City Middletown, CT
Economic Development Committee
Minutes from the Economic Development Committee Special Meeting of February 13, 2018

Present: G. Daley, R. Santangelo, D. Kleckowski, P. Pessina
Absent:
Staff: J. Samolis, T. Marano

Minutes

1. Call to Order: G. Daley called the meeting to order at 5:08 PM.

2. Minutes: P. Pessina made a motion, seconded by D. Kleckowski to accept the minutes from the EDC Meeting of 12/11/18.
   Vote: Unanimous - Motion passed in the Affirmative

3. Public Session: No members of the public spoke.

4. Communications: The Committee did not receive correspondence from the public.

5. Old Business: There was no Old Business

6. New Business
   
   • Sumner Brook Engineering Study
     Director Samolis presented BL Company’s proposal to conduct an engineering study of Sumner Brook. The Brook and its tributaries flood Randolph Road during heavy rain storms, isolating South Farms Fire Department (SFFD). The SFFD have to move fire engines to higher ground prior to storms. BL’s proposal ranges from $100,000 to $250,000 depending on the Scope of Work. Director Samolis thought we could get the work done for about $150,000. PCD is requesting either an appropriation or bond funds to fund the study. P. Pessina made a motion, seconded by D. Kleckowski to move the funding request to the F&GO committee and the full Common Council with stipulations that Director Samolis approach CT DOT to see if it has State funding and the City’s Finance Department for other funding sources.
     Vote: Unanimous - Motion passed in the Affirmative.

   • Stubborn Beauty Lease at Keating Park
     The company wants to lease more space inside and outside at Keating Park. This will require a lease amendment. They would like to make the loading dock doors higher to bring in supply pallets. We may exchange the work on the doors for a rent discount.
     Vote: No vote was taken. Discussion was for information purposes only.
• **Fidelux Lighting LLC Lease at Keating Park**

Director Samolis presented this request by the City’s streetlight vendor. It is looking for warehouse space for 9 months to a year for inventory. They may have an option for 5 years after that. PCD staff is going to develop a standard lease for Keating Park which includes terms such as $4.50 + 3% increase per year; plus negotiate terms for tenants who improve the building in exchange for a discount on the rent. Staff would like to get the Common Council to allow staff to negotiate and bring directly to the Mayor leases for small space and/or short periods of time. P. Pessina made a motion, seconded by D. Kleckowski, to forward the lease to the F&GO committee and the full Common Council.

Vote: Unanimous - Motion passed in the Affirmative

• **Transfer of CDBG Allocation from the YMCA to the Harbor Park Boardwalk Repair**

The YMCA received a $120,000 CDBG allocation to repair a boiler in its facility. They have cancelled the project. Middletown’s Citizens Advisory Committee recommended the allocation go to repairing the Harbor Park boardwalk. D. Kleckowski made a motion, seconded by P. Pessina, to forward the transfer to the full Common Council.

Vote: Unanimous - Motion passed in the Affirmative

• **Updates**

  - The Harbor Park Seawall is being studied.
  - The Midd-Conn apartments have signed more than 20 leases.
  - Companies considering Keating Park include a honey wine (mead) producer, kettle corn maker and another beer brewer.
  - The South Main Street project will include a coffee shop, bakery and Citizens Bank branch.
  - The Middletown Plaza has new owners and are planning to upgrade the façade.
  - Middletown Works has started holding events for those interested. The Business Committee will be visiting local businesses to their advice on hiring.
  - PCD started discussion with property owners about the City’s plan to move River Road to the west side of the tracks so we can extend the linear trail.
  - Jeff Pugliese, V.P. of the Middlesex County Chamber updated the Committee on activities at the MEWS+, the Chamber’s co-working space.

6. **Status Reports – Economic Development Fund**

   **Economic Development Activities**

7. **Other**

   Director Samolis briefly discussed the possibility of reviving the City’s Façade Improvement program. This was successful in the past.

8. **Adjournment**

   R. Santangelo made a motion, seconded by D. Kleckowski to adjourn the meeting.

   Vote: Unanimous in favor of the motion

   The meeting was adjourned at 6:10 PM.