



Town of Cromwell Economic Development

REGULAR MEETING
6:30 PM WEDNESDAY JANUARY 18, 2023
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES

Present: Chairman Richard Nobile, Vice Chairman Jay Polke, Robert Donohue, Marilyn Teitelbaum-Dworkin and Paul Warendia

Also Present: Direct of Planning and Development Stuart Popper, Town Council member Al Waters and Town Council member Paula Luna

1. Call to Order

Chairman Nobile called the meeting to order at 6:36pm.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of Agenda

A motion was made by Robert Donohue and seconded by Paul Warendia to approve the agenda. All were in favor; the motion passed.

4. Public Comments- none

5. Director of Planning and Development Report

Mr. Popper said he has been working on the budget and the EDC budget has a line item for \$100,000 for town contributions for grants we may submit. He said I am submitting the budget on Friday and there are no additional expenses included in the EDC budget. Mr. Popper said he doesn't know how the town would decide to identify that expense but that would be up to them. He said some grants need a much smaller town contribution but STEAP grants require a 20% town contribution. Mr. Popper said the Commissioners will need to go to the budget meeting for public support if the line item makes it out of the Town Manager's office. Chairman Nobile asked if we have lost out on possible grants because we don't have the town contribution available and Mr. Popper said yes, we have.

Mr. Popper said the Red Lion is working on the proposal for the tax abatement and they will come in with a proposal. He said the site will eventually create lots of taxes. He said the abatement will be on the building only. Mr. Popper said the Red Lion is a two year project with at least 3 months for demolition. He said the developer will look to this Commission for a recommendation and then the proposal will go to the Town Council for approval. He said I expect this to happen by March the latest. Mr. Popper said this site will have an uplifting effect on that side of town and it is a very impressive project. He said that Glastonbury didn't give them an abatement but Wethersfield did. Mr. Polke said the tax abatement should make complete sense to everyone. Mr. Popper said he agreed and that the current building will be around for a long time if this doesn't go through. Mr. Warenda said without abatement and development our taxes will go up.

Mr. Popper said that Planning and Zoning opened the public hearing for a medical office building at 80 Shunpike but the applicant was not prepared so they will continue the hearing until next month. Mr. Popper said the Texas Roadhouse will be in front of the Commission in February and will start demo in March or so. He said that Price Rite is leaving and that was a corporate decision as was the closing of the 99 Restaurant.

Mr. Popper said that I have had some conversations with various retailers. He said that a weight loss place is going into the ShopRite plaza as well as a poke bowl restaurant replacing the Chinese restaurant near the bank. Mr. Popper said at the former Citgo gas station on Main Street that the property owner is installing the sleeve for the digital billboard pole but he does not have a permit from CT DOT to put up the billboard. He said that CT DOT did not agree with the Zoning Designation of the property and the owner will have to go back to the PZC to amend the billboard zoning regulations to meet the CT DOT requirements.

6. New Business: none

7. Chairman's Comments/Commissioners' Comments

Ms. Teitelbaum-Dworkin asked Mr. Popper about the business cards and Mr. Popper said it is in his budget next month

8. Communications:

9. Approval of Minutes:

a. November 16, 2022

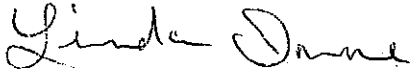
A motion was made by Robert Donahue and seconded by Paul Warenda to approve the minutes of November 16, 2022. All were in favor; the motion passed.

10. Good & Welfare

11. Adjourn

A motion was made by Marilyn Teitelbaum-Dworkin and seconded by Paul Warena to adjourn at 7:16pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Imme".

Linda Imme
Recording Clerk