

BLOOMFIELD TOWN COUNCIL
LAND USE & ECONOMIC DEVELOPMENT SUBCOMMITTEE

There was a special meeting of the Bloomfield Town Council held at 6:30 p.m. on Tuesday, April 18, 2023 via hybrid meeting format with Zoom Webinar virtual platform. The in-person location in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

In-Person Attendance: Councilors Anthony C. Harrington, Chair, Kenneth L. McClary, Sharron Howe, Acting Town Manager and India Rodgers, Clerk of Council

Virtual Attendance: Justin LaFountain, Director of Building and Land Use

Absent was: Councilor C.F. Politis, Rickford Kirton and Joseph Merritt

Guest were: Denise Robidoux and Mike Goman of Goman & York Consultants (virtual)

The meeting was called to order at 6:35 p.m.

OLD BUSINESS

Discussion and Status Update regarding the Development Agency

The last meeting held with the EDC/Development Agency was April 11, 2023. New legal counsel has been appointed, Shipman & Goodwin. They would like to be more active and helpful to local businesses, will explore ideas at the next meeting scheduled in May. The next step is to discuss the Town Center Development Plan. The Plan of Conservation and Development (POCD) will work hand in hand with the Tax Increment Financing (TIF) Districts to develop an economic development foundation for the Town moving forward.

Discussion and Update on Community Investment Fund Applications

In the last round of application submission, the Town did not receive any approvals of grant funding. A meeting was held with Goman & York and the Acting Town Manager to discuss the status update of CIF grant opportunities for Round 3. Under consideration remains the Housing Rehabilitation Program, Small Business Loan Program and the request from the State to broaden the scope of some of these projects.

Examples include:

- Add more specifics to the Housing Rehabilitation Program
- Collaboration with lenders in partnership for the Small Business program, preference given to Bloomfield based lenders for the program
- Identify a listing of local businesses, women and minority businesses

NEW BUSINESS

Discussion regarding Tax Abatement Policy

There was a brief overview of the current Tax Abatement Policy and types of businesses that should be considered, to serve as criteria for potential developers asking for a tax abatement. It was suggested that this discussion be referred to the Economic Development Commission/Development Agency for further consideration and analysis. Focus on businesses the Town want to come to Bloomfield.

Discussion regarding Affordable Housing Plan

A draft of the Affordable Housing Plan will go before the TPZ in May, it is on track. There are several Housing Development interest in Town for more rental opportunities.

STAFF REPORTS

Development Inquiries and Project Updates

Mr. LaFountain provided a detailed report of the current town initiatives in Building and Land Use.

- TPZ Meeting scheduled on April 27 to discuss the Warehouse on West Dudley Town Road and Popeye's at 40 Tunxis Avenue.
- TPZ (Other Business) - Approval of the new barbershop located at Wintonbury Mall and signage around Town.
- The Green Machine Nursery approved for drive up
- Back East Brewery – addition of a commercial kitchen approved and official permanent approval of outdoor patio.
- Meetings with potential businesses ongoing
- Non-profit business located on Cottage Grove Road – initial CIF application denied, however encouraged to reapply. Meeting with Zoning Commission to add an elevator for accessibility (need variance due to currently zoned as residential).

OTHER BUSINESS

There was no other business to discuss.

PUBLIC COMMENTS

1. **Kevin Gough, 5 Bear Ridge Drive** spoke on the process to identify and incentivize businesses that the community want to see. He also commented on the capital improvements proposed by the Board of Education for their administrative offices. Mr. Gough stated that the BOE property located on Blue Hills Avenue can be better utilized as a site for Affordable Housing, leveraging the use of the solar farm for cost savings in electricity.

APPROVAL OF MINUTES

There was no quorum present to approve the minutes.

ADJOURNMENT

The meeting was adjourned at 7:10 p.m.