



DRAFT MINUTES
Special Meeting
Canton TIF Steering Committee
Tuesday, May 17, 2016 at 6:00 pm
Entrance to Antiques on the Farmington
10 Depot Street, Canton, CT

CALL TO ORDER: The Special Meeting of the Canton TIF Steering Committee on May 17, 2016 was called to order at 7:02 p.m.

ROLL CALL: Thomas Sevigny, Tyla Permenter, William Volovski, Stephen Veillette, Shawn Cole and Larry Minichiello

ABSENT: Gary Roman

ALSO PRESENT: Town Planner Neil Pade, Chief Administrative Officer Robert Skinner, Land Use Coordinator Renee Narducci, Gregory Boyko, Julius Fialkiewicz, Michael Goman, Richard Correia, Attorney Kenneth Lerman, Architect Patrick Pinnell, and CIL President Kent Schwendy

SITE WALK:

1. **Collinsville Axe Factory** – Everyone in attendance met at the entrance of Antiques on the Farmington at 6:00 p.m. in order to attend a site walk of the Collinsville Axe Factory. Gregory Boyko, Julius Fialkiewicz, Michael Goman, Richard Correia, Attorney Kenneth Lerman, Architect Patrick Pinnell, and CIL President Kent Schwendy introduced themselves to Town Staff, and began the tour at the northern end of the complex. The tour highlighted various parts of the property and Mr. Goman explained the overall concept being proposed. The site walk ended at 6:57 p.m., at which time, everyone was told to reconvene for the presentation portion of the meeting in Room F of the Community Center, located at 40 Dyer Avenue.

NEW BUSINESS:

1. **Presentation of redevelopment concepts for the Collins Company Factory by Collinsville Factory, LLC** – The meeting resumed at 7:08 p.m. and Mr. Goman provided a presentation of the proposed redevelopment concepts, as well as the anticipated timelines for each stage in the process. The concept presented has an estimated cost of \$75 million, which includes 160 new residential units, +/- 160,000 sq. ft. of new commercial space, and a new boutique-style hotel. At this time, all environmental issues have been identified and site development would occur over a three-year period. Mr. Goman ran through the benefits of utilizing Tax Increment Financing (TIF) for this project, as well as the type of bonding recommended. The possibility of incorporating public restrooms and connection to the trail system was discussed, as well as concerns regarding traffic flow and parking.

OTHER BUSINESS:

1. **Approval of Minutes: 3-30-16 Special Meeting – MOTION:** W. Volovski moved to approve the 3-30-16 Special Meeting minutes as presented. T. Permenter seconded the motion, which passed 3-0-3. S. Cole, L. Minichiello and S. Veillette abstained.

ADJOURNMENT:

MOTION: W. Volovski moved to adjourn the meeting at 8:05 p.m. S. Cole seconded the motion, which passed unanimously 6-0-0.