

Central Connecticut Corridor
Comprehensive Economic Development Strategy
ANNUAL UPDATE
Covering the Period ending June 30, 2010
Prepared by the Central Connecticut Regional Planning Agency
for submission to the
United States Economic Development Administration

The following information recaps those major accomplishments which were achieved in the Corridor regarding the implementation of the Central Connecticut Corridor's Comprehensive Economic Development Strategy which was first approved on May 17, 2004, and reports on changes to the CEDS approved during FY2009-2010.

Economic Progress in the Corridor since June 2009: Summaries and Current Projects

BRISTOL

Construction on phases I and II of the Southeast Bristol Business (industrial) Park was completed in 2008, and two lots have been sold and buildings constructed. The Connecticut State Department of Transportation (ConnDot) is in the process of widening Route 229 for left turn lanes at what will be a new traffic signal.

The first portion of the North Main Streetscape in downtown was completed in 2005. The City has been designing improvements for other areas in downtown for similar improvement projects, and a second portion of streetscape, on Main Street, is expected to begin construction in the spring of 2010.

The City has also been taking steps to move forward with private development on the 17 acre former Bristol Mall Site now called Depot Square. The mall was demolished in the spring of 2008. A solicitation of private development was conducted during 2008, and again in 2010. A preferred developer, Renaissance Downtowns, was chosen from the last round.

Portions of the City of Bristol have been designated HUB Zones.

NEW BRITAIN

The City of New Britain reports that during the FY 2009-2010, despite adverse economic conditions, the City was able to achieve some notable success in business expansions and retention.

The 150,000 square foot Celebration Foods facility has been operating now for over a year, in the city's SMART Park I on Myrtle Street, employing over 300 workers, many of whom are local residents. This facility represents a major accomplishment relative to restoration and re-use of a brownfields site and the expansion of tax base and job opportunities. This essentially completes the SMART Park I project.

In the SMART Park II, off of South Street, anticipated development of the two remaining parcels has lagged, due to economic conditions and caution on the part of the property owners. The new road, Commerce Circle, is complete and was accepted as a new street by the City. The 54,000 square foot

Siracusa Moving and Storage facility occupies the front parcel, 5.4 acres in area and they have been fully operational for over one year, now. The expansion of prospective industrial land continues nearby as another South Street parcel, approximately 11 acres in area adjoining the New Britain Business Center complex, is being excavated to remove unsuitable ledge material and to level the site.

Over the past fiscal year, another previously reported project, the Big Sky gym, opened its brand new, 21,000 square foot, state-of-the-art health and wellness facility at the former site for the state Department of Motor Vehicles office at 1165 Main Street, near the Plainville town line.

Another notable business expansion is the renovation and expansion of a small West Main Street commercial plaza to accommodate an 8,000 square foot medical office, with further expansion now underway for some additional retail and commercial space. A similar project was the 11,000 square foot expansion of the Community Health Center at One Washington Square near Lafayette Street.

Also worthy of mention are the extensive improvements to and expansion of the East Side Restaurant, one the area's signature eateries, as well as the 4,000 square foot enlargement and expanded food service operations at the Roly Poly Bakery near the northern end of the downtown business district.

Of nearly equal importance over this time period was the leasing of some of the vacant and underutilized business space in and around the downtown, including the opening of the A.J. Wright and the Ocean State Job Lot stores in New Brite Plaza, and Vito's and Subway restaurants at key locations in the downtown.

Current Projects: New Britain

- As described in past CEDS reports and updates, the downtown City Police Headquarters, with the adjoining commercial development space, is seen as a cornerstone to revitalizing the downtown and is included as a key component of the city's recent downtown study. Over the course of the past year, the city has been successfully acquired this important corner property, clearing the site and passing the bonding authorization necessary to finance the project. An architectural firm and construction management team has been hired and project design recently began.

The multi-story facility will make efficient use of the land, and open up the former headquarters site for private sector redevelopment, for other office, and/or commercial uses, that would enhance and complement the downtown core, and add to the City's tax base.

By creating new retail floor area, and by accessing the former Police headquarters for private development as described in the downtown study, this project will serve to leverage private investment in the downtown, which is a designated Enterprise Zone. Also this select location helps to optimize the return on the previous public investments in the City's parking garage and in streetscape improvements on Main Street and the general downtown area.

- Also on the horizon is the Hartford-New Britain Busway and related developments, as state DOT efforts progress towards a target date of late 2013 for the busway to become operational.

This project is seen as being a significant contributor to the economic development future of the region. On-going planning work on our citywide Plan of Conservation and Development envisions the busway as integral to planned residential and mixed-use developments in the downtown area near the Main Street station and, additionally, within planned "Incentive Housing Zones" that would place transit supportive development within close proximity to the City's two other busway stations, one near East and East Main Streets and the other further north on East Street in the vicinity of Central Connecticut State University.

- The Pinnacle Heights project is proceeding, as well. As previously reported, the City took title to the property last year and has adopted zoning changes to facilitate commercial, office and technology park development on the site. All buildings on the site have since been vacated and demolished, and engineering design has begun for the infrastructure necessary for development of the 63 acre site.
- Phase II of the Broad Street reconstruction project is underway and will be completed later this year. This \$6 million street, sidewalk and utility upgrade encompasses the section of Broad Street from Washington to Horace Streets along with the adjoining portions of Washington and High Streets that serve and provide access for one of the city's prime business areas. Further Broad Street, eventually spanning the full length of Broad Street up to Burritt Street are planned, with design of the next segment slated to begin design as early as this coming fall.
- Two major parks projects that will improve quality of life and recreational opportunities for city residents were undertaken over the past year. One was the construction of the recently opened Willow Street Park, which serves to alleviate blighted, overcrowded conditions and adds a needed recreational facility to an underserved neighborhood. The other was drainage improvements and a major renovation of Walnut Hill Park, a National Historic Register property and the city's premier park.

