



ECONOMIC DEVELOPMENT COMMISSION

**Regular Meeting Minutes- Tuesday January 20, 2026 - 7:30 AM - 84 South Main Street, Cheshire, CT
06410 Town Council Chambers**

PRESENT: Derek Gromko (Chair), David Pelletier (Vice-Chair), Don Dobbs (Secretary), Douglas Johnson, Dave Borowy, Mark Thomas, Michael Ceccorulli, Yetta Augur (President Chamber of Commerce)

ABSENT: Jim Jinks, Courtney Cullinen, Dr. Jeffrey Solan (Superintendent of Schools)

STAFF: Andrew Martelli (Assistant Town Manager)

A. CALL TO ORDER

Chair Derek Gromko called the meeting to order at 7:30 A.M.

B. ROLL CALL / DETERMINATION OF QUORUM

The roll was called, and a quorum was present.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by everyone in attendance.

D. APPROVAL OF MINUTES: December 16, 2025 Special Meeting.

- Mr. Ceccorulli made a motion to approve the minutes.
- Mr. Borowy seconded the motion to approve the minutes.
- All approved the meeting minutes.

E. PUBLIC COMMUNICATIONS:

No Updates

F. COMMISSION BUSINESS:

- EDC Goals and Objectives: Mr. Martelli commenced discussion of EDC Goals and Objectives by asking for suggestions to amend the EDC Charter and or Bi-laws which could be presented to the Town Council during this Town's budget review process. Commission members were provided data from surrounding towns to help trigger their suggestions.
 - The commission had this recommendation:
 - Expand TIFF zone with revolving loan fund to assist businesses. Create a value

proposition for this recommendation.

- **Discussion:**
 - Mr. Johnson suggested show casing the proven benefits as seen through Northend improvements and revitalization.
 - Mr. Pelletier added that sharing how the TIFF has benefitted the community and Cheshire grand list.
 - Expansion of TIFF could be applied to W. Main street to improve infrastructure.
 - Mr. Ceccorulli is in favor of this suggestion noting this approach can be used to encourage new projects to make Cheshire more competitive for attracting manufacturing businesses.
 - Mr. Pelletier suggested offering different types of incentives that differentiate Cheshire from surrounding towns. Examples could be incentives for relocation costs, start-up costs, or soft costs.
 - Mr. Martelli added that those incentives could also be tied to how long the business stays in Cheshire, increasing staff, etc. Generally 25% of TIFF revenues goes to one account used by Town and 75% goes toward development in the district.
 - Mr. Pelletier suggested PR for this idea to help community understand the success of a TIFF and its potential tax growth for Cheshire grand list.
 - Ms. Augur also noted that incentives for existing businesses who choose to expand should be included.
 - Mr. Martelli has offered to invite a consultant to help guide discussion and research a TIFF expansion plan.
 - Note: Mr. Ceccorulli will recuse himself from these discussions because of his client list and potential conflict of interest.
- **Next steps:**
 - Continue this discussion at the February meeting.
 - Mr. Martelli will research amount in existing TIFF funds and explore bringing in consultants to help research and draft this recommendation.

G. EDC Update:

- Mr. Martelli provided an EDC update; here are the highlights:
 - Whole Foods will open 2/5/202 at 8:00 AM.
 - The first three hundred customers will receive an insulated Whole Foods bag.
 - Hand and Stone – new business for massages and facials
 - Starbucks is now open.
 - Homewood Suites development is underway.
 - Only one mall location remains uncommitted.
 - Avanti Grill in Clock Tower shops Ribbon cutting will be at noon on 1/22/2026.
 - RFP has been released for sound and lighting services vendor for Bartlem Park for Spring of 2026.

- America 250/Semi-quincentennial planning in progress for 7/4/2026 (Saturday morning activities). Mr. Martelli is part of this committee.
- Barnum School site in the Northend is progressing.

H. ADJOURNMENT

- Mr. Dobbs made a motion to adjourn the meeting.
- Mr. Ceccorulli made a second motion.
- All were in favor and the meeting adjourned at 8:54 AM.

Attest: _____
Celine L'Heureux, Minutes Clerk



Economic Development Update
January 20th, 2026



***Whole Foods Officially Opens
February 5th at 8:00 am!!!!***



HAND & STONE

Massages. Facials.
Moments of calm

Your refresh begins at Hand & Stone Massage and Facial Spa, with massages, facials, and stress relief that lasts.



