

ECONOMIC DEVELOPMENT AGENCY

Regular Meeting

May 18, 2017

7:00 pm

Room 302, Municipal Center

Minutes

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

STAFF: Mark Devoe

ABSENT: Helen Bergenty, Joseph Klepacki, Ken Hedman, Robert Berube (alternate)
(all excused)

I. Call to Order

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

Motion to elevate the alternates Marc Romanow and Mark Chase by: Nancy Autunno

Second: Val Dumais

All in Favor: 2 to 0

Motion Passes

II. Oral Petitions

None

III. Minutes

A motion was made to approve the March 16, 2017 minutes as written by:
Marc Romanow

Second: Mark Chase

All in Favor: 4 to 0

Motion Passes

IV. New Business

A motion was made to reverse the order of items 1. and 2. on the agenda by: Mark Chase

Second: Marc Romanow

All in Favor 4 to 0

Motion Passes

1. EDA 05/17#002 – Tax incentive request – Metro Realty Group - Construction of a new 33, 600 square foot building at 0 Northwest Drive (MBL 04-A-01),

Kyle Richards presented for Metro Realty. He explained that one of Metro's tenants at 10 Farmington Valley Drive, GPA, has a need to expand that cannot be accommodated in the existing facility. GPA is a paper distributor specializing in brochures and marketing materials.

The applicant explained that GPA had enlisted the assistance of a commercial broker to review the market and see what is available for space to lease. Plainville is in competition with cities and towns that offer tax abatements of up to 100%. In this case, Windsor is being viewed strongly for a potential relocation. Building a new, larger facility and keeping GPA in Plainville is dependent on Metro receiving a tax abatement that will permit them to offer a lower, more competitive lease rate.

Mr. Richards showed the Agency a proposed site plan and indicated that they would like to ask the Planning and Zoning Commission for a phased approval that would permit Metro to meet GPA's immediate needs and allow for future expansion. He talked about the proposed lease with GPA as well. It would be a 10-year term. He said that he is concerned that if this tax abatement is not granted, GPA will be moving their business to Windsor.

Val Dumais asked about how many employees they have. Currently they have 6-8, they should be at 10-12 with the new expansion.

Metro is requesting a 5-year phased abatement starting at 50% in the first year, then reducing by 10% per year, down to 10% in the fifth year. This request is a departure from the EDA's formula, but it was discussed by the agency and they determined that, given the heightened probability of losing a long time commercial resident (2004), the departure from the policy was warranted and not unprecedented.

A motion was made to grant a 5-year phased tax abatement for Metro Realty Group Ltd 50% abatement for the first year, each year reduce tax abatement by 10% by: Nancy Autunno

Second by: Mark Chase

All in Favor 4 to 0

Motion Passes

2. Streetscapes

The agency discussed the potential for streetscape improvements along Route 10 from Broad Street to Stillwell Dive. At this time, there are no funds earmarked for such a project and streetscape improvements are conceptual only.

The consensus was that Route 10, aka East Street, could benefit from streetscape improvements and it was further evident that widening the project area to the Southington town line might also be a wise idea as that area is a bit lackluster and any such improvements would help spur new commercial redevelopment on properties with aging and run down housing. The Agency agreed that anything done to make East Street more attractive would be helpful.

Other suggestions included:

- Before making a final selection, a review of other areas should be conducted. It may be that are other priorities for similar improvements elsewhere.
- Could enforcement be used to ensure that conditions are improved? Zoning and/or blight enforce can go a long way towards improving the appearance of property, particularly when it involves illegal signage.

V. Other Business

None

VI. Adjournment

A motion was made by: Mark Chase to adjourn the meeting at 7:58 pm

Second: Nancy Autunno

All in Favor 4 to 0

Motion adjourned at 7:58 pm

Respectfully submitted,

Jennifer Dahlstrom
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Recording Secretary