

From: Lois Laczko June 14, 2010 10:31:49 AM
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Cc:

ADOPTED

ECONOMIC DEVELOPMENT COMMISSION MINUTES
May 13, 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, Derek Peterson, Gary Dornbush, Alan Needham and Lou George were present.

2. Approval of Minutes of April 8, 2010

Commissioner Crimmins made a motion to approve the April 8, 2010 minutes as written. Commissioner Minor seconded the motion, which was unanimously approved.

Chairman Deming welcomed new member Mr. Dornbush to the Commission.

3. Reports: SMSP, FVVA

Ms. Anstey stated that the Farmington Valley Visitors Association has been very busy. They held a Barn Tour on May 1st, which was very successful. They will be having another Barn Tour, featuring different barns, in October. They are also trying to create lodging packages to sell for the summer.

Ms. Anstey distributed informational packets regarding Dreamride and Farmington Valley discount packages.

Ms. Anstey stated that the Film Commission has gotten their website up and running. They will be having an event where people can submit short films. There will also be a category for trailers for feature films. This event is being held in Collinsville.

Ms. Banco stated that a production company is building in South Windsor; they will be breaking ground in June. This project will be modeled after a company in Albuquerque. This is a full production company. They will also be looking for services in our area; in order to get the tax credit, they will have to use only services in Connecticut.

Ms. Anstey stated that Tourism will be funded for the Fiscal year 10/11. The Regional Tourism offices will be able to continue their work.

Ms. Nielsen stated that they will be holding the Business Capital Expo at the Riverview tonight. Businesses in the Farmington Valley, non-profit organizations and State organizations are all involved. She stated that this event is tailored to get existing businesses some good information and access to capital through technical assistance. She stated that many people will be attending from Simsbury and also throughout the Farmington Valley. She encouraged the Economic Development Commission members to come out to attend this event and help out.

Ms. Nielsen stated that Main Street is working on the Talcott Mountain Music Festival, which is held in June. Main Street is handling the vending on site. They are also putting together packages regarding off site vending.

Ms. Nielsen stated that the Farmers Market will begin June 3rd and will run for 21 weeks. This helps existing businesses and farms; it draws 20,000-30,000 people during the season.

Ms. Nielsen stated that the Taste of Simsbury helps restaurant tours in the Valley. This is the second year for this event. It will be held on August 26th at the Riverview.

Ms. Nielsen stated that Main Street continues to work on the restoration at Eno Memorial Hall. They have received a grant in the amount of \$90,000 to help the Town. They also received \$10,000 from Hoffman Auto Group. She stated that the Design Committee, Chaired by Emil Dahlquist, is working on the interior painting scheme, floors, a unisex bathrooms to name just a few.

On June 7th, Ms. Nielsen stated that the Town of Simsbury will be receiving two awards. One award is for the Charrette for community census building and the other is for the Dozen Distinctive Destinations as the image enhancement campaign.

4. Presentation of Potential Development, Grist Mill West Street

Mr. Peck state this may be the first PAD application submitted to the Town. He stated that he is trying to get the Design Review Board and Planning

Commission to meet jointly to discuss this project.

Mr. Jeneko of Land Works Development stated that the Incentive Housing Zone study discusses this site. The Plan of Conservation and Development also highlights this site as a special area and talks about it as mixed use. He has also looked into the Charrette process and gathered information from that process. Mr. Jeneko reiterated many statistics that came out of the Charrette with regard to this site.

Mr. Jeneko stated there are three sites together throughout this project. He stated that they have discussed how to make the parking work, although they continue to study the ratios. There will be linear residential housing on the first site. The other two sites have interesting opportunities; he envisions parallel parking on the streets with a canopy of trees.

Mr. Jeneko stated that he has already brought this plan to the Zoning Commission for an informal discussion. Their reaction was positive. He stated that refining this project is an ongoing commitment. On the first site, there is a restaurant and office. The parking can be accommodated because of the different hours of each company. He stated that the cul-de-sac will be eliminated to become a walking path. Regarding the townhomes, he would like to make both the backs and fronts of the buildings be similar in order for them to look good from West Street.

On the other two sites, Mr. Jeneko stated that he wants to create a downtown feel with the townhomes. Some of the features on the buildings will include stone, balconies, and stone columns. He stated that the target market for these townhouses is workforce housing. He would like to create something that is affordable but also created to look nice for the Town.

Mr. Jeneko stated that these plans are still in development. This project will be approximately \$25 million. This will be a tax positive development for Simsbury. The conceptual plan shows about 20 townhomes and approximately 80 apartments.

Commissioner Needham questioned what the target market for the homes would be. Mr. Jeneko stated that this is higher end product in terms of quality; they are one and two bedrooms. They are not targeting large families.

Commissioner Needham questioned when the work would start on this project assuming all of the approvals are gotten. Mr. Jeneko stated that they would like to start soon on the whole project. He stated that he has submitted a schedule to Mr. Peck.

Mr. Jeneko stated that there are not a lot of areas in Simsbury to create a large scale mixed use development. He stated that he does not want to create competition for other office products in Town. He feels that this community needs smaller housing, which this is. He is hopeful that people will live in this housing and work close by so they can walk.

Mr. Dornbush questioned how many rental units there would be. Mr. Jeneko stated that they will have 75-80 rental units and 20 townhomes. Mr. Difatta stated that he is excited how this project is moving forward. He feels that it also accomplishes what the Town is looking for.

Commissioner Crimmins stated that it might be possible for people to get across Hopmeadow Street through existing crosswalks. Mr. Jeneko stated that this is something that can be explored. He would like to see people walking to the high school and to the Town Center.

5. Status of the PAD and the Charrette

Mr. Peck stated that the PAD Regulation was approved by the Zoning Commission. The Regulation is on the Town website.

Mr. Peck stated that Code Studio will be back to Simsbury in June. He is hopeful that the final document will get to the Zoning Commission in early June and adopted sometime in July.

6. Budget Update

There was no report.

7. Metro Hartford Alliance Membership

Mr. Peck stated that there is no money in this budget for Metro Hartford Alliance. Chairman Deming stated that basic membership is approximately \$4,300 a year. This price is based on the number of residents in Town. For the last two years, the EDC has gone to the First Selectmen and requested that the Board of Selectmen come up with this money.

Mr. Peck stated that he feels money is needed to do things locally. There was a consensus on the Commission not to ask the Board of Selectmen to fund Metro Hartford Alliance.

8. Old Business/New Business

Commissioner Crimmins stated that there is a company that has approached

the Town about moving their headquarters to Simsbury and to make significant use of the Performing Arts Center. He stated that they have also been talking with the Performing Arts Commission. Chairman Deming stated that this is strictly preliminary.

9. Adjournment

Commissioner Crimmins made a motion to adjourn the meeting at 8:45 a.m. Commissioner Minor seconded the motion, which was unanimously approved.