

**THOMASTON ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
MONDAY, October 17, 2016 at 7:00 PM
SELECTMAN'S CONFERENCE ROOM**

Members Present: Rich Sileo, Matt Stancavage, Mike Madow, Lissa Jennins, Joe Hartz, and Jeremy Leifert (Staff Personnel to EDC Commission)

Others Present: Paul Yoos

Rich Sileo called the meeting to order at 7:06 PM.

Minutes:

A motion was made by Mike M. and seconded by Joe H. to accept the minutes from the meeting of September 12, 2016. Motion passed unanimously.

Communications:

- Nothing to report

Old Business:

1. Available property listings:
 - Jeremy L. noted that there have been no new properties added to the list but a few properties can be removed from the list.
2. Tax incentive Ordinance Revision Discussion:
 - Jeremy L. shared a copy of the City of Middletown's current Tax incentive outline. Discussion ensued.
 - Rich S. noted that the State of CT has broadened the scope of the tax ordinance and stated that if we are going to revise our current TIO, we should take the time now to broaden our incentive framework.
 - Mike M. suggested that we include incentives for Residential properties that meet the proper criteria.
 - Jeremy L. is going to reach out to the Waterbury Development Corp and to Regional EDC Commissions for assistance.
 - Joe H. suggested that commission members review the new state guidelines and be prepared for discussion at November's meeting.
 - Rich S. wants to be sure that we create a transparent document that is clear and fair to all interested applicants.
3. Gateway Signage:
 - Jeremy L. continues to work with the State of CT to find a location for the sign.
 - Matt S. Handed out Sign quotes to be reviewed – Discussion ensued.
4. Business Introduction Letter:
 - The introduction letter was reviewed by the Board of Selectman and accepted with a few slight changes.

A motion was made by Matt S. and seconded by Mike M. to accept the finalized Business Introduction Letter and to make it available in the Building and Land Use Office as amended to switch the town seal with the town logo at the top of the page. Motion passed unanimously.

5. EDC Grant Denial Communications:

- Nothing to report

New Business:

1. P&Z Update:

- Jeremy L. updated the commission on the potential zone change for Hill Road and Route 254 properties. Discussion ensued.

2. CERC Economic Development Training:

- CERC will be conducting EDC training in the Lena Morton Room on December 12, 2016 from 7:00 pm – 9:00 pm.

Business Happenings:

- Cumberland Farms is now open for business at their new location on the corner of Watertown Road and South Main Street.
- Super Fly - now located at the top of North Main Street is looking for a new location in Thomaston that can offer them more retail visibility.

Subcommittee Reports:

1. Video and Website Development:

a. CGI Town Welcome Video:

- Joe H. updated the commission on the recent 2 day video shoot.
- Joe H. thanked Mike M. And Lissa J for their help and team effort.
- Joe H. noted that they got a lot of great drone footage.
- Joe H. forwarded CGI's website template to the 1st selectman and the Web site developer so it can be incorporated into the new town's website design.
- A draft of the new videos is expected to be complete within the next month.

b. New Town Website:

- Rich S. noted that the first mockup has been completed and is currently being reviewed.

2. Downtown Development:

a) Town Center Plan Committee Outreach:

- The committee is still being formed at this time. It will report directly to the Board of Selectman and will meet quarterly.

3. Business Relations:

- Mike M. noted that he was able to reach out and talk to several business owners while doing the Video footage.

Public Comment on Agenda Items Discussed:

- Paul Yoos suggested a possible location for the welcome sign on South Main Street.
- Paul Yoos expressed his concern regarding the zoning issues with Hill Rd. and 254 properties.

Adjournment:

A motion was made by Lissa J. and seconded by Mike M. to adjourn the meeting at 9.00 PM. Motion unanimously passed.

Respectfully Submitted,
Matthew Stancavage, EDC Secretary