



Town of Stonington
Economic Development Commission
 152 Elm Street
 Stonington, Connecticut 06378

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 Alternate

*EDC Mission:
 To assist in the
 establishment of new
 business in Stonington;
 finding business
 locations; State of
 Connecticut and local
 assistance and
 incentives; introductions
 to area officials and
 business leaders; and area
 statistics and information.*

FINAL MINUTES
Special Virtual Meeting
Thursday, December 17, 2020

Attending: EDC: Dave Hammond, Kevin Bowdler, Jim Lathrop, Virginia Abernathy, Pete Robinson, John Godin, Cullen Hagan; DoP: Susan Cullen, Keith Brynes; Guest: Don Poland

The meeting was called to order at 6:00 p.m.

The minutes of the 11/19/20 Special Virtual Meeting were approved. Motion: Kevin, Second: John. **All in Favor**

EDC Initiatives #8, #9, #11 – Housing Strategy, Land Bank, Incentivize Workforce Housing: Don Poland provided a status update regarding development of the Affordable Housing Plan. The focus of the report was incentives municipalities can employ to attract development of affordable housing. Next steps are TBD once Don has reviewed progress-to-date on the draft plan with the Department of Planning. There were no actions or decisions.

New Business:

Refresh EDC Initiatives – the stage was set for the EDC January prioritization exercise. **Action:** EDC members are asked to submit project / initiatives ideas to supplement / replace current initiatives list prior to the January 12, 2021 meeting. The current list of initiatives (below table) and the DoP projects informed primarily by CIP budget requests (emailed to EDC on 12/17/20) are to be included, as well as any new ideas members might have.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Dave Hammond, Chairman
 Economic Development Commission

David Hammond, Chairman
 Approved January 12, 2021

Reference: EDC 11 Initiatives table below

Stonington EDC – Project Status Report

Goal Theme	Project / Initiative / Task	Status as of Dec 17, 2020	Immediate Next Steps
Downtown Pawcatuck	1. Develop Campbell Grain building lot	Developer presented proposal to downtown business community 7/7/20; EDC hosted Community Conversation 7/29/20; Wetlands Permit granted 9/3/20; PZC approval 9/15/20; CHFA application submitted to CHFA 11/20; Drafted <i>Talking Points</i> to explain Winn request for a Fixed Assessment	Fixed Assessment <i>Talking Points</i> to be submitted to BoS; CHFA financing award to be communicated April 2021
	2. Pawcatuck Historic Structure designation –	Application submitted to SHPO 5/20; Have requested SHPO to consider full app. SHPO comments received 9/8; only 4 buildings recommended for recognition. Town reps met with consultant 10/8 – decision made that SHPO will not budge so submit as is	Consultant instructed to submit revised application with 4 properties that SHPO has said are eligible, timing TBD)
	3. Acquire Circus Lot / Potential Uses	First Selectperson and EDC Chair met with Westerly officials 7/8/20 who are open to reversion of deed to Stonington: \$1 CIP priority “B”. Ph 1 EA follow-ups complete, no significant findings	Decide next steps: Phase 2 (\$20K quote); CIP; purchase; landscape architect ‘conceptual drawings’. Make recommendation to Town for next steps
	4. Pawcatuck Riverwalk	On hold pending formation of a Town task force; \$20K CIP funding available for survey / permit; \$1 CIP priority “B” for Rte 1 – Donahue park section.	Need to restart effort; lay groundwork for establishing Task Force. In meantime, build temporary wood connector ‘prototype’ between Rte 1 and Donahue for community PR and proof of concept (need ~\$5K)
	5. Pawcatuck Streetscape	On hold; \$20K CIP funding available	On hold
Brand	6. Marketing – branding / placemaking	Stonington1649.com website development and content ongoing; EDC members to write articles for website, Town Events mag	Leverage website (ongoing); DoP intern to perform content management function
	7. Wayfinding – BETA	Vacate CIP request; coordinate through Town DPW	Maintain effort
Housing	8. Housing strategy	Town won a State Grant to fund to contract a professional to write Plan. 9/22 EDC: Don Poland presented Work Plan; 10/27 EDC: Don Poland EDC meeting presentations: <ul style="list-style-type: none"> 10/27: overview and demographics 11/19: regulation review 12/17: incentive programs 	EDC to participate in research and public outreach; next steps TBD pending DoP review
	9. Land Bank	White paper written and submitted (12/11) to inform possible inclusion in 8. Housing Strategy. 10/28: Don Poland provided sources for EDC research	Consider for Initiative #8
	10. Transit Oriented Development (TOD) Districts	On hold pending State and Federal programs	On hold
	11. Incentivize Workforce Housing	White paper could be written to inform possible inclusion in 8. Housing Strategy	EDC to do research; consider for Initiative #8

Note: Shading denotes initiative largely completed and in “maintenance” mode