PLAINVILLE

The Town of Plainville continues to enjoy a diverse economic base, which includes small, mid-size, and large manufacturers consisting of Gems Sensors, makers of flow sensing devices and medical equipment, and Mott Corporation, an industrial air filter manufacturer. Plainville is also home to a number of medium and large sized construction firms, among them Walker Crane; Atlantic Pipe Corporation; Aiudi & Sons, LLC; Manafort Brothers, LLC; Mizzy Construction; and Tilcon CT Inc, which continues to operate quarries and ancillary facilities in Plainville. Notably, Gems Sensors has expanded its base of operations here in Plainville. Employees lost through previous layoffs have been replaced and product development promises even more employment opportunities.

While stripped of its manufacturing component, General Electric remains a viable Plainville business entity, employing nearly 300, and expanding its business in early 2010 with the addition of GE Industrial Solutions Division.

Downtown Plainville continues to struggle economically; however, Phase I and II of the Downtown Beautification Program are both complete and the Whiting Street area of our downtown district has seen a significant upswing in occupancy levels. Phase III of the Downtown Beautification Program will address needed improvements to paving, sidewalks and street furniture on East and West Main Streets, but until that happens, a similar "pride in ownership" effect may not occur. The remaining areas seem even worse for wear, now that the contrasting improvements are complete. Vacancy rates on East and West Main Streets are exacerbated where building owners have not made property improvements. Real or perceived parking issues continue to be a complaint among area merchants and property owners. Funding for Phase III is still being sought.

According to labor statistics reported by the Connecticut Department of Labor, the unemployment rate in Plainville has steadily rose from 2008 to 2010 in the following increments: 5.9 in 2008; 8.5 in 2009; and 11.1% in January of 2010! The most recent finding is significant in that it exceeds the LMA figure by 1.1% and the State of Connecticut figure by 1.3%. We are unsure why Plainville's unemployment rates are higher on average than the Labor Market Area and the State; however, a speculative presumption is that Plainville's manufacturing sector has remained fairly strong when viewed on par with State statistics. Recent losses in that sector may have contributed to the uncharacteristic increase in Plainville's unemployment statistics in relation to State and LMI figures.

During the past year, Plainville has been fortunate not to lose any major manufacturing establishments. While owner interviews indicate the outlook is difficult, many are holding on. Several owners of manufacturing firms have lost up to 50% of their workforce since the beginning of the current economic downturn.

In March of 2010, a warehouse distribution facility was approved for a 23,000 square foot expansion within the Farmington Corporate Industrial Park. Additional industrial buildings were constructed in 2009-2010 on Robert Jackson Way in Plainville's Strawberry Fields Industrial Park, totaling an additional 18,940 square feet of new commercial area. Land within both industrial parks is privately held and the Town of Plainville actively seeks to market these properties in conjunction with private efforts made by the owners.

Connecticut Commons, our largest retail center, continues to be Plainville's largest taxpayer despite the loss of another business over the past year (Linens & Things). Previous vacancies at Connecticut Commons have been filled. A new retail development, approved in late 2009, will add approximately 8,000 square feet of new commercial space with a bakery and bank as pre-signed tenants, and approximately 2,000 square feet of leasable space left.

Plainville continues to offer tax abatements and business loans where allowed by State Statutes and supported by local funding. The Planning Office has been merged with the Economic Development Department to provide a one-stop shop for most permitting needs. The Department maintains a website with policy and program information including a database of properties that are updated on a periodic basis. The database can be credited with the referral and eventual sale of two parcels, one of which have been commercially developed.

New residential housing completions have fallen off considerably due to the poor economy. As the market rebounds, many approved, market-rate units are left to be constructed, meeting demand into the foreseeable future.

Current Projects: Plainville

- Downtown Improvement Project – This project is now two thirds complete. The Downtown Beautification Commission, in concert with staff from Plainville’s Department of technical Services, has exhausted the supply of funding necessary to proceed with Phase III of this project. An additional \$600,000.00 is needed to complete revitalization efforts on East and West Main Streets. Completed improvements on Whiting Street speak for themselves. Occupancy rates have improved and while some vacancies remain, the outlook is much better as can be borne out by the amount of foot traffic now seen in the central business district. Conclusion: the Downtown Improvement Project is in its final Phase, awaiting a funding source.
- Water Pollution Control Facility – a complete upgrade to the plant is now complete. Over 28 million dollars spent in improving this important element of Plainville’s infrastructure will guarantee capacity can be met well into the future and environmental permit compliance issues are satisfied on the State and national levels. Conclusion: The Water Pollution Control Facility is complete, allowing continued economic growth and environmental compliance.
- White Oak Property - This property comprises approximately 15 acres within the central commercial area of Plainville with frontage on West Main Street (CT Route 372). Until recently the property has been used as a construction business and yard, with heavy equipment used in bridge-building and other large construction projects operating from the property. The property borders the Pequabuck River, a tributary to the Farmington River, and is currently for sale. Situated close to the heart of Plainville’s central commercial district, the property offers significant opportunities for redevelopment as a mixed use center featuring retail and other consumer-oriented businesses, higher density housing, and recreation. With Plainville struggling to “reinvent” and revitalize its commercial core, this property offers the potential to serve as a catalyst for such revitalization. Its frontage on both West Main Street and the Pequabuck River presents a unique opportunity to connect these underutilized and untapped resources and shape this area into a modern “lifestyle center” in Plainville’s historic downtown. Currently, the property is privately held. Plainville continues to reach out to the owner of the property to share our vision and offer assistance where we can. Meetings have been arranged between the owner, the Town of Plainville and the State Department of Economic and Community Development to discuss possibilities. Conclusion: The White Oak property remains privately held, and the Town continues to encourage talks with the owner.
- New Britain Avenue “Chung” property - Owned by the Chung Family Realty Partnership LLC, this 9.55 acre parcel contains several vacant commercial buildings in deteriorating condition. Several of the buildings were used until recently for automotive services such as transmission

