



# ECONOMIC DEVELOPMENT IN WINDSOR LOCKS

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

## TIF District Microloan Program Starts Up

Program provides low-interest loans to new or expanding businesses

Windsor Locks' first microenterprise loan program is now in effect! The program is stewarded by the EIDC in partnership with the Windsor Locks Federal Credit Union.

Microenterprises – typically businesses with less than five employees and annual gross sales under \$500,000 – located (or planning to be located) within the Downtown TIF District (pictured at right) are invited to apply.

Loan amounts are flexible up to **a maximum of \$20,000**. The current interest rate on the loans is three percent. For the fiscal year ending in June 2020, \$30,000 has been set aside for the program.

There are a number of possible uses for loan funds. They include code compliance, site improvement, remodeling of existing building, purchase or repair of machinery or equipment, purchase of furniture or fixtures, consulting services, marketing, e-marketing or similar activities, one-time relocation expenses and working capital.

The program is already generating a lot of buzz for the town, including news articles and inquiries from other towns interested in starting similar programs.

In February, the EIDC met to review the first application received under the new program.

For more information, including loan guidelines and application materials, please visit:  
<https://www.windsorlocksct.org/eidc/community-development-loan-program>.

**In the News:** "Windsor Locks greenlights small-biz loan program," *Hartford Business Journal*, December 29, 2019



# UPCOMING EVENTS

## NORTH-CENTRAL WEEK AT THE CAPITOL

**MARCH 23 - 27, 2020**

We are proud to participate in North Central Connecticut Week at the Legislative Office Building.

Planning and Economic Development staff from Windsor Locks, Suffield, Windsor and East Granby have partnered with local businesses and State Representative Tami Zawistowski to host a display in the concourse between the Capitol and the Legislative Office Building from March 23rd to March 27th in order to highlight North Central CT. This is an incredible opportunity, both to boast about our assets and strengthen relationships with anchor institutions and small businesses.

## SMALL BUSINESS WORKSHOPS

Join us for two **free** workshops presented by the Windsor Locks EIDC and Connecticut Small Business Development Center:

- **Access to Capital for Small Business** on March 26
- **Starting Your Small Business** on April 16.

**BOTH WORKSHOPS WILL BE HELD AT 6:30 PM AT  
WINDSOR LOCKS TOWN HALL**



## LEARN ABOUT LAND USE

**BALANCING LAND DEVELOPMENT  
AND CONSERVATION: HUMAN  
IMPACT ON WATERS**

**MARCH 11, 6:00 PM, TOWN HALL**

**BASIC TRAINING FOR LAND USE  
BOARDS/COMMISSIONERS**

**MARCH 25, 6:00 PM, TOWN HALL**

Open to Windsor Locks and  
nearby towns!



# Windsor Locks Joins Sustainable CT

Program promotes thriving, resilient communities at the local level

In November, the town passed a resolution to be a Sustainable CT community, establishing an advisory team to embrace an ongoing process of working toward greater overall sustainability--in every sense of the word.



The Sustainable CT program recognizes thriving and resilient Connecticut municipalities. An independently funded, grassroots, municipal effort, Sustainable CT provides a wide-ranging menu of best practices. Municipalities choose Sustainable CT actions, implement them, and earn points toward certification. Sustainable CT is designed to boost local economies, help municipal operations become more efficient, reduce operating costs, and provide additional support to municipalities.

Sustainability goes beyond natural resource preservation and climate resilience. The term also includes economic wellbeing, quality of life, arts and culture, inclusion, education, transportation, support of businesses and more.

Sustainable CT also provides opportunities for grant funding to help communities promote economic well-being and enhance equity, all while respecting the finite capacity of the natural environment. The program is designed to support all Connecticut municipalities, regardless of size, geography or resources. Sustainable CT empowers municipalities to create high collective impact for current and future residents.

Between January and August of 2020, the team plans to coordinate on action items from the list below, working toward **program certification for the Fall of 2020**. Action items already in the works include an IOBY fundraiser for a downtown amphitheater, staff and commission equity and land use trainings, business inventory updates, small business support workshops, improved emergency response protocols and CPACE clean energy programs to name a few.

