

**Town of Cromwell
Redevelopment Agency**

***Regular Meeting
6:00 PM Wednesday May 19, 2021
Room 222 Cromwell Town Hall 41 West Street
Meeting Minutes***

Present: Chairman Joe Fazekas, Ann Halibozek, Richard Nobile, Paul Warenda and Bob Donohue

Absent: None

Also, Present: Director of Planning and Development Stuart Popper, Town Council Liaison Steve Fortenbach, Town Council Liaison Al Waters

1. Call to Order

Chairman Joe Fazekas called the meeting to order at 6:00 p.m.

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

Motion made by Richard Nobile to approve the Agenda; seconded by Paul Warenda. *All in favor, motion passed.*

4. Public Comments

None

5. Old Business

a. Cromwell Landing - Pier/Walkway

Mr. Popper reports that work on Cromwell Landing is moving along and about the only item left to be completed is the installation of benches inside the gazebo.

b. Tank Farm - Chevron cleanup

Mr. Popper said work continues at the old tank farm site on River Road. He said the cleanup company is doing some additional testing and are having discussions regarding the possibility of working on the horse farm.

c. 60 and 61 River Road RFQ/RFP

Mr. Popper explained that he has not yet gone before the Town Council to present the Redevelopment Commission's idea of moving the location of Frisbee Park to 60/61 River Road and using the current Frisbee Park location for commercial and residential development. Mr. Popper said he will present the idea about 60/61 River Road and Frisbee Park to the Town Council in June.

6. New Business:

Mr. Popper said the Red Lion is currently listed on Paramount Lodging, an auction site for hotel properties. He said he has had discussions representatives of the bank that holds the note on the building. Mr. Popper said the bank is interested in seeing the property sold or developed so that they could recoup some of their investment.

Mr. Popper said at the Tuesday, May 18th Planning and Zoning Commission (PZC) meeting, the Commission approved the installation of a digital billboard located behind the former Citgo station on Main Street to be viewed from Route 9. He said the PZC also approved an 8-lot subdivision on Hicksville Road and required sidewalks to be installed on Hicksville Road. Mr. Popper said the PZC denied the rear lot, but after discussions with some Commission members and also the engineer and the applicant, they may reapply with a new location.

Mr. Popper said the Nitkin Group continues to have discussions with a major retailer that could go in the combined former Subway, Payless and No Anchovies store sites. He said that Ruby Tuesday has extended their lease and will be staying for another two years. Mr. Popper said work on Barb's Pizza has started again and talk is that they will open this summer. He said that there is no news on Friendly's.

Mr. Popper said that discussions continue regarding property on Geer Street and Shunpike Road for a large-scale commercial building. He noted that the Crossroad Plaza and Stop & Shop Plaza sold for \$5 million and \$21 million, respectively. Mr. Popper said the new owner of the Crossroad Plaza has indicated that there will be renovations made to the center.

Mr. Popper said that town has applied for and received a \$97K STEAP Grant for two electric charging stations to be installed in the town parking lot on Community Field Road. He said he is working on plans and will go out to bid this summer.

7. Approval of Minutes:

a. April 21, 2021

Ann Halibozek made a motion to approve the minutes of April 21, 2021. Seconded by Bob Donohue. *All in favor, motion passed.*

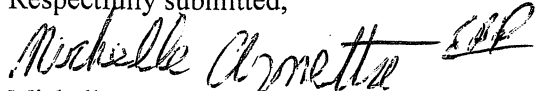
8. Commissioner's Comments:

Ann Halibozek commented that Fox 61 morning news frequently broadcasts from Cromwell Landing. Joe Fazekas reported that The Landon of Cromwell (the apartment complex at the former Nike site) opened their leasing office on Monday and are leasing units for July 1, 2021 occupancy.

9. Adjourn

Motion made by Ann Halibozek to adjourn at 6:32 PM; Seconded by Paul Warend. *All in favor, motion passed.*

Respectfully submitted,



Michelle Armetta
Recording Clerk