

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING - VIRTUAL
MONDAY, JANUARY 23, 2023, 7:00 PM
AGENDA**

RECEIVED

2023 JAN 20 A 10:00
J. J. Asst
HEBROM TOWN CLERK

Economic Development Commission
Mon, Jan 23, 2023 7:00 PM - 9:00 PM (EST)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/809048429>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 809-048-429

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

REGULAR MEETING

- 1) Roll Call
- 2) Election of Officers
- 3) Approval of Minutes
 - a) December 19, 2022
- 4) Recognition of Guests
- 5) Old Business
 - a) Application for Tax Abatement – L & J Properties LLC – 14/16 Main St
 - b) Marketing & Branding Study
 - c) 2024 POCD Business District Draft Update
- 6) New Business
 - a) Update on current economic development/planning projects
- 7) Correspondence
 - a) Proposal from Flyer View Group, LLC
- 8) Adjournment

**TOWN OF HEBRON
ECONOMIC DEVELOPMENT COMMISSION
Regular Meeting (Virtual)
Monday, December 19, 2022 - 7:00 PM**

MINUTES

RECEIVED

2022 DEC 28 A 9 07
Carly A. Pomroy
HEBRON TOWN CLERK

I. Call to Order

Chair Neil Amwake called the meeting to order at 7:01 p.m.

II. Roll Call

Members Present: Neil Amwake (Chair), Peter Casarella (Vice-Chair), Jon Lesisko, Michelle Nicholson

Staff Present: Matthew Bordeaux (Town Planner)

III. Approval of Minutes

Motion by P. Casarella and seconded by M. Nicholson to approve the June 20th, 2022 Hebron Economic Development Commission meeting minutes. The motion passed unanimously.

Motion by M. Nicholson and seconded by P. Casarella to approve the September 26th, 2022 Hebron Economic Development Commission meeting minutes. The motion passed unanimously.

Motion by P. Casarella and seconded by M. Nicholson to approve the November 21th, 2022 Hebron Economic Development Commission meeting minutes. The motion passed unanimously.

IV. Recognition of Guests

None.

V. Old Business

A. Application for Tax Abatement – L & J Properties LLC – 14/16 Main St

M. Bordeaux reported that he asked the applicant to provide further details on Phase Two of the project, which is related to the construction of a new building. He feels the application for abatement should focus on this part of the project. He is awaiting those revisions. He also spoke with the Assessor's office. The appraised value is roughly \$240,000; the assessed value is roughly \$155,000. He feels these numbers are a little low, and is gathering more information. The Commission then discussed the timeline of the application process, and the EDC's ability to provide a timely recommendation to the town regarding the abatement.

B. Marketing & Branding Study

Following input from the EDC, FHI Studios provided two potential logos for Hebron, which M. Bordeaux shared. Both include the text "Hebron Connecticut" as well as farm/rural-related imagery. The first design is simpler, while the second has larger graphics/imagery. M. Nicholson noted the second design would likely be more difficult to incorporate into marketing efforts due to the larger imagery, as well as the

**TOWN OF HEBRON
ECONOMIC DEVELOPMENT COMMISSION
Regular Meeting (Virtual)
Monday, December 19, 2022 - 7:00 PM**

semi-transparent background. She and other EDC members will summarize their thoughts, which M. Bordeaux will share with FHI.

VI. New Business

A. Current economic development/planning projects

1. Plant Nursery

M. Bordeaux reported he is assisting a resident named Sean Comer in locating a site for a plant nursery in Hebron. The first site considered, across the street from Wild Bill's and Georgia's Pizza, was rejected due to zoning and site limitations.

2. Pedestrian Bridge

M. Bordeaux is in contact with the state to obtain a contract to construct a pedestrian bridge from Pendleton Drive to the library.

3. Barn Rehabilitation

The owner of 10 Main Street is seeking to rehab a barn located on the property, which is listed on the historic register. M. Bordeaux is unsure of the targeted use, however it will not be residential. P. Casarella asked if the site has been referred to as the Toomey property previously; M. Bordeaux confirmed. He noted Phase Two of the Toomey Crossing project is currently stalled, primarily due to zoning regulations. He asked the EDC to provide any alternative ideas or sites for the project, as he feels it would be a positive endeavor for Hebron. He also noted Connecticut Water has provided an agreement to supply an adequate amount of water to the project, but extending utilities to reach the site will be a cost factor.

B. 2023 Meeting Calendar

Motion by P. Casarella and seconded by N. Amwake to adopt the regular meeting schedule of the Hebron Economic Development Commission for the calendar year 2023. The motion passed unanimously.

VII. Correspondence

M. Bordeaux reported he had been contacted by a company providing flyers and maps for economic development agencies like the EDC. He will hear a presentation from them, as there is some funding still available for the EDC's use, and will report back at the next meeting.

VIII. Adjournment

Motion by M. Nicholson and seconded by P. Casarella to adjourn. The motion passed unanimously.

Chair N. Amwake adjourned the meeting at 8:02 p.m.

Respectfully submitted,
Hannah Walcott (Board Clerk)

TOWN OF HEBRON
Economic Development Commission
Regular Meeting - Virtual
Monday, April 20, 2020 7:00 PM

RECEIVED
2020 APR 27 A 10:30
Carla A. Thompson
HEBRON TOWN CLERK

1. Call to Order

N. Amwake called the meeting to order at 7:08 PM

2. Roll/Call

Members Present: N. Amwake, P. Casarella, G. Garfield, J. Lesisko and J. Podell

Members Absent: None

Staff Present: K. Giansanti, CME Representative and M. O'Leary, Town Planner

Guests Present: None

M. O'Leary stated that for logistics – the virtual format will be how the meetings will be held for the foreseeable future. Notice requirements need to be maintained, with a notification box on the agenda for the public to attend, videos of the meetings will be posted on the website and a transcription will be available.

3. Election of Officers – N. Amwake stated that a description of the officer position was sent out to members with the bi-laws. Nominations were taken for the following officers' positions:

- a. **Chairman** – G. Garfield nominated N. Amwake to remain as Chairman, seconded by J. Podell. There were no other nominations. Motion unanimously passed, N. Amwake accepted position as Chairman.
- b. **Vice Chairman** - G. Garfield nominated P. Casarella to remain as Vice Chairman, seconded by J. Podell. There were no other nominations. Motion unanimously passed, P. Casarella accepted position as Vice Chairman.
- c. **Secretary** – J. Podell nominated G. Garfield remain as Secretary, seconded by N. Amwake. There were no other nominations. Motion unanimously passed; G. Garfield accepted position as Secretary.

4. Approval of Minutes – December 16, 2019 Regular Meeting:

The December 16, 2019 Regular Meeting Minutes were reviewed by members.

Motion by P. Casarella to approve the December 16, 2019 Regular Meeting Minutes as submitted, seconded by G. Garfield, motion passed unanimously.

5. Recognition of Visitors

No visitors addressed the Commission at this time.