

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 19, 2019
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Richard Nobile, Robert Jahn, Jay Polke, Paul Warena
Marilyn Teitelbaum

Absent: Joseph Fazekas, Mo Islam (alternate)

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order:

The meeting was called to order by Chairman Nobile at 7:08 p.m.

2. Roll Call / Seating Alternates:

The presence of the above members was noted. Bob Jahn made a motion to seat Paul Warena; Seconded by Jay Polke. *All were in favor; motion passed.*

3 Approval of Agenda:

Bob Jahn made a motion to approve the agenda; Seconded by Jay Polke. *All were in favor; motion passed.*

4. Public Comments: NONE

5. Director of Planning and Development & Compliance Officer Reports:

Mr. Popper reviewed the status of a number of projects under construction, including the NIC building at 40 Commerce Drive, the Marriott Hotel, and Covenant Village. He said that several businesses had opened, including ShopRite, the Cordiva-Institute, and Central Connecticut Dermatology. He said that there was still about 30,000 square feet of retail space in the ShopRite Plaza and he expected an announcement about a national retailer and restaurant tenant to be made shortly. He said that Marshalls was planning for a fall opening.

Mr. Popper said several businesses had expanded or relocated within town, including Café Luna, which expanded into the space next door, Connecticut Technology Group, LLC, which moved from 7 Progress Drive to 5 Progress Drive, and Beautiful People Salon and Spa, which also relocated within town.

He said that the Town would be issuing a Request for Proposals for a joint private/public partnership for 60 River Road and a lease with purchase option for 61 River Road. He also said that a Certificate of Occupancy would be issued soon for the building at 120 County Line Drive.

There was a brief discussion regarding the Covenant Village project and the proposed reconstruction of Coles Road.

Jay Polke mentioned that Bill Russo, the mayoral candidate for Middletown, issued a five-point plan, which includes the development of the Middletown Riverfront in coordination with Cromwell.

6. New Business: NONE

7. Chairman's Comments/ Commissioner's Comments: Jay Polke asked about the recent Planning and Zoning application for Cromwell's new welcome sign, which included an electronic portion. He said he thought it would be a benefit to businesses if they were able to use electronic signs.

Mr. Popper mentioned that there would be a public hearing later this summer on an application for a floating zone for electronic billboards. There was a brief discussion regarding some recent business closings and vacancies.

Chairman Nobile asked about the financial impact to the Town from the Travelers Championship. Mr. Popper said that the reported total is \$68M, but its spread out over a large geographic area. He believes the main impacts are to area hotels, gas stations, and restaurants.

Chairman Nobile commended Marilyn Teitelbaum on her proposal regarding the tax abatement for Cromwell Village and complimented the entire Commission for their efforts in making a positive recommendation to the Town Council.

8. Communications: see attached P&Z Minutes

9. Approval of Minutes:

a. May 15, 2019: Jay Polke made a motion to approve the minutes as presented; Seconded by Bob Jahn. *All in favor; motion passed.*

10. Good & Welfare: Jay Polke said he was happy to see that spots along Route 372 were becoming filled.

11. Adjourn: Bob Jahn made a motion to adjourn the meeting; Seconded by Jay Polke. *All were in favor; the motion passed.* The meeting was adjourned at 7:40 pm.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk