



Town of Cromwell Redevelopment Agency

REGULAR MEETING 6:00 PM WEDNESDAY JANUARY 18, 2023 ROOM 222 CROMWELL TOWN HALL 41 WEST STREET MINUTES

Present: Vice Chairwoman Ann Halibozek (via phone), Paul Warendt, Robert Donohue and Richard Nobile

Also Present: Director of Planning and Development Stuart Popper, Town Council member Paula Luna and Town Council member Al Waters arrived 6:12pm

1. Call to Order

Vice Chairwoman Halibozek called the meeting to order at 6:07pm.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

A motion was made by Robert Donahue and seconded by Richard Nobile to approve the agenda. All were in favor; the motion was passed.

4. Public Comments - none

5. Old Business

a. Tank Farm – Chevron cleanup

Mr. Popper said that there has been no news on the tank farm or 60 River Road.

b. 60 and 61 River Road RFQ/RFP

c. Former Public Works Facility

Mr. Popper said the location of the Community Center is still unknown but Frisbee Park could be one possible location. He said the plan could be to relocate Frisbee Park to 60/61 River Road. Mr. Popper said there could be issues with previous awarded grants. He said we did receive the grant for the renovation of the football field and the former public works building and we are still going forward with that renovation. Chairwoman Halibozek asked if the Middle School was getting additional land from Watrous Park and Mr. Popper said he knows they are looking at that possibility but I don't know the status right now. Chairwoman Halibozek asked who would make the ultimate decision and Mr. Popper said the Town Council but he assumed there would be a town referendum for funding.

6. New Business:

Mr. Popper said we are preparing the budgets and they are due on Friday. He said the EDC budget contains a line item for \$100,000 to account for a possible 20% town contribution for any future STEAP grants. Mr. Nobile asked if that would be yearly and Mr. Popper said yes but I don't have much hope so I'll take what I can get. He said in order to get money you have to participate and the town needs to have a contribution available.

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. Chairwoman Halibozek asked about the work on the former Citgo gas station on Main Street across from Frisbee Park. Mr. Popper said 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.

Chairwoman Halibozek asked about the Lord Cromwell tax abatement and Mr. Popper said they were in his office last week and they are working on a proposal but there is no timeline for now.

7. Approval of Minutes:

a. November 16, 2022

A motion was made by Robert Donohue and seconded by Paul Warendt to approve the minutes of November 16, 2022. Robert Donohue, Richard Nobile, Paul Warendt approved the motion; Ann Halibozek abstained. The motion passed.

8. Commissioner's Comments:

Chairwoman Halibozek said we need more members. Mr. Popper said that someone should reach out to the Republican party and Mr. Warenda said he would.

9. Adjourn

A motion was made by Paul Warenda and seconded by Richard Nobile to adjourn at 6:34pm. All were in favor; the motion passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda Imme".

Linda Imme
Recording Clerk