repair, body work, etc. The property is known to have soil contamination, and Phase I and II assessments have been completed along with a remedial action plan, which has been approved by DEP. The property is situated on the north side of New Britain Avenue (CT Route 372) from the Connecticut Commons shopping center. It is zoned general commercial. It offers the potential for retail and consumer-oriented redevelopment that creates a synergistic relationship with Connecticut Commons and other retail businesses on New Britain Avenue. The property was previously reported as having been in litigation. Since that litigation was settled, a new appeal was filed, again tying the property up for an indefinite period of time. Conclusion: The Chung property remains privately held, and is currently in litigation. The Town keeps the lines of communication open to the extent that they can, given the litigation.

- Robertson Airport - Home to one of the busiest corporate and private aircraft facilities in central Connecticut, Plainville retains the advantage of providing air service to many of the surrounding communities. Robertson Airport, run by Interstate Aviation Inc., maintains a 3,612-foot asphalt, lighted runway and a 30-by-30-foot helipad for private and commercial usage. Averaging 162 daily flights, as well as providing aircraft storage and repair services, Robertson plays a vital role in central Connecticut's growing economy. The Town of Plainville last reported that it had retained a consultant to examine the feasibility of purchasing the airport and retaining it as a municipally owned and operated facility. We are pleased to report that this regional facility has indeed been purchased by the Town of Plainville. An Aviation Commission has been established and a "Fixed Base Operator" has been retained to continue operations without an interruption in service. Conclusion: Robertson Airport is truly a regional asset. Plainville's ownership of this facility removes the possibility of alternate development of this parcel and will ensure its operation as a regional facility far into the future.

PLYMOUTH

Despite the economic realities of the region, economic development of the Business Park still remains steady. Prestwick Properties has completed construction of the first of two incubator buildings. Elm Press, ES Metals, and Uniprise have completed approved additions for each of their respective structures. Finally, Northeast Fasteners, Sunnycor and Laurentano Sign Group are in the planning stage for additions.

In Phase III, Parker and Fitch LLC is working on the purchase of Lot 18. Progress has slowed due to the financial changes in the market. However, the Company has locally approved site plans and is still planning to move forward. Genovese Manufacturing Co. also has approved site plans for Lot Number 8. Progress slowed due to the changes in the economy, but the company plans to move forward with completing the purchase of the Lot this fall. Nutmeg Spice Company is purchasing Lot 2. The company is working to obtain local approvals for the site and building plans. The company plans to be in operation in the fall of 2010.

The town was awarded a total of \$700,000 from DECD for construction of a water booster pump station at Swicklas Court in Phase III of the Park. The construction was awarded to Pete & Steve Contractors of Terryville, and the facility was completed in the Fall of 2009. Phase IV of the Park has been purchased by a developer.

The Waterwheel Park project continues to progress. The town now controls four properties allowing for the demolition of all structures on town owned land. A \$350,000 grant for the park has been received from the CT Commission on Culture and Tourism. In a somewhat related matter, the town has met the criteria for Certified Local Government Program status through the creation of a Historic Property (the waterwheel) Commission. Plymouth has now received Certified Local Government Program status. Through its membership in the Brownfields Partnership, environmental studies are ongoing regarding other properties not yet owned by the town. The Town received a \$200,000 grant for the remediation of one of the parcels in the Waterwheel Park, called the Hart property. In addition, Plymouth received \$150,000 in Small Town Economic Assistance Program funding to apply towards the purchase of the BJ Tool property, which is adjacent to the Hart property.

In other activity areas, the town continues to market its Phase III park properties; participated in the third annual Chamber of Commerce Manufacturing Expo; completed the installation of new water service to the Fall Mountain area; and, initiated a study of town-wide community facilities.

Additionally, the Public Works Department has re-submitted plans for intersection realignment/improvements for North St/Main Street/Agney Ave. These plans are consistent with the town's Plan of Conservation and Development. The plan also envisions comprehensive infrastructure improvements along Main St./Rt. 6 in support of the recently designated Village District zone.

Finally, the Town has completed its new high school, Terryville High School. Plymouth is working on selling Main Street and Prospect Street schools to prospective developers to redevelop or rehabilitate these sites, which both are located in proximity to the Town's Downtown area. These are valuable sites for development given the range of possible uses and flexible zoning.

