

Willington Economic Development Commission

Meeting Minutes –February 9, 2022

Members In Attendance: Cheryl Mitchell, Matt, Clark, Mike D’Amato, Richard Maloney, Samantha Hills, Bill Rankin, Ralph Tulis

Meeting called to order at 6:30 PM.

Public Participation

N/A

Approval of Minutes

Cheryl Mitchell made a Motion to approve the minutes of January 12, 2022; Matt Clark seconded; Motion carried

Old Business

Special Development District

Planning & Zoning, Special Development District is scheduled to have their first meeting in March; they reviewed draft and went through major parts and workshopped the language. It has been referred to CROG so P&Z will be opening the hearing and hearing from the public at that point. Mike did send draft out to a few contacts in the development community for a critical review based on the fact that these contacts will be the users and there were a couple of key comments that he feels were very well stated. The review and draft will have a couple of changes when it goes over to Planning & Zoning that he feels are necessary to align with what the market is doing and how these projects really need to be constructed. He feels it will be a very good process. The meeting will be Tuesday, March 1st. That will be when they open the hearing. Mike will send a copy of the revision which incorporates changes Mike has made after receiving some of the comments. Rich Maloney indicates this is the second or last phase of what we are thinking about as far as zoning regulations. We have worked on the design commercial district. We have worked on the South Willington Village and now we have got this Special Development District that can move around town as it is appropriate. There has been a lot of activity the last few months.

Railroad Project

F&F Concrete has purchased a piece of property. Phil had apologized but Bill indicated he understood due to confidentiality, etc. F&F Concrete are a 4th generation concrete company located in Plantsville, CT. Owned by a Lauren Forgione (sp?). Bill met with her down at the site and discussed her plans and filled her in on some of the benefits of working with EDC Group, which she welcomes. She wants to develop the land. Part of that will be to bring in raw materials for her business. (that go into concrete, Canada oriented) She would like to meet the

town but before that Bill is meeting with her at her Plantsville location next Wednesday (16th). Reps from the railroad, Ed Foley and Bill will be visiting her at her site to discuss rail opportunities. Ed is looking forward to those discussions. Bill believes it is a good marriage and next Lauren would like to meet the town and she asked EDC to set the stage. Bill inquired on best way to do that? Mike indicated she could call him and he will make introductions to the Selectman's office. This is really good news for Willington. Mike indicated if get to the point where we develop the property will need to locate a capable, competent reliable developer with experience in CT. Mike knows of a developer that would be a good fit and can make that connection when it is time. Feels they are a good fit. Bill indicated the property is on the railroad's website with all the new contacts at F&F. Bill should let her know, per Rick, Willington Day is coming up and Bill will mention to her next week.

American Recovery Act

Sam Hills has attended two meetings so far for the American Rescue Act; she had asked for \$300,000 (For \$5,000 mini grants; but Mike had indicated up to \$15,000 – may have been a meeting Sam did not attend). Things are moving a little slow as expected however Sam felt it is moving faster than she expected. The next meeting on the 21st is being skipped (holiday) and going to February 28th. Sam indicated 3 weeks in between meetings. (*correction – meetings are every other week) They are looking for requests, but there is not really a scale by which they are weighing the requests and Sam feels it is a little disjointed in her opinion. She shared a memo she wrote for the group in detail. \$1.7 million is what was awarded. She addressed COVID related expenses. Businesses are important and need funds. \$300,000 is approximately 18% of the award amount. Sam would like EDC to put together a formal request. Mike explained what was discussed and decided by EDC. They would like accountability with what they do with the funds. She is unsure as to the level of reporting. Mike said we have the narrative application which outlines the requirements. Regarding a list, Mike does not know of all the information and it is hard to decide allocation of funds until we know what specifically it is needed for. Meetings are 1:30 PM every other week. Next meetings are February 28th, March 7th and March 21st. There will be a public presentation on criterion and meetings will be publicized. How can we get more people notice – possible more ways of communication out to the townspeople. (posters, signs)

NEW BUSINESS

Water-South Willington

Rick and Mike discussed the South Willington Village infrastructure. There is no water or sewer there; Would this be under American Rescue Act money possibly but maybe do a small study on this. Mike indicated the number of projects in the hopper. One of them is water and sewer. Last week he met with the folks at CT Water. They are willing to run the water line (project cost TBD); from where it is running there will be a gap; Mike met with CT Water and they are working on a capacity analysis to give Mike a report on their ability to serve and provide water

to the Route 32 corridor-important for a number of reasons. Not too sure on topography, CT Water has to check pressure, etc...but the goal would be to present Mike with something that they could provide water to the park on Route 32. He should have information from them in about a week. This would be specifically looking at bringing water basically out of Tolland out of 195 up to Route 32, South Willington, past the Mill, past Desiato and down 32 toward the highway. There are number of sites there that this would be a development plus, so to speak, for that area.

Sam indicated that she could present a proposal ready for the meeting on February 28th. (about the mini grants and this limited water study); still in the preliminary phase per Rick.

CT Water can only work with municipality not business owners; Mike said the trick will be to identify the funding sources ASAP; if the capacity is there we need to come up with an answer on how we close that gap by May, April... Mike indicated may just be horsepower in looking at funding possibilities; he is hoping we can get some grant money. Mike did use some CT Water information (1 ½ years old) and priced out running up 32 to tavern as that would connect the Mill buildings and tavern. Water line already comes down Depot Road to school. Running it roughly 900 linear feet looking at conservatively \$350,000.00. For us to close the gap we would need everything the town got. He is hoping we can get some grant money. Matt Clark had inquired about the water line on Burt Latham Road. Rick indicated for planning purposes what action items do we need to make? Mike suggested still make a \$300,000 request to ARPA. Sam suggested trying to go for a smaller amount now and then request more funds in future if needed. Mike said we could ask to phase the disbursement; earmark \$300,000 and then when we get through the business grants we can return excess but retain a portion to do a study related to whatever it ultimately is. Mike will spend some time reviewing over the next week or so. Sam said some type of proposal needs to be presented at the meeting on the 28th. It was agreed to ask for the funds in two requests; straight request for \$200,000 up front now for businesses; then request remainder if needed. Mike thinks we would get the up front funds right away (\$200,00 disbursement now) Mike will have an answer at the meeting on the 28th as to what that obligations based on funds already disbursed in East Windsor. (town where Mike works) Businesses have to provide documentation to the town that money spent was what it was allocated for. Mike will have John write the memo and get it to Sam with all the details and questions answered.

2022 – 2023 Budget Request

\$19,280.00 for EDC; Rick proposed to submit the same amount; fund some signage in town; proposes \$23,000.00. Mike can assist with a memo as to budget and request and sign. There was a previous signage committee – can ask Christina Mailhos.

Matt Clark made a Motion to Request \$23,000 for our budget to submit to Board of Finance; Bill Rankin seconded; motion passed.

Present to Speak

N/A

Cheryl made a Motion to Adjourn at 7:24 PM; Rick seconded; Motion carried.

Meeting adjourned at 7:24 PM.

Respectfully Submitted:

Cheryl Mitchell

Economic Development Commission

RECEIVED
WILLINGTON, CT.

2022 FEB 14 P 7:00


TOWN CLERK