TOWN OF FARMINGTON, CT
ECONOMIC DEVELOPMENT COMMISSION

DATE: Wednesday March 9, 2016

TIME: **6:00** P.M.

PLACE: Council Chambers

AGENDA

A. Call to Order

B. Public Comments

C. Reading of the Minutes.
   a. To accept the January 13, 2016 Economic Development Commission Meeting (Attachment 1)

D. Report of the Economic Development Director (Attachment 2)
   a. Spring Business Breakfast
   b. Budget update
   c. Business Retention and Expansion IEDC conference

E. Planner's Report- (Attachment 3)

F. New Business
   a. DECD regional Forums
   b. UVIA Sponsorship of their Spring Newsletter
   c. Business Breakfast Bridge Decorating Program Sponsorship Recommendation from Kevin Ray.
   d. Digital Display proposal

G. 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: Wednesday January 13, 2016
TIME: 5:30 P.M.
PLACE: Farmington Town Council

MINUTES

Present	Absent	Staff
Augusto Russell	Dan Kleinman	Rose Ponte
Bob Reeve	John Karwoski	
Brian Connolly		
Ron Bernard- by phone		
Joe Howard		

a. Call to Order

a. Meeting was called to order at 5:30 pm

b. Public Comment

a. n/a

c. Metro Hartford Alliance Presentation

Becky Nolan, Vice President of Business Development for MetroHartford Alliance discussed the benefits of the MetroHartford Alliance annual membership. MetroHartford Alliance is not only The Chamber of Commerce for the City of Hartford; they are also the region's business promoter. Becky is president of CEDAS and works closely with DECD and CERC to promote the Hartford region. Throughout her travels she is promoting all the Alliance investors. Rose and Becky plan to communicate on a more regular basis to assure the MetroHartford Alliance is aware of projects and opportunities in Farmington.

d. Reading of the Minutes

A motion was made and seconded to accept the December 16, 2015 minutes (Connolly / Reeve).

i. **Approved unanimously.**

e. Economic Development Director's Report

Rose reviewed the monthly economic development activity report and building permit report.

a. The January 20 business breakfast has over 175 attendees registered. Maier Advertising will be receiving the business recognition award.
b. The Holiday Decorating Program raised a substantial amount of funding for the flowers. 36 sponsorships were received. Rose pointed out that several new sponsors joined the program. Winterberry Gardens generously donated 14 additional kissing balls to fill both the bridge and Unionville Center. Commissioners discussed various new programs that could bring more value for each sponsor. One suggestion was to have a scrolling PowerPoint presentation played during the upcoming breakfast.

Rose will create a draft and Brian Connolly offered to edit and finalize the presentation. The presentation will be played throughout the breakfast.

f. Old Business

N/A

g. New Business

A motion was made to approve the 2016-2017 of the Economic Development Commission Budget FY 2016-2017. (Connolly/ Howard)

Commissioners reviewed the budget. Specifically they discussed the benefits of the MetroHartford Alliance and the FVVA. Rose will research more thoroughly both memberships and report back at the next meeting.

i. **Approved unanimously**.

h. Adjournment

a. A motion was made and seconded (Howard/ Reeve) to adjourn the meeting. Meeting was adjourned at 7:15 pm

   i. **Approved unanimously**

Respectfully Submitted,
Rose Ponte
Economic Development Director
CC: Economic Development Commissioners

Economic Development Director Report
January 2016

Business Visits:

During the month of January I met or visited with the following:

1. Justine Nolletti, Marcus Millichop Real Estate Investment Company
2. Kimberley Wittaker, CT Main Street Center
3. Nimrita Singh- Farmington High School Capstone Student
4. Jordan Otero, Hartford Courant reporter
5. Viviana Pinsahi, Cuteavo Tea Shop
6. Jill Jarrett, Owner Krell Farm Stand
7. Bryn Tindall and Paul Butcher, Rebel Interactive Group
8. Becky Nolan, Vice President of MetroHartford Alliance
9. Al Levitt, Winterberry Gardens
10. Chritina Pare, General Manager for 4 Food & Drink
11. Carmine Fortino, Commercial Realtor
12. Brian Lyman, Parker Benjamin Real Estate
13. Craig Edmondson, KBE Construction

EDC and Outreach Events

- CBIA Annual Economic Summit
- CBRE Annual Hartford Region Real Estate Review
- Farmington Town Chairman Quarterly Luncheon

Partnerships Events and meetings

- CEDAS Monthly Board Meeting
- Farmington Gateway Committee Meeting
- Farmington Chamber executive board meeting
- Farmington Chamber economic summit planning meeting
- Farmington Chamber Board Meeting
- Hartford-Batterson Park Meeting

Publications and Communications

- Business Breakfast Invitation –sent weekly by Constant Contact
- Draft EDC PowerPoint

Economic Development Director Report
February 2016

Business Visits:

During the month of February I met or visited with the following:

