

EDC Recording

Called to order

Starting with item C in Old Business

Peter top 5 potential TIF districts. Narrow down to mall and industrial park.

Michael Ciriello put a map together that shows industrial park and Thompsonville area.

Michael gives details-looked at tax details and carved out area that is 6% of the total grand list with room to expand to other areas. Hazardville and the north end captured would add to that percentage. There is tremendous development potential. Tying the three together with the river would be a package to capitalize on. A set of goals and objectives need to be figured out after adopting the map.

Crossing the barrier of 91 will get people to the proposed featured areas

In order to make the industrial area a 24/7 area, there needs to be recreation added in. Tying it together physically and mentally with the river will help facilitate this. The theory is for the areas to work together as a single unit. Proposes a midtown greenway between Hazard Ave and Elm St.

There is a figurative credit for developers that come in and develop according to our "vision". They will receive an incentive for contributing to the future use.

Geographically we are in an ideal place, and need to make what we have better.

There is a massive change in retail happening beyond our control. For now a suggestion would be to strengthen the center of the retail district.

Report from Windsor Locks is brought up. We would have to model the tax increment financing policy.

Needs to be translated into something that the public and Council understands, so we need to create visualizations next.

The scope of this project needs to be realized by an adopted goal. Some examples of improvements in each one of the zones will help translate it. A draft policy should come out of the committee.

Mobility is a serious piece in the plan.

Codes are forthcoming, and a guide to this project can limit the challenges.

Connecting discreet active and passive recreational areas has worked for decades. Some of the recreation areas need to parallel roadways. Making the crossing of Enfield Street less daunting is a piece of making this a walkable community. A TOD public outreach campaign would be highly beneficial.

An RFP for the transit oriented master plan has just been submitted.

In two meetings a draft of the policy and the visual map should be ready. It will take a few meetings to do the work.

Being prepared as a town will help establish domain versus what the state would take if they make the plans themselves.

## Report from Development Services

Peter-the entire report is included so that the committee can see what the Council gets.

Winstanley is moving forward, the owner of 215 Moody Road is ramping up renovations and ready to put large monetary and physical investments into it. Carris Reals is interested in expanding their operations. They want to stay in town. A consultant will be selected by RFP by a small board. There will be a public hearing on March 6 for the CDBG program which we anticipate reapplying for-housing rehab purposes.

Party City is moving into the mall.

Budget for last year is presented in packet.

More media presence is needed on public access and it needs to be budgeted for. An idea would be to approach Comie Buanno to see how much extra it would cost to utilize his resources to produce some short media clips about economic development.

Economic Development is doing the Home Show again this year. It was very worthwhile last year and is expected to be larger and more successful this year.

### Public Comments:

Questions and Discussion on Riverfront property, TIF project, responsibilities, and benefits.

Higher density is not required to reinvigorate Thompsonville but there will be a bigger monetary return if there is.

There is a discussion on single vs. double tracking and the repair of the bridge over the Connecticut River's role.

Bryan Chodkowski sets the meeting back on track with explaining the TIF project. The money captured by it is to be spent in the same area. A project has to be designed behind it.

There will be a public hearing concerning the TIF before it is adopted. All pertinent information will be available beforehand.

Bryan presents TIF examples that he has had experience with.

Meeting is adjourned.