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Economic Development Commission
Wednesday, June 22, 2022
5:30pm
Virtual Format Only

REGULAR MEETING AGENDA

Call to Order

1) Minutes of April 27, 2022

2) Presentation: Development Update, George McGregor, Planning Director

3) Stakeholder and Liaison Updates
   a. Main Street Partnership
   b. Chamber of Commerce
   c. Zoning
   d. Design Review
   e. Sustainability
   f. DEI Council
   g. Development Projects
   h. Other

4) EDC 2021-2022 Work Plan Discussion and Assignments

Adjournment
Economic Development Commission
Regular Meeting
Minutes

Wednesday, April 27, 2022 at 5:30pm
Held Virtually via Zoom

Call to Order
The meeting was called to order by Chairman Bob Crowther at 5:34pm. Commission members Charmaine Seavy, Brooke Freeman, and Tom Earl were present. Staff members in attendance included Maria Capriola, Town Manager and Tom Fitzgerald, Management Specialist. Sarah Nielsen, Executive Director of the Simsbury Main Street Partnership, Rick Brush, Nicole Kodak and Cheryl Cook, were also present.

1) Minutes of February 23, 2022
Mr. Earl made a motion to approve the minutes of February 23, 2022 as presented. Ms. Freeman seconded the motion. All were in favor and the motion passed unanimously.

2) Presentation: Diversity, Equity and Inclusion Council Housing Sub-Committee
Members from Simsbury’s Diversity, Equity and Inclusion Council’s Housing Sub-Committee joined the Economic Development Commission to lead a discussion about housing and diversity of housing in Simsbury. Ms. Cook, Ms. Kodak, and Mr. Brush led the group in a discussion on inclusive housing in Simsbury and how housing and economic development are connected.

3) Stakeholder and Liaison Updates
   a. Main Street Partnership
      Ms. Nielsen updated the group on outdoor dining in Town. Ms. Nielsen stated she is giving a cell phone coverage update to the Board of Selectmen at their May 9th meeting. There was discussion on the marketing project.

   b. Chamber of Commerce
      Mr. Crowther gave an update on the latest Government Affairs Committee meeting where the economic value of the greenway was discussed.

   c. Zoning
      None

   d. Design Review
      Mr. Crowther said there have been several meetings over the last few weeks.
e. **Sustainability**
   Mr. Crowther said they are working on assembling all the items needed for the application that is due in August.

f. **SPIRIT**
   Mr. Earl said the SPIRIT Council updated their name to the Diversity, Equity and Inclusion Council. Mr. Earl said they have several sub-committees but he has been focusing on the housing sub-committee as of late.

g. **Development Projects**
   Mr. Earl and Mr. Crowther talked about a development project in town; Ms. Capriola said she will look into getting an update for the group.

h. **Other**
   None

4) **EDC 2021-2022 Work Plan Discussion and Assignments**
   - Mr. Crowther said the marketing work plan was discussed earlier in the meeting with the Main Street Partnership update.
   - Mr. Crowther informed the group that Business Outreach visits are resuming with multiple meetings coming up. They are a way to introduce the new Director of Planning to local businesses but also for EDC members and Town Staff to get to know the businesses and have in depth conversations about doing business in Simsbury.
   - Mr. Crowther discussed with the group of possibly having the Chamber website, Main Street website and Town’s EDC webpage all connect together. Ms. Seavy said that should be done with links on the webpages. Ms. Freeman described a project of bringing uniformity to website links or bringing an outline or plan on how to approach that task.

**Adjournment**
Ms. Seavy made a motion to adjourn the meeting at 6:45pm. Mr. Earl seconded the motion. All were in favor and the motion passed unanimously.

