



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

ECONOMIC DEVELOPMENT COMMISSION

Monday, November 15, 2021

6:30 p.m.

Virtual Meeting

MEETING MINUTES

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2021 NOV 17 PM 4:29
Gayle Furman
TOWN CLERK

Members Present: Chair Bruce Goldstein, Heide Perham, Sean Nadeau, Jack Faski, Michael Hinchliffe, Lisandro Suarez

Others Present: Town Planner Matthew Bordeaux, Paul Urbanowicz, Mark English, Greg Barden, Heather Wilson

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 flip the order of Items 5 and 6 on the Agenda so that Old Business is discussed before New Business. The motion was seconded by Ms. Perham and all members voted in favor.
4. **Approval of Minutes**
 - a. **October 18, 2021** – Ms. Perham moved to approve the minutes. Mr. Nadeau seconded the motion and all members voted in favor.
5. **Old Business**
 - a. **C-TIP Application: International Cordage East LTD (a.k.a. InCord) – 76/96 Upton Rd.**

Chairman Goldstein reviewed the application and the discussion held by the Commission at the October 18th regular meeting. Chairman Goldstein asked Mr. Suarez if he had familiarized himself with the record of the October 18th regular meeting and Mr. Suarez confirmed. Mr. Bordeaux presented the Commission with a proposed tax abatement schedule and explained his rationale. Mr. Bordeaux explained that after speaking with representatives of the applicant, InCord did not have plans to move forward with the 30,000 sq. ft. processing facility at 151 Upton Rd that was the subject of a C-TIP approved in 2017 and was now prioritizing the currently proposed 29,000 sq. ft. production facility proposal that is the subject of the current C-TIP application. Mr. Bordeaux explained to the Commission that representatives at InCord recognized that if plans for future expansion on 151 Upton Rd were to be revisited, a new C-TIP application would be required.

Ms. Perham made the following motion:

Move to authorize the EDC Chair to recommend to the Town of Colchester Board of Selectmen a C-TIP property tax abatement to InCord (aka International Cordage East, Ltd.) as proposed in the application dated October 5, 2021, in the amounts of 100% in year one, 90% in year two, 80% in year three, 70% in year four, and 50% in year 5, of the increase in real property tax for the new construction proposed at 76/96 Upton Road. Granting of the property tax incentive is contingent on the Certificate of Occupancy for the new construction issued by the Town of Colchester. The tax relief will be applied to the first full year after the Certificate of Occupancy is issued. It is intended that this tax abatement can be assigned or assumed by any future related entity of the applicant for use as proposed. Mr. Faski seconded the motion and by roll call vote, all members voted in favor.

The Commission proceeded to review a draft memo prepared by Mr. Bordeaux intended to reflect the Commission's recommendation on the C-TIP and the reasons for the decision. The memo would be presented to the Board of Selectmen and signed by Chairman Goldstein.

Mr. Suarez questioned whether InCord intended to utilize solar panels for energy production that would result in the mitigation of potential impacts on air quality. Mr. Bordeaux stated he would have to follow-up with InCord.

6. New Business

a. 2022 Meeting Schedule

Mr. Nadeau moved to approve the 2022 Meeting Schedule. Ms. Perham seconded the motion and all members voted in favor.

b. Town Planner Report

Mr. Bordeaux asked the Commission how they felt the C-TIP could assist the small business owners interested in occupying vacant commercial spaces. The Commission requested more information on the potential impact a C-TIP could have for small businesses that may only be able to afford limited renovations that might not result in a substantial increase in the property assessment.

7. Correspondence – There was no correspondence reported.

8. Adjourn – Mr. Faski moved to adjourn the meeting. Ms. Perham seconded the motion and all members voted in favor. The meeting was adjourned at 7:35 p.m.