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Cc:

ADOPTED

ECONOMIC DEVELOPMENT COMMISSION MINUTES
June 10, 2010
REGULAR MEETING

1. Call To Order

Chairman Deming called the regular meeting of the Economic Development Commission to order at 7:35 AM in the Main Meeting Room of the Simsbury Town Offices. Commission members Kevin Crimmins, Chuck Minor, Nancy Haase, Derek Peterson, Gary Dornbush, Alan Needham and Lou George were present.

2. Approval of Minutes of May 13, 2010

Commissioner Crimmins made a motion to approve the May 13, 2010 meeting minutes as written. Commissioner George seconded the motion, which was unanimously approved.

3. Reports: SMSP, FVVA

Ms. Anstey stated that the next Film Commission meeting will be held next week. They will discuss the Film Festival, which will be held on July 24th, as well as the status of the flyers that went out to schools regarding the youth film contest.

Ms. Anstey stated that the Barn Tour will be held on October 16th. Tulmeadow Farm, Flamig Farm, Holcomb Farm, and tobacco barns will be included in the tour. They will be lunching on the grounds of the Simsbury Historical Society. She stated that barns in other Towns will be highlighted next year.

Ms. Anstey stated that the Farmington Valley Visitors Association will be working with the new facility in South Windsor. She stated that they should be up and running soon; she is hoping that they will be looking for sites and services from them in the Farmington Valley.

Ms. Anstey stated that the Farmington Valley Visitors Association will be funded for FY 10/11 for districts, although it will be at a lower budget. This funding will come from the State.

Regarding Main Street, Commissioner Haase showed the Commission members bookmarks and posters for the Farmers Market along with the new logo that was created. She also showed the supplement that was in the Hartford Courant, which she distributed. This supplement included the Dozen Distinctive Destinations; an article regarding Mom and Pop businesses in Simsbury; the Business Expo; and the Talcott Mountain Music Festival.

Commissioner Haase stated that the Connecticut Main Street Center Awards was held several weeks ago. Simsbury Main Street received an Image Enhancement Award for the National Trust Designation of Simsbury as a 2010 Dozen Distinctive Destination.

Commissioner Haase stated that Main Street was also happy to help get the funding needed in order for Code Studio to come back to Simsbury. The consultant made their presentation of the Town Center Code at the Simsbury Library this week.

Commissioner Haas stated that Main Street continues to work on getting vendors for the Talcott Mountain Music Festival. Also, the Taste of Simsbury will be held on August 26th. TD Bank is the premier sponsor for this event, which will be held at the Riverview.

4. Status of the Charrette

Chairman Deming stated that Code Studio made a presentation of their third and almost final draft to Simsbury last night. There may be several changes to this draft. The draft will then come back to Mr. Peck and be reviewed by various Boards and Commissions. A public hearing will be set and then a vote will be taken by the Zoning Commission.

Chairman Deming stated that several issues came up last night at the meeting. Because Simsbury is not ready to give full authority to the administrators, the consultant suggested that the Town create a consent calendar at Zoning, at which time the application, having met all of the requirements, be placed on the consent calendar and the Zoning Commission could vote on the application without opening it up to further discussion. The only time that the application would go back to the Zoning Commission is if it was not in compliance or if the applicant was looking for a variance. At that point, the Zoning Commission would open it back up for

discussion and determine whether the application would be granted.

Chairman Deming stated that there was discussion at the meeting regarding the maximum building size for the Code. The number needs to be settled on and put into the Regulation as the maximum size; anything over this size would require the applicant to go to the Zoning Commission for discussion.

Chairman Deming stated that the Town has several zoning maps that will need to be attached to the Code prior to going to public hearing. He stated that the Code is close to being done so it can go through the public hearing process and on to the Zoning Commission.

The Commission members discussed Code Studio's presentation and the issue of the Consent Agenda for the Zoning Commission and the process that the Zoning Commission will need to go through.

Chairman Deming stated that two sketch plans are due to come into the Town as applications within the next 60 days. This activity is a direct result from the PAD passage and the significant progress that the Town Center Code is making. Also, he stated that Mr. Peck continues to explore economic development opportunities with Canton and Avon. Ms. Anstey stated that the Farmington Valley Collaborative also continues to meet on a monthly basis.

5. Budget Update

Chairman Deming stated that although he is not sure what the Economic Development Commission's budget is, he will be talking with Mr. Kane to find out what has been allocated to this Commission. Commissioner Haase suggested that Chairman Deming to also find out what other dollars might be in the First Selectmen's budget that may pertain to economic development.

Regarding the budget, Chairman Deming stated that it was Mr. Peck's recommendation not to be members of MHA because money can be used for other things in Simsbury.

The Board discussed Bradley International Airport and the many things that are occurring there. Chairman Deming stated that capacity at the airport is growing; modernization is increasing; and they are laying the foundation to take on even more capacity.

Commissioner Haase stated that this Commission should have a better representation of what their budget is from the Town that is specifically impacting economic development. She stated that the Economic Development Commission also needs to have a discussion regarding what they will do when the Charrette is over and how they might celebrate that.

Commissioner George stated that they also need to talk about a longer term plan for attracting businesses to Simsbury.

6. Old Business/New Business

Chairman Deming stated that the Economic Development Commission does not usually have a meeting in August. He questioned if the Commission members would like to hold that meeting. There were several members who would not be available in August. There was also a suggestion to move the July meeting to July 15th.

Commissioner Haase made a motion to amend the July meeting to be held on July 15, 2010 and also cancel the August meeting of the Economic Development Commission. Commissioner Crimmins seconded the motion, which was unanimously approved.

The Commission members discussed the marketing of Simsbury after the PAD Regulation; the Town Center Code and the Charrette are all in place. They also discussed who has the responsibility of marketing Simsbury. There is still room for significant development in Simsbury.

Commissioner Haase stated that the Charrette, the PAD Regulation and the Town Center Code all work together. Chairman Deming stated that the Commission will have this discussion regarding how to promote what Simsbury has in Town at their July meeting.

Commissioner George stated that this Commission also needs to discuss the Tax Abatement Program. Commissioner Dornbush stated that Simsbury needs to put a 10 year forecast together in terms of where the budget and the tax rate are going to be. Simsbury needs to get its tax rate structure in line to be able to attract people and businesses. He suggested getting a subcommittee together with people who have marketing experience

Chairman Deming stated that he will dedicate the majority of the July meeting to looking at how the Economic Development Commission, over the next three years, can market the Town, how the process works and who might do the work.

Commissioner Peterson stated that Main Street Partnership is a big part of the Economic Development Commission's budget. They do a great job marketing to people who want to move to Town. He questioned how this Commission could work with Main Street in order to get bigger businesses to Simsbury.

Chairman Deming distributed a handout regarding taxes. He stated that that he would like to take this information, taking approximate assessed values and market values, and put this into a PowerPoint presentation and to make this presentation to the Boards and Commissions regarding where the numbers have to go in Simsbury in commercial development in order to move the tax needle.

Commissioner Crimmins suggested speaking with an economist prior to making a presentation to the other Boards and Commission. He does not want people to walk away feeling that the numbers are not accurate. Commissioner Dornbush suggested going first to the Board of Finance to see if they have put a projection together. The Economic Development Commission can then take this information and move forward. The Board agreed to go to the Board of Finance first.

7. Adjournment

Commissioner George made a motion to adjourn the meeting at 9:17 a.m. Commissioner Needham seconded the motion, which was unanimously approved.