

Minutes of the Suffield Economic Development Commission
Suffield Town Hall second floor Conference Room
September 15, 2016 - 8:30 a.m.

Members present: Howard Orr, Roger Tracy, Brian Banak, Arnie Magid

Absent: Susan Thorner, Gloria Smith

Also present: First Selectman Melissa Mack, EDC Director Patrick McMahon

Chairman Howard Orr called the meeting to order at 8:35 a.m.

Minutes: The minutes were approved as printed.

A Presentation: EDC Director Patrick McMahon introduced Mark O'Neil of Hamlet Homes, Eric Mance of Broad Brook Brewing Company, and Gloria Clark of Merrigan LeFebvre. Mr. O'Neil stated we have a very exciting project to present. He had met with Gloria and discovered they had a mutual business need; he had the land and she had a client is looking to expand his brewing company. The property is 2 acres; ½ acre would be the location of the actual brewery building and the rest of the property is wetlands. The topography fits the need of the brewery. He explained brewing operation in detail. Eric Mance, one of the owners of Broad Brook Brewing Company explained that the Brewery started in Broad Brook. Business was good; we needed to expand. We believe there is great potential in this area. We have plenty of floor space to expand. The distributors come to us in their own trucks, approximately only 5 trucks per week. Mr. Orr noted that this is Lot 3 in the Industrial Park. The Broad Brook Brewing Company brochure was distributed to the commission members.

Mr. Orr thanked them for their presentation.

Ffyer Place Redevelopment - Slowly but surely, Ffyer Place is getting cleaned up. Ms. Mack stated we are getting environmental estimates of cost for the two buildings on the garage site. Then we can proceed to tear down the two buildings. Ms. Mack stated that Suffield did not get the state grant. Building new is not an option at this time.

Mr. McMahon noted that we have a new Gymnastics Academy in Town. It seems very busy and we will have a ribbon cutting ceremony soon.

We have a study underway to look at the rail track with the possibility of conversion to a rail trail. Mr. Magid stated that there are persons already walking in the track, he has 2 comments, to be noted for the record: 1) , His back door looks out on the railroad track and he is not keen on having a Town walkway on that rail track, and 2) he can see the agriculture parcel from his second floor, and he does not want to see anything on the parcel except a tractor.

Utility expansion project: Mr. McMahon reviewed in some detail the first phase of utility expansion plot plan. There is vital interest in expanding the utilities. He reviewed in detail the presentation of the expansion plan, and noted that the additional cost will be approximately \$1,350,000. The Town will seek a state grant for \$1 M, and the Town must pay the remaining \$350,000. The BoS and the BoF must approve the grant application for the \$1M. If the grant is awarded, the Town will have to go to Town Meeting for approval of the additional \$350,000.

Five Firestone (80,000sq. ft.) was acquired by Champion Containers of New Jersey and they will utilize the entire space. Their trucks will be committed to using Austin Street and then straight to Route 75.

The Reynolds town property is 63 acres. We hired Cardinal Engineering to design the utility expansion project and to look at the 63 acres and determine the best way to subdivide the land for market.

The Familiarization Town Tour will be Wednesday, Sept. 21; there will be a bus tour, a luncheon, and a round of golf.

There will be a Babbs Beach Dedication Friday, Sept. 16 at 12:30 p.m. This is a thank you to all the people who have worked so hard. We hope to open the Beach next summer.

We will celebrate the conclusion of the Housing Authority Renovation grant \$800,000 from the state. It was a job well done; Jack Muska was the project manager.

Bradley International Airport: As of September 28, you may now fly from Bradley to Dublin, via Aer Lingus. This makes Bradley a true international airport.

The meeting adjourned at 9:35 a.m.

Respectfully submitted, Bobbie C. Kling, Secretary Min.EDC.September
15.2016