Current Projects: Plymouth

- Streetscape- the Town received a \$300,000 Small Town Economic Assistance Grant from the CT Department of Economic and Community Development for Streetscape Improvements from Benedict to Allen Streets. The funding is being utilized for the creation of a Concept Plan for the entire length of the project area and for the preparation of construction drawings and for construction of Phase 1 of the project area.
- Waterwheel Park- Plymouth continues to proceed with the redevelopment of the Waterwheel Park project, which is located on Main Street in the core of the Downtown. The Waterwheel Park will feature a historic museum with walking trails, picnic areas and the Eli Terry, Jr. Waterwheel as the centerpiece. Recognized on the National Register of Historic Properties, the Eli Terry, Jr. Waterwheel exemplifies the heritage of this community. Currently, this project consists of a multi-parcel brownfields site. Redevelopment costs are far greater than the

funding available to complete the project. Despite the need for funding for this project, the Town continues to move forward and accomplish elements of redevelopment as funding becomes available. The Town was awarded \$350,000 from the CT Department of Culture and Tourism for the restoration of this historic landmark. The Town also received a \$200,000 remediation grant for the remediation of the Hart property (which is one of the parcels under Town ownership). In addition, Plymouth has received \$150,000 for the purchase of the BJ Tool site, which is the parcel adjacent to the Hart property. Streetscape project is being coordinated with the redevelopment of this site.

When the project is completed, this cultural park will not only present a passive recreational opportunity for the residents of Plymouth; it will also create a tourist destination where people in the region can come and visit the museum, see the waterwheel and enjoy the park-like settings and tranquil surroundings. Lastly, the redevelopment of this site will be a great opportunity for economic development. Because this site is in the center of the downtown area, its redevelopment will help to stimulate the local economy and the revitalization of the downtown area.

- Plymouth Business Park - Phase IV - this 8.2 acre parcel has been conveyed to a developer whose plans are pending. The water system pump station booster that was mentioned in previous updates is now complete.
- Phase III of the Business Park- Two lots (Lot 18 and Lot 8) are under deposit. Sale pending for Lot 2. Plymouth plans to continue marketing efforts of the Business Park this year and would like to hold a Business Park Tour, which will include an opportunity to win a prize.
- 33 South Main Street - still privately held, there has been virtually no activity at this site during the past year. The town's interests in facilitating re-use remain unchanged.⁴ Williams Street – another site of interest to the town. However, it too is privately held with no activity despite some developer inquiries.
- Terryville Trust Company- North Main Street and Main Street- a site of Town interest. It is privately held with no activity despite some developer inquiries. . This property holds great opportunity for reuse in the business sector and could be eligible for funding assistance. This would be helpful in ensuring that the new developers take full advantage of all economic opportunities.
- 228 Main Street- another site of Town interest, which is adjacent to the Terryville Trust Company site. It is privately held by there is a prospective purchaser who has interest in redeveloping the site.
- 100 South Riverside Avenue – Since the last update, Pete and Steve Contractors has purchased this site from SPX Corp. Pete and Steve are currently working to redevelop the site. The company is restoring the riverbank and has plans to rehabilitate some of the buildings and

demolish others. Future plans include reuse with an office/commercial component in concert with the passive recreational component of the riverbank.

New Projects in the Region

BRISTOL

- Downtown North Industrial Park – Remediation, environmental demolition of petroleum storage tank farm and associated infrastructure. Project cost is \$4.5 million.
- Downtown Infrastructure – Undergrounding of utilities. 1000 feet are necessary. Cost is \$1000/foot therefore a total of \$1 million.
- Riverside Avenue – this is a main route to the downtown area and various access improvements must be made. Mainly sight line and underground utilities are necessary. Sight line improvements would amount to \$1.5 million and the utility improvements will amount to \$4.5 million.
- Route 229 Corridor Study - The industrial park area in the City of Bristol is located along Route 229. Route 229 connects with I-84 and the new Route 72 which is currently under construction. There is great potential of the industrial park area to be expanded and as a result creating an important transportation corridor in the region. The impact must be studied to be able to project Route 229's potential significance and impact on economic
- Downtown Commuter Transit Development - This project entails early phase planning for transit supportive development in the downtown area, north of the Main Street rail bridge.

The new developments would create retail and office space, and create new, modern, more desirable space as well as work force housing. Redevelopment of both housing and business in this area would provide an increased economic base to serve and generate retail activity near the downtown.

NEW BRITAIN

At this time, no new major projects are anticipated to be put forward for the immediate future. Instead our primary efforts will be focused on advancing the city's two major current projects, the construction of the new downtown Police Headquarters and the marketing, site preparation and eventual development of the Pinnacle Heights development site. Secondary efforts to remove blighted conditions and improve streetscapes will continue, along with economic development efforts to market the city and the downtown.

The city is additionally nearing completion in its work on an updated Plan of Conservation and Development and in formulating specific plans and zoning for our proposed Intensive Housing Zones. It is anticipated that projects arising from these planning efforts will be put forward in future CEDS updates. Additionally, as other opportunities arise in the form of properties that become available and needs that become apparent, etc. the city will work to develop appropriate projects to initiate through the CEDS processes.

PLAINVILLE

- Plainville Multi-Use Trail - The Town of Plainville commissioned a Master Plan for a Multi-Use Trail within the Town of Plainville. The Plan was completed in November of 2009 by a collaborative group consisting of town officials, members of a grass roots organization called the Plainville Greenway Alliance, The Farmington Valley Trails Council and the consulting group of Milone & MacBroom. Underlying many potentially broad community advantages, such a facility can generate very real economic benefits as well. The trails generate foot and bicycle traffic, especially in milder weather periods that have breathed life into formerly stagnant economies. The village of Collinsville is one standout example of a similar trail system that has spawned economic activity resulting in the rehabilitation of older structures to house new businesses such as restaurants, banquet facilities, and a burgeoning antique center.
- Strawberry Fields Industrial Park – We are including this as yet un-designed roadway network in hopes of spurring industrial development in the Strawberry Fields Industrial Park. The owner has indicated a desire to move forward with subdivision plans, but is not in a financial position to provide the infrastructure needed to service the new lots. The first Phase of the Industrial Park is nearly full since its inception, less than 10 years ago, making this one of the most successful projects in the region.

