



ECONOMIC DEVELOPMENT COMMISSION

REGULAR MEETING

March 19, 2025 – 5 PM – Ludlow Room, Windsor Town Hall and via Zoom

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

PRESENT ONLINE:

ABSENT: *Trevor Thorington, Jermika Cost*

STAFF PRESENT: *Peter Souza, Patrick McMahon*

GUESTS: *Tom Dworetzky and Christa Franzi of Camoin Associates, Debbie Delucia, FTDT, Andrew Surprise, Windsor Chamber of Commerce*

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

Dworetzky and Franzi of Camoin Associates presented an update to the study touching on several topics: fiscal impacts, employment implications, development opportunity matrix, guiding principles, development potential and focus area mapping and preliminary recommendations. They asked for feedback in preparation for the public information session scheduled for March 24th. The area constitutes 20% of the town-wide assessed value. At a high level, Colliers indicated that there is development potential for approximately 710 acres after omitting areas currently developed, wetlands and areas with steep slopes. Between 2019 and 2024 the largest assessed value type went from office use to industrial.

Karnes asked about whether the overall need for housing and the community building benefits of additional housing was addressed in light of the fiscal impacts shown. The study does indicate that there is high market potential for various types of housing and to consider strategic locations for housing in the corridor.

Karnes questioned what was the public feedback on traffic? Franzi said that some people were concerned with speed, as well as the number of lights.

There has been public feedback on not allowing large, high-volume distribution centers. There was also some public feedback against big-box retail but the subject did not come up much likely because it is not seen as a retail corridor today. Commission members that some retail, small or moderately sized, could work if additional housing was built in the area.

Camoin is recommending that the areas to the south of Day Hill Road continue to maintain the opportunity for flex industrial and not encourage housing.

Karnes asked what was contemplated by the office buildings labeled as adaptive reuse potential in the Hartford Village Focus Area. That could include remaining office, conversion to housing or lab space or a mix of uses. The parking lots could be potential developed as well.

Selig-Bennett asked about the status of the planned hotels near the recreation hub and McMahon stated they are still working on their financing.

For Voya Village, Camoin suggested commercial could be medical or smaller scale retail or mixed-use. Karnes wondered if the Voya building had the configuration that would lend itself to adaptive reuse for housing. Karnes thought the Voya building could make for a good nursing home. Voya still has a presence and is interested in retaining about 85,000 SF. Karnes mentioned this area could be good for assisted living.

Camoin sought feedback on the overall study recommendations. Selig-Bennett said it would take some getting used to as a mixed-use corridor instead of solely a corporate area. Graff mentioned that the challenges of getting qualified labor would impact the recommendation on attracting additional advanced manufacturing. Graff cautioned not to overdo the residential or there will be conflicts caused with existing and future industrial development. Graff said we should not rule out additional appropriately-scaled distribution.

The Town could consider tax abatements for certain kinds of housing like assisted living or affordable housing or assist with predevelopment costs. Karnes said if the town helps with the costs of predevelopment studies then the town should be able to utilize those studies should the project fall through. The town can potentially provide density bonuses or flexibility rather than financial tools. Karnes asked about CRDA and Souza said it can provide technical assistance but financial assistance is currently only available to Hartford and East Hartford projects.

4. ITEMS FROM ECONOMIC DEVELOPMENT PARTNERS

Delucia discussed the new banners. Farmers Market is starting soon. All of the concerts are scheduled and they are looking for additional sponsors. Annual meeting will be in June. Monarch Festival will be in the Fall. Brick Heritage event in April.

5. ITEMS FROM COMMISSION

Graff asked if there is any news about Walgreens or Tire Rack that would impact their local operations. We have not heard any impacts to the local facilities.

Graff asked about the Hayden Station area. There are several smaller flex spaces that are mostly occupied. International Drive area is in good shape. Karnes asked about Stanadyne and McMahon gave an update on the state brownfield grants for assessment and remediation.

Karnes suggested an Aldi's or Staples.

6. ITEMS FROM STAFF

McMahon said the business breakfast featuring Anthony Anthony went very well with about 60 in attendance. Spring Gathering for BDL is coming up at Dudleytown. Windsor is being featured at a Connecticut Main Street Center Summit on Transit Oriented Development. McMahon attended an assisted living symposium with operators and developer. Proposed TIF budget includes \$26,000 for First Town Downtown and \$12,000 for the Art Center.

7. REVIEW OF PREVIOUS MEETING MINUTES

Minutes of previous meetings will be reviewed at next regularly scheduled meeting.

8. ADJOURNMENT

Selig-Bennett motioned to adjourn. Meeting adjourned by Graff at 7:00 p.m.