



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Mary Bylone, First Selectman

ECONOMIC DEVELOPMENT COMMISSION

Monday, October 18, 2021

6:30 p.m.

Virtual Meeting

MEETING MINUTES

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TOWN CLERK

Members Present: Chair Bruce Goldstein, Heide Perham, Sean Nadeau, Jack Faski, Michael Hinchliffe (joined the meeting at 6:44 p.m.)

Members Absent: Lisandro Suarez

Others Present: Town Planner Matthew Bordeaux, Meredith Ritz, Paul Urbanowicz, Nikki Spirito, Mark English, Greg Barden

1. **Call To Order** – Chairman Goldstein called the meeting to order at 6:35 p.m.
2. **Public Comments** – There were no public comments.
3. **Changes or Additions to Agenda** – Mr. Faski moved to add Item 5d to the Agenda regarding the discussion of an Agricultural Commission project to promote agritourism. The motion was seconded by Mr. Nadeau and all members voted in favor.
4. **Approval of Minutes**
 - a. **September 20, 2021** – Ms. Perham moved to approve the minutes. Mr. Nadeau seconded the motion and all members voted in favor.
5. **New Business**
 - a. **C-TIP Application: International Cordage East LTD (a.k.a. InCord) – 76/96 Upton Rd.**

Chairman Goldstein welcomed Meredith Ritz and Paul Urbanowicz from InCord. Mr. Bordeaux provided some background information on the business and locational context. The Commission reviewed the application received by Mr. Bordeaux (dated October 5, 2021) from InCord for a Colchester Tax Incentive (C-TIP). Ms. Ritz expounded on the application saying the company wishes to relocate an existing production facility in Oakdale, CT to Colchester. Ms. Ritz discussed some of the alternative locations the company was considering including renewing the existing lease in Oakdale. InCord's presentation at the meeting spoke of constructing a 29,000 square foot building on land they have purchased on Upton Road in Colchester. InCord's presentation talked of the manufacturing process that will be done in the proposed new building, the addition of new employees and added revenue in tax dollars and fees to Colchester once the building is completed. InCord also spoke of how if granted a tax abatement, the tax relief would impact the company's ability to invest in

other improvements and to add new employees. A tax relief would also aid in the re-location costs to Colchester from Oakdale.

Ms. Ritz also explained how the previously approved tax abatement at 181 Upton Rd helped facilitate the hiring of new employees sooner than would have been possible without the abatement.

Mr. Goldstein and members of the Commission asked questions of the applicant and to speak of the benefit of the tax incentive. The Commission completed the C-TIP Application Grade form amongst themselves and discussed results. The Commission concluded that based on the scores, discussion and the appropriateness, the application warranted a high term and high rate incentive. Mr. Goldstein requested that staff prepare a draft summary report with a proposed motion for consideration by the Commission at their November meeting.

- b. Town Planner's Report** - Mr. Bordeaux reported the status of several grant-funded projects including the Town Green Bike and Pedestrian Improvement Project, the Lebanon Avenue Pedestrian Improvement Project, the Affordable Housing Plan and the Norton Mill Remediation project. Mr. Bordeaux spoke briefly about the ARPA Ad-Hoc Committee's work and that the Planning and Zoning Department was preparing to take building permit applications online.
 - c. Discussion of Future Projects** – The discussion of future projects was covered under the previous Agenda item.
 - d. Discussion of Agriculture Commission Project** – Mr. Faski explained that the Agriculture Commission is considering the development of a promotional campaign to share information about the agritourism assets in town. The Commission requested staff look at examples from other communities and to consider how the State's Department of Tourism might be utilized.
- 6. Old Business** – There was no Old Business discussed.
- 7. Correspondence** – There was no correspondence reported.
- 8. Adjourn** – Ms. Perham moved to adjourn the meeting. Mr. Faski seconded the motion and all members voted in favor. The meeting was adjourned at 8:00 p.m.