



ECONOMIC DEVELOPMENT IN WINDSOR LOCKS

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

Champions Landing TIF Districts Approved

Voters approve both East and West districts



The two TIF districts, Champions Landing East (five properties including the Thrall property on Old County Road) and Champions Landing West (including 3, 5 and 11 Ella Grasso Turnpike) were approved by the Town Meeting process. Champions Landing East was again approved at a town-wide referendum.

The associated project of Champions Landing East, **All Sports Village**, proposes an outdoor championship field, six dormitory buildings, eight synthetic turf fields, 15 basketball courts, parking facilities, restaurants and hotels.

Champions Landing West's associated project, **Governors Station** (pictured above), 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.

Approval of the two TIF districts as economic development tools does not equate to approval of the two associated projects. Both General Plans of Development have been approved by the Planning and Zoning Commission. The developers must still seek additional approvals through the Inland Wetland and Watercourses Commission and the Planning and Zoning Commission.

WHAT IS A TIF?

Tax Increment Financing is a local economic development tool, permitted under Connecticut law, allowing municipalities to use a portion of the tax revenues generated from new capital investment to assist in project financing. TIF permits a municipality to fund efforts such as beautification, economic development activities and public infrastructure improvements by using some of the increased property taxes generated from new development within an established district.

Windsor Locks has three TIF Districts: Main Street, Champions Landing East and Champions Landing West.

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

A New Future for Windsor Locks Commons

Town enters into negotiations with JHM Group

The town is beginning negotiations with JHM Group of Companies of Stamford, CT over the purchase of Windsor Locks Commons. JHM Group was selected from an RFQ issued by the town in May looking for developers interested in creating a new transit oriented, mixed-use development on the existing Commons site.

The town currently holds an agreement to purchase the property from the existing owners; the agreement will be transferred to JHM Group.

JHM's RFQ submission envisions developing the property in multiple phases, beginning with multistory buildings along the street consisting of 15,000 to 20,000 square feet of commercial space on the ground floor and 50-70 apartments above.

Accommodations would be made for the existing tenants of the Commons to move into the new space with minimal disruption to their business.

The second phase would include a parking garage shared with the adjacent Hartford Line station, and additional mixed-use buildings consisting of 30,000 square feet of commercial space and 80-100 apartments. Space would also be made for the Public Market.

JHM Group has developed properties in Connecticut, New York, Texas and Illinois. Some of their recent Connecticut developments include The Windward and Crescent Crossings in Bridgeport, Willow Creek in Hartford, and The Heights in Darien.



At left: an artist's conception of what the future Commons could look like. Created by Chris Ferrero of Fuss & O'Neill.

Sidewalk Construction Begins on Rt. 75

EIDC sponsors meet and greet with businesses, contractor

Sidewalks have finally come to Route 75! A few years ago, bus shelters were built at certain bus stops where ridership was high. This was the first step toward a walkable, safer and more vibrant pedestrian environment on Ella Grasso Turnpike. The sidewalks are the second step in this initiative, soon to be followed by intersection crossings and new pedestrian buttons.

After a lengthy planning process, Costa & Sons began installation of the new sidewalks in mid-June. It is anticipated that the project will be completed this construction season. The Town continues to work with the State DOT on roadway redesign with the goal of eliminating fatalities and minimizing accidents for drivers and pedestrians.

The sidewalks are a partnership of the town, DOT, and Capitol Region Council of Governments (CRCOG). They are funded by a grant from the Local Transportation Capital Improvement Program (LOT-CIP).



On June 4, the EIDC sponsored a kickoff event at the DoubleTree Hotel on Ella Grasso Turnpike. Representatives from Costa & Sons and CRCOG attended with business members, property owners and town staff. Engineering Consultant Dana Steele, P.E. from J.R. Russo and Associates presented the plans. The event allowed for property owners to ask questions about the construction.



Photos from the kickoff event and (above) a completed section of sidewalk on Route 75. Photos by Jen Rodriguez.



EIDC MEMBERS

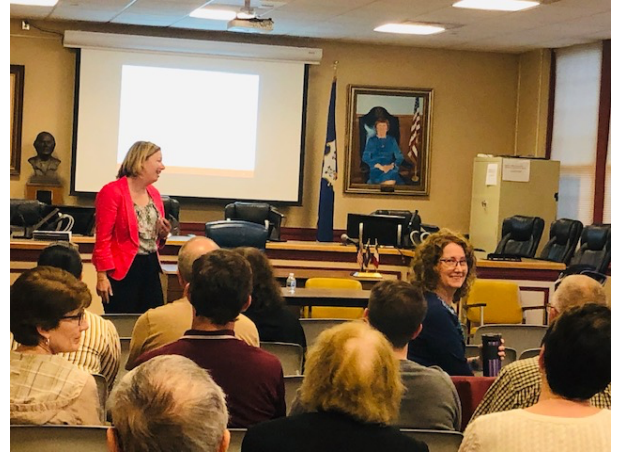
Michael Mannheim, Chair and
Newsletter Editor
Neal Cunningham
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EIDC Hosts CERC Workshop on Economic Development

Speakers outline challenges, opportunities of doing business in the Locks

On May 23, Windsor Locks welcomed the Connecticut Economic Resource Center (CERC) who led an economic development workshop for residents, board members and staff. The evening was intended to help the community better understand economic development in Windsor Locks. CERC provided useful, data driven observations and recommendations. Energy filled the room as over 25 residents attended. The overall sentiment of the workshop: work collaboratively and strategically to sustain a strong economic foundation here in Windsor Locks.

For those who were unable to attend, the full PowerPoint presentation is available on the town's website.



Renovations continue at the train station. Photos by Chris Kervick.

TIF Budget Approved

This year's Downtown TIF Budget was approved at a Town Meeting in June.

Items in the FY2019-2020 budget include: a business plan for the Public Market, planning for a town amphitheater, a small business microloan program, beautification of the downtown area, maintenance for the Windsor Locks Canal picnic area, and a boat for the Windsor Locks Fire Department.

CONTACT US

Jennifer Rodriguez
Director of Planning and
Economic Development
Town of Windsor Locks
50 Church Street, Town Hall
jrodriguez@wlocks.com
860.627.1447