BLOOMFIELD TOWN COUNCIL

LAND USE & ECONOMIC DEVELOPMENT SUBCOMMITTEE

There was a special meeting of the above referenced subcommittee held on Wednesday, January 22, 2020 at 6:30 p.m. in Conference Room #5, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Committee members present were: Deputy Mayor David Mann, Councilors Patrick DeLorenzo, Danielle Wong and Rickford Kirton

Also present were: Robert E. Smith, Town Manager, Councilor Kevin Gough, Jose Giner, Director of Planning and Economic Development and India Rodgers, Clerk of Council

Guests: Mike Goman, Goman & York, Michelle Bononi, Co-Chair of the Economic Development Commission

The meeting was called to order at 6:30 p.m.

New Business

Tax Increment Financing Study Update with Mike Goman, Goman & York

Deputy Mayor Mann gave a brief update regarding the Tax Increment Financing (TIF) initiatives for the Town of Bloomfield. The Council agreed to establish two districts within Town, Town Center and Granby Street/Tobey Road areas.

Mr. Mike Goman of Goman & York prepared a draft task list and projected timeline of the TIF Program.

Mr. Jose Giner mentioned that Attorney Mike Andreana of Pullman & Comley has been chosen as legal counsel for the establishment of the TIF districts.

Mr. Goman stated that the program timeline can be completed within the next 5 months. Goman & York has agreed to conduct most of the work, with assistance from Town Staff. The conceptual plan must go through TPZ for 8-24 approval for their recommendation. All boundaries for the TIF districts have been presented.

Councilor Wong expressed concern about including citizen input. She suggested presenting the public about TIF districts and boundaries in February.

There was a brief discussion about appointing a TIF Steering Committee to handle the financial, operating and maintenance plans once projects have been approved.

Councilor Kirton inquired about the inclusion of the Blue Hills area as another TIF district. This area was previously considered by Council, however it was decided to focus on two areas with the possibility of including the Blue Hills area if funding is available.
Councilor DeLorenzo asked if the Town could use some funding from TIF for administrative cost when project begins and approved.

Councilor Wong inquired about the environmental analysis impact, if any. This process is handled and completed under Public facilities and improvements. It was also noted that there is a broad list of what TIF funds can be used for.

Councilor Kirton asked about the $65,000 allocation breakdown (budget) and what it will be used for?

Councilor Gough asked about appraisals for specific project, relative to applying for TIF incentives.

Mr. Goman stated that the preparation of plan and market analysis has been completed. In addition, more meetings between March and May will be required to navigate and discuss all details of this plan and creation of TIF districts.

Councilor DeLorenzo asked if the $65,000 is only for attorneys. He also asked about funding allocations for the two districts? It was noted that the Economic Development Commission voted on three TIF districts, however the Council only endorsed two districts at their April 8, 2019 meeting.

Mr. Robert E. Smith, Town Manager stated the need to have a cost estimate for the 3rd district for consideration.

Councilor Mann also asked if the Enterprise Zone (Granby Street/Tobey Road) conflict with TIF districts. This zone does not extend to Blue Hills.

At the next subcommittee meeting, boundaries and data from the Town Assessor will be discussed. The following items should be completed by the end of February:

- Legal description
- Tax ID #’s of lots
- Description of present conditions/uses
- Public facilities & improvements

Councilor Mann inquired about plans for who will be responsible for completing various tasks. There will be a collaborative effort with Goman & York and Mr. Giner’s office. In addition, there was a brief discussion regarding citizen or business participation and an implementation planning group once a developer has been chosen for a specific project.

Councilor Wong asked about using focus groups to engage feedback from citizens.

Mr. Goman mentioned the possibility of establishing a Business Development Corporation.

**Staff Reports - Development Inquiries and Project Updates**

December 2019

- Alexandria Manor – met with architects, apartment only option
• Bloomfield Avenue apartments – entering into Phase II and III
• Bloomfield Hardware Store – Design Review Board will discuss in February, plans are pending to connect the two properties
• Waypoint Spirits – new owners – Up & Smoke Cigar Emporium (interior renovations)
• Jolley Drive – TPZ Commission changed the regulations for multi-family and professional district, keep the density more compact – wetlands area
• Maple Hills Farm – milk production – non-conforming use, new pet food production
• Filling Station (Blue Hills) – café, art gallery – non-conforming use

Councilor Kirton requested a list of current project updates on a monthly basis to be reviewed and discussed. He also asked about new business notifications as publicity for the Town to promote and market these establishments.

Councilor Gough asked if it would make a difference to offer TIF to the developer interested in the old Alexandria Manor site. Goman & York spent significant time with the developer, to explore all options for development of this site.

Other Business
Councilor Mann inquired about status updates for the following projects:

• Reservoir #2 Lease Agreement – Update will be provided at the next subcommittee meeting in February
• Douglas Street – Affordable Housing Proposal – under review with same proposal with TPZ
• Complete Streets Policy – awaiting comments from the EDC, suggested a joint meeting to be held with EDC, Administration & Education/Land Use Subcommittees and VHB Consultants

Public Comments
1. Vincent Austin, Douglas Street Project inquired about structured land leases, site control and purchase option agreements. He stated that he made an offer to purchase with an investor to finance. At this time, both attorneys are reviewing documents and proposals for consideration.

Approval of Minutes
It was moved by Councilor DeLorenzo, seconded by Councilor Kirton to approve the minutes of September 17, 2019.

VOTE: AYE: D. Mann, P. DeLorenzo, R. Kirton
NAY: None
ABSTAIN: D. Wong

The motion passes, 3-0-1.

Adjournment
It was moved by Councilor DeLorenzo, seconded by Councilor Kirton and voted unanimously to adjourn the meeting at 8:00p.m.