

**Town of Montville**  
**Economic Development Commission**  
**Regular Meeting Minutes – February 18, 2026 – 6:00 p.m.**  
**Room 203- Town Hall**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**

**Comments will only be accepted at times designated for public comment by the Chairperson of the meeting. The Montville Town Council Rules of Procedure, decorum, timeliness, and suitability shall be followed and enforced.**

**1. Call to Order**

Chairperson Gillette called the meeting to order at 6:06 p.m.

**2. Pledge of Allegiance**

All stood and pledged the flag.

**3. Roll Call**

Present were Chairperson Mickey Gillette, Vice-Chair Meracus Hernandez (phone) and Commissioners Walter Hewitt and Rich Kohlbrecher. Commissioners Sierra Davis and Sheelagh Lapinski were absent. A quorum was present.

Land Use and Development Director Dennis Goderre, Assistant Planner Meredith Badalucca and Mayor Lenny Bunnell. Town Council Liaison Rachael Novak was absent.

**4. Alterations to the Agenda -- None**

**5. Approval of Meeting Minutes**

a) January 21, 2026

**Motion** by Commissioner Kohlbrecher; seconded by Commissioner Hewitt to approve the EDC Regular Meeting Minutes of January 21, 2026. Discussion: none. **Voice vote: 4-0-0, all in favor. Motion approved.**

**6. Remarks from the Public (3-Minute Limit)**

Chairperson Gillette asked three (3) times for remarks. There were none.

**7. seCTer:**

a) Follow-up discussion of 01/21/2026 Presentation

Director Goderre reported on follow-up tracking concerning waterfront development that was discussed with seCTer when he originally spoke with them. A telephone call will be made tomorrow to the construction LLC regarding the parking lot at the waterfront. Commissioner Kohlbrecher reported that the area is owned by Uncasville, LLC.; Director Goderre described the area as a brown field, but progress will continue concerning the same as well as the trail project.

**8. Standing Business**

a) Report from Town Council Liaison – No report

b) EDC Commission Communications -- None

c) New Business Report

Chairperson Gillette noted for the record the businesses opened in January 2026 per the monthly New Business Report. The new Town businesses are as follows: (1) a hair boutique/independent contractor that is renting a chair for cosmetology appointments; (2) a baked goods home business; (3) an independent contractor renting a room for massage therapy; (4) a home-based remote booking service; (5) a home-based maintenance and repair service; (6) a remote-only home booking service; and (7) a law office. Commissioner Hewitt noted that the report should be sent in Adobe format and added to the database each month. Director Goderre reported that discussion was had concerning email and the database and noted that one (1) document was sent to him about it. The Commission then discussed how to get the database linked with mailing and a contact information list particularly with the loss of the Department Administrative Assistant, according to the Director. It was noted that an outlet for business can be attached to the database according to Commissioner Hewitt. Previously, Uncasville Diner and one (1) of the district schools was utilized for outreach to businesses that is the biggest priority. Discussion was had about the businesses that were present at the last two (2) Commission business events. SCORE, the Greater Norwich Chamber of Commerce and a realtor attended. Information from the New Business Report can be parlayed to secure information about failed Town businesses to assist seCTer reporting as it was noted that the biggest issue was finances and setup of QuickBooks. Commissioner Hewitt further suggested attaining someone who is skilled with QuickBooks to offer consultations to local businesses or hold a workshop. In addition to the QuickBooks workshop, Director Goderre remarked that discussion lends toward a tool/agenda that business owners can follow and determining what that would look like in order to help them.

Dates when prior Commission seminars were held were September 4, 2014 and another on April 26, 2018 that was held at the Mohegan Fire Station each with a time period of 1½ -- 2 hours as reported by Commissioner Hewitt. The seminar location would be determined by the number of people noted Commissioner Kohlbrecher. Further, Commissioner Hewitt reported that the Chamber helped with registration for the April 2018 event. Outreach to the community, a time frame for a seminar and a QuickBooks workshop will be considered. Director Goderre noted that topics for discussion between he and Mayor Bunnell are whether the EDC is looking to renew itself, having a business breakfast meeting every other month, utilizing the Town Council Chambers that has a big screen monitor for viewing and challenging people with open dialog. Time should be maximized as most businesses are small and creating interest will take time according to Commissioner Hewitt. Initial targeting is for businesses on Route 32 where flyers can be personally delivered as an invitation according to Mayor Bunnell; a potential seminar date would be the first week in April after Public Hearing. Commissioner Kohlbrecher suggested using the Southeastern Chamber of Commerce and remarked that he would take on the task of the agenda and feedback questions. Chairperson

