There was a regular meeting of the above referenced subcommittee held on Tuesday, April 19, 2022 at 6:30 p.m. via Zoom remote meeting.

**Committee Members present were:** Councilor Anthony Harrington, Chair, Councilors Rickford Kirton, Joseph Merritt, C.F. Politis and Kenneth McClary

**Also present were:** Stanley D. Hawthorne, Town Manager, Jennifer Valentino-Rodriguez, Director of Planning and Economic Development, Jonathan Thiesse, Town Engineer and India Rodgers, Clerk of Council

**Guest were:** Denise Robidoux and Mike Goman – Goman & York Economic Development Consultants

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

**OLD BUSINESS**

**Discussion and Status Update regarding in the Douglas Street – Request for Proposal (RFP)**

Ms. Jennifer Valentino-Rodriguez, Director of Planning and Economic Development gave a brief status update regarding the Request for Proposal (RFP) for the sale of 15 Douglas Street. She noted that two interviews were completed, notification and response will be reviewed by Ms. Nancy Haynes, Risk and Purchasing Manager upon her return from vacation on April 25, 2022.

Both entities expressed interest in residential redevelopment opportunities. Some ideas included affordable housing such as: senior housing, workforce housing or other income based rental units.

**Discussion**

Councilor Politis and Kirton would like to see a full proposal presented to the Council subcommittee and then to the full Council.

Councilor McClary stated that this decision should be a strategic effort of the full Council. This is town owned land and would be great opportunity for housing developments for working families and seniors.

Councilor Politis commented on the long process to get to this point. The RFP bidding closed in January and noted that developers can be impatient.

Councilor Merritt asked if there are single family home that are affordable housing? Yes, however not enough in Town. The Bloomfield Housing Authority manages 16 scattered site properties in Town as affordable housing.

Councilor Kirton noted the importance to focus on overall tax rate in Town. There are affordable homes, but the property taxes are too expensive. It should be a goal of the Town to bring down tax burden for its residents.
NEW BUSINESS

**Brief Overview and Status Update regarding the Community Investment Fund**

Councilor Harrington gave a brief overview and status update of the Community Investment Fund.

The Community Investment Fund 2030 allows $175 million per year for the next five years in bonding, with the option to renew the program for an additional five years. This funding will be directed to projects proposed by eligible municipalities, community development corporations, or nonprofit organizations. Eligible municipalities are public investment communities (PIC) and alliance districts.

The Connecticut Office of Policy and Management included Hartford, Windsor, and Bloomfield on its fiscal years 2020 and 2021 list of PICs, which are the state’s most economically and fiscally distressed municipalities. The three municipalities’ school districts were included on the Connecticut Department of Education’s alliance district list for 2019-20.

**Projects that can be funded will serve the purpose of including but not limited to:**

- To provide financing and loans for small businesses located in eligible municipalities
- Improvements to water and sewer infrastructure to boost economic development
- Affordable housing
- Improvements to energy resiliency projects
- Build facilities such as senior centers and libraries

The State is accepting applications from municipalities, community development corporations or non-profit from May 23rd – July 25th, the threshold is $250,000 minimum amount requested, beginning in September 2022, with next funding cycle in January 2023.

Councilor Kirton made a suggestion to review current projects already in the pipeline for invest dollars.

**Discussion and Possible Action regarding the Discontinuance of a portion of Cadwell Road from 195 feet east of the easterly line of Longview Drive to the westerly line of Filley Street**

**Discussion and Possible Action regarding a proposed property line adjustment and land transfer between Town and 110 Wintonbury Avenue in association with discontinuance of portion of Cadwell Road**
It was moved by Councilor Merritt, seconded by Councilor Harrington and voted unanimously to work with property owners to draft language to present to the full Council.

OTHER BUSINESS

It was moved by Councilor Merritt, seconded by Councilor Kirton and voted unanimously to request an extension for the Affordable Housing Plan.

Councilor Kirton asked the new Director of Planning and Economic Development her approach to connecting with local businesses in Town. She stated that contacts are made in-person and remotely. Mr. Mike Goman, Goman & York noted that the Breakfast Meeting have restarted with local business merchants.

Development Inquiries and Project Updates

Ms. Valentino-Rodriguez gave a brief overview of new and pending Town Plan and Zoning Commission referrals.

She also gave an update regarding the Request for Proposal (RFP) process for:

- 10 year Plan of Conservation and Development consultant and related services was posted
- Extension filed to the Department of Housing and draft RFP soon to be submitted for review for the required 5 year Affordable Housing Plan, Town Council resolution needed for extension

Mr. Mike Goman, Goman & York Consultants gave a brief status update of Economic Development efforts in Town:
- Looking for available space
- Tax Increment Financing promotion – Marketing Advertisements– ran few weeks ago
- April 20, 2022 – Cigna Tour
- Wintonbury Mall – active discussion with owner, Town not prepared to let the property languish

Councilor Kirton proposed a direct approach with comprehensive Council dialogue and more extensive discussions with the owner of Wintonbury Mall. The Town Center is the heartbeat of the community. He encouraged continued negotiations with the property owner.

Councilor Merritt also noted that the Town should be equally concerned about current businesses. What do we want at Wintonbury Mall and the Town Center? He recommended more Council discussions in committee to decide.

Mr. Hawthorne mentioned the Business Development Authority moving ahead, which was Council approved. The Town is currently establishing legal parameters and consulting with potential firms, to submit tentative proposals by the end of April, implementation by July 1, 2022.
Public Comments

There were no public comments.

Approval of Minutes

It was moved by Councilor Merritt, seconded by Councilor Kirton and voted unanimously to approve the minutes of February 15, 2022.

Adjournment
It was moved by Councilor Merritt, seconded by Councilor Kirton and voted unanimously to adjourn the meeting at 7:40 p.m.