City Middletown, CT
Economic Development Committee
Minutes from the Economic Development Committee Meeting of June 11, 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 7:08 PM.

2. Minutes: R. Santangelo made a motion, seconded by D. Kleckowski to accept the minutes from the EDC Meeting of 5/14/19.

   Vote: Unanimous - Motion passed in the Affirmative

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

4. Communications: There were no communications from the public.

5. Old Business: Open Space Bond Authorization

   Several members of the public spoke in favor of a new Open Space Bond Authorization. They included: John Hall of the Jonah Center, David Brown-Middlesex Land Trust, Liz Holder, Chair of the Commission on Conservation and Agriculture (CCA), Ellen Lukens-CCA Member, Krishna Winsted -CCA Member, Kate Miller-CCA Member, Chuck Kelsey, Dimitri D’Allesandro-Clean Energy Committee. Their comments stressed the importance of Open Space for environmental reasons, for preserving agricultural land, habitats and watersheds, among others. Purchasing open space supports resiliency and directs new development to areas with existing infrastructure and other buildings. Previous bonds were $5 million (200 acres) in 1999 and $3 million (479 acres) in 2007. Chairman Daley directec staff to explore and forward to the Committee open space purchase grant opportunities and asked the CCA to draft the bond authorization language and send it to Director Samolis on or before 6/21/19.

   R. Santangelo made a motion, seconded by D. Kleckowski, to direct the CCA to draft the bond authorization language and send it to director Samolis on or before 6/21/19, and to direct J. Samolis to discuss the bond authorization, with no amount, with Mayor Drew and the City’s Bond Counsel.

   Vote: Unanimous - Motion passed in the Affirmative

6. New Business

   Tax Abatement Agreement between MiddletownConn Realty LLC and the City for its Mixed use Project on Newfield Street

   Douglas Anderson of Anderson-Wilcox Development reviewed the project for the committee. It includes a mix of one, two and three bedroom units, a 9,000 sf commercial building and amenities such as a clubhouse, walking trail, solar system for the common areas and electric vehicle charging stations.
The design includes and expands the wetland area, water quality basins and passive recreation. The proposed ten-year agreement abates taxes on a sliding scale. J. Pugliese, on behalf of the Middlesex County Chamber of Commerce spoke in favor of the project and agreement. Chairman Daley outlined the City’s process whereby tax abatements are codified as a City Ordinance. D. Kleckowski made a motion, seconded by R. Santangelo to forward the agreement to the City’s General Counsel to draft the abatement ordinance.

Vote: Unanimous – Motion passed in the affirmative

7. Updates

The Midd-Conn apartments have signed more than 54 leases (57%) and have leased 1,500 sf of the commercial space to a health market and smoothie restaurant.

T. Marano updated the committee on new businesses in town and progress on leasing 222 Main Street. 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.

8. Status Reports – Economic Development Fund

Economic Development Activities

9. Other – None

10. Adjournment

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

Vote: Unanimous in favor of the motion

The meeting was adjourned at 8:43 PM.