

ECONOMIC DEVELOPMENT AGENCY

Regular Meeting

October 19, 2017

7:00 pm

Room 302, Municipal Center

Minutes

PRESENT: The following members were present: Val Dumais, Helen Bergenty, Mark Chase, Nancy Autunno, and Marc Romanow, Alternate

STAFF: Mark Devoe

ABSENT: Joseph Klepacki (excused), Robert Berube (alternate)

I. Call to Order

The meeting was called to order at 7:02 pm by Val Dumais, Chairman.

Motion to elevate the alternate Marc Romanow by: Nancy Autunno

Second: Mark Chase

All in Favor: 4 to 0

Motion Passes

II. Oral Petitions

Attorney Matthew Ranelli from Shipman & Goodwin LLP was present. He is requesting that the EDA not act on the Tax Abatement request from Mr. Senese. Attorney Ranelli explained that his client is trying to work with Mr. Senese to come to an agreement on coordinated access to both properties. SEP is located at 297 and 305 New Britain Avenue and is the abutting property.

Attorney Ranelli cited the 2009 Plan of Conservation and Development regarding its mention of the area in question as being of regional importance as a commercial center and explained that his client also has safety concerns as well because of the high volume of traffic in that area. He requests that the agency wait until the meeting in November to act on Mr. Senese's application.

Mark explained to the Agency and Attorney Ranelli that the Town cannot force an agreement between 2 property owners. While a good point is made regarding the importance of the area as a regional commercial center, Mark explained that that the matter of shared access is one the Planning and Zoning Commission has jurisdiction over, but even that Commission cannot require or force the parties to agree. That would be a matter for the attorneys to settle and does not impact the application as presented today. Mark did indicate that he thought it would be appropriate to include a recommendation for a shared access.

The agency listened to Attorney Ranelli's concerns and decided to act on the application. The reasons why they decided to act was because the matter of the coordinated access is the property owners concern and they need to negotiate that on their own.

The agency members also think that the location has been an eye sore for the Town of Plainville and developing this location would only help the aesthetics of this property, and perhaps spur additional development on nearby vacant parcels.

III. Minutes

A motion was made to approve the September 21, 2017 minutes as written by:

Helen Bergenty

Second: Mark Chase

All in Favor: 5 to 0

Motion Passes

IV. New Business

1. **EDA 09/17#013 – Tax Abatement Request – 311 NB Plainville, LLC at 349 New Britain Avenue and J.B.W. Enterprises at 361 & 367 New Britain Avenue.**

The applicant has a development plan before Plainville's land use commissions for their consideration of a 17,000-square foot retail building and a 12,000-square foot medical building, the latter is a spec building as no tenants have yet signed a lease. Both above pad sites are proposed on 349 New Britain Avenue. The applicant has applied for a 50% abatement over a term of 10 years, each abatement period would start upon the successful completion of individual pad sites. This means that abatement period will not necessarily run concurrently for the two proposed pad sites, or for future construction on the adjacent property, which is also included in this application.

Mr. Senese presented his plan to the agency. He explained that he currently has one proposed tenant, Goodwill. He is hoping to get one more tenant, either a medical office or a mix of restaurant and retail to fill the second building.

Mr. Senese explained that the site is fully cleaned and all of the environmental work is complete. Mr. Senese submitted a cost sheet of his anticipated costs for the 2 buildings. Mark asked Mr. Senese if he submitted the total expenses of the 2 buildings.

Mr. Sense explained that he gave a rough estimate of the costs. He anticipates that the medical building would cost approximately 2.6 million to 3 million to complete. He said if it ends up being a restaurant that takes the second building the cost would be more extensive approximately 1 million more.

Mr. Senese anticipates that Goodwill will cost approximately 1.97 million to 2.2 million to complete.

Mark asked the applicant if he wanted to adjust the total on his application as the amount originally stated was 2.42 million dollars. Mr. Senese said that he believes the amount entered on the application form was for Goodwill only and included site work as well. He indicated that he is comfortable adjusting the tax abatement request to 3 million. Mr. Senese stated that number is still conservative and that the cost of construction will most likely be higher.

The agency asked several additional questions and determined that Mr. Senese's request was reasonable.

A motion was made by: Marc Romanow to approve a recommendation for a tax abatement for 311 NB Plainville, LLC at 349 New Britain Avenue, and J.W.B. Enterprises, LLC at 361 & 367 New Britain Avenue with the following terms: 50% tax abatement on all improvements as they are completed for consecutive terms of 10 years; any consecutive Tax Fixing Agreements shall be executed within five (5) years of the date of the first executed Tax Fixing Agreement and the applicant shall have an option to request extensions in increments of one year from the Plainville Town Council, but the entire period of the agreement in which a Tax Fixing Agreements may be entered into between the parties shall not extend beyond eight (8) years from the date the first Tax Fixing Agreement is executed.

Second by: Helen Bergenty

All in Favor 5 to 0

Motion Passes

V. Other Business

Mark shared the business updates in the Town of Plainville. He also talked about the Rails to Trails project.

VI. Adjournment

A motion was made by: Mark Chase to adjourn the meeting at 7:55 pm

Second: Nancy Autunno

All in Favor 5 to 0

Motion adjourned at 7:55 pm

Respectfully submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom
Recording Secretary