PLYMOUTH

- Town Hall expansion to include Senior Center
- The Town is seeking funding to assist businesses in the Main Street area of Route 6 to rehabilitate their buildings and for façade improvements to coincide with the construction of the Streetscape project.
- The Town is seeking funding for future construction phases of the Streetscape project and the Waterwheel Park.

Evaluation of Effectiveness of Meeting Goals

The CEDS includes the following “qualitative and quantitative benchmarks, for each of the goals, with their associated objectives, [which] can be used to determine how well outcomes are achieved to indicate how successfully the Corridor is achieving its economic goals, and to provide guidance for making adjustments, if necessary”:

1. ***Create and submit a Comprehensive Economic Development Strategy to EDA - meet the required date of 6/30, each year, for submission of a CEDS Update to EDA.*** We continue to meet this goal, with annual updates submitted to EDA each June. The 5-year update of the CEDS, originally scheduled to be completed 7/30/10 has been postponed until 6/30/11, due to staff turnover at CCRPA.
2. ***Attendance and participation at CEDS meetings is an important part of the CEDS process so the measurable indicator is Average Attendance.*** Average attendance at quarterly meetings has fallen below the "satisfactory" guideline of 75%. Average attendance for municipal representatives in FY09-10 was 57%; for non-municipal, special interest representatives, it was 29%. The Agency hopes the process of creating a new 5-year CEDS will reinvigorate the committee.
3. ***Submission of Data & Information from CEDS members is an important part of the process.*** CEDS members have continued to be responsive, providing solicited information within 2 weeks of requests, for a "satisfactory" rating.
4. ***Individual community support is important. [The] measurable indicator [for] excellent [is that] all 4 communities adopt the CEDS.*** We will be submitting the FY2009-2010 Update to the four communities for approval during the summer/fall of 2010 and expect the four towns to adopt the document.
5. ***A majority of the Chambers of Commerce are considering adopting the CEDS as a part of their economic development plans/program*** is a requirement for an "excellent" rating on this factor and has been achieved in the past. The FY2009-2010 Update will be submitted to the Chambers for their adoption during the summer/fall of 2010.

CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington

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TO: Municipal Clerks (Please Post)

NOTICE AND AGENDA FOR THE MEETING OF THE CENTRAL CONNECTICUT ECONOMIC DEVELOPMENT ALLIANCE

Meeting Time/Day/Date: Noon; Monday; December 14, 2009
Location: CCRPA Offices, Suite 304; 225 North Main Street, Bristol, CT

NOTE TO PERSONS WITH SPECIAL NEEDS: We do not discriminate on the basis of disability. Individuals who need auxiliary aids are invited to make their needs known by calling one of the numbers listed above as soon as possible.

A G E N D A

1. Call to order, introductions; determination of quorum (representatives from 4 different municipalities)
 - a. Municipality Representatives

Berlin	Jim Mahoney - Econ. Dev	Bill Millerick - Chamber
Bristol	Art Ward - Mayor	Steven Schiller - Ec. Dev.
	Jonathan Rosenthal (Chair) - Ec. Dev.	Plainville - Robert E. Lee - Manager
	Mike Nicastro - Chamber (com. org's.)	Mark DeVoe - Ec. Dev.
Burlington	Neil Beup - Ec. Dev.	Plymouth - Khara Dodds - Ec. Dev.
	Mike Scheidel - Chamber	Southington - Louis Perillo - Ec. Dev.
New Britain	Tim Stewart (V. Chair)	
 - b. Non-municipal Representatives

Angelo D'Alfonso - CWP (Un/underemployed)	Rosita Forte-Dobson - CT Small Business Center (Professionals/women/minorities)
Bruce Lydem (Organized Labor)	Tom Lorenzetti - CCSU ITBD
Jack Driscoll (Finance)	Victor Mitchell - Tunxis CC
Janet Serra - NW CT CVB (tourism/women)	Vacant - (Agricultural)
John O'Toole - Northeast Utilities (utilities)	CERC - N.A.
Vacant - (Disabilities)	
Vacant - (Health)	
2. Approval of June 8, 2009, minutes
3. Connecticut Economic Development Strategy - Commissioner Joan McDonald, CT Department of Economic & Community Development (DECD)
4. Appointment of vacant Non-municipal Representatives - Tonelli
5. CEDS - Status report - Tonelli
6. Other matters
7. Adjournment

Peggy Sokol - Bristol Senior Center (aged/women)

Attachment: June 8, 2009, minutes

cc: Town Clerks

Alliance meetings are held quarterly starting on the second Monday in March at noon in the CCRPA Offices. Please mark your calendars for the next meeting on March 8, 2010.

Central Connecticut Regional planning Agency
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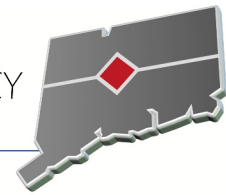
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CENTRAL CONNECTICUT ECONOMIC DEVELOPMENT ALLIANCE **MEETING MINUTES**

Noon; MONDAY December 14, 2009; CCRPA Offices, Suite 304; 225 North Main Street; Bristol, CT

1. Call to order, introductions; determination of quorum (4 municipality representatives) - the meeting was called to order at approximately 12:30 PM with the following members in attendance except as otherwise noted:

a. **Municipal Representatives**

Jim Mahoney - Berlin Econ. Dev
Jonathan Rosenthal - Bristol Econ. Dev. (Chair)
Khara Dodds - Plymouth, Econ. Dev
Louis Perillo - Southington Econ. Dev
Mark DeVoe - Plainville Econ. Dev.

