

Town of Stafford
Economic Development Commission
Veterans Room
Tuesday, July 26, 2022
6:30 P.M.

Members Present: Chris Paradiso, John Wittenzellner, Sharon Pelkey, Tony Armelin, Scott Nigro, Larry McKinney, Mark Ingram, Teresa Cramer

Members Absent: Christopher Joseph
Also Present: Amber Wakley, Sal Titus

Index:

- I. Call the meeting to order/Pledge of Allegiance
- II. Old Business:
 - A. Town marketing package and website
 - B. Stafford Brownfields Initiative
 - C. Business Meet & Greet
 - D. Job Fair
 - E. Tax incentive Ordinance Adoption
- III. New Business:
 - A. Stafford Rotary joint meeting
 - B. Ask Dave Perkins to attend next meeting
 - C. Meeting calendar for the remainder of 2022.
 - D. Appointment of a secretary
- IV. Adjournment

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Amber Wakley
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Minutes:

- I. Meeting called to order by Chairman Chris Paradiso at 6:30 pm, a quorum was established.
- II. Old Business:
 - A. **Town marketing package and website**
 - Amber discussed the Explore Stafford site with the commission.
<https://www.explorestaffordct.com/discover>
 - B. **Stafford Brownfields Initiative**
 - We submitted a grant extension for the Community-Wide Assessment grant, extending the performance period beyond September 30, 2022, and allowing us to address potential petroleum containments at the Hydeville Mill. Town-Wide Assessment Funds have allowed the Town to hire a qualified/licensed environmental professional, develop a prioritized inventory of brownfield properties, establish a brownfield steering committee, prioritize needs and sites, conduct community engagement activities, and identify and quantify contaminants that exist within specific brownfield sites. Detailed outputs include: site inventory of over eleven priority Brownfields sites in the Target Areas, four Phase I Environmental Site Assessments, one Hazardous Building Material Assessment, one Phase II Environmental Site Assessment, one Analysis of Brownfields Cleanup Alternatives, and two Quality Assurance Project Plan. We also conducted Cleanup and Reuse Planning Activities, attended regional and national Brownfields conferences, and published a series of public outreach surveys and materials.

In May, the Town of Stafford received a FY22 \$650,000 EPA Brownfields grant for cleanup activities at the Witt School. The most favored redevelopment scenarios derived from community and stakeholder input included improving access to food, public recreational amenities, and affordable senior housing. The project, a mixed-use, mixed-income building utilizes the bottom floors to create a permanent farmers/cooperative market that includes a farm-to-table dining experience.

The vision appeals to Stafford's rich agricultural heritage and robust farming community, while generating a hub for social activity to promote economic growth. Given that Target Area is a USDA-designated food desert, the suggested reuse would better the desert conditions by providing access to affordable and nutritious food. The proposed mixed-use space retains the existing gymnasium and kitchen, developing space for much-needed recreation and entertainment opportunities while providing a legal space for farmers and entrepreneurs to pursue certified food ventures. In addition, and partnership with the Stafford Housing Authority, the upper floor would be converted into affordable senior housing with an adult day care center. Up to 25 units of affordable housing for seniors is envisioned, with shared access to the gymnasium and kitchen to augment activities for the adult day care center.

C. Business Meet & Greet

- Tabled

D. Job Fair

- Tabled

E. Tax incentive Ordinance Adoption

- Tabled

III. New Business

A. Stafford Rotary joint meeting

- The EDC members would like to hold a joint meeting with Stafford Rotary to discuss a business meet & greet, a job fair and other events that may come up.

B. Ask Dave Perkins to attend next meeting

- The EDC members would like Dave to attend the next meeting to discuss the Plan of Conservation and Development as well as the Witt School.

C. Meeting calendar for the remainder of 2022

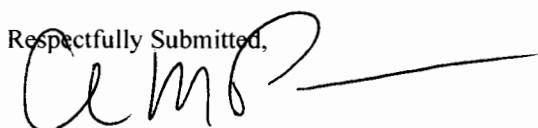
- Motion made by John Wittenzellner, seconded by Mark Ingram to hold future meetings the 1st and 3rd Tuesdays of each month at 6:30. Vote was unanimous.

D. Appointment of a secretary

- Motion made by Scott Nigro, seconded by Mark Ingram to name Sharon Pelkey as secretary. Vote was unanimous.

IV. Mark Ingram moved to adjourn the meeting, seconded by John Wittenzellner. Meeting adjourned at 8:07 P.M.

Respectfully Submitted,



Chris Paradiso, Chairman, Acting Recording Secretary