KILLINGLY ECONOMIC DEVELOPMENT COMMISSION

Regular Meeting
Tuesday, September 3, 2019
Killingly Town Hall
Conference Room 102
172 Main Street
Killingly, CT

Mark Tillinghast, Chairman, called the meeting to order at 5:06 PM.

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

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

   Joyce Ricci was appointed a voting member.

2. Approval of Minutes:
   MOTION to accept the minutes of July 2, 2019 was made by Bill Cheng. It was SECONDED by Joyce Ricci. Elsie noted that in the Update of Projects, it was stated incorrectly that J. Gibson McIlvain sold for $1M to Atsalis Bros. Painting out of Massachusetts and it should be amended as Michigan. Bill Cheng made a MOTION to accept the minutes as amended. It was SECONDED by Kevin Cole and the voice vote was ALL IN FAVOR.

3. Correspondence – None

4. Citizen's Participation – None

A MOTION was made by Bill Cheng to move item 6a before item 5. It was SECONDED Joyce Ricci and the voice vote was ALL IN FAVOR.

   a) Fixing of Assessments – Application Review & Recommendation – 100 Main Street – Christopher Brisson, of Sovereign Realty, gave an overview of the project and the improvements made. The building is being restored to a 4-unit property. Roof is being done right now. Ripping off 2 roofs and putting a new one on the original. All the tin ceilings are still there and in good shape. New electrical in whole building. Put blocking in the basement for fire rating. Kevin Cole made a MOTION to recommend the maximum incentive for this project to the Town Council. It was SECONDED by Bill Cheng and the voice vote was ALL IN FAVOR.

5. Unfinished Business

   a) Economic Development Trust Fund – The beginning balance of the Trust Fund as of August 1, 2019 was $158,596.71. The interest in August was $58.66. The balance as of August 31, 2019 is $159,140.41.

   b) Update of Projects
      - The 140 Main Street roof replacement, which was part of the façade program, is finished. With money not spent on the roof, they'll do some other façade work.
      - We didn't receive any development proposals for 140 Main Street. Elsie spoke with Mary Calorio and they're going to get a cost estimate for environmental remediation. Hopefully, it will give more information about the building. If members have any ideas, let her know. Discussion
followed. Bill explained how people look at commercial real estate. Most people figure whether the end-product will be worth the investment. Mark asked if doing the study and knowing the cost of remediation would be worth the price in the long run. Kevin said if it’s like $200K for remediation, no one will buy it, so, it might be better to tear it down and sell the lot. But, it is responsible to get a cost estimate to have it figured out.

- Facades are mostly finished.
- KHS is having a career day on October 29th.
- Wednesday, September 18th is a Killingly Business Association mixer from 5 PM to 7 PM at ReMax Bell Park along with Northstar Mortgage and Deb’s Place.
- There’s a new consignment store, Threadz, located on North Main Street near Aces Defense.
- Miyoshi purchased the land behind Winchester and is expanding 39,000 square feet.
- The Savings Institute, which has been purchased by Berkshire Bank, has donated their Tom Menard painting of Killingly to the town hall.
- Elsie wanted to let the Commission know that she has applied to The Last Green Valley for their Community Enrichment grant. She submitted for brownfields’ assessments. The match will be $2,500 and would have to come out of the trust fund. We’d hire a LEP for a Phase I assessment. If we can do more than one property; even better. We will need to call a special meeting to vote to use the trust fund to match the grant, if it’s awarded to us. We’ll know by the end of September.
- Bill Cheng has been reappointed to the Commission until 2024.
- Elsie has been appointed by council as the Killingly tourism representative.

6. New Business

b) Election of Officers – Joyce Ricci made a MOTION to retain the current slate of officers: Mark Tillinghast as Chair; Bill Cheng as Vice Chair and Kevin Cole as Secretary. It was SECONDED by Kevin Cole and the voice vote was ALL IN FAVOR.

c) Rules of Procedure – No changes

d) Approval of 2020 Meeting Dates – A MOTION to approve the dates was made by Joyce Ricci and SECONDED by Kevin Cole. The voice vote was ALL IN FAVOR.

e) 2018 – 2019 Annual Report – Review & Approval – A MOTION to approve the Annual Report was made by Kevin Cole and SECONDED by Joyce Ricci. The voice vote was ALL IN FAVOR. Bill Cheng suggested a report of commercial and industrial sales at each meeting.

f) Workforce and Education – Discussion- in the packet was the High School Profile, the draft School District Advancement Plan, along with the Killingly High School Continuous Improvement Plan (2017-2020). By the 25th of September, the Board of Education accept it. Discussion on interactions between the community and the school district followed. Elsie will speak to Donna Grant, KHS Career Center Director.

7. Liaison Reports – Bill Cheng reported no meeting for Open Space.

8. Commission Member Reports – None.

9. Adjournment

A MOTION was made by Bill Cheng to adjourn at 6:25 PM. It was SECONDED by Kevin Cole. The voice vote was ALL IN FAVOR.

Respectfully submitted,

Judy LaRoche
Recording Secretary