

TOWN OF NEWINGTON  
**NEWINGTON ECONOMIC DEVELOPMENT COMMISSION**

February 5, 2020 - 7:00 P.M.

Conference Room L-101, Lower Level Town Hall

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**AGENDA**

- I. Call To Order
- II. Pledge Of Allegiance
- III. Roll Call
- IV. Approval Of Minutes
  - A. December 4, 2019
    - Documents:
      - [12-04-19 EDC MINUTES-DOWNLOAD.PDF](#)
  - B. January 2, 2020
    - Documents:
      - [01-02-20 EDC MINUTES-DOWNLOAD.PDF](#)
- V. Town Manager: Vision/Growth Plan
- VI. Public Participation (Speakers Limited To 2 Minutes)
- VII. Chamber Of Commerce Report
- VIII. Old Business
  - A. District Assignment
  - B. District Reports
  - C. Discussion Of "Newington Means Business" Brochure
- IX. New Business
- X. Public Participation (Speakers Limited To 2 Minutes)
- XI. Commissioner Comments
- XII. Adjournment

NEWINGTON ECONOMIC DEVELOPMENT COMMISSION  
NEWINGTON TOWN HALL  
131 CEDAR STREET  
NEWINGTON, CONNECTICUT  
CONFERENCE ROOM L-101 LOWER LEVEL, TOWN HALL  
WEDNESDAY, DECEMBER 4, 2019

I. CALL TO ORDER

The meeting was called to order at 7:00 pm.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

PRESENT:

Chairman Theresa Avey  
Commissioner Maria Pane  
Commissioner Dana Havens  
Commissioner Clifford Stamm  
Commissioner Fernando Rosa  
Commissioner Sharon Dunning  
Commissioner Robert Rioux  
Commissioner Mark Siems  
Commissioner Jerilyn Nagel (alternate)  
Commissioner Jay Slater (alternate)

Town Council Liaison Gail Budrejko  
Town Council Liaison Sharon Braverman

Economic Development Director Andrew Brecher

ABSENT:

Commissioner David Marsden

IV. ELECTION OF OFFICERS

Commissioner Pane nominated Commissioner Avey to be Chairman, seconded by Commissioner Havens. There were no other nominations. Commissioner Avey was elected Chairman by unanimous vote. Chairman Avey was immediately seated to chair the balance of the meeting.

Commissioner Avey nominated Commissioner Pane to be Vice-Chairman, seconded by Commissioner Havens. There were no other nominations. Commissioner Pane was elected Vice-Chairman by unanimous vote.

Commissioner Pane nominated Commissioner Havens to be Secretary, seconded by Commissioner Avey. There were no other nominations. Commissioner Havens was elected Secretary by unanimous vote.

RECEIVED FOR RECORD  
NEWINGTON, CT  
2019 DEC -9 AM 11:57  
TOWN CLERK

## V. SET MEETING DATES FOR 2020

A list of proposed meeting dates for 2020 was distributed, generally reflecting meetings on the first Wednesday of each month, with the exception of July, in which following past practice, no meeting is held. By consensus, Commissioners agreed to schedule an August meeting subject to change, and to hold the first meeting of 2020 on a Thursday.

Commissioner Pane made a nomination to accept the proposed meeting dates as revised, seconded by Commissioner Stamm. The motion passed unanimously. The meeting dates for 2020 are:

January 2, 2020  
February 5, 2020  
March 4, 2020  
April 1, 2020  
May 6, 2020  
June 3, 2020  
August 5, 2020 (subject to cancellation)  
September 2, 2020  
October 7, 2020  
November 4, 2020  
December 2, 2020  
January 6, 2021

All meetings are scheduled for 7:00 pm in Town Hall Room L-101, except for January 2, 2020, which be held in Town Hall Room L-100 if L-101 is otherwise occupied. Completion of the new Town Hall will change the location for meetings later in the year.

## VI. APPROVAL OF MINUTES

Commissioner Pane made a motion to accept the November 6, 2019 minutes. Commissioner Stamm seconded the motion. The motion passed unanimously.

## VII. PUBLIC PARTICIPATION

Rose Lyons welcomed the new members.

## VIII. Chamber of Commerce Report

Executive Director of the Chamber Pete Forcellina distributed an outline report and verbally reviewed recent Chamber successes and promotions and upcoming events. Highlights included 65 members added in the past year and an outstanding Silent Auction, Wine Tasting and Chocolate Challenge social event held on November 16, 2019.

Mr. Forcellina offered to share the full membership listing of the Chamber with EDC Commissioners at the next EDC meeting.

