

**TOWN OF CROMWELL  
ECONOMIC DEVELOPMENT COMMISSION**

**Regular Meeting 7:00 P.M. Thursday February 21, 2008  
Room 224-225 Cromwell Town Hall**

**MINUTES**

**1. Call to Order:** Vice Chairman Robert Jahn called the meeting to order at 7:12p.m.

**2. Roll Call/Seating of Alternates:**

PRESENT: Robert Jahn, Victor Harpley, Dave Beauchemin and Alternate Allan Spotts

ABSENT: Chairman Richard Nobile and Glenn Johnson

ALSO PRESENT: EDC Co-ordinator Craig Stevenson and Bd. of Selectman liaison Al Waters

Alternate Allan Spotts was seated by general consent.

**3. Approval of Agenda:** A **motion** was made by Mr. Beauchemin and **seconded** by Mr. Spotts to approve the agenda and was *unanimously approved. Motion passed.*

**4. Public Comments:** None.

**5. New Business:**

- a. Presentation by representatives of the Travelers Championship, Tara Gerber and Nathan Grube:** Mr. Grube is the tournament director and gave a brief overview of highlights of the tournament. Mr. Grube mentioned that the Travelers Championship is one of only thirty-seven events in the PGA tour and that the Cromwell site will become part of the First Tee program. Mr. Grube also informed the group that the practice facility is almost completed and that he has spoken with CBS representatives on ways to highlight Cromwell during the tournament. Mr. Stevenson explained that the town will have a presence in the exhibition tent and opportunities for video ads on the electronic score board at the 18<sup>th</sup> green. The >Welcome to Cromwell= guide will be available throughout the site and the tournament website will include a link to the EDC site. Mr. Grube is working on a proposal that would allow Cromwell to host either a breakfast or cocktail party one day during the event and costs would have to be covered by the Town of Cromwell. Mr. Spotts commented that he would like to see Cromwell mentioned as the host site instead of Hartford. Mr. Beauchemin asked where the tournament offices are located and Mr. Grube responded that they are located in Hartford near many of the corporate sponsors that they meet with throughout the year but that they are exploring moving the offices to Cromwell. Mr. Beauchemin asked if there are other hospitality options such as a location on Corporate Row or nightly activities. Mr. Grube believes that is possible. Mr. Harpley would also like to see Cromwell mentioned as the host town and Mr. Jahn asked for information on the hospitality options as soon as possible.

Mr. Jahn then opened the discussion for comments from the public.

Ed Wenners, VP River Highlands Association, stated that the association owns the common property and roads around the golf course and that after last year=s tournament several problems came to light. Residents complained that the Corporate Row tents had been installed first and taken down last which meant they were installed for about 8.5 weeks. Other problems noted were; a delivery truck arrived at 1:45a.m. and awakened residents, Gulf Club Road was closed during the tournament, roads that had been redone were damaged by delivery trucks, the mail center was blocked, money had to be spent to fix sprinkler heads and grass after the tournament, a storm caused materials to be blown and could have caused damage and there was no meeting or communication with homeowners as had been in the past. Mr. Wenners asked for the PGA to address these issues. Mr. Harpley asked if there were more problems last year than in previous years and Mr. Wenners confirmed that. Mr. Beauchemin asked more about Corporate Row and Mr. Wenners requested that it be made a priority for the construction and disassembly. Mr. Beauchemin asked what the \$200,000 was used for and Mr. Wenners stated it was used in the milling of the road and sprinkler head installation.

Al Diaz, Thistledown, River Highlands stated that the money used to pay for the road improvements was the result of a lawsuit against the developer and requested that the minutes of this meeting reflect support and suggestions from the EDC to the P&Z Commission. In a meeting with the First Selectman, he suggested that homeowners meet with the police chief and EDC. Mr. Harpley suggested negotiating with the PGA first and Mr. Diaz requested that the list of complaints compiled by Mr. Wenners be forwarded to P&Z. Mr. Stevenson suggested sending the information as a communication and request P&Z to work with the residents and the tournament officials. Mr. Beauchemin suggested making certain roads open to residents only but Mr. Diaz stated that there is no gate to do so and the residents are required to allow access by the PGA during the tournament.

Mr. Jahn will forward the complaints to Mr. Stevenson who will in turn forward them to Mr. Minor for his review before the P&Z application is approved.

**b. Review and possible action with regard to revisions to proposals to analyze and evaluate town-owned riverfront property:** Mr. Stevenson would like to email the proposals and set up a special meeting to review. A special meeting was scheduled for Thursday, February 28 at 7p.m. at town hall.

