BLOOMFIELD TOWN COUNCIL
LAND USE & ECONOMIC DEVELOPMENT SUBCOMMITTEE

There was a special meeting of the above referenced subcommittee held on Tuesday, May 21, 2019 at 6:30 p.m. in Conference Room #5, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Committee members present were: Councilors David Mann, Kevin Gough, Patrick DeLorenzo (in at 6:45 p.m.), Kenneth McClary (entered at 6:45 p.m.) and Deputy Mayor Rickford Kirton

Also present were: Philip K. Schenck, Jr., Town Manager, Jose Giner, Director of Planning and Economic Development, David Melesko, Director of Leisure Services and India Rodgers, Clerk of Council

Guest: Goman & York - Mike Goman, AJ Sparaza, Intern, David Driver

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

Old Business

Council Referred Item FY 18/19-17: Consider and Take Action regarding Non-Renewal of our Agreement with the Department of Energy and Environmental Protection on the Reservoir #2 Lease

Mr. David Melesko, Director of Leisure Services gave a status update on the Lease Agreement with the Department of Energy and Environmental Protection on Reservoir #2.

Mr. Melesko is awaiting a formal review of the plans from the State of Connecticut regarding Reservoir #2. It was noted that this site has some protected species that need to be considered.

There may be a shared opportunity to inquire if residents and/or staff at Seabury would be interested in maintaining and mowing the trail. The Town would request an agreement with Seabury to require a Certificate of Insurance and develop maintenance standards for the trail. In addition, there have been brief discussions with the Wintonbury Flying Club to assist as well.

Mr. Philip K. Schenck, Jr. stated that if there is no response from the State of Connecticut - Department of Energy and Environmental Protection, he urged the Council to contact the local legislative delegation to intervene. A post draft analysis agreement of cost was submitted as well.

Mr. Melesko commented on the review cost within application, to maintain flood control dams which is mandatory per Federal governmental regulations.

Councilor Gough noted that the Town currently utilizes the Wildwood Seabury Trail for various town activities that occur on this land. He suggested that if there is no response, the Town may want to consider contacting the Connecticut Forest and Park Association to garner their support.
New Business

Council Referred Item FY 18/19-51: Trail Connections between the Buck Property and Simsbury Land Trust Property

Mr. Melesko presented a memorandum outlining the need to formalize the trail connection between Simsbury Land Trust property and the Buck Property.

The Parks and Recreation Committee voted unanimously to support blazing the trail, to reemphasize the need for this connection in conjunction with support from the Connectivity Group.

It was moved by Councilor Gough, seconded by Deputy Mayor Kirton and voted unanimously to authorize the Simsbury Land Trust to blaze a trail, better known as the green trail, between the Simsbury Land Trust property and the Town of Bloomfield’s Buck Property.

Discussion and Possible Action Regarding Amendment of Bloomfield Tax Incentive Policy No. 110.03

Council Referred Item FY 18/19-56: Consider and Take Action regarding Cigna Abatement Request

Councilor Mann read the initial request from Cigna requesting a Tax Abatement for building renovations to the Wilde Building for a 7-year (50%) term.

Deputy Mayor Kirton noted that changes in the policies may not need a public hearing.

Councilor Gough reiterated the current policy guidelines outlining the written recommendation from Town Manager and Economic Development Commission (EDC) for a negotiation agreement. The Public comment period will occur on June 10, 2019. The next meeting of the EDC is to discuss this matter will be held on June 11, 2019. Pending, there favorable recommendation, the Council vote will occur on June 24, 2019.

Councilor Mann inquired about a formal application, with an initial written request & public presentation.

Mr. Jose Giner, Director of Planning and Economic Development will draft a formal agreement once additional information is received. He recommended that the Council consider accepting less with an attempt to incentivize more.

Mr. Schenck, Jr. stated that Cigna would be interested more than 5 years. The requested length of time from Cigna for 7 years may be in reach depending on what they are offering and willing to commit to.

McClary requested a list of community investment opportunities (term sheet) on what the Council would like to see them invest in as a premium corporate partner.

