



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

ECONOMIC DEVELOPMENT COMMISSION

Tuesday, February 22, 2022

6:30 p.m.

Virtual Meeting

MEETING MINUTES



Members Present: Chair Bruce Goldstein, Jack Faski, Michael Hinchliffe, Heide Perham, James Bates, Heather Wilson, Tyler Migliaccio (Alternate)

Members Absent: Lisandro Suarez

Others Present: Town Planner Matthew Bordeaux, Susan Caron and Alane Wilansky (Co-owners of ARK Distillery)

1. **Call To Order** – Chairman Goldstein called the meeting to order at 6:32 p.m.
2. **Public Comments** – No comments
3. **Changes or Additions to Agenda** – None
4. **Approval of Minutes**
 - a. **January 18, 2022** – Mr. Faski moved to approve the minutes. Mr. Hinchliffe seconded the motion. Heide Perham, Tyler Migliaccio, Heather Wilson, James Bates abstained. Motion carried.
5. **New Business**
 - a. **Discussion and possible recommendation on C-TIP Application:**
ARK Station LLC – 200 Lebanon Avenue
Mr. Bordeaux introduced the applicants to the Commission and briefly summarized the proposed project. Susan Caron and Alane Wilansky, co-owners of ARK Distillery LLC, described the some of the improvements they've considered and the reasons they were attracted to the location, noting the availability of public water and sewer utilities. The applicants explained that it will take a couple of years to get the building remodeled and business operating before a revenue can be generated, emphasizing the significance of the requested abatement in the early stages of their effort.

Mr. Faski noted his familiarity with the building and praised the applicants for their vision and investment. Mr. Hinchliffe asked about their communication with regulatory authorities

and the financing necessary to start. Ms. Wilson noted her familiarity with the state licensing requirements.

The Commission discussed the scores they generated using the C-TIP grading sheet. The results were substantially similar. The Commission's scores were on the high end of the "Low Term, High Rate" bracket.

Mr. Hinchliffe moved to authorize the EDC Chair to recommend to the Town of Colchester Board of Selectmen a C-TIP property tax abatement to ARK Station LLC (ARK Distillery LLC) as proposed in the application dated January 12, 2022, revised February 3, 2022, in the amounts of 100% in year one, 100% in year two and 50% in year three of the increase in real property tax for the remodel of the existing building at 200 Lebanon Avenue. Granting of the property tax incentive is contingent on the Certificate of Completion issued by the Town of Colchester. The tax relief will be applied to the first full year after the Certificate of Completion is issued. Ms. Wilson seconded the motion.

The Commission discussed the importance of the tax relief to a business opening post-pandemic and the magnitude of the investment necessary to remodel this particular building. The Commission discussed extending the term out longer. A suggestion was made to improve the third year of the three-year term to a 100% relief level. The Commission agreed to this approach.

Mr. Hinchliffe amended this motion to authorize the EDC Chair to recommend to the Town of Colchester Board of Selectmen a C-TIP property tax abatement to ARK Station LLC (ARK Distillery LLC) as proposed in the application dated January 12, 2022, revised February 3, 2022, in the amounts of 100% in year one, 100% in year two and 100% in year three of the increase in real property tax for the remodel of the existing building at 200 Lebanon Avenue. Granting of the property tax incentive is contingent on the Certificate of Completion issued by the Town of Colchester. The tax relief will be applied to the first full year after the Certificate of Completion is issued. Mr. Faski seconded the motion. Motion passed unanimously.

- b. ARPA and Economic Development discussion per letter from Planning Director** – Mr. Bordeaux discussed the idea of recommending a series of proactive economic development initiatives to the Board of Selectmen. The Commission resolved to discuss it further at the next meeting.
- c. Town Planner Report** – In consideration of the hour, Mr. Bordeaux quickly addressed the status of the Town Green, Lebanon Avenue, and Affordable Housing Plan projects.

6. Old Business - None

7. Correspondence – None

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 8:13 p.m.