



**Town of Cromwell
Redevelopment Agency**

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JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

**REGULAR MEETING
6:30 PM WEDNESDAY SEPTEMBER 18, 2019
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Public Comments**
5. **Old Business**
 - a. Cromwell Landing – Pier/Walkway
 - b. Tank Farm – Chevron cleanup
 - c. Access Rd to River Rd. from 99
 - d. 60 and 61 River Road RFQ/RFP
 - f. Town Wide map of Vacant Properties
6. **New Business:**
7. **Approval of Minutes:**
 - a. May 15, 2019
8. **Commissioner's Comments:**
9. **Adjourn**

To: Economic Development Commission
From: Stuart B. Popper, Economic Development Coordinator
Date: September 11, 2019
Re: Economic Development Coordinator Report for September 2019

- 1. Projects currently under Construction:**
 - The NIC 11,925 +/- square foot office and manufacturing building at 40 Commerce Drive;
 - The 125 room, Marriott Springhill Suites Hotel at 76 Berlin Road and
 - The new access drive, 54 living units and dining, meeting and recreational facilities at 52 Missionary Road (Covenant Village).

- 2. Grand Openings:**
 - The grand opening for the new Marshalls at 51 Shunpike Road was on Thursday August 8, 2019.

- 3. New Businesses Openings:**
 - Hartford Healthcare Rehabilitation Network opened in the Urgent Care facility at 136 Berlin Road.

- 4. Business Expansions and Relocations:**
 - The Beautiful People Salon and Spa relocated from 136 Berlin Road to 6 Hammerhead Place.

- 5. RFP for 60 and 61 River Road**
 - The Redevelopment Agency issued a Request for Qualifications and Proposals (RFQ and RFP) process; it is the objective of the Town of Cromwell to identify a preferred developer or development company to develop as a joint public partnership for 60 River Road. The deadline for responses is September 13, 2019.
 - It is proposed that 60 River Road will contain water oriented recreation and commercial uses and shall be developed as a joint public and private partnership between the Town and the developer.
 - The Town is open to selling or leasing 61 River Road to the developer to provide additional parking or for other uses to be approved by the Town.

- 6. Application Approved at the September 3, 2019 Planning and Zoning Commission Meeting:**
 - Application #19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebethe Drive.
 - Application #19-39: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road.
 - Application #19-40: Request for a Site Plan Modification to permit improvements at Cromwell Landing Park at 80 River Road.

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY MAY 15, 2019
ROOM 222, CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joseph Fazekas, Thomas Tokarz, Ann Halibozek, Paul Warena, Richard Nobile, Kevin Nolan, Jennifer Donohue

Also Present: Director of Planning and Development Stuart Popper, Town Resident Robert Jahn,

Absent: None

1. Call to Order

The meeting was called to order by Chairman Joseph Fazekas at 6:31 p.m.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

Richard Nobile made a motion to approve the agenda; Seconded by Paul Warena. *All in favor. Motion passed.*

4. Public Comments: None

5. Old Business

a. Cromwell Landing- Pier/Walkway: Mr. Popper reported that the Cromwell Landing project is moving forward while the cost of design is finalized. The job will go out to bid in July, with a plan for construction to start in the fall.

b. Tank Farm – Chevron Cleanup: Mr. Popper reported that the property owner and Chevron/DEEP have not reached an agreement on the value of the building on the property. DEEP wants to remove the building, and the property owner does not unless he is compensated for its value. As a result, the Commission asked Mr. Popper to look into whether or not the building is condemnable.

c. Access Rd to River Rd from 99: Mr. Popper said that this project was mentioned at the last Town Council meeting, and that the Town Manager had removed the project from this year's budget. Mr. Popper suggested that the Redevelopment Agency take steps with

Town Council and the Board of Finance to ensure that there are funds earmarked for this project next year.

d. 60 River Rd RFP: Mr. Popper introduced a *Request for Qualifications and Proposals on 60 and 61 River Road*. Mr. Popper shared that he is looking for suggestions of developers who might be interested in the project. Mr. Popper stated that he is considering letting the RFP run for 30 days to allow time for others to see it. Richard Nobile asked whether there is a problem with zoning. Mr. Popper replied that zoning will be considered, and that the Town of Cromwell will work with the developer on a zone change if necessary. Joseph Fazekas suggested a 60 day deadline, which the committee agreed upon. Mr. Popper called for suggestions on whom to contact and notify regarding this project.

e. Town-Wide Map of Vacant Properties: Mr. Popper went to the Water and Sewer Department to see what they had on the search of available properties completed five years ago. The department did not have a map, but had a list of sites. Mr. Fazekas asked if the Town can work with the assessor; Mr. Popper answered in the affirmative. Mr. Popper also commented that *vacant properties* is the wrong term, as the Redevelopment Agency is interested in properties with commercial development potential.

6. New Business Mr. Popper reported the following new business:

Mr. Popper received a phone call on May 15th notifying that the building at 50 Sebeth Drive is empty, and has 28,000 square feet available.

Shop Rite ribbon cutting is scheduled for 9:00 a.m. on Saturday, May 18th.

Marshalls will not open until August 2019.

Marriott Hotel is scheduled to break ground the week of May 20th; the project has foundation permits.

Starbucks is waiting for its OSTA permit.

The NIC building is under construction on Commerce Drive.

The new TPC building received a temporary Certificate of Occupancy. Final paperwork is required for a permanent CO. There will be new Travelers Championship banners placed on Golf Club Road with the theme: "Welcome to Cromwell". The banners will be two feet high and four feet wide. There will also be flags on the utility poles which belong to Frontier. The tour is scheduled to run the week of June 20th.

7. Approval of minutes:

a. April 17, 2019: The Commission made an amendment to remove Richard Duffy from the list of members.

Ann Halibozek made a motion to approve the minutes as amended; Seconded by Paul Warena. Jennifer Donohue abstained. *All were in favor; the motion passed.*

8. Commissioner's Comments: None

9. Adjourn: Ann Halibozek made a motion to adjourn the meeting; Seconded by Jennifer Donohue. *All were in favor; the motion passed.* The meeting was adjourned at 7:07 p.m.

Respectfully Submitted,



Rachel E. Novak
Recording Clerk