1. Lori Wyrebok, Director of Continuing Education, Farmington
2. George Psaras, George's Restaurant
3. Kevin West, Rock Climbing Center
4. Leslie Crean, Planning Consultant
5. Russ Arnold, FIP Construction
6. Jill Jarrett, Owner Krell Farm Stand
7. Dr. Tom Brown, Kathy's Urgent Care
8. Nancy Stamiler, Front Row Restaurant
9. Michael Lane, Judah Woodruff Homestead
10. Mark Waterhouse, EDC Consultant
11. Carmine Fortino, Commercial Realtor
12. Portia Corbett, Farmington Historical Society
13. Keegan Dombrosky, Potential new Brewery

EDC Activities and Outreach Events

- Grand Opening at the Landing in Farmington
- Speaker for the Leader's capstone class at Farmington High School
- DECD Economic Developer's Forum
- CBIA – Farmington Chamber Breakfast at Trumph
- CT Main Street DOT seminar
- Meadow's Restaurant Ribbon Cutting
- ICSC Business Retention and Expansion Course

Partnerships Events and meetings

- CEDAS Monthly Board Meeting
- Farmington Chamber monthly board meeting
- Weekly Rotary luncheon
- Monthly Rotary Executive Committee Meeting
- Hill-Stead Museum Marketing Committee meeting

- Farmington Historical Society Reenactment organizational meetings
- EDC marketing subcommittee
- UCONN – Farmington Quarterly Meeting
- Preservation Now Project Meeting
- Gateway Subcommittee Meeting

Publications and Communications

- Winter Newsletter

Attachment 2c

ECONOMIC DEVELOPMENT MEMORANDUM

TO: Economic Development Commissioners

FROM: Rose Ponte, Economic Development Director

RE: Building Permits Issued in February 2016

DATE: March 7, 2016

For the month of February 2016, $ 28,364.00 was received in building permit fees, of which $ $18,536.00 was from commercial building fees. This represents approximately $1,319,008.49 worth of commercial investment. Some of the tenant improvements that comprise the investment include several new stores at the WestFarms Mall, improvements to building owned Metro Realty, Trumph, Mystic Property Managements, and Udolf Properties.

MEMORANDUM
FARMINGTON PLANNING AND ZONING DIVISION

TO : **Economic Development Commission**

FROM : **William Warner, AICP Town Planner**

DATE : **March 7th, 2016**

RE : **Planners Report – March 2016**

Unbelievably, I have been working for the Town of Farmington for almost two years. I am very impressed at how this town has embraced the need for planning and how they recognize the demographic and housing changes that are occurring throughout Connecticut. Town officials recognize the value of higher density, compact mixed use development.

As you know my background is largely in downtown revitalization and when I was hired the former Town Planner and the Town Manager made it clear to me that the Town wants a town center and wants to redevelop the Charles House property in Unionville.

As you will read below, whether it be in Farmington Center or Unionville Center the town is making all the right moves to shape the future of these two town centers.

The Planning and Zoning Commission has been fantastic. They recognize individual property rights and have streamlined the process when the plans conform to our Plan of Conservation and Development and the Zoning Code.

UNIONVILLE:

5-55 Mill Street -

Last report all spaces are occupied.

Ryan's Pharmacy

Recent lease signed for first floor building will be 100% occupied.

Charles House Property –

Fully approved at the local level. I remain in close contact with the developer. They are working diligently to secure state approvals. Currently in front of the State Traffic Commission and DEEP. DEEP has requested additional testing which pushes ground breaking into 2017.

FARMINGTON:

Farmington Village/ Center

Planning and neighborhood engagement works. Heightened interest in the area following the March 26th, 27th, and 28th workshops and acceptance of the Farmington Center Plan. Next step is to have PZC adopt the Farmington Center Plan into their POCD to give it the weight of law. We are also moving forward with a more detailed market, engineering and design study focused on the Parsons property and streetscape.

Rose and I are working with 3 developers of very significant properties in the study area.

One is the Chucks property which you are familiar with the other 2 are larger and more exciting. All plans are being designed in accordance with the Farmington Center Zoning.

The second one is 1 Waterville Road. We have had very positive meetings with the owner/developer and residents. Again, the developer will be seeking a rezoning to take advantage of the Farmington Center mixed use zone. This is exactly what the Farmington Center Plan recommends. Developer has a nice mixed use plan much more appropriate for Farmington Center. The architect is preparing renderings and has presented the plans to the neighborhood group. Very positive response.

The third is even larger but remains confidential at this point. It has the potential to add tremendously to the area.

Five Corners Area

This is the next study area for the Gateway Commission. We have reviewed a development plan which is in line with good design for this highly suburban area. It is attractive and would add to the area. Unfortunately the area is not properly zoned at this time so they will have to pursue a zone change.

Melrose and Bridgewater –

New signs under construction. Meadows Restaurant complete. Meeting today with owner to discuss new tenants. New signage on buildings adjacent to Meadows really upgraded the image of the office park.

MOC Zone Campus Development

Developer has a 35,000 sq.ft. and 20,000 sq.ft. medical buildings fully approved. Acquiring land for additional buildings. PZC approved amendment to POCD to recognize that area is transitioning to medical office / research area. I am preparing new floating zone for those areas currently zoned residential.

Area is headed in right direction and is "*one discovery away*" from taking off. This area will be the envy of every town in CT.