



ECONOMIC DEVELOPMENT COMMISSION

REGULAR MEETING

January 15, 2025 – 5 PM – Ludlow Room, Windsor Town Hall and via Zoom

PRESENT IN PERSON: *Randy Graff, Sharran Selig-Bennett, Tim Rice, Al Loomer and Bill Davis (TIF Advisory Committee)*

PRESENT ONLINE:

ABSENT: *Jermika Cost, Trevor Thorington, Nathan Karnes*

STAFF PRESENT: *Peter Souza, Patrick McMahon*

GUESTS: *Tom Dworetzky and Christa Franzi of Camoin Associates*

1. CALL TO ORDER

Chairman Graff called the meeting to order at 5:05 PM.

2. PUBLIC COMMENT

No public comment.

3. DISCUSSION ITEMS

a. Day Hill Corporate Area Planning Study Updates

Dworetzky of Camoin Associates conducted a preview of the presentation taking place at 7 pm for the public regarding the next steps and potential recommendations for the town regarding the Day Hill Corporate Area (DHCA) Planning Study. The study is assessing what has changed in the real estate market since the pandemic to understand what the town can do to address needs for the DHCA. DHCA has 326 parcels, 3000 acres, 15,000 jobs, \$693 million in real property assessed value - 20% of town wide real property value. There have been changes in the office market resulting in about 2 million + sq feet that is currently or will be for sale or lease, accounting for 60% of all office space in corridor is available.

Camoin is about midway through the project and focused on assessing market potential, community feasibility, and financial feasibility. Camoin conducted a market analysis. Community feasibility is being analyzed through surveys, the open house, business roundtable, and that evening's public information session. Financial feasibility is from the developer's perspective – projects have to pencil out.

High market potential – multifamily, condos & townhomes, senior living, assisted living, warehouse & distribution, advanced manufacturing, industrial flex space

Moderate potential – food & beverage, convenience retail & services, sports & recreation, mid-range & economic lodging, medical office
Limited potential – traditional office, life sciences lab space

Selig-Bennett asked about feasibility of large scale apartment development and Souza provided comparative numbers for surrounding towns and the current pipeline in Windsor for already approved units. Graff asked about assisted living in the town, which McMahon and Souza confirmed is not currently existent. Franzi discussed the housing challenges of the market in general. Souza asked about full service hotel feasibility and Dworetsky discussed how DHCA is saturated for the demand in the area.

Stakeholder engagement includes 18 real estate professional interviews, 2 provider/partner focus groups, public open house, a business owner roundtable and community survey.

Desired growth themes culled from the public include: retail & dining, community gathering spots, recreation & entertainment, housing & livability, entrepreneurship, sustainability, safety & design, connectivity & accessibility. Some growth concerns include big box retail, fast food chains, high volume warehouse & distribution, encroachment on neighborhoods.

Franzi discussed areas for potential change and targeting to promote DHCA development and utilization. Some strategies include establishing a vision, continuously engaging building and site owners, improving the physical public spaces and infrastructure, planning and zoning changes and support, marketing, and potential financial incentives.

Dworetsky stated that Camoin is in the process of planning a vision for DHCA given data collection efforts and final recommendations will be given in February after upcoming stakeholder meetings. It is expected that findings of the study will be incorporated into the POCD process.

McMahon said that Camoin would be meeting with our utility partners such as Eversource, MDC and CNG, as well as regional and state economic development partners at MetroHartford Alliance, CRCOG and AdvanceCT.

Dworetsky presented prospective graphics of three different focus areas and the Commission discussed current and possible uses and zoning such as apartments, medical office, retail, and recreational opportunities.

McMahon gave updates on Tulsi Indian Restaurant and the pickleball facility.

4. ITEMS FROM ECONOMIC DEVELOPMENT PARTNERS

McMahon to send out update from economic development partners to save some time in advance of upcoming public meeting.

5. ITEMS FROM COMMISSION

No items from commission.

6. ITEMS FROM STAFF

McMahon to send out update on staff items to save some time in advance of upcoming public meeting.

7. REVIEW OF PREVIOUS MEETING MINUTES

McMahon proposed bumping previous minutes to the next meeting as a quorum is not present.

8. ADJOURNMENT

Selig-Bennett motioned to adjourn. Meeting adjourned by Graff at 6:25 p.m.