



ECONOMIC DEVELOPMENT COMMISSION

**Regular Meeting Minutes- Tuesday February 17, 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), Mandy Miller, Courtney Cullinen, Dave Borowy, Mark Thomas, Michael Ceccorulli, Yetta Augur (President Chamber of Commerce) Jim Jinks (Town Council Liaison).

ABSENT: 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: January 20, 2026 Meeting

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

E. PUBLIC COMMUNICATIONS:

1. Guest Speaker – Victora Storrs – Storrs Associates

- Victoria joined the meeting via zoom. Victoria reviewed several slides outlining her original involvement with the creation of the Tax Increment Financing District established in the North End, provided a TIF Basics Refresher, and potential for TIF to further goals of new Plan of Conservation and Development.
- Guide development in keeping with Town character through the 2019 Master Plan and TIF Management Committee
- Enable commercial use with incentives rewarding private investment in sewer infrastructure
- Enhance district as a place to work

- Expand Town tax base with new private investment in commercial business, reducing pressure on residential tax base; 25% of new value to General Fund
- 0.39% of 2018 Grand List in District, leaving capacity for another TIF District
- Guide development in keeping with Town character through the 2019 Master Plan and TIF Management Committee
- Enable commercial use with incentives rewarding private investment in sewer infrastructure
- Enhance district as a place to work
- Expand Town tax base with new private investment in commercial business, reducing pressure on residential tax base; 25% of new value to General Fund
- 0.39% of 2018 Grand List in District, leaving capacity for another TIF District

After the presentation, the EDC discussed with Victoria the process about potentially adopting a TIF District in the West Main Street area to allow for infrastructure improvements including roadway, trail crossing, enhanced parking and environmental / dredging of the canal.

Mr. Martelli requested a scope of work from Victoria with fee to allow for Storrs Associates to provide services in the future as West Main Street is further reviewed pending Town Manager and Town Council approval during the upcoming budget cycle.

F. COMMISSION BUSINESS:

1. EDC Goals and Objectives / Tax Incentive Policy Review : Mr. Martelli suggested that the next meeting go back to the discussion of the EDC Goals and Objectives in the interest of time. The Commission agreed with his recommendation. Mr. Martelli will bring pertinent information to the next meeting to further the discussion to get the Economic Development incentive policy completed at the March meeting for submission to the Town Council.
2. Tax Incentive Policy Review – This item was tabled to be further discussed at the next meeting.
3. Town Economic Development Update
 - Mr. Martelli presented several slides showing the opening of the Whole Foods Shopping Center. He discussed Eversource's property located on Route 10 and that recent site activity was related to their use and that there is not a development planned on that site.

H. ADJOURNMENT

- Mr. Dobbs made a motion to adjourn the meeting.
- Mr. Ceccorulli seconded the motion.
- All were in favor and the meeting adjourned at 8:50AM

Attest: _____



Andrew Martelli, Assistant Town Manger