- 1. Thriving Local Economies
- 2. Well-Stewarded Land and Natural Resources
- 3. Vibrant and Creative Cultural Ecosystems
- 4. Dynamic and Resilient Planning
- 5. Clean and Diverse Transportation Systems and Choices
- 6. Efficient Physical Infrastructure and Operations
- 7. Strategic and Inclusive Public Services
- 8. Healthy, Efficient and Diverse Housing
- 9. Inclusive and Equitable Community Impacts
- 10. Innovation Action

**100 communities around the state are registered with SustainableCT.**

**Learn more about the program at <https://sustainablect.org>**

**To share ideas contact Jen Rodriguez at 860.627.1447 or [jrodriguez@wlocks.com](mailto:jrodriguez@wlocks.com)**

# Anchor Institutions and Their Impact on Windsor Locks

CRCOG promotes collaboration between institutions, town

On November 1st, staff from Windsor Locks and the Capitol Region Council of Governments (CRCOG) hosted **MetroHartford TOD Moving Forward: Engaging the Region's Anchor Institutions** at Luppoleto Brewing Company on Main Street.

Emily Hultquist and Lyle Wray from CRCOG, First Selectman Chris Kervick, and Jen Rodriguez, Director of Planning and Development, led an engaging discussion with representatives from three of the town's anchors: the CT Airport Authority, Collins Aerospace, and Ahlstrom Munksjo.

This public event was well attended by local board and commission members as well as by planners and economic development staff representing towns across Connecticut. The conversation was centered around how local stakeholders might consider the Main Street revitalization efforts and transit-oriented development (workforce, transportation, public amenities, business and retail etc.) as part of their growth strategy in the future. CRCOG staff presented case studies from around the country where local economic growth was a direct result of coordinated anchor institution investment and public investment in TOD areas.

This was a unique opportunity to strengthen the relationship between the town and local businesses, and continue an important economic development dialogue.

For more information visit [metrohartfordtod.com](https://metrohartfordtod.com) and <https://youtu.be/pdxQhKsngcU> for a video on anchor institutions and TOD!

## ANCHOR INSTITUTIONS

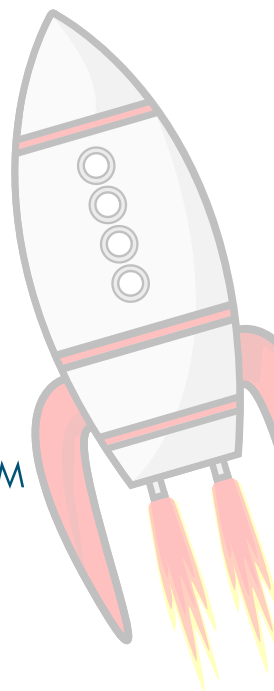
### Who They Are:

- Schools
- Hospitals
- Large employers
- Cultural facilities
- Government offices
- Local businesses

### What They Do:

- Drive the knowledge-based economy
- Are key real estate developers
- Support the creation of new business
- Support the local economy
- Help revitalize neighborhoods

**In the News:** "Collins Aerospace gets \$320M to build spacecraft equipment" *Hartford Business Journal*, January 15, 2020







### Place

The mill preserves over **200,000 square feet of historic space** and provides defining character in a community that believes in the **revitalization** of it's downtown.



### Connectivity

The site connects **over 200 new residents** to Main Street, public transportation, 4.5 mile trail, to natural resources like the river. This gorgeous **pedestrian plaza** (once a vehicular road) was created to honor feet (and bikes) on the street.



### Economic Vitality

Over **100 temporary** and **9 permanent jobs** were created, **7 new small businesses** located on Main Street in 2019 due to increased density and plans for **train station relocation** back to town center.



## Montgomery Mill

Contributions to Community:  
Impact and Outcomes



### Sustainability

Nearly **6 acres of adaptive reuse**, **flood resilient design** and **environmental remediation** has been completed. A **.5 acre trail-head park** was created. **160 apartments** support **smart growth** principles, concentrating growth in the **walkable town center**.



### Inclusiveness

**50% of units** provide **affordable housing options** allowing current residents to stay and welcoming new residents to call Windsor Locks their home.



### Stewardship

Developers utilized **Adaptive Reuse** and **Main Street Overlay Zone regulations** set in place by the community. **8 partnerships** including public and private entities worked together to make the project manifest.

## EIDC MEMBERS

Mike Mannheim, Chair and Newsletter Editor  
Bob Crochetiere  
Neal Cunningham  
Douglas Glazier  
Michael Hickey  
David G. Montemerlo, Jr.

## CONTACT US

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