Mayor Art Ward - Bristol - absent
Mayor Tim Stewart - NB (V. Chair) - absent
Neil Beup - Burl. Econ. Dev - absent
Robert E. Lee - Plainville CEO
Steve Schiller - New Britain Econ. Dev

b. **Non-municipal Representatives**

Angelo D'Alfonso - CWP (Un/underemploy) absent
Bill Millerick - NB Chamber - absent
Bruce Lydem (Organized Labor) - absent
Jack Driscoll (Finance)
Janet Serra - NW CT CVB - absent
John O'Toole - Northeast Utilities
Mike Scheidel - Burlington Chamber - absent

Mike Nicasro - Bristol Chamber (community org's.)
Peggy Sokol - Bristol Senior Center (aged) - absent
Rosita Forte-Dobson - CT Small Business Center
(Professionals/women/minorities)
Tom Lorenzetti - CCSU ITBD
Victor Mitchell - Tunxis CC
CERC - n.a.

Also in attendance: CCRPA staff members Michael Tonelli, Carl Stephani, John Tricarico, and Francis Pickering; and Mike Rivers, Don Cassin, Peter McBrien, and Sarah Kowaleski

2. Approval of June 8, 2009 minutes
MOTION: Louis Perillo moved approval of the minutes; seconded by Steven Schiller; passed unanimously.
3. Connecticut Economic Development Strategy
Commissioner Joan McDonald of the Connecticut Department of Economic & Community Development (DECD) spoke about the new Connecticut Economic Development Strategy.
4. Appointment of vacant Non-municipal Representatives
MOTION: Mark DeVoe moved to appoint the three candidates presented (John Tricarico - Central Connecticut Paratransit [Disabled]; Lynn Abrahamson - Bristol/Burlington Public Health District [Public Health Agencies]; Sarah Kowaleski - Urban Oaks [Agriculture]), to fill the vacant non-municipal representatives positions; seconded by Louis Perillo; passed unanimously.
5. CEDS - Status report
Michael Tonelli reported that the CEDS update will consist of adding Berlin, Burlington, and Southington. The update will also update the background information for each town and review the goals and objectives to find out which ones are working and which ones are not. The update will also consist of finding new goals and objectives and projects to be added to the CEDS. Steven Schiller raised the question of a time line for the project and it was answered that the final CEDS is to be done in July, but because of the amount of work the time line will most likely be pushed back.
6. Adjournment was declared at approximately 2:30 PM.

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TO: Municipal Clerks (Please Post)

NOTICE AND AGENDA FOR THE MEETING OF THE CENTRAL CONNECTICUT ECONOMIC DEVELOPMENT ALLIANCE

Meeting Time/Day/Date: Noon; Monday; March 8, 2010

Location: CCRPA Offices, Suite 304; 225 North Main Street, Bristol, CT

NOTE TO PERSONS WITH SPECIAL NEEDS: We do not discriminate on the basis of disability. Individuals who need auxiliary aids are invited to make their needs known by calling one of the numbers listed above as soon as possible.

A G E N D A

1. Call to order, introductions; determination of quorum (representatives from 4 different municipalities)
 - a. Municipality Representatives

Berlin	Jim Mahoney - Econ. Dev	Bill Millerick - Chamber
Bristol	Art Ward - Mayor	Steven Schiller - Ec. Dev.
	Jonathan Rosenthal (Chair) - Ec. Dev.	Plainville - Robert E. Lee - Manager
	Mike Nicastro - Chamber (com. org's.)	Mark DeVoe - Ec. Dev.
Burlington	Neil Beup - Ec. Dev.	Plymouth - Khara Dodds - Ec. Dev.
	Mike Scheidel - Chamber	Southington - Louis Perillo - Ec. Dev.
New Britain	Tim Stewart (V. Chair)	
 - b. Non-municipal Representatives

Angelo D'Alfonso - CWP (Un/underemployed)	Rosita Forte-Dobson - CT Small Business Center (Professionals/women/minorities)
Bruce Lydem (Organized Labor)	Tom Lorenzetti - CCSU ITBD
Jack Driscoll (Finance)	Victor Mitchell - Tunxis CC
Janet Serra - NW CT CVB (tourism/women)	Sarah Kowaleski - (Agricultural)
John O'Toole - Northeast Utilities (utilities)	CERC - N.A.
John Tricario - (Disabilities)	
Lynn Abrahamson - (Health)	
Peggy Sokol - Bristol Senior Center (aged/women)	
2. Approval of December 14, 2009, minutes
3. CEDS - Status report - Tonelli
4. Other matters
5. Adjournment

Attachment: December 14, 2009, minutes

cc: Town Clerks

Alliance meetings are held quarterly starting on the second Monday in March at noon in the CCRPA Offices. Please mark your calendars for the next meeting on June 14, 2010.