**6. Old Business/ Economic Development Coordinator=s Report:** A motion was made by Mr. Harpley and **seconded** by Mr. Beauchemin for EDC members to resign at the end of February and allow the town party committees to reappoint members by random lottery for their terms of office. In discussion, Mr. Spotts stated he understands that the

current members would conduct their own lottery for terms of service. Mr. Harpley stressed that a resignation by members would allow for the removal of suspicion. Mr. Jahn believes that the First Selectman has already started the process of determining the terms of service. Mr. Stevenson suggests consulting with the town attorney through the First Selectman. A vote was then taken; FOR: Mr. Beauchemin and Mr. Harpley AGAINST: Mr. Spotts and Mr. Jahn. *Motion failed.*

- a. **Travelers= Championship Exhibition (see above):** A motion was made by Mr. Harpley and **seconded** by Mr. Beauchemin to request that Mr. Stevenson forward the issues brought forth by Mr. Wenners to Town Planner Craig Minor and P&Z and was *unanimously approved. Motion passed.*

Tournament officials will be providing the information on hospitality options and Mr. Stevenson will forward it to the EDC.

- b. **Cromwell Northern Tier Industrial Development**

- i. **Coles Brook Commerce Park:** Staples will have a sales office inside the Prime Pay building.

- ii. **STEAP Grants:** Currently moving ahead with the CIPA.

- iii. **Federal Grant:** Cardinal Engineering Assoc. has been selected to design the upgrade to the Shunpike Road sewer pumping station and extensions to the industrial area. The work will be done in two phases and completed within five months and go out to bid in early summer and project completion by the fall.

- iv. **Development of Eastern Side of Shunpike Road:** None.

- v. **Join Efforts with Town of Rocky Hill:** None.

- vi. **Conversion of Transfer Station Driveway:** A meeting is scheduled with the Rocky Hill Town Manager to review the project. The First Selectman will attend this meeting.

- c. **CRUHA/Historic Downtown Committee:** Mr. Stevenson reported that an architectural team is working on the final plan. Mr. Jahn stated that a list of about seventy-three trees in town is being worked on by an arborist and the location of the trees could affect plans for Memorial Green. Mr. Stevenson will forward a copy of the list to the firm. Mr. Beauchemin asked about the South Street property that clear cut trees and if one of them was on town property. Mr. Waters informed the commission that Mr. Dayharsh is doing the construction of the building and confirmed that the tree was on town property but he=s not sure if Mr. Dayharsh had permission to cut the tree and he will check with Mr. Curtin.

Mr. Harpley encouraged commission members to attend the bond meeting next week and speak about items that are included.

Mr. Stevenson then showed a preview of the videos being developed that will feature Cromwell and will be linked from the website. EDC members can forward

comments and suggestions on the videos to Mr. Stevenson.

- d. **Riverfront Development: Town owned property:** Mr. Stevenson will circulate the proposals via email.
  - e. **14 Alcap Ridge:** The town is currently engaged in legal action.
  - f. **Planning & Zoning Issues**
    - i. **Rezoning of Main Street:** None.
    - ii. **Plan of Conservation and Development:** None.
  - g. **Zoning Enforcement Report [Blight Committee]:** None.
  - h. **Riverport Festival status:** The next meeting will be held March 19 and more volunteers are needed if the festival is to be held.
  - i. **MCC Business Expo:** None.
  - j. **Hartford Publications Cromwell Feature:** Mr. Stevenson spoke with Mike McGarry and it is currently being worked on.
  - k. **Web Site Update (Mycromwell.com):** A purchase order has been submitted to the First Selectman but he is interested in contacting more companies for comparison. Mr. Stevenson will go ahead and update the content of the website.
  - l. **Grant Resources:** An application for a STEAP grant will be filed by the due date of February 29, 2008.
7. **Communications Attached see P&Z Report; Zoning Enforcement Report; P & Z Minutes:** None.
8. **Chairman's Comments/Commissioner's Comments:** Mr. Jahn asked if the report by Ann Faust was available yet. Mr. Stevenson handed out an executive summary at last month=s meeting but will try and send the complete report electronically.
- Mr. Waters reported that within the next two weeks a new Shop Rite grocery store will be opening in the location formerly occupied by Fabric Place.
9. **Approval of Minutes:** Mr. Spotts asked about the press release that was to be sent regarding the positive accomplishments by EDC. Mr. Stevenson is working on it.
- January 17, 2008: A **motion** was made by Mr. Spotts and **seconded** by Mr. Harpley to approve the minutes of January 17, 2008 with the correction of item 6d. should read >Beth Johnson= not >Bev= and was *unanimously approved. Motion passed. Mr. Beauchemin abstained.*
10. **Items for next meeting agenda:** Mr. Beauchemin requested to be kept updated on the tournament. Mr. Jahn requested the agenda and Mr. Stevenson=s report by March 13.
11. **Adjourn:** The meeting was adjourned by general consent at 9:11p.m.

Respectfully submitted,

Economic Development Commission  
Thursday, February 21, 2008

**Catherine Potter  
Commission Clerk**