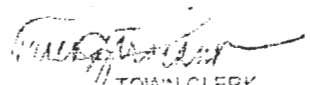


Town of Stafford
Economic Development Commission
February 20, 2024
Veterans Meeting Room
1 Main Street, Stafford, CT 06076

RECEIVED
STAFFORD, CT *2 pages*
2024 MAR 13 AM 11:01

TOWN CLERK

Members Present:

- Anthony Armelin - Chairman
- Christopher Paradiso
- Larry Vaughn
- Scott Nigro
- Theresa Cramer
- Larry A. McKinney
- Roger Wood

Members Not Present:

- John Wittenzeller
- Christopher Joseph

Others Present:

Amber Wakley-Whaley

Agenda:

1. Call the meeting to order/Pledge of Allegiance
2. Approve the minutes of the November 21, 2023 meeting
3. Discussion of potential new businesses to town/Ribbon Cuttings
4. 4. Stafford Brownfields Initiative Update
5. 5. Town Marketing Package/Possible Action Items for 2024
 - a. a. EDC's Scope: The Commission is empowered to conduct research into the economic conditions and trends of the town, to make recommendations regarding action to improve its economic condition and development, to coordinate the activities of and cooperate with other bodies organized to promote such economic development, to advertise and prepare, print and distribute information which will further its official purposes, and to prepare an annual report of its activities and of its recommendations for improving such economic conditions and development.
 - i. Survey of business owners/informational session with business owners
 - ii. Create a checklist for prospective new business owners
 - iii. Identify empty commercial properties, businesses that might fit there, and/or what might need to be done to make the properties viable
 - iv. Identify potential businesses with low impact on WPCF
6. New Business
7. Old Business

a. Tax Incentive Ordinance Adoption 8. Adjournment

Call the meeting to order/ Pledge of Allegiance

Tony Armelin, Chair, called the meeting to order at 7:00 p.m.

Approve the minutes of the July 18, 2023 meeting

Larry McKinney made a motion to approve the minutes of the Nov. 21, 2023 meeting. Larry Vaughn seconded the motion. The motion passed.

Discussion of potential new businesses to town/Ribbon Cuttings

Amber Wakley-Whaley said she scheduled a "Commitment to Community" ceremony with Kolossos Pizza for 1 p.m. on February 25, and Tony Armelin encouraged the rest of the commission to attend.

She said that Domino's Pizza wanted to wait for their ribbon cutting.

Stafford Brownfields Initiative Update

Wakley-Whaley said she submitted a grant application for the Hydeville Mill and Avery Park. She also contacted the EPA for a financial feasibility study for the Witt School.

Town Marketing Package/Possible Action Items for 2024

Tony Armelin read the language about the EDC's scope to the rest of the board. He said he would like to start inviting guests to the meetings who can help the board identify action items and ways to move forward. The rest of the board agreed this was a good idea.

Discussion ensued about people feeling the town had a reputation for being hard to work with and missed opportunities for development from years ago. Little progress was made.

New Business

None.

Old Business

Tony Armelin said that if anyone on the commission wanted to take the lead on the tax incentive ordinance and bring it up with the first selectman, they could volunteer. Otherwise, this longstanding item that had little progress made would be removed from the agenda. No one volunteered.

Adjournment

At 8 p.m. Larry Vaughn motioned to adjourn, and Larry McKinney seconded the motion.

Theresa Conn Recording Secretary 3/13/24