Respectfully submitted,
Tom Fitzgerald
Management Specialist
## BY THE NUMBERS

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Total Planning Department Permits/Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 17-18</td>
<td>$1,220,385</td>
</tr>
<tr>
<td>FY 18-19</td>
<td>$1,278,958</td>
</tr>
<tr>
<td>FY 19-20</td>
<td>$753,727</td>
</tr>
<tr>
<td>FY 20-21</td>
<td>$1,339,359</td>
</tr>
<tr>
<td>FY 21-22 (through April)</td>
<td>$643,817</td>
</tr>
</tbody>
</table>
RIDGE AT TALCOTT MOUNTAIN

- 269 Units completed (of 299)
- 31 remaining
- Commercial shell building 1 complete
- 8,800 sf.ft. Commercial shell building 2 under construction
MITCHELL VOLKSWAGEN
416 HOPMEADOW
IRON HORSE INN

- 969 Hopmeadow St.
- 25 Apartment Units
TALCOTT MOUNTAIN SELF-STORAGE - 34A HOPMEADOW

55,000 sq.ft
+-300 storage units
MCLEAN—75 GREAT POND RD
(50 SARAH LANE)

54 Residential Units on
The McLean Campus
UCONN HEALTH—ANDY’S CENTER SHOPS 828 HOPMEADOW

- UCONN Health
- Medical Offices
- 12,000 sq.ft.
BARBER COVE 32-36 IRON HORSE BLVD.

- 175 multi-family residential units
TRACTOR SUPPLY - 1603 HOPMEADOW ST.

- 19,758 sq.ft. retail main building
- 13,000 sq.ft outdoor display
SELECT SMALL BUSINESS STARTS

Groomingdale’s Simimore Sq.

CLEAN JUICE

1195 Hopmeadow

A Spoonful of Britain-Railroad St.

La Joya-Andy’s Shops

Le Banh Patisserie
Simimore Sq.

WORDSMITH BOOKSHOP
A COMMUNITY SPACE IN SIMSBURY, CT
COME FIND WHAT YOU WEREN’T LOOKING FOR

100 Grist Mill Open Soon!
FUTURE PROJECTS-THE ETHEL WALKER SCHOOL

- +35 dormitory units
- 25,000 sq.ft.
LAND USE COMMISSION ACTIVITY

- Planning Commission-POCD Updates
- Open Space
- Affordable Housing
- Fiscal Impacts
- Language Revisions

- Zoning Commission-Review
- Accessory Dwelling Units
- Cannabis Establishments
- Sign Ordinance Review
TOWN OF SIMSBURY OUTREACH

- EBAD
- Dyno Nobel
- Mitchell Auto Group
- Fitzgerald's
- BWM Skating Center
- Curaleaf
- West Street Wines
- Phase Zero
- DE Jacobs
<table>
<thead>
<tr>
<th>Work Stream</th>
<th>Task</th>
<th>Person/People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marketing</td>
<td>Complete marketing materials refresh for tourism, real estate, and business recruitment purposes.</td>
<td>Brooke Freeman, Charmaine Seavy, Staff: Sarah Nielsen</td>
</tr>
<tr>
<td>Business Outreach</td>
<td>Continue to conduct business outreach with large businesses.</td>
<td>Bob Crowther, Charmaine Seavy, Tom Earl, Ron Jodice</td>
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<tr>
<td></td>
<td>Implement visitation program for EDC members with smaller and medium sized businesses. <strong>NEW</strong></td>
<td>Staff: Maria Capriola, Melissa Appleby, Tom Fitzgerald</td>
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<td></td>
<td>Collect and track feedback.</td>
<td></td>
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<tr>
<td>Business Outreach</td>
<td>Create welcome letter and/or packet for new businesses, collaborating with key stakeholders. Reach out to new businesses monthly.</td>
<td>Carrie Meckel, Staff: Town Manager’s Office, Sarah Nielsen, Morgan Hilyard</td>
</tr>
<tr>
<td>Business Outreach</td>
<td>Continue EDC member shadow program for development projects.</td>
<td>Tom Earl, Staff: Planning Director</td>
</tr>
<tr>
<td>Support Entrepreneurs</td>
<td>Create updates to the economic development portions of the Town’s official website. Once complete, conduct quarterly audit of information for relevance and accuracy.</td>
<td>Brooke Freeman, Charmaine Seavy, Staff: Melissa Appleby, Business and Career Center Coordinator</td>
</tr>
<tr>
<td>Support Entrepreneurs</td>
<td>Support infrastructure for entrepreneurs. Promote access to business resources, information, and infrastructure.</td>
<td>TBD, Ron Jodice, Staff: Business and Career Center Coordinator</td>
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</tbody>
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