TENANTS / AVAILABILITY		
#	TENANT	Sq. Ft.
A110	Paris Baguette	3,450
A120	Club Pilates	1,500
A130	Hand & Stone Massage	2,210
A140	Blender Bar	2,490
A150	Sephora	4,000
A180	Saybrook Home	9,211
B110	Whole Foods	40,000
C110	Choice Pet Supply	3,000
C120	Love Sac	2,100
C130	J Crew Factory	4,100
C110	TJ Maxx	23,000
C310	Barnes & Noble	18,000
C410	Harvey and Lewis	2,800
C420	Lease Out	2,208
C430	90's Nails	3,800
C510	Mercato Italian Kitchen & Bar	5,000
C520	Marketplace	5,000
D110	Ramen N Bao	2,354
D120	Chipotle	2,442
E110	Birdcode	2,500
E120	Shake Shack	3,250
F110	Available	2,500
F120	Go Health	2,500
G110	Verizon	2,007
G120	Starbucks	2,400
H110	Chase Bank	3,050

Hand & Stone has signed for 2,210 SF at Stone Bridge

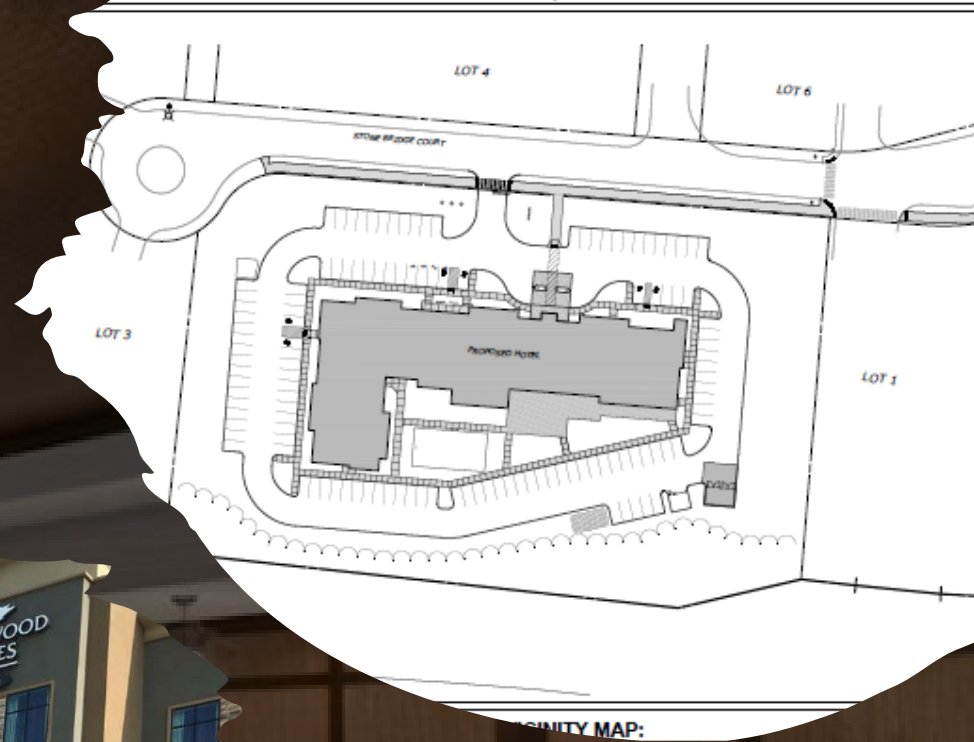
- ✓ CT locations in Orange, Brookfield, Norwalk
- ✓ 600 Locations Across the Country
- ✓ Located between Club Pilates and Blender Bar

The Stone Bridge Starbucks has Opened!



Homewood Suites Site Development Underway

- ✓ Preconstruction Meeting held with Town Departments
- ✓ Site Clearing Underway



Save the Date

✓ Avanti Restaurant at the Watch Factory - January 22nd at Noon





Request For Proposal being
issued for Sound and Lighting
Services for the Bartlem
Bandshell for Spring 2026

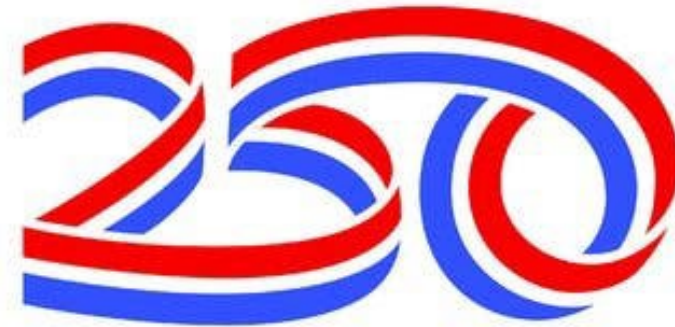


***Cheshire Celebrates
America's
Semiquincentennial***



**July 4th 2026 at
Bartlem Park**

AMERICA



<https://www.cheshirect.gov/628/America-250-Celebration-and-Steering-Com>



Barnum School Site Progress Photo – December 23rd 2025