

**TOWN OF MONTVILLE**  
**Economic Development Commission**  
**Regular Meeting Minutes – January 22, 2020 – 7:00 p.m.**  
**Montville Town Hall – Room 203**

*The meeting was informational as a quorum was not present.*

1. Call to Order  
Chairman Hewitt began the meeting at 7:02 p.m.
2. Pledge of Allegiance  
All stood and pledged the flag.
3. Roll Call  
Commissioners present were Mickey Gillette, Christopher Napierski, and Chairman Walter Hewitt. Also present was Town Council Liaison Colleen Rix. Commissioners Heather Harris, Sheelagh Lapinski, and Jim Toner were absent. A quorum was not present.
4. Alterations to the Agenda --None
5. Remarks from the Public regarding items on the Agenda (3-minute limit)  
Chairman Hewitt asked three (3) times for remarks. There were none.
6. To Consider and Act on a Motion to approve: -- No action
  - a. The Minutes of Regular Meeting of December 16, 2019.
7. Unfinished Business
  - a. Montville real-estate properties for development.
    - i. James M. Gillanders, Londregan Commercial Real Estate Group – 3 properties.  
Chairman Hewitt introduced J. Gillanders who he met at an open forum at Montville High School and also at a real estate event at Mohegan Sun. J. Gillanders who had been invited previously to speak with the Commission (which he acknowledged) thanked the Commission for the invite and spoke about vacant space in the former Beit Bros shopping center owned by his company, Londregan Commercial Real Estate Group. He spoke about three (3) spaces in the shopping center located between the job center and the laundry mat as follows:
      - 7,000 sq. foot located left of the Beit Bros. space that they would be willing to divide;
      - 4,000 sq. foot located opposite the Walgreens; 15,000 sq. foot, a lower-level space for use as a warehouse or storage that has conveyors from the old grocery store, dry storage, climate control, and loading dock access.

Chairman Hewitt asked about the price per sq. foot for the spaces that J. Gillanders responded was negotiable but indicated \$16.00 per sq. foot triple net that adds \$4.00 a sq. foot. J. Gillanders stated the owner was willing to offer a percentage lease and spoke of tenants who could not afford it or had questions about the price. He also talked about the potential for business due to the high traffic volume of the location. Those prospective buyers he sent to seCTer. Town Councilor Rix asked J. Gillanders about businesses that

would work best in the spaces. He mentioned hair schools and salons, medical facilities, thrift shops, quick service restaurants, and spoke of looking for a non-local tenant for a pet store for the former CrossFit space. J. Gillanders clarified he did not set the prices for the spaces; he said he just markets them. He said his company “entertains options and is willing to negotiate.” He also spoke of having talked with tenants of Montville Commons and said it is harder to bring national venues to Montville and mentioned having communicated with a Starbucks representative who said the Town would not support its business. Town Councilor Rix commented on the three (3) Dunkin Donuts and two (2) McDonald’s locations in Town. Chairman Hewitt commented on having downloaded the criteria for a Cracker Barrel store and spoke about the Commission effort to get notice from the Casino about businesses leaving but said it was not fruitful. Upon discussion of having another grocery in Town, J. Gillanders said that Aldi’s stores are located near areas such as the Montville Commons, areas with high traffic counts. He discussed the approval for residential units and a piece of property in back of Chucky’s for a 20,000 building design with water views on the second floor and with self-storage stating the prices were all negotiable. He also spoke about locating a new concept Dunkin Donuts at the Mobile station across the street to be a good competitor to the Cumberland Farms down the street. Per discussion of other Town properties, J. Gillanders said he will pursue any prospect sent his way.

ii. Melissa Giangrasso, Signature Properties - Jim

Chairman Hewitt reported that Commissioner Toner had no luck in contacting M. Giangrasso.

b. Mohegan Tribe and our request for contact information regarding retention of businesses vacating the casino. -- Colleen

Town Councilor Rix reported she had spoken with Town Councilor Caron who said he would make contact regarding the casino. She said she would follow-up with him.

c. EDC Websites – Walt, Chris

Chairman Hewitt said he had nothing new to report on the websites. J. Gillanders said he posts on the CERC site finder and uploads all of his listings on it. Chairman Hewitt asked him if he would send those posts to him as well.

d. New Business Report. – None this month

i. New spreadsheet of Montville businesses - Walt

Chairman Hewitt stated there were no new businesses this month but mentioned his having sent out an updated business listing this month. Commissioner Gillette inquired what motor vehicles had to do with the report and Chairman Hewitt replied it had to do with taxes. Chairman Hewitt also said he spoke with Lucy about the new report and getting information about the grand list. He said information is not kept on when a business starts nor are email addresses collected but he will get the list once it has been updated. J. Gillanders spoke of the St of CT CONCORD site where information can be obtained on LLCs, reports filed them; and email addresses.

e. Business Survey – Heather – *No report*

f. Chamber Business After Hours -- Heather

Chairman Hewitt reported on information from Commissioner Harris about the event on February 5<sup>th</sup> at the Holiday Inn and asked if anyone was interested in attending. He said the fee was \$15 for members and \$25 for nonmembers. Town Councilor Rix reported on an after-hours event with the Eastern Chamber of Commerce on February 20 at the Courtyard.

8. New Business

i. EDC activities of surrounding towns -- Walt

Chairman Hewitt reported that Commissioner Harris has proposed attending other area EDCs and conflicts with our date. Commissioner Napierski reported on going to New London and trying to get properties through the website. He said he tried to use the Town website but had no funding at the time.

ii. CERC – CT Economic Development Survey -- Walt

Chairman Hewitt spoke about the survey which he said would probably require a sign-on. J. Gillanders said the CERC website offers a plethora of knowledge. Chairman Hewitt spoke of creating a survey with links that could be used for publicizing or marketing. J. Gillanders asked if anyone had ties with *The Montville Times* for advertising purposes of available properties. He offered to send email blasts weekly of properties to Chairman Hewitt for posting as a press release. Chairman Hewitt whether it was okay to post releases. Town Councilor Rix said the Commission had money in the budget for advertising. Chairman Hewitt agreed to post ads to the Commission blog. Town Councilor asked J. Gillanders to send the ads to her as well as she has a contact with *The Day*.

9. Townpeople and Business Feedback

a. Proposed Recipients for Business Recognition Award

Chairman Hewitt said the Commission may need to have an executive session to review the list of businesses for potential award recipients. Commissioner Napierski said consideration should be given to businesses with charitable efforts and who sponsor Town events. Dates for the same will be emailed to the Commission for consideration.

10. Report from Town Council Liaison

Town Councilor Rix said she spoke with the Town Council as to direction for the Commission as they discussed at last month's meeting. She was told the Commission should adhere to its Rules and Procedures. She also said she gave the invoices for the award plaques to Katie but Chairman Hewitt asked that they be sent to him and he would forward them to Finance Director Hart and send a copy to Mayor McDaniel. Town Councilor said the awards are \$35 each but the price would be discounted for requesting two (2) or more. She said Sportees in Waterford, the new plaque vendor called her and sent her a proof of the plaque. Chairman Hewitt said he would send Goodbye Charlie's

another letter.

11. Remarks from the Public (3-minute limit)  
Chairman Hewitt asked three (3) times for remarks. There were none.
12. Remarks from the Commissioners and Town Council Liaison  
Chairman Hewitt thanked J. Gillanders for attending the meeting and asked that he contact Commissioner Toner.
13. Adjournment  
The meeting ended at 8:00 p.m.

Respectfully submitted by,

Gloria J. Gathers  
Recording Secretary, Town of Montville