

- E&S control – complete
- Foundation complete.
- Removing rock with hoe ram for utility line.



4. Former Stonewell Restaurant, 354 Colt Highway

- Building permit submitted for complete renovation.
- Very little communication since.



5. Former Apricots purchased by Wood & Tap, 1593 Farmington Ave.

- Building permit secured for complete renovation to interior and work on exterior of building. Power wash brick, new siding, windows.
- Erosion controls installed. Pumping grease trap.
- IWWA public hearing Sept 5th, PZC Sept. 12th



6. Pennington Luxury Condos- 788 Farmington Ave.

- Interior build out in progress 2 model units complete
- Landscaping complete
- Working on brick veneer on chimneys
- Sidewalks complete



7. General Commercial building, 240 Main Street

- Fully approved
- Construction proceeding





8. Yorkshire residential condos – 91 units, 1 Yorkshire Court/Middle Road
- Fully approved
 - Several buildings complete with CO's
 - Moving into complicated work on steep sloping area
 - Permits granted for 2 more buildings – 8 units per building



9. Medical Office Building, 55 South Road

- Extension for foundation granted
- Site cleared ES controls in place, pad prepared.
- Building leased for surgical center.
- Construction imminent



10. Medical Office Building, 599 Farmington Ave

- Site cleared ES controls in place.
- Site work nearly complete
- Hoe Ram for rock on state land progressing nicely, no complaints
- Building leased
- **Steel being erected.**



11. Carrier single family home subdivision, Alpine Drive

- Fully approved, construction commenced with blasting for utilities.

Approved but Construction has not Commenced

12. St. Patrick's Historic District and PZC approval. Early spring.

- Farmington Historic District Comm. COMPLETE
- PZC hearing COMPLETE / APPROVED
- Pre- construction – not scheduled
- Break ground 2019

13. Charles House multi-family residential.

- Fully approved locally
- State Traffic Commission approved
- DEEP – remediation generally approved RAP will be submitted once financing secured – financing wants DEEP approval first DEEP unresponsive, town has contacted DEEP to help move it along.
- Quite a bit of discussion and activity in last month, very large company interested.

14. Construction of 32 units elderly housing;

- STC approval - COMPLETE
- Make sure all easements in place to access adjacent properties and Temple property

15. New Horizon's

- Approved by IWWA, PZC approved, awarded \$800,000 CDBG grant.

Pending or Anticipated Application

16. Tanbark Phase 2 Application

- Residential cluster subdivision
- Private road extension of Tanbark.
- Significant open space dedication, IWWA approval secured.

17. Alzheimer's Resource Center –729 Farmington Ave.

- Informal with PZC in June – complete
- Preparing final plans for submission

18. Metro Realty Lohman's Plaza – 230 Farmington Ave.

- PZC informal – Complete
- Tenants vacating building
- Applications submitted IWWA and PZC



19. West Farms Solar – 2.5 mega watts, submitted to state siting council, Spring 2019



Other projects currently being discussed

20. Farmington Center / Parsons property

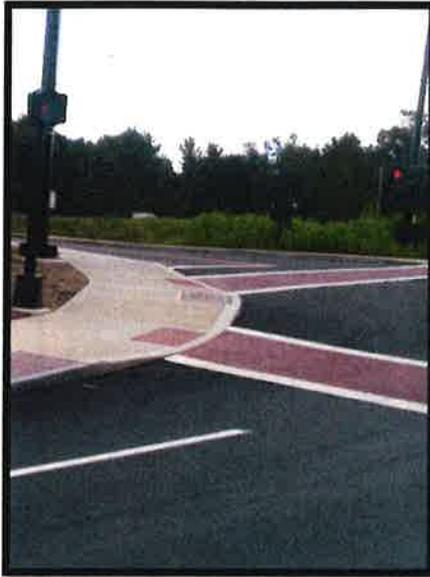
- DOT project nearly complete.

- DOT Commissioners declares property surplus
- Town acquires site to control future development
- Development of this gateway site will be critical to reinforcing Farmington's very positive image to the rest of the State. (30,000 cars a day)
- Town Council created Farmington Center Village Committee to determine town's involvement in Parsons and recommend other "quality of life" improvements. Focus area RT 4 -MT Spring to River, RT 10 -CVS to RT 4.
- It is always useful to look at some before and after pictures. Constant improvement should be the goal.

Before (circa -2014)



After - 2018



21. Midpoint Development in accordance with POCD multi-use trail;

- In preliminary discussions with developer who would extend new trail further and ramp up to existing trail at Big Bird bridge. Also discussing micro-brewery / restaurant for existing building.
- **Permission granted to relocate and refurbish old trolley stop towards hot dog stand**



22. Plan for multi-use trail from UCONN Health to Farmington Center to Unionville

- Consultant retained to prepare plans displaying proposed route.
- Town awarded a \$375,000 state connectivity grant for the UCONN Health Center area.