City Middletown, CT
Economic Development Committee
Minutes from the Economic Development Committee Meeting of July 9, 2019

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

Minutes

1. Call to Order: Chairman G. Daley called the meeting to order at 7:03 PM.

2. Minutes: D. Kleckowski made a motion, seconded by R. Santangelo to accept the minutes from the EDC Meeting of 6/11/19.

   Vote: Unanimous - Motion passed in the Affirmative

3. Public Session: Larry McHugh, President of the Middlesex County Chamber of Commerce, expressed the Chamber’s support of the Middletown Conn Realty LLC tax fixing agreement.

   Jim Miller, a member of the Commission on Conservation and Agriculture (CCA), spoke in favor of the Bond Ordinance for purchasing Open Space.

4. Communications: Mr. Larry McHugh, President of the Middlesex County Chamber of Commerce, submitted a letter dated 7/3/19 on behalf of the Chamber supporting both the tax fixing ordinance and agreement for Middletown Conn Realty LLC.

   Ms. Ellen Lukens, an alternate member of the CCA, submitted an email dated 7/9/19 in support of the bond authorization for purchasing open space.

5. Old Business

6. New Business

   Tax Fixing Ordinance MiddletownConn Realty LLC’s Mixed-Use Project on Newfield Street

   Chairman Daley reviewed the Tax Fixing Ordinance for this project. He updated the status of the agreement which is still in negotiations between the company’s and the City’s attorneys.

   D. Kleckowski made a motion, seconded by R. Santangelo to forward the ordinance to the City’s General Counsel Committee, followed by the City’s Finance and Government Operations committee and then to the full Council at its August 5, 2019 meeting.

   Vote: Unanimous – Motion passed in the affirmative

   D. Kleckowski made a motion, seconded by R. Santangelo to forward the associated tax fixing agreement, when it is final, to the full Council at its August 5, 2019 meeting.

   Vote: Unanimous – Motion passed in the affirmative
Open Space Bond Ordinance

The Committee discussed the $5 million Open Space Bond Ordinance. Resident Dmitri D’Allesandro spoke in favor of the ordinance but suggested it be increased to $10 million given the costs of land and acquisition have increased since the last bond. He suggested the City write into the ordinance a requirement the City revisit the bond prior to it being fully expended or the 10 years has expired. He submitted a review of past bonds. D. Kleckowski made a motion, seconded by R. Santangelo to forward the ordinance to the City’s Finance and Government Operations committee and then to the full Council at its August 5, 2019 meeting.

Vote: Unanimous — Motion passed in the affirmative

7. Updates

The Midd-Conn apartments have signed more than 60 leases (62%) and have leased 3,000 sf cf the commercial space to a health market/smoothie restaurant and a financial services company.

T. Marano updated the committee on new businesses in town, vacancies in downtown and progress on leasing 222 Main Street, and activities at the MEWS+, the Chamber’s co-working space. He reviewed the progress of Middletown Works to date.

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 7:56 PM.