Central Connecticut Regional planning Agency
225 North Main Street, Suite 304; Bristol, CT 06010
860 589 7820, 224 9888 FAX 860 589 6950 www.ccrpa.org

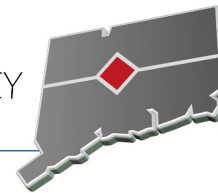
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington

225 North Main Street, Suite 304
Bristol, CT 06010-4993

Internet: <http://ccrpa.org>
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DRAFT

CENTRAL CONNECTICUT ECONOMIC DEVELOPMENT ALLIANCE **MEETING MINUTES**

Noon; MONDAY March 8, 2010

CCRPA Offices, Suite 304; 225 North Main Street; Bristol, CT

1. Call to order, introductions; determination of quorum (4 municipality representatives) - the meeting was called to order at approximately 12:03 PM with the following members in attendance except as otherwise noted:
 - a. **Municipal Representatives**

Jim Mahoney - Berlin Econ. Dev	Mayor Art Ward - Bristol absent
Jonathan Rosenthal - Bristol Econ. Dev. (Chair)	Mayor Tim Stewart - NB (V. Chair) - absent
Khara Dodds - Plymouth, Econ. Dev	Neil Beup - Burl. Econ. Dev - absent
Louis Perillo - Southington Econ. Dev - absent	Robert E. Lee - Plainville CEO - absent
Mark DeVoe - Plainville Econ. Dev.	Steve Schiller - New Britain Econ. Dev
 - b. **Non-municipal Representatives**

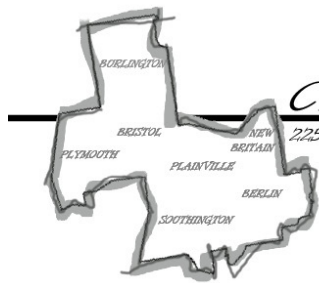
Angelo D'Alfonso - CWP (Un/underemploy) - absent	Mike Nicasro - Bristol Chamber (community org's.)
Bill Millerick - NB Chamber - absent	Peggy Sokol - Bristol Senior Center (aged) - absent
Bruce Lydem (Organized Labor) - absent	Rosita Forte-Dobson - CT Small Business Center (Professionals/women/minorities)
Jack Driscoll (Finance) - absent	Tom Lorenzetti - CCSU ITBD - absent
Janet Serra - NW CT CVB - absent	Victor Mitchell - Tunxis CC - absent
John O'Toole - Northeast Utilities - absent	Sarah Kowaleski - (Agricultural) - absent
John Tricario - (Disabilities)	CERC - n.a.
Lynn Abrahamson - (Health) - absent	
Mike Scheidel - Burlington Chamber - absent	

Also in attendance: CCRPA staff members Michael Tonelli, Carl Stephani, and Francis Pickering.
2. Approval of December 14, 2009 minutes
MOTION: Jim Mahoney moved approval of the minutes; seconded by Mark DeVoe; passed unanimously.
3. CEDS - Status report
Michael Tonelli reported that the CEDS schedule has been set back because of personnel changes in the CCRPA. The CEDS update is anticipated to conclude around March of 2011. He also stated that Melon Wedick will be the lead on the CEDS update.

There was discussion of Economic Development Districts (EDD). Ned Moore spoke on the status of the eight different CEDS for the rest of Connecticut. He also stated that Windham Region Council of Governments (WINCOG) has begun the process of filing to become an EDD, and that the CT OPM and DECD are now supporting the formation of EDDs.
MOTION: Mark DeVoe moved to have the Alliance file to become an EDD; seconded by Steven Schiller; passed unanimously.

MOTION: Jim Mahoney moved to ask staff to seek to have each member Town and City include at least one project in the CEDS 5 year update, and in any annual CEDS update; seconded by Mark DeVoe; passed unanimously.
4. Other Matters
Update on Small Starts funding for \$1,000,000.00 - Francis Pickering reported that the funding request was submitted in February and is for a study of the potential for the provision of additional commuter service in the corridor from Waterbury through Bristol and New Britain to Hartford. The corridor study would involve thirteen municipalities.
5. Adjournment was declared at approximately 12:45 PM.

Respectfully Submitted: Michael Tonelli, Regional Planner



CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

225 N MAIN STREET, SUITE 304, BRISTOL CT 06010 • WWW.CCRPA.ORG • 860.589.7820(f) • 860.589.6950(f)

TO: Municipal Clerks (Please Post)
NOTICE AND AGENDA FOR THE MEETING OF THE
CENTRAL CONNECTICUT ECONOMIC DEVELOPMENT ALLIANCE

Meeting Time/Day/Date: Noon; Monday; June 14, 2010

Location: CCRPA Offices, Suite 304; 225 North Main Street, Bristol, CT

BOARD MEMBERS: Please email/call if you will be late or absent

SPECIAL NEEDS: We do not discriminate on the basis of disability - Please call in advance if you need auxiliary aids

A G E N D A

1. Call to order, introductions; determination of quorum (representatives from 4 different municipalities)

- a. Municipality Representatives

Berlin	Jim Mahoney - Econ. Dev	Bill Millerick - Chamber
Bristol	Art Ward - Mayor	Steven Schiller - Ec. Dev.
	Jonathan Rosenthal (Chair) - Ec. Dev.	Plainville - Robert E. Lee - Manager
	Mike Nicastro - Chamber (com. org's.)	Mark DeVoe - Ec. Dev.
Burlington	Neil Beup - Ec. Dev.	Plymouth - Khara Dodds - Ec. Dev.
	Mike Scheidel - Chamber	Southington - Louis Perillo - Ec. Dev.
New Britain	Tim Stewart (V. Chair)	

