



# ECONOMIC DEVELOPMENT IN WINDSOR LOCKS

*The newsletter of the Economic and Industrial Development Commission of Windsor Locks, Connecticut.*



## MONTGOMERY MILL

Beacon Communities now taking applications

The conversion of historic Montgomery Mill into 160 one- and two-bedroom apartments is almost complete. Beacon Communities LLC is now taking applications in anticipation of a fall 2019 opening.

The Montgomery Mill project benefited from the town's creation of the Downtown Tax Increment Financing (TIF) District. This allowed the town to provide a tax abatement to close the financing gap and make the renovation possible. The town will also capture some of the increased revenue from the development. This year the town will receive about \$180,000 in tax revenue to put back into the Downtown District and towards other town-wide economic development activity.

The developer and the town will also construct a new Canal Trail Park at the trailhead just north of the Mill this spring, including picnic tables, bicycle amenities and historical artifacts and signs.

Learn more about Montgomery Mill at <https://www.momillbc.com>

## WHAT IS THE EIDC?

The Economic and Industrial Development Commission seeks to promote economic and business growth in Windsor Locks. Objectives of the EIDC include: identifying in-fill and redevelopment opportunities; attracting new business to Windsor Locks and facilitating the growth of existing businesses; leveraging state, Federal, local, and private resources to develop new opportunities; and providing recommendations to the Board of Selectmen on business-related opportunities.

# MAIN STREET UPDATES

## Public Information Session held on Phase I plans

Plans to redevelop Main Street include wide sidewalks, angled and parallel on-street parking, lane narrowing and other traffic calming measures, installation of new decorative street lighting, crosswalks, bicycle lanes, and street trees. The project's design is in accordance with modern "Complete Streets" principles to accommodate vehicular, pedestrian, bicycle, and public transit services.

Phase I, which covers the northern end of the project from about Oak Street to Chestnut Street, began when the town was awarded a 2016 LOTCIP grant in the amount of \$3 million dollars. That award has since been expanded to \$3.6 million by CRCOG, which administers the LOTCIP grant program.

The town's consulting engineer, Fuss and O'Neill, is currently working on final engineering plans for Phase I. A Public Information Session was held on March 21, allowing the public to meet the engineers and review the plans for Phase I, pictured below.



Phase II, Oak Street to Church Street, is funded by a second LOTCIP grant of \$2.5 million awarded in 2018. DOT has assumed the design work for this phase, to better coordinate with the new train station design.

The Town was also awarded a Connectivity Grant that will fund a bike/pedestrian way on the eastern side of Main Street, including a bridge at 140. This work will be coordinated with Phase II and also designed by DOT.

## Exterior work begins on Historic Train Station

Exterior renovations of the Historic Train Station have begun! The renovations are funded by a combination of town funds, money raised by the community, and matching grants from the state.

The next step is to focus on the reuse of the building and designing and funding the interior renovations necessary for reuse.

## New Train Station on track

The new Hartford Line station planned for downtown is still in the design stages. DOT is in negotiations with Amtrak regarding station and rail operations, tracking, and the grade crossing at RT 140.



# SIDEWALKS COMING TO ROUTE 75

12,000 feet of sidewalks includes crosswalks

In an effort to address the dangerous conditions that pedestrians face on the Ella Grasso Turnpike, the town was awarded a \$1,096,800 Local Transportation Capital Improvement Program grant to install sidewalks along this corridor.

The 12,000 feet of sidewalks will intersect more than 60 properties along Ella Grasso Turnpike, Schoephoester Road, and Halfway House Road. Crosswalks and crossing signals are included in the design.

The town is in the process of reviewing bids and hopes to choose a contractor so work may begin soon.

## FOREIGN TRADE ZONE EXPANDS

Windsor Locks is home to Foreign Trade Zone #71. Last year, Rem Sales, LLC applied to include their Bloomfield warehouse in the FTZ. After several weeks of working with their customs broker, U.S. Customs & Border Protection, and with the FTZ Board in Washington D.C., they were successful in gaining FTZ benefits via the Alternative Site Framework.

For information on Foreign Trade Zone #71, including how your business can participate, please contact Dan Carstens at [djcarstense@outlook.com](mailto:djcarstense@outlook.com)



## MARK YOUR CALENDAR!

The EIDC will be hosting a CEDAS workshop, "Fundamentals of Economic Development: A Transformational Approach."

Come to learn about economic and community development in Connecticut! May 23, 2019, at 7:00pm in the Ella Grasso Room of Town Hall.

# CHAMPION'S LANDING, EAST AND WEST

## Big developments proposed for Route 20

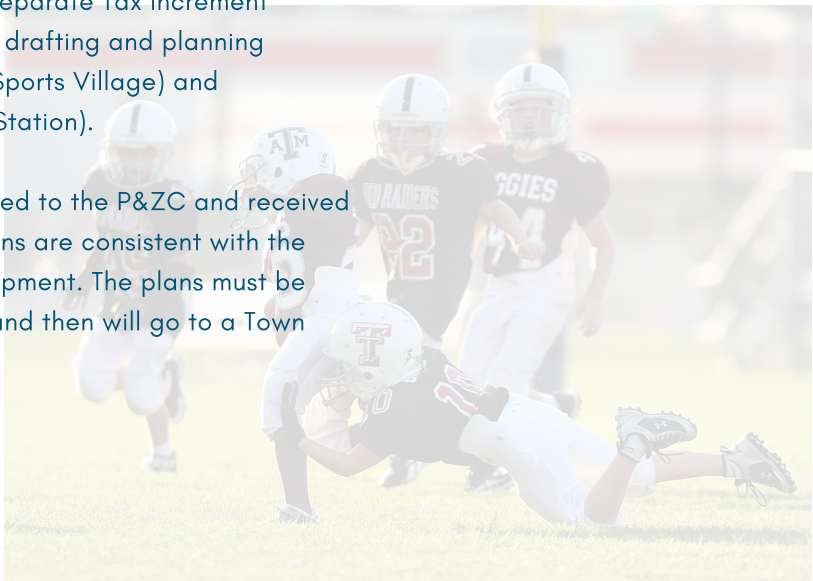
Two major developments have been proposed along the Route 20 corridor, All Sports Village and Governors Station.

All Sports Village's concept master plan has been approved by the Planning and Zoning Commission. This concept calls for an outdoor championship field, six dormitory buildings, eight synthetic turf fields, 15 basketball courts, parking facilities, restaurants and hotels. A draft economic impact analysis, prepared by an independent consultant, estimates a total economic impact of \$15,219,161 in the first year of operations. This impact is the estimated dollars spent on room nights, food, entertainment, retail and miscellaneous expenses by those attending events. The developer is still reviewing draft results of the project feasibility analysis.

Governors Station is a proposed mixed-use project including retail, restaurants, a hotel and multi-family residential uses on 22.7 acres at the intersection of RT 75 and RT 20.

To help facilitate these projects, two separate Tax Increment Financing (TIF) district plans are in the drafting and planning stages: Champion's Landing East (All Sports Village) and Champion's Landing West (Governors Station).

Both draft TIF plans have been submitted to the P&ZC and received the Commission's finding that both plans are consistent with the Town Plan of Conservation and Development. The plans must be approved by the Board of Selectmen and then will go to a Town Meeting for a vote on final approval.



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*For more news and information, visit the Town of  
Windsor Locks online at <https://www.windsorlocksct.org>*