



TOWN OF ELLINGTON

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ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES WEDNESDAY, FEBRUARY 11, 2026, 7:00 PM

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: VIA ZOOM MEETING

PRESENT: Vice Chairman Donna Resutek, Regular Members Chris Todd (via Zoom), David Hurley, Cynthia Soto (via Zoom), Alternates Amos Smith and Nicholas Pina

ABSENT: Chairman Sean Kelly, Alternate Michael Swanson

STAFF

PRESENT: Lisa M. Houlihan, Town Planner and Ashley DuBois, Recording Clerk

- I. CALL TO ORDER:** Vice Chairman Donna Resutek called the Economic Development Commission meeting to order at 7:03 PM.
- II. PUBLIC COMMENTS (on non-agenda items):** None
- III. ACTIVE BUSINESS:**

1. Report: Tax Incentive/Abatement Programs

- a. Review of approved Tax Abatement Agreement for Ellington Racquet Club, 55 Lower Butcher Road.

Lisa Houlihan, Town Planner, presented a copy of the Tax Abatement Agreement between the Town of Ellington and the Ellington Racquet Club (ERC/Racquet Club) for 55 Lower Butcher Road. As of recent, the property has been listed for sale. On page two of the agreement, item two it states the operating timeline, "for a period of not less than ten (10) years from the date it receives a C.O.", which was issued October 17, 2024. Lisa noted page three, item ten of the agreement outlines the default obligations and if defaulted, "all subsequent tax abatements shall terminate, and the Racquet Club shall reimburse the Town on a pro rata basis".

Commissioner Todd noted section ten, item C, specifies if a sale or transfer of the property were to occur, "reimbursement to the Town shall be due on or before the recording of the deed transferring title to the Property. In the event the default is due to any other breach of the Racquet Club's obligations hereunder, including but not limited to the failure of the Racquet Club to remain operational for the term required herein and/or maintain the level of employment required herein, reimbursement to the Town shall be due within sixty (60) days of demand". Lisa Houlihan emphasized item twelve of the agreement requires written notice via certified mail.

Lisa Houlihan agreed to contact the owner as an informal reminder about the agreement's obligations. Vice Chairman Resutek clarified the sale of the property would be a default even if the establishment were to remain operational in the same capacity. Lisa responded that an amended agreement would be required for the new owner. Commissioner Todd noted a similar situation in previous years with Skip's Septic in which they were required to reimburse the Town for a portion of the abated taxes.

- b. Status of approval for tax abatement application for Roaring Brook Farm, LLC, & Aborn Farm, LLC, 18 Meadow Brook Road. (Referred to Board of Selectmen December 17, 2025)

Lisa Houlihan notified the Commission the application went to the Board of Selectmen (BOS), who reviewed it and requested an agreement be drafted and available before being forwarded to Town Meeting. The agreement has been drafted, and applicable staff reviewed it and added changes. The finalized draft agreement is expected to be reviewed by the BOS in February, and a Town Meeting scheduled. The recommended abatement follows the abatement schedule established in the approved policy.

2. Report: Tolland County Chamber of Commerce - Nothing new to report.
3. Agricultural Initiatives - Nothing new to report.
4. CEDAS Best Practice

- a. Monthly Customer Service Satisfaction Survey Results (None received)
- b. Draft - Shop Ellington 2025 Event Survey

Lisa Houlihan presented a draft survey for the Shop Ellington 2025 event which was based on a survey sent in previous years. Susan Conte, owner of Luxe Beauty Brow, sent Lisa some feedback about the event, which she shared with the Commission. Discussion revolved around the bingo cards, the prizes offered, advertisements, and how to encourage more businesses and shoppers to participate. In conclusion, the Commission will continue to review the draft survey at next month's meeting.

5. Report: Current Economic Activity

Lisa Houlihan shared multiple new businesses that have opened or are going to open in Town. First, there will be a new Med Spa in Meadow View Plaza. Reutter Mechanical will operate soon at 8 Sadds Mill Road, a newly acquired property with a single-family home and business accommodations will be in the rear. The construction of the Dollar General on Route 83 is underway. Lastly, Oakridge Dairy's Modern Milkman will expand their farm stand from 200 square feet to 600 square feet, at 80 Meadow Brook Road. The grab and go stand has been a success.

First Selectwoman Burstein asked Lisa Houlihan to coordinate meetings with local businesses. They have met with Barn Yard, Earthlight, and Oakridge Dairy/Modern Milkman. Meetings are planned with Rice Packaging, LuAnn's, Johnny Appleseed's, and Country Pure. In May meetings will be scheduled with Dymotek and Data Capture.

The business networking program will continue with First Selectwoman Burstein's support and participation. The most recent event held at Marc's Appliances Warehouse had 14 businesses represented and post-event results show continued growth. The next event is on March 18th at Skips Wastewater Services, 21 Courtney Drive.

IV. ADMINISTRATIVE BUSINESS:

1. Fiscal Year 2025-2026 Budget & Expenditures Update.
 - a. Connecticut Economic Development Association (CEDAS) membership dues
MOVED (TODD), SECONDED (HURLEY) AND PASSED UNANIMOUSLY TO RENEW MEMBERSHIP WITH THE CONNECTICUT ECONOMIC DEVELOPMENT ASSOCIATION AND AUTHORIZE EXPENDITURE OF \$300.00 FROM THE ECONOMIC DEVELOPMENT COMMISSION'S DUES AND SUBSCRIPTIONS ACCOUNT.
 - b. Review budget needs for FY26/27
The commission reviewed the proposed budget for FY26/27.
2. Approval of December 17, 2025, Special Meeting Minutes.
MOVED (SMITH), SECONDED (HURLEY) AND PASSED UNANIMOUSLY TO APPROVE DECEMBER 17, 2025, SPECIAL MEETING MINUTES AS WRITTEN.
3. Election of Officers
BY CONSENSUS, THE COMMISSION TABLED THE ELECTION OF OFFICERS TO THE MEETING IN MARCH.
4. Correspondence/Discussion:
 - a. Review of POCD Implementation Schedule for EDC initiatives.
Discussion was tabled to the next meeting.

V. ADJOURNMENT:

MOVED (HURLEY), SECONDED (SMITH) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 7:50 PM.

Respectfully submitted,

Ashley DuBois, Recording Clerk