## IX. ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Director Brecher reported on development items of interest around town:

- National Welding Site: There is new interest from an office building developer.
- 550 Cedar Street: Dakota submitted an application to CHFA for 9% Low Income Housing Tax Credits.
- Local Market: At the request of several people, the owner has reached out again to Trader Joe's.
- 36 Holly Drive: Universal Supply signs are up and renovations are complete except for sprinkler system upgrades.
- 25 Holly Drive: The CSC building, where data center services are provided to UTC, is for sale.
- 65 Holmes Road: A portion of the former Sears Warehouse building has been leased to Amazon and a new lease was entered into for the Sears Outlet store.
- 324 Alumni Road: The exteriors and paving for two new flex buildings are complete.
- 353 Alumni Road: Corsicana Mattress is doubling production and hiring 35 new employees.
- 280 Hartford Avenue: Accurate Threaded Products sold its business and was relocated to Plainville in August, 2019. An auction of equipment was held on November 7, 2019 and the building is for sale.
- 124 Costello Road: The Ferguson Plumbing Supply site has been put up for sale by the owner of the property.
- 610 North Mountain Road: The property was sold to a Newington resident who will relocate his business there when the current temporary tenant's lease is up.
- 86 Day Street: The tall structures stored on that site are transmission tower sections that will be erected as part of Eversource's Greater Hartford Reliability Project.
- 50 Hollow Tree: A Purchase & Sale agreement is anticipated to be signed soon for the sale of that property to a Connecticut business relocating from Litchfield County.
- 2095 Berlin Turnpike: The Flying Monkey opened with an enthusiastic response from patrons.
- 2434 Berlin Turnpike: In addition to Geico moving into the space formerly occupied by the Verizon store, a Taqueria restaurant will be moving into the former Subway space and Buckingham Community Services is expanding.

Director Brecher also noted:

- Town Planner Craig Minor prepared an application for a three-year moratorium on low-income housing. A hearing will likely be held by the Town Council before that application is submitted.
- Newington's unemployment rate remained steady at 3.3% for October, 2019.
- Recent discussion of the necessity to increase the Grand List to offset Town budget increases could involve the EDC in planning a strategy.

Commissioners had a number of comments and questions about the status of Myra Cohen Way, marketing of industrial spaces and the Transit Village Design District area, a new location for the Reconstruction Center, utilization of social media, Newington's image and its sales pitch.

## X. OLD BUSINESS

### A. District Reports

Director Brecher will prepare a proposal for revised District assignments that reflect the new commission members and their home addresses.

### B. Newington Means Business Brochure

Commissioner Rioux will be meeting with the designer to review final details. Commissioners agreed a new slogan would be beneficial and suggested a few alternatives.

## XI. NEW BUSINESS

None.

## XII. PUBLIC PARTICIPATION

Cathy Dionne described her Project Graduation fundraising activities and the need for school programs to be progressive.

Rose Lyons had questions about Villas at Cedar, National Welding and Keeney Manufacturing.

Peter Forcellina suggested all EDC members should be “selling” the town and that the EDC should work with the Town Council, Town Plan & Zoning Commission and Conservation Commission to craft a marketing strategy, value proposition and branding that all can support.

## XIII. COMMISSIONER COMMENTS

Commissioner Rosa announced that the Portuguese Club will be rebuilding in 2020.

Commissioner Siems proposed that every citizen of Newington needs to be a salesman for the Town.

Commissioner Dunning thanked Mr. Forcellina for his and the Chamber’s efforts and expressed her pleasure at hearing new ideas presented at the meeting.

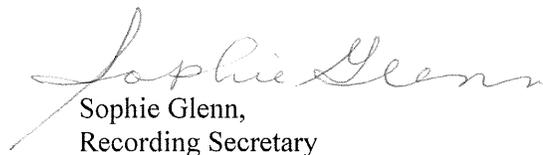
Commissioner Havens expressed her excitement at getting a FaceBook page going for the EDC.

Commissioner Stamm spoke about the need to make small improvements throughout the Town, like new walking areas, fixing sidewalks and retaining walls and sprucing up neighborhood parks.

## XIV. ADJOURNMENT

Commissioner Rosa made a motion to adjourn the meeting and Commissioner Rioux seconded the motion. The motion passed unanimously. The meeting adjourned at 9:07 pm.

