

**ECONOMIC DEVELOPMENT AGENCY  
PLAINVILLE, CONNECTICUT**

**REGULAR MEETING  
MAY 18, 2023  
MINUTES**

**REGULAR MEETING AT 7:00 P.M.**

**Room 302  
Municipal Center**

**PRESENT:** V. Dumais, Mark Chase, N. Autunno, Helen Bergenty (arrived late),

**ALTERNATES:** M. Romanow, T. Maynard

**STAFF PRESENT:** Cal Halburger, *Economic Development Coordinator*

**ABSENT:** None

**I. ROLL CALL**

There was a quorum.

**A motion was made by:** N. Autunno to elevate M. Romanow and Tim Maynard from alternate for the purpose of meeting votes.

**Seconded by:** M. Chase

**All in Favor 5 to 0**

**Motion Passes, Marc Romanow, Tim Maynard are elevated.**

**II. ORAL PETITIONS**

None

**III. MINUTES**

**A motion was made by:** M. Chase to approve the Regular Meeting Minutes of January 19, 2023 as written.

**Seconded by:** M. Romanow

**All in Favor 5 to 0**

**Minutes Approved**

#### IV. NEW BUSINESS

##### \*Helen Bergenty Arrives\*

1. **EDA #01/23 — Abatement Application, Camp Pickle ball, LLC — 0 Northwest Drive We have received an abatement application from the business group behind Camp Pickle ball, LLC —** a prospective business in town that will involve construction of a new building. The Applicant group consists of four (4) individuals — Trish Jenings, General Manager; Marissa Cerami, Director of Accounting & Operations; Matt Jenings, Director of Pickle ball; Nathan Rule, Asst. Director of Pickle ball. Each of the individuals has various experiences in playing Pickle ball, coaching, business ventures, and education. The proposed plan is still needing Planning & Zoning and Wetlands approval (Applicant plans to present to both in June 2023), the prospective building of approximately 23,000 sq. ft. will be located at what is currently known as 0 Northwest Drive (07-A-15.1), Currently, the plan includes construction of eight (8) indoor courts, allowing for year-round play consisting of group reservations, leagues, private and group lessons, clinics, youth programming and camps, catering to players of all ages and abilities. Access will be available to members 24/7, with court reservations to be made via an app. Believing the rise of the sport over the last few years will continue to grow, the Applicant group has included a detailed competitive analysis, SWOT Analysis, and marketing and operation plan for the business. The narrative details that the requested abatement of 30% for a period of 5-years Current projection models include a yearly membership option, that may fluctuate once building costs are finalized, along with hourly court rentals as well as individual and group lessons, clinics, and camps of varying prices. The current projection, if the abatement is granted, is to offer Plainville residents a 10% discount while benefiting Plainville with job opportunities, increased tax revenue, local restaurant/retail revenue of out-of-town players, particularly during multi-day tournaments, and an opportunity to play year-round.

The applicants stated that they plan on working with the schools, Park and Recreation Department to start youth programs.

The agency members asked questions about security, fees and the proposed app.

**A motion was made by:** M. Romanow to approve a recommendation to the Town Council of the proposed tax abatement as submitted, 5 years, 30%. Pending approval from the Planning and Zoning Board and Inland / Wetlands Commission.

**Seconded by:** N. Autunno

Mark Chase provided a dissenting vote.

**5 to 1 Vote**

**Motion Passes**

## V. OTHER BUSINESS

### 1. General Update

**Hygrade Precision Manufacturing** — A Plainville business owner, Pedro Soto, of Hygrade Precision Manufacturing was named as the SBA CT Manufacturer of the year. Hygrade focuses on precision finishing techniques on several components, mainly focused within the aerospace sector. Pedro Soto purchased Hygrade in October 2019 and weathered COVID by utilizing several state and federal funding assistance, allowing him to keep long-tenured employees on board, and, during COVID, was able to refocus Hygrade's work around several medical components to help meet demand as the aerospace sector paused at this time. Pedro is now focused on the continued growth of the company and their services. Through additional government-based contracts, Hygrade is looking to expand their employee base and introduce a second shift over the next year. Representatives from the Town, SBA, CBIA, DECD, and Senator Martin and Blumenthal's offices toured Hygrade when the award was announced, and a formal awards ceremony was held May 4" at Rentschler Field.

**Americold** — Construction of Americold has been completed and a Certificate of Occupancy has been issued by the Building Department. Finalization of the automation programming is nearing an end and Americold has begun promoting job opportunities at the plant. The town has been told a soft launch of the site should be happening near the middle of June with operations ramping up throughout the summer until full capacity is reached. I'm working with Attorney Mastrianni to finalize language for the Tax Fixing Agreement and will present it to the Town Council for ratification at the first available meeting.

**EDA Forgivable Loan** — during the pandemic you all decided to enact a Forgivable Loan option to assist local businesses keep their doors open. As the offering may have been lost in the slew of other state and federal funding programs, we only received a single application from Big Steve's Grill. The funding went towards the relocation and operation of the restaurant from Whiting Street to Woodford Avenue. As Big Steve's has remained in operation in town, for a period of two (2) years from the date of loan issuance, the full loan amount of \$10,000 has become fully forgivable, per program regulations. I will be issuing a release notice to their attention, and this will officially close out the program.

**Carling Technology Property** - Town Staff has been working with representatives from Advance CT on a recruitment of a business interested in purchasing the Carling Technology building on Johnson Ave. Waste Technologies is run by a husband and wife PhD duo who have recently invented and patented a technology that takes waste and plastics, converting them from waste plastic to low sulfur fuels that can benefit energy and manufacturing sectors. It is important to note that the Plainville site would serve as an assembly plant for the machinery, combined with R&D, testing, offices, and showroom, not a waste management facility. In meeting with Waste Technologies, it appears as though the proposed use would be in line with zoning regulations. Projections include the creation of 100-150 jobs over three (3) shifts. Investors are lined up and a backorder list for the machines is growing (est. 120). The site has been

toured and it is believed to be an ideal fit for the growing company that serves businesses in both national and international sectors. Next steps include Waste Technologies working to acquire the property. The town remains hopeful and has been told to expect news over the next month or two.

**Proposed Planning Application** – Mr. Hauburger went over a proposed application with the agency members for the old “Tyler Farm” property. There is a public hearing scheduled on the proposal on June 13, 2023.

## **VI. ADJOURNMENT**

**A motion was made by:** M. Romanow to adjourn the meeting at 7:45 pm.

**Seconded by:** H. Bergenty

**All in Favor 6 to 0**

**Motion Passes**

Respectfully submitted,

*Jennifer Dahlstrom*

Recording Secretary