Gillette commented that cards were available at the prior events for comments and some took advantage of it.

d) Project Update

Director Goderre remarked that he would review his calendar and mutually set up a meeting with Commissioner Hewitt concerning the media link. Noted also was the EDC email and whether it was used. Commissioner Hewitt used it when he was Chairperson; Assistant Planner Badalucca remarked that website comments are currently sent to their office. The Director asked about getting information out when the time comes to Route 32 businesses and interest for participation. He also commented on the EDC webpage on the Town website and whether anyone wants to put information together on it through a subpage that he can access. Commissioner Hewitt reported that he still receives emails from seCTer and small business associations. When this information was received in the past, he would post those to the website from third parties. A calendar of events and sources from other areas in addition to manual updates from seCTer etc. can be a one-stop source for local businesses, according to Commissioner Kohlbrecher, and if he is provided with the list he can outline the wanted sources. The Assistant Planner noted that there were previous links to all those pages. Director Goderre remarked that if someone wants to start the process he can create it with the mindset that if I was a small business what information would I want to access. He also noted that discussion thus far has covered Agenda Items 9, 10 and 11.

Chairperson Gillette asked about the outcome of the recent CIP Grant meeting. Director Goderre remarked that it went well and the team is finalizing a recommendations for a plan and draft for a Public Hearing presentation on March 26. It will be held in Town Council Chambers. Then, he and Assistant Planner Badalucca will be concluding the final presentation to the Town Council in May or no later than early June. The Assistant Planner reported on a special meeting of the Steering Committee next week with Planning & Zoning. The Director explained that Planning & Zoning must determine if it wants to adopt all or part of the CIP the purpose for early engagement with them. He also commented on the number of steps regarding the Plan of Conservation and Development (“POCD”) and zoning strategies. A handout about Tax Increment Financing (“TIF”) updates was submitted to the Commission; it was also presented to the Town Council last week and Planning & Zoning last Wednesday. The purpose of it is to identify for redevelopment and/or investment in the private sector and establish financing tools to set district baseline value of tax. That assessment and corresponding taxes go into a general fund. Any gains from reevaluation, the percent of increase, goes into a TIF fund that captures some or all future district property taxes above base tax value--all of it to be used for district improvements. Those improvements would include roads, businesses, sewer extension and training, i.e. capital improvement use. The financing is a Credit Enhancement Agreement (“CEA”), a way in which a developer that needs extra cash for financing would get a rebate on taxes. The taxes that are paid and a negotiated expense is refunded back to the developer for payment of financing bills. Also, tax abatements can be negotiated at a higher or lower rate but only through TIF for a 5-year or 15-year period. A conversation was had with an CT town economic development coordinator and it successful use of funds for a transit

station. As for management of CEA, there is little to do but getting funds and putting them into a department budget for the district. Commissioner Hewitt questioned what would happen if the funds were needed for a school budget, for example. Director Goderre reiterated that the funds are still taken from the baseline assessment and put in the general fund. With TIF the focus is to develop a more desirable area of the community as opposed to a tax increase. As for the Town of Montville, the Director noted that there is no central area but once completed it would allow residents to stay longer and sit on the green that would evolve into increased property values. There will be more discussion, and it will be up to the Town Council that was invited to the Connecticut Municipal Development Authority (“CMDA”), a quasi-public development corporation with a focus on technical assistance and funding of towns with pubs or downtowns being developed. The Director noted that this corporation is free to join by accessing the ‘legislative option’ on its website that will then identify in town areas for CMDA development, to mirror a tip ticker, per Commissioner Kohlbrecher. Director Goderre also noted that per the CT housing bill passed in November and zoning mechanism intention for transport orientation and community housing there are a lot of tools, but funding must occur by December 2028 but Town intentions are still in an exploratory phase.

**9. Mission Statement/Purpose**

This item was discussed under Agenda Item 8.d.

**10. Website Follow-up**

This item was discussed under Agenda Item 8.d.

**11. Business Outreach**

This item was discussed under Agenda Item 8.d.

**12. Remarks from the Public (3-minute limit)**

Chairperson Gillette asked three (3) times for remarks. There were none.

**13. Adjournment**

**Motion** by Commissioner Hewitt, seconded by Commissioner Kohlbrecher to adjourn the meeting at 6:47p.m. Discussion: none. **Voice vote: 4-0-0; all in favor. Meeting adjourned.**

Respectfully submitted by,  
Gloria J. Gathers  
Recording Secretary  
Town of Montville