

KILLINGLY ECONOMIC DEVELOPMENT COMMISSION

Regular Meeting
Tuesday, November 3, 2015
Killingly Town Hall
Conference Room 102
172 Main Street
Killingly, CT



Dale Desmarais, Chairman, called the meeting to order at 5:11 PM.

1. Roll Call:

Members Present: Dale Desmarais, Bill Cheng, Mark Tillinghast, and Steven Gilbert. Rand Joly was absent with notification. Kevin Cole was absent. John Hallbergh absent with notification.

Others Present: Craig & Beth Porter, Cerreto Associates; John Sarantopoulos, Town Councilor; Elsie Bisset, Economic Development Director and Judy LaRoche, Recording Secretary.

Chairman Dale Desmarais appointed Steven Gilbert a voting member.

2. Approval of Minutes:

MOTION to accept the minutes of the Regular Meeting of October 6, 2015 was made by Bill Cheng. It was **SECONDED** by Mark Tillinghast. The voice vote was **ALL IN FAVOR**. A **MOTION** to accept the minutes of the Special Meeting of October 21, 2015 was made by Bill Cheng. It was **SECONDED** by Steven Gilbert. The voice vote was **ALL IN FAVOR**.

3. Correspondence – None

4. Citizen's Participation – John Saratopoulos asked about the Compressed Natural Gas station. Is Frito Lay going to buy the Poludniak property? Dale responded that he believed the sale was in the works but didn't think the CNG station would be located there.

A **MOTION** was made by Bill Cheng and **SECONDED** by Steven Gilbert to move item 6a before item 5. The voice vote was **ALL IN FAVOR**.

6. New Business

- a) Incentive application – Discussion & Recommendation – Craig Porter, of Cerreto Associates; a specialized electrical contractor, has purchased 535 Davis Road, formerly owned by Tillinghast Lumber and submitted an incentive application to the Commission. Craig spoke about his plans for the property. Many renovations are underway right now, a new roof, water and sewer connections as well as lighting improvements and cleaning up the landscaping. They will be also be putting on vinyl siding. Craig started the business at his parent's house on Pettingill Road. The business presently takes care of lighting for 125 shopping centers in CT, MA, RI and NH, the first one was Killingly Commons. He has 3 full time employees and may be looking for new hires soon. They're also planning to get an apprentice from Ellis Tech. The building suits his needs well and he is glad that he could stay in Killingly to grow his business. A **MOTION** to recommend the fixing of assessments for a 50% reduction for the maximum of three (3) years for the property located at 535 Davis Road was made by Bill Cheng. It was **SECONDED** by Steven Gilbert and the voice vote was **ALL IN FAVOR**. Elsie will write the memo to the Town Manager.

5. Unfinished Business

- a) Economic Development Trust Fund – The beginning balance of the Trust Fund as of October 1, 2015 was \$253,669.42. The interest for October was \$93.82. The balance as of October 31, 2015 is \$253,763.24.
- b) Update of Projects
- A field trip to Web Industries with KHS Career Center students introduced them to manufacturing
 - Lynn Herklots has reopened ARTicles in Dr. Herklot's former office on Westcott Rd.

- The Symbol Mattress building is presently vacant. The building inspector and fire marshal did a walk through and made recommendations for repairs to prepare it to be leased.
- QVCC hosted the groundbreaking for the 10,000 SF Advanced Manufacturing Center.
- Town Fair Tire opened October 2nd and we're currently waiting for date to do a ribbon cutting.
- Town Council approved a resolution to offer tax abatements/incentives to Fuel Cell Energy subject to selection of a site in Killingly, legal review and the formal tax incentive agreement.
- Town Council approved a resolution to send an ordinance to town meeting next week for the purchase of the John Tighe building on Main Street. An agreement was negotiated for \$85,000 plus back taxes and current taxes; environmental assessment for lead and asbestos; and some of the cost of remediation if enough funds are there.
- A site plan review at staff level for 36,000 SF expansion at Spirol has been approved.
- Phoenix Gym, formerly located in Risom Mill, is moving to 42 Mechanic Street, in the former plumbing supply location.
- Dale said the Frito Lay office is finally complete and they're moved in. There will be a 4 day shut-down to change cranes in November.
- Dale mentioned that the Dennis Lemery Fire Training Facility is being rented for training by people as far away as Western CT. Bill asked if they use it to train civilians with work related issues. Dale said it is more work related training for welders and such.

c) Downtown Discussion – Continuation of the discussion from last month's meeting. Mark said he heard people at the polls speaking about the Tighe building and what he heard was positive. Elsie spoke about benchmarks/ goals for downtown. A consultant from Westport, from an historic architecture and redevelopment firm, walked Main Street with Elsie and gave objective ideas. He was impressed with the existing architecture and discussed ideas for the Tighe building. His opinion is that it is a positive move for the town to acquire this building and assist in its redevelopment. The Commission will continue to talk about general goals of redevelopment for the whole town not just downtown. Someone from EDC should attend the Law Enforcement Strategies meeting on Thursday to convey that both KBA and EDC support increased law enforcement.

7. Liaison Reports –Bill reported that there was no open space meeting.

8. Commission Member Reports – Elsie said that Planning & Zoning will continue to go over map changes following the POCD. Bill Cheng mentioned signs for the Chamber off the highway. Elsie said we only are allowed 2 signs for economic development and we need to request a text amendment for two more. We will put it on next month's agenda. John Sarantopoulos said the best thing for downtown would be to acquire Dudek's property to complete Water Street.

9. Adjournment

A **MOTION** was made by Bill Cheng to adjourn at 5:55 PM. It was **SECONDED** by Steve Gilbert. The voice vote was **ALL IN FAVOR**.

Respectfully submitted,

Judy LaRoche
Recording Secretary