- b. Non-municipal Representatives

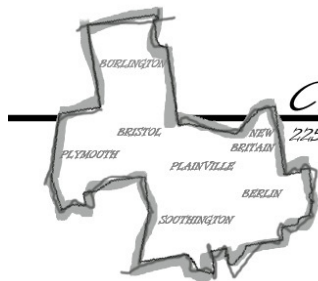
Angelo D'Alfonso - CWP (Un/underemployed)	Peggy Sokol - Bristol Senior Center (aged/women)
Bruce Lydem (Organized Labor)	Rosita Forte-Dobson - CT Small Business Center
Jack Driscoll (Finance)	(Professionals/women/minorities)
Janet Serra - NW CT CVB (tourism/women)	Tom Lorenzetti - CCSU ITBD
John O'Toole - Northeast Utilities (utilities)	Victor Mitchell - Tunxis CC
John Tricarico - CCRPA Paratransit (Disabilities)	Sarah Kowaleski - Urban Oaks (Agricultural)
Lynn Abrahamson - Bristol/Burlington Public Health District (Health)	CERC - N.A.

2. Approval of March 8, 2010, minutes
3. CEDS
 - a. Update on current process
 - b. Review of Commissioner McDonald letters: EDDs, Infrastructure funding
4. Other matters
5. Adjournment

Attachment: March 8, 2010 minutes
cc: Town Clerks

Alliance meetings are held quarterly starting on the second Monday in March at noon in the CCRPA Offices. Please mark your calendars for the next meeting on September 13, 2010.

Alliance meetings are held quarterly starting on the second Monday in March at noon in the CCRPA Offices. Please mark your calendars for the next meeting on June 14, 2010.



CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

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CENTRAL CONNECTICUT ECONOMIC DEVELOPMENT ALLIANCE MEETING MINUTES

Noon; Monday; June 14, 2010; CCRPA Offices, Suite 304; 225 N. Main Street, Bristol, CT

1. Call to order, introductions; determination of quorum (representatives from 4 different municipalities) the meeting was called to order at approximately 12:05 PM with the following members in attendance except as noted:

- a. Municipality Representatives

Berlin	Jim Mahoney - Econ. Dev - AB	New Britain	Tim Stewart (V. Chair) - AB
Bristol	Art Ward - Mayor - AB		Bill Millerick - Chamber - AB
	Jonathan Rosenthal (Chair) - Ec. Dev.		Steven Schiller - Ec. Dev.
	Mike Nicastro - Chamber (com. org's.) -	Plainville	Robert E. Lee - Manager - AB
	(represented by Cindy Scoville)		Mark DeVoe - Ec. Dev.
Burlington	Neil Beup - Ec. Dev. - AB	Plymouth	Khara Dodds - Ec. Dev.
	Mike Scheidel - Chamber - AB	Southington	Louis Perillo - Ec. Dev.

- b. Non-municipal Representatives

Angelo D'Alfonso - CWP (Un/underemployed) - AB	Peggy Sokol - Bristol Senior Center (aged/women) - AB
Bruce Lydem (Organized Labor) - AB	Rosita Forte-Dobson - CT Small Business Center
Jack Driscoll (Finance) - AB	(Professionals/women/minorities)
Janet Serra - NW CT CVB (tourism/women) - AB	Tom Lorenzetti - CCSU ITBD - AB
John O'Toole - Northeast Utilities (utilities) - AB	Victor Mitchell - Tunxis CC - AB
John Tricarico - CCRPA Paratransit (Disabilities)	Sarah Kowaleski - Urban Oaks (Agricultural) - AB
Lynn Abrahamson - Bristol/Burlington Public Health - AB	CERC - N.A
District (Health)	

Also present were Carl Stephani, Francis Pickering, Ethan Abeles, and Krystal Oldread, CCRPA Staff.

2. Approval of March 8, 2010, minutes
MOTION: Louis Perillo moved approval as presented; seconded Mark DeVoe; passed unanimously.
3. CEDS
Carl Stephani reported on the Thursday June 10th meeting with Peter Simmons of DECD regarding the two letters sent out by the Commissioner relating to the establishment of Economic Development Districts (EDDs) and the Comprehensive Economic Development Strategy (CEDS) process. DECD is seeking to have all areas of the state covered by a CEDS and the statutes limit the number of EDDs to 8. By simple math that would require approximately 20 towns in each EDD. The DECD letters indicated that DECD was inclined to require at least 20 towns in any EDD and that no towns participate in more than one CEDS. If those rules hold, there would be no way for the Central Connecticut Region's CEDS area to be recognized as an EDD. If the area is not recognized as an EDD, it would not qualify for US EDA funding; although it is not clear whether there would be any federal funding for EDDs, or whether all towns in an EDD would qualify for EDA infrastructure project support. Those two questions have been asked of the Philadelphia EDA office. At the DECD meeting the CCM, COST, CARPO and DECD all agreed to participate in a committee to review the two CEDS letters and to jointly develop a refined set of guidelines for transitioning from the current situation to something that would cover the entire state with EDDs; and to prepare a recommendation for the Commissioner in approximately 90 days. Mr. Stephani advised the Committee that he has ceased all work on the Central Connecticut CEDS pending the results of that Committee's work and the concurrence of the Commissioner. Ultimately, if the Region is required to become combined with other towns to meet the minimal requirements for an EDD, we will want to have our funding available to use to prepare the CEDS for the entire new EDD region. Mr. Stephani advised that his advocacy at the DECD meeting was to allow the existing 8 CEDS regions to become the initial EDD regions, and to have a transition plan over the next several years for these regions to expand to cover the entire state. The Committee members concurred with that approach.
4. Other matters - none raised.
5. Adjournment was declared at approximately 1 PM.