City Middletown, CT  
Economic Development Committee  
Minutes from the Economic Development Committee Meeting of May 14 2019

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

Minutes

1. Call to Order: G. Daley called the meeting to order at 7:02 PM.

2. Minutes: R. Santangelo made a motion, seconded by D. Kleckowski to accept the minutes from the EDC Special Meeting of 3/12/19. 
   Vote: Unanimous - Motion passed in the Affirmative

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

4. Communications: The Committee received a letter from Larry McHugh President of the Middlesex County Chamber of Commerce in support of the proposed Tax Stabilization Agreement between the City and NRG. 

5. Change in the Agenda: Director Samolis requested the Committee change the meeting agenda to include two items. The first to discuss final CDBG Allocations for Program Year 2019. The second was to discuss the potential of another Open Space bond authorization. D. Kleckowski made a motion, Seconded by R. Santangelo to amend the agenda accordingly. 
   Vote: Unanimous - Motion passed in the Affirmative

6. Old Business: There was no Old Business

7. New Business

   Tax Stabilization Agreement (TSA) between NRG and the City for its Existing and Proposed New Power Plants

   Brian McCabe, NRG’s Director of Business Development, discussed the project which includes decommissioning Units 2 and 3 and building a new one, Unit 5. The project is predicated on NRG winning a bid at next February’s ISO New England Auction. The project will create 250 construction jobs, reduce emissions and use existing infrastructure. NRG’s attorney Richard Carrella explained the TSA to the committee. It is a 25-year agreement which combines the property tax payments of the existing and proposed new plants into equal payments, thus avoiding the spikes and drops in tax revenues which result from new construction and depreciation. D. Kleckowski made a motion, seconded by R. Santangelo to forward the TSA to the F&GO committee and the full Common Council. 
   Vote: Unanimous – Motion passed in the affirmative

   CDBD Final Allocations for Program Year 2019

   Director Samonis reviewed the final CDBG Allocations for Program Year 2019. There was $452,367 dispersed from this year’s funds, $129,862 re-programed from prior years and $10,962 from program
income, for a total of $593,192. The funds are split, 15% for administration, 15% for public programming and 70% for infrastructure. The Committee allocated the funds based on the goals in the 5 year plan. This item was for information purposes only; so no vote was taken.

**Open Space Funding**

Director Samolis updated the Committee on the evaluation of open space properties. The EDC authorized $10,000 for appraisals of potential purchases. The staff ranked potential sites and determined the Livingston properties on Long Hill Road were the top priority. Staff was directed to review how prior year’s bond funds were invested and bring back to the committee the best opportunities. This was for information purposes only; so no vote was taken.

8. **Updates**

The Midd-Conn apartments have signed more than 40 leases.

Jeff Pugliese, V.P. of the Middlesex County Chamber updated the Committee on activities at the MEWS+, the Chamber’s co-working space. They include the Lunch and Learn Series and the Collision pitch event series.

9. **Status Reports — Economic Development Fund**

   Economic Development Activities

10. **Other**

11. **Adjournment**

    D. Kleckowski made ε motion, seconded by R. Santangelo to adjourn the meeting.
    
    Vote: Unanimous in favor of the motion

    The meeting was adjourned at 8:28 PM.