

ECONOMIC DEVELOPMENT COMMISSION

**Regular Meeting Minutes – Tuesday, April 21, 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), Dave Borowy, Mark Thomas, Michael Ceccorulli

ABSENT: Courtney Cullinen, Yetta Augur (President of Chamber of Commerce), Mandy Miller

STAFF: Andrew Martelli (Assistant Town Manager)

A. CALL TO ORDER

Chair 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: March 17, 2026

- Mr. Pelletier made a motion to approve the minutes.
- Mr. Dobbs made a second motion to approve the minutes.
- All approved the meeting minutes.

E. PUBLIC COMMUNICATIONS:

A summary of the Tax Incentive Subcommittee from 4/20/2026 was released to this Commission for review during this meeting.

F. COMMISSION BUSINESS:

1. Election of Officers:

Mr. Borowy made a motion to re-elect all existing officers to another term.

Mr. Ceccorulli made a second motion to re-elect all existing officers

Mr. Gromko called for a vote of all Commission members, and the motion passed unanimously to re-elect all existing officers:

- Mr. Derek Gromko – Chairman
- Mr. David Pelletier – Vice Chairman
- Mr. Dobbs – Secretary

2. West Main Street TIFF Discussion:

The commission discussed generating a proposal to provide tax increment financing (TIFF) services for West Main Street. Additionally, the commission would like to hire Storrs Associates to build out this proposal at a cost of \$15,000.00.

Mr. Gromko recommended presenting this request at the June Town Council meeting.

Mr. Gromko asked for a motion to move forward with this proposal.

Mr. Ceccorulli recused himself from this vote due to a business conflict of interest.

Mr. Pelletier made a motion to present this request to the Town Council to hire Storrs Associates to complete the analysis and draft a proposal. The EDC will cover the cost but will ask the Town Council for supplemental funds to cover the full cost of services.

All commission members voted in favor with the exception of Mr. Ceccorulli for reasons noted above.

3. EDC Goals and Objectives:

Mr. Martelli referenced the November 13, 2024, memo in the agenda packet which outlined Goals and Objectives for Economic Development and asked the Commission members to review.

4. Tax Incentive Policy Review:

A subcommittee meeting held on April 20th, 2026, outlined a recommendation to take to this commission for review and a vote to approve on April 21, 2026.

Next steps are to review this policy recommendation at the May EDC regular meeting and prepare to present at the June Town Council meeting.

G. EDC Update:

Here are some of the highlights from Mr. Martelli's EDC update:

- Stonebridge Crossing: 2500 sq ft of space still available for leasing.
 - Opening soon:
 - Kay Jewelers, Sephora, J. Crew.
 - Paris Baguette expected to open in June.
 - Gas station
- Homewood Suites expected to open May 1, 2027.
 - Mr. Gromko inquired if there was any feedback that parking is a challenge.
 - Mr. Martelli noted that construction vehicles still occupy many spots while finishing some of the new businesses. Mr. Martelli also added that there is parking behind the building.
- Viron Rondo demolished the office building next to the restaurant. The plan is to expand the outdoor patio by 10,000 sq. ft.
- Marion Manufacturing (Douglas Johnson) was named Manufacturing of the Year 2026 by the US Small Business Administration and presented during Small Business Week.

- Powerhouse now under contract to manage the bandstand at Bartlem Park.
- Barnum school progressing well; ahead of schedule and under budget.

H. ADJOURNMENT

- Mr. Ceccorulli made a motion to adjourn the meeting.
- Mr. Pelletier made a second motion.
- All were in favor, and the meeting adjourned at 8:16 a.m.

Attest: _____
Celine L'Heureux, Minutes Clerk