KILLINGLY ECONOMIC DEVELOPMENT COMMISSION

Regular Meeting
Tuesday, July 2, 2019
Killingly Town Hall
Conference Room 102
172 Main Street
Killingly, CT

Mark Tillinghast, Chairman, called the meeting to order at 5:02 PM.

1. Roll Call:
   Members Present: Mark Tillinghast, Bill Cheng, Joyce Ricci and Todd Cooke. Dale Desmarais and Kevin Cole were absent with notification.

   Others Present: Lynn LaBerge, Town Council; Ann-Marie Aubrey, Planning & Development Director; Elsie Bisset, Economic Development Director and Judy LaRoche, Recording Secretary.

   Mark Tillinghast appointed Joyce Ricci as a voting member.

2. Approval of Minutes:
   A MOTION to accept the minutes of the Special meeting of March 12, 2019 was made by Joyce Ricci. It was SECONDED by Bill Cheng. The voice vote was ALL IN FAVOR.

3. Correspondence – None

4. Citizen’s Participation – None

5. Unfinished Business

   a) Economic Development Trust Fund – The beginning balance of the Trust Fund as of June 1, 2019 was $158,477.50. The interest for June was $54.71. The balance as of June 30, 2019 is $158,532.21.

   b) Update of Projects

      • Symbol Mattress has been sold and will announce new owner when notified.
      • Comfort Inn was sold to Killingly Wyndham LLC for $6.7 M. The restaurant is a separate parcel and was not included in the sale.
      • J. Gibson McIlvain sold for $1M to At salis Bros Painting out of Massachusetts.
      • Elsie passed around a list of recent sales on commercial and industrial in the last 9 months. She also gave The Bulletin a list of available properties.
      • Sigfridson, who purchased the former Spirol building on Lake Rd, is available for lease.
      • Joyce said that Archambault Insurance is moving to the old AIC location across from the Benny’s property on North Main Street. The property is owned by National Redevelopment, LLC.
      • Ballowville Mill was in the CT Historic Preservation magazine, advertised for sale.
      • KBA had a night meeting at New York Pizza and they now meet at Killingly Public Library for the regular meetings. They just got 6 new members this month. Some of the KBA members sponsored a planter; they planted them and will take care of them. The Town doesn’t support KBA anymore in the budget and they’re self-sustaining.
      • Danielson Airport Open House was a successful event. Todd went and thought it was a good event. Small scale, but, it could be bigger. Discussion and ideas were given.
      • The annual concerts in the park put on by Recreation are starting next Thursday in Davis Park.
      • CT East Magazine covers the eastern district and is published quarterly with articles and this quarter there is an ad from TOK EcDev.
      • Spirol had a ribbon cutting and tours for the new addition.
      • Bill has organized a real estate group and they had a breakfast meeting at Ellis Tech.
      • The Mill at Killingly Apartments brochure was passed around. Discussion followed and it was suggested that EDC should request a tour.
- Facades are on Raheb's building today and will be starting on the 140 Main Street roof soon.
- Mark asked about the signs on the fence near the 6/12 intersection. The property belongs to the State DoT and we have no control locally.
- Bill asked about the vacant lot near the Post Office where the fire was. Ann-Marie heard there was a bidding war for the property, although it hasn't been sold yet.
- The Town is presently in court to have 11 Maple Street taken down. Owner doesn't want to demo it, but, hasn't brought in any plans for it yet.
- The property that had the fire on Franklin Street is still structurally sound and also dealing with insurance issues.
- Elsie asked Ann-Marie to update the PoCD. She has gone through most sections and she will try to get things into graph formats to make it easier and user friendly. Next meeting will probably be July 22nd. It should get to council by October or November.

6. New Business

a) Fixing of Assessments Application Review & Recommendation – 100 Main Street – Owner did not show up. It doesn’t have to be approved until September to go to Council. We can have a special meeting on August 6th. Elsie will check with owner and let EDC know.

b) Workforce & Education Discussion - How do we attract employees? Bill said we need to let BOE know what is needed. Locally, our businesses can’t find qualified employees in the trades. Discussion followed. Joyce said the minimum wage bill has exemptions. Teenagers wouldn’t have to be paid the minimum. Do we want to carry this over to the special meeting? We need to match what’s being taught to what's needed in the area industries. It’s always changing. Other items mentioned were School to Career and consolidation of schools in the future. Joyce said she thinks someone from School to Career should come. Elsie will ask Steve Rioux what the result was of the school Strategic Plan. We can look at their document individually, then, have them come after that and speak with us. It's also needed for PoCD.

7. Liaison Reports – Lynn LaBerge was kind enough to report on recent Council happenings.
   - At a recent Council meeting, taxpayers approved transferring $293,662 to the BoE non-lapsing account.
   - Council reviewed the draft report from the Charter Revision Commission. They voted not to accept the first change. Town-wide voting for the chair and asked for a small change on two others concerning citizens being able to serve on more than one board or commission and only one regulatory position and increase the number of signatures needed for a petition from 150 to 250.
   - They set the date of July 9th for two public hearing items: One for the sale of the armory and the other for the sale of property at the industrial park.
   - A presentation was given to the Council by Titan Energy for solar energy opportunities on school and municipal buildings. There are different areas where panels can be placed: rooftop, ground and carport. GreenSkies will cover all costs.

8. Commission Member Reports – Bill Cheng said there was no meeting for Open Space. September 10th is the next meeting of realtors in North Windham. Attendance has been increasing each time. Plainfield wants to sponsor one also.

9. Adjournment

A MOTION was made by Bill Cheng to adjourn at 6:39 PM. It was SECONDED by Todd Cooke. The voice vote was ALL IN FAVOR.

Respectfully submitted,
Judy LaRoche
Recording Secretary