



TOWN OF THOMPSON

Economic Development
Commission

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
Phone: 860-923-9900 OR 860-923-9475
E-MAIL: planner@thompsonct.org
www.thompsonct.org

Economic Development Commission Minutes

Wednesday, April 17, 2024

Via Zoom 6:30pm

Zoom:

https://us02web.zoom.us/rec/share/AzqZ2n1w59wxw7fZsbung_z9DONLqQhLAKtcV4K7dJUGd36dVvycn3yEjdqrUxGw.-TCW04sKi4SQnzZF?startTime=1713393101000

Passcode: 6624xm5&

Members attending: B. Yacino – Chair, D. Bennett, J. Hall, B. Loffredo, C. Obert

Others attending: Tyra Penn-Gesek (Director of Planning & Development), Lynn Looby (Recording Secretary)

- I. Call to Order 6:31pm by B. Yacino. The recording was started by T. Penn-Gesek.
- II. Approval of Minutes from March 20, 2024
J. Hall motioned to approve the minutes as presented, C. Obert seconded the motion
Motion passes unanimously. at time stamp 0:14
- III. Reports at time stamp 0:35
 1. Chairman – B. Yacino
 - 65 Main Project – March 27
 - Ribbon cutting at Superior Storage – April 4
 2. Treasurer – J. Hall
 - Available budget \$20,696.43 (16.2%)
- IV. Update on businesses in Thompson – at time stamp 1:57
 1. New business Adoption of Trade Name
 - 2024-4 – Health Consumer Action Network, 124 ½ E High St., Jefferson City, MO – advocate for consumer health choice of policies; has requested not to be put on the website
 - 2024-5 – The Digital Momma, 65 Wrightson Drive, Thompson – Digital Products and Sales
 2. TBA Membership – There are 78 businesses in membership
 - Working on a succession plan; officer induction
- V. Citizen's comments pertaining to agenda items – no citizens comments
- VI. Old Business at time stamp 3:33
 1. Open slot for EDC alternate – B. Yacino mentioned this at TBA meeting
- VII. New Business at time stamp 3.45
 1. Marketing / Revitalization of downtown core – DKA selected as Marketing Group
 - Discussion with Todd Kallenback of DKA
 - Todd began with some background noting that he had a walking and driving tour with T. Penn-Gesek and Renee Waldron and has been doing a lot of reading – EDC, Conservation, and historical documents
 - Reviewed the Goal Statement – Create a comprehensive marketing plan that will focus on business development in Thompson, with emphasis on the Downtown Mill Development District (DMRD) and Thompson Corridor Development District (TCDD)

- Inventory of Assets – compile an inventory on available commercial/industrial properties, infrastructure improvements, and initiatives/incentives for development; will use the SWAT analysis compiled during previous marketing project
 - 65 Main and River Mill Complex
 - Xtra Mart property – Route 12
 - Belding-Cortacelli Mill Property – storefronts, housing; (environmental concerns)
 - Village Hardware Property
 - 11th Village – Business Hub possibility?
 - My Father’s Table Property – Route 12
 - Infrastructure – poor cell service in town; internet/fiber network – Frontier (still rolling out), Spectrum
 - Tie in other parts of the town (i.e. airline trail)
 - Location and outdoor recreation
 - Tying into the Thompson Speedway events (challenge is perceived distance)
- Target Businesses
 - No true retail businesses/repair shops in town
 - Regional food hub – local producers sell on certain days (i.e. four-season Farmer’s Market)
 - Food places (right type/right price point); ice cream
 - Businesses for the older population – pharmacy, medical facilities, office space
 - Adult use cannabis
 - Daily life needs (i.e. Laundry Mat)
- Target Audiences
 - Need to connect with developers/buyers to create interest
 - Will attend Commercial Realtors Forum with T. Penn Gesek – micro-regional and regional audience

VIII. Progress Reports at time stamp 1:29:35

1. Grant applications / updates – Tyra
 - Kubota Foundation – partnering with Eastern Connecticut Conservation District (ECCD); application has been submitted; project chosen was 65 Main landscape plan; will select finalists by August 1; then a public voting period in August; awarding end of August (10 regions across the country – 1st place \$50,000 and 2nd place \$10,000)
 - CIF Grant – next round submittal date is April 29; budget has not been finalized; T. Penn-Gesek has had a one-on-one conversation with DECD and will be scheduling another to gather additional feedback before submitting and will be reaching out to the State Senators as well
 - Train Wreck Park (2) – Waiting to open bids; project start date is August; due to the timing of the current bid process (late in the season) it may be necessary to redo the bid process at another time with the project kickoff being Spring 2025
2. Upcoming events at time stamp 1:36:39
 - TMHS Classic Care Cruise – April 27 10am to 2pm
 - Maker Fair – May 4
 - Summer Concert Series – June 29, July 13, July 27, August 3
 - Town Yard Sale – July 27
 - Community Day – October 5

3. Marketing / revitalization of downtown core: (including 65 Main) at time stamp 1:37:28
 - Next Public Workshop is on April 29 from 6-8pm at the Town Hall (note: date change)
 - This meeting will focus on the Tourtellotte Career Pathways Project; will need help putting together the academic curriculum for this project
- IX. Comments by Commission members / next agenda
 - Begin discussion on hosting community outreach with regard to establishing a Cultural Arts Commission – C. Obert
- X. Next meeting: May 15, 2024; 6:30pm – T. Penn-Gesek on vacation; will need to find someone to host Zoom
- XI. Adjourn – 8:11pm by B. Yacino

Also available on YouTube: <https://www.youtube.com/watch?v=WKLzC8Yt8yw>

Submitted 02/29/24

Lynn S. Looby

Recording Secretary

****These minutes have not yet been approved by the Economic Development Commission. Please refer to next month's meeting minutes for approval of and/or amendments to these minutes.**