Respectfully Submitted:



Sophie Glenn,  
Recording Secretary

NEWINGTON ECONOMIC DEVELOPMENT COMMISSION  
NEWINGTON, CONNECTICUT  
131 CEDAR STREET  
NEWINGTON, CONNECTICUT  
CONFERENCE ROOM L-101 LOWER LEVEL, TOWN HALL  
THURSDAY, JANUARY 2, 2020

RECEIVED FOR RECORD  
IN NEWINGTON, CT

2020 JAN -3 PM 12: 28

  
Town Clerk

I. CALL TO ORDER

The meeting was called to order at 7:00 P.M.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

PRESENT:

Chairman Theresa Avey  
Commissioner Maria Pane  
Commissioner Dana Havens  
Commissioner Sharon Dunning  
Commissioner Robert Rioux  
Commissioner Mark Siems  
Commissioner Jay Slater  
Town Liaison Gail Budrejko

Economic Development Director Andrew Brecher

ABSENT:

Commissioner David Marsden  
Commissioner Clifford Stamm  
Commissioner Fernando Rosa (excused)

IV. APPROVAL OF MINUTES

A. December 4, 2019

Commissioner Avey made a motion approving the minutes pending corrections.

V. PUBLIC PARTICIPATION

None.

VI. CHAMBER OF COMMERCE REPORT

Executive Director of the Chamber Peter Forcellina verbally reviewed recent Chamber successes and upcoming events

VII. ECONOMIC DEVELOPMENT DIRECTORS REPORT

Director Brecher announced that at the intersection of Cedar and Fenn Road, there will be the announcement of a new hotel.

At the Local Market property a new Sports Fitness center will open soon for business.

Edact has been sold to a Korean company, a Wall Street firm "Anwha" is on the side of the building.

Vision Point at Rockwell Road, off of Pane Road has taken over West side, operating business streaming..

At #505 Willard Avenue a 3 building complex owned by Hartford Hospital has been sold for 8.8 million dollars.

#2600 Berlin Turnpike Just Guitars has opened and brought in cozy winds.

#2631 Berlin Turnpike there is a letter of intent for a European retailer for the whole building.

#3333 Berlin Turnpike shows restarting with Groceman Development concept and Eversource is interested.

Reconstruct is closing its store and moving to Burrit Street in New Britain.

Gregoria's Pizza has closed for business.

The estimated number of store closings is estimated at 9300, because of online retailing.

Director Brecher noted that nationwide spending is rising, but retailing is flat.

The unemployment rate in Newington went down showing 17,182 employed in December.

Also, the Defense spending bill was passed, a 1.4 trillion dollar bill for Connecticut, and aircraft manufacturing will be made in Europe.

The minimum wage is \$11.00 in Connecticut.

Several Connecticut sources report Connecticut's population continues to decline.

At the state level, DOT is transitioning to a greater Hartford mobility study.

The Connecticut Economic Resource Center, CERC, has taken over and soon there will be a new name change.

Another point of interest there will be a loan guarantee program administered by private banks with CHFA mortgages. The four pillars include transportation improvements, talent, fiscal stability and investment in cities. Also, there are four pillars including transportation improvements, talent, fiscal stability and investment in cities.

## VIII. OLD BUSINESS

### A. District Assignment

A discussion was held to send 'notes of welcome' to new businesses in town. In Newington; there exists a list of available space that can be found at COSTAR on-line.

Also, Director Brecher distributed a draft copy and went through each member's assignment.

### B. District Reports

None.

### C. Discussion of "Newington Means Business" brochure.

Commissioner Rioux said he will get a brochure draft ready next week. Director Brecher said it was best to first do an inventory of your business assignments and then sort by the physical addresses.

## IX. NEW BUSINESS

### A. GRAND LIST GROWTH STRATEGY

Director Brecher provided handouts and then discussed in detail its content, stressing to bring reality to the discussion we need grand list growth and this is achievable. Newington wants new tenants who can pay taxes, patronize business and have job skills for now and in the future. Newington also needs more restaurants and retail establishments.

Director Brecher announced a STEEP grant application for Newington which includes 15 million dollars statewide. Director Brecher in his indepth, detailed presentation by reminding EDC members that we need a small town economic development program and if anyone has any ideas to send him an e-mail.

## X. PUBLIC PARTICIPATION

Scott Wiczkowski suggested putting more signage around town, similar to a multiple message sign and try to get more grants.

## XI. COMMISSIONER COMMENTS

Gail Budrejko Town Council member encourages everyone to make contact with struggling businesses and also in the districts prioritize who you will contact, trying to create a relationship with new business and encouraging good neighbors.

Commissioner Dunning also said, 'go to new businesses and say 'hi'!  
Commissioner Havens reminded everyone that the TPZ has a listing of new businesses and that  
EDC Director has that information.

XII. ADJOURNMENT

Commissioner Rioux made a motion to adjourn the meeting. Councilor Havens seconded the  
motion. The motion passed unanimously. The meeting adjourned at 9:00 P.M.

Respectively submitted

  
Sophie Glenn  
Recording Secretary