Councilor Mann read the following language changes in the Tax Incentive Policy:
Amend Policy 110.03, Section 6A to “If the Town Council determines that the capital and community investment defined by the abatement agreement warrants, the maximum term of the abatement schedule can be exceeded at the Council’s discretion up to a maximum permitted by state law.”

Councilor Gough expressed that he is in favor of claw backs and benchmarks, which is not in the current policy and can be included within this agreement.

It was moved by Councilor Gough, seconded by Deputy Mayor Kirton to recommend to the full Council approval to change the language in the Tax Incentive Policy 110.03 as presented by Councilor Mann.

VOTE: AYE: K. Gough, R. Kirton, D. Mann  
NAY: None  
ABSTAIN: K. McClary, P. DeLorenzo

The motion passes 3-0-2.

Mr. Mike Goman from Goman & York commented on encouraging the Towns to protect the jobs. He noted that the Town would still get a percentage of future revenues with an increased tax base. As a great corporate partner, Cigna is offering a long term commitment offering higher paying jobs to the Greater Hartford community.

Council Referred Item FY 18/19-64: Consider and Take Action regarding Possible Sale of Town-owned Property at 93 East Morningside Avenue

The Town was approached by Habitat for Humanity for this property lot. Councilor McClary made a suggestion to collaborate with Bloomfield Housing Authority.

It was moved by Councilor McClary, seconded by Councilor Gough and voted unanimously to recommend to the full Council to dispose the property at 93 East Morningside Avenue, assuming it receives a positive recommendation from TPZ.

Discussion regarding Next Steps for TIF Study

Mr. Mike Goman from Goman & York gave a brief update on the next steps in creating a Tax Increment Finance District (TIF).

The Task list was submitted for review on the next steps in the creation of the TIF districts. First step, legal representation must be identified through an RFP process. The recommended firms include: Pullman & Comley and Updike & Kelly. However, it was noted that both of these firms are on “opposing sides of the Town” and are adverse on some issues within the Town; which may make them ineligible.

During the planning process, the Town must hire a consultant to assist with the creation of the district.
Mr. Giner noted that the renewal of the Town’s annual contract with Goman & York, the scope of services can include some focus on planning tasks for the TIF district. The subcommittee also noted that the allocated amount of $60,000 should be sufficient to create the initial TIF district.

There ensued a discussion about the specifics in the creation of a TIF district such as:

- Timeframe
- Where and what to incentivize
- Reimbursable costs
- Future action items
- Identification of Legal Counsel

**Other Business**

Councilor Gough inquired about the initial Tax Abatement with Heirloom Flats. He requested a status update for other phases of the project as well as a copy of the agreement.

**Staff Reports - Status Update on Town Projects**

Mr. Giner presented the following status update on town projects:

- Complete Streets – The public meeting held was well attended. On June 18, 2019, there will be a presentation and status update of Complete Streets to the Land Use & Economic Development Subcommittee. The full Council will receive a presentation on June 24, 2019.

- Sustainable CT – The initial plan was for review on May 18, 2019. The final report is due August 2019. In October 2019, CCM will issue awards to those community who have achieve bronze status.

- Environmental Review Team is a free service that will provide assistance to Connecticut municipalities and land trusts, both individually and regionally, by building a team of volunteer natural resource and land use professionals to provide natural resource inventories and best practices for property management and decision making.

- Roundabouts – The State of CT surveyor is currently accessing intersections for consideration. There will be an approximate timeframe of 1 year for the 30% design phase approval. Construction is tentatively set to begin in Fall 2020.

- Town Green – sodding for the lawn has been briefly postponed due to rainy weather and the Eversource installation is pending.

**Approval of Minutes**

It was moved by Councilor McClary, seconded by Councilor DeLorenzo and voted unanimously to approve the special minutes of April 3, 2019.
Adjournment

It was moved by Deputy Mayor Kirton, seconded by Councilor McClary and voted unanimously to adjourn the meeting at 8:15 p.m.