



TOWN OF ELLINGTON

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**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JANUARY 10, 2018, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Chairman Sean Kelly, Vice Chairman Chris Todd, Regular Members John Behrens (arrived 7:15 PM) and Donna Resutek, and Alternate Stefanie Cunningham

ABSENT: Regular Member David Hurley

STAFF

PRESENT: Lisa Houlihan, Town Planner and Acting Recording Clerk

I. CALL TO ORDER: Chairman Kelly called the meeting to order at 7:05 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS (on non-agenda items): NONE

Ms. Houlihan explained that Savannah Blantz will not be available to clerk for the commission until the spring semester is complete. Ms. Houlihan is seeking part-time, temporary coverage until Ms. Blantz returns.

III. ACTIVE BUSINESS:

1. Report: Tolland County Chamber of Commerce (Chamber)

Ms. Houlihan announced that this year's Legislative Breakfast is set for Wednesday, January 17, 2018, 7:30 AM to 9:30 AM, CNC Software, 671 Old Post Road, Tolland. The event is coordinated by the Chamber to provide local businesses an opportunity to meet area lawmakers, share concerns and learn about challenges facing legislators as they head into the 2018 General Assembly session. Ms. Houlihan will attend and provide a report at the next meeting. Any commissioner interested in attending should RSVP by January 12, 2018. Chairman Kelly suggested commissioners contact Ms. Houlihan prior to the event if they have specific questions for her to relay.

2. Report: Agricultural Initiatives

Chairman Kelly referenced an article written by the Connecticut Department of Agriculture regarding Oakridge Dairy's milking facility. He attended the recent open house which reportedly was attended by over 2,000 people. Access to and from the site

was provided in one location and circulation was controlled by local police. The event was fun and informational, but one point of access caused lengthy access times.

3. Report: Business Directory/Business Surveys and Site Visits
 - a. GoLocal – Ellington, CT Audience Review – October 2017 report

The commission reviewed the GoLocal reports for November and December 2017. In November the site was visited 14 times, 42% from returning visitors and 57% from new visitors. In December the site was viewed 16 times, 18% from returning visitors and 81% from new visitors. The average session time in November was 5:14, versus 2:43 in December.

The commission questioned if they should continue to fund GoLocal or whether funding could be used in another way that is more beneficial to local businesses. Chairman Kelly suggested the commission develop an approach to promoting the program and getting more businesses to establish micro-sites.

4. Report: Tax Incentive/Abatement Programs

Chairman Kelly reported that DESCO, 290 Somers Road, recently received approval from the Planning and Zoning Commission (PZC) to construct a 7,600 sf addition to an existing building along the site's southern property line. Ms. Houlihan distributed a copy of building elevations and explained that DESCO will revisit the PZC to modify approvals to change the one-story addition to a two-story addition. DESCO will use the new area to relocate office space from another building and use the old space for manufacturing and storage.

Chairman Kelly reminded the commission about the tax abatement granted to DESCO in 2014 for the construction of a 16,000 sf building along the property closest to Route 83. The building was approved for professional office, manufacturing and retail uses, but construction has not occurred nor was the abatement contract signed. PZC approvals are good for five years and statutes allow approvals to be extended for up to an additional 5 years. Given Town Meeting approval and the provisions of the Policy, there may be discretion to proceed with the abatement if construction commences within 10 years.

5. Report: Current Economic Activity

Ms. Houlihan reported that The Ivy at Ellington is on schedule to open this summer. Ms. Houlihan explained that Bolles Motors is gearing up to start a comprehensive rebuild this spring, that KAZ Trucking started construction of a garage and office building on Village Street, and that Windermere Village is building within the last two phases of the multi-family development on Windermere Avenue.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the November 8, 2017 regular meeting minutes

MOVED (BEHRENS) SECONDED (TODD) AND PASSED UNANIMOUSLY TO APPROVE THE NOVEMBER 8, 2017 MEETING MINUTES AS WRITTEN.

2. CEDAS membership renewal for 2018

BY CONSENSUS, THE COMMISSION APPROVED RENEWAL OF CEDAS MEMBERSHIP FOR 2018.

3. Election of Officers

MOVED (TODD) SECONDED (BEHRENS) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER KELLY AS CHAIRMAN FOR 2018. DISCUSSION ENSUED. CHAIRMAN KELLY ACCEPTED THE NOMINATION. NO FURTHER NOMINATIONS WERE MADE.

MOVED (KELLY) SECONDED (BEHRENS) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER TODD AS VICE CHAIRMAN FOR 2018. DISCUSSION ENSUED. VICE CHAIRMAN TODD ACCEPTED THE NOMINATION. NO FURTHER NOMINATIONS WERE MADE.

BY CONSENSUS COMMISSIONER KELLEY WAS ELECTED AS CHAIRMAN AND COMMISSIONER TODD WAS ELECTED AS VICE CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION FOR 2018.

4. Correspondence:
 - a. CT Weekly Agricultural Report – December 13, 2017
 - b. Revised Charter for the Town of Ellington, effective date January 1, 2018

V. ADJOURNMENT:

MOVED (TODD) SECONDED (BEHRENS) AND PASSED UNANIMOUSLY TO ADJOURN AT 7:37 PM.

Respectfully submitted,

Lisa Houlihan, Acting Recording Clerk