Downtown Business District
Meeting Minutes
Wednesday, November 20, 2019
330 Main Street, Suite 200 Middletown, CT.

Attendees:

Marie Kalita (Chair)  Mayor Benjamin Florsheim
Diane Gervais (Commissioner)  Bobbye Knoll Peterson (Adm. Assistant to the Mayor)
Jennifer Alexander (Commissioner)  Rich Davis (Police Department)
Marc Levin (Commissioner)  Geen Thazhampallath (Director of Parking)
Mary Ann Perrotti (Commissioner)  Tom Marano (Planning Department)
Mike DiPiro (Commissioner)  Peter Harding (Harding Development)
Patrick Harding (Commissioner)  Brenden Kelly (Harding Development)
Tom Ford (Commissioner)  Marilyn Mills (Property Owner)
Lisa Melaven (DBD Office)

Mayor - Mayor Benjamin Florsheim reports the DBD is a great resource for downtown Middletown. He will continue to stay involved and attend the monthly DBD meetings. Jen and Bobbye are planning a walking tour from Church to Church inviting the new elected officials to meet businesses that are important to our success downtown and communicate the general picture how the Chamber, DBD and City work together, how much we rely on each other.

Police Report – Rich Davis
Rich reports the police department continues to work on the pan handling, theft in cars/private parking lots downtown. Captain Richard Davis has requested, if there is an individual(s) that you do not want on your property to send a letter to rdavis@middletownctpolice.com or call 860-638-4020; requesting enforcement action taken for no trespassing. The MPD has increased patrols during the holiday season.
The warming center at Holy Trinity opened Tuesday, November 19th.

Public Works – None

Parking Report – Geen Thazhampallath
Geen reports there will be cameras and lighting installed in Liberty Square. The parking lot on Dingwell Ave, is permit parking during the day, opens to the public after 4:00pm. A digital sign will be set up on Dingwell Ave, to advertise FREE parking after 4:00pm. The City will be providing FREE parking on Saturday’s from Thanksgiving to Christmas, in the City parking lots only.
Geen reports the City will be working with the State on parking alternatives in the North End and Deck parking.
Planning - Tom Marano
Tom reports the federal regulated opportunity zones tours continue downtown; which has brought in a lot of interest with opportunity zones parking lots as an investment. Two census tracks are 54-16 and 54-11; in the North end. Tom will send a map of the opportunity zones to the DBD office. The parking department will be asking downtown businesses that use blinking neon lights; to set them on continuous or solid light. The property at 220 Main Street is being cleaned out.

Health Department – None

Chamber of Commerce – None

Minutes –
- Motion made by Marc Levin to approve monthly minutes
- 2nd by Tom Ford
- Minutes accepted.

Treasurer’s report – Mike DiPiro
Mike reports the financials are in order. Our 1st installment for FY 2019-2020 has been deposited.

- Motion to approve by Marc Levin
- 2nd by Mary Ann Perrotti
- Financials accepted

Board Member Update –
- Marie reports Kim O’Rourke is working on the new trash receptacle being installed in front of the Shlein’s building on the North end. Marie stopped by to welcome The Nutrition Spot. The new computer for the DBD office, to be installed in January.
- Mary Ann reports the planters will be changed over to our winter plantings next week.
- Diane reports gift card sales are going well. The City of Middletown, Local 466 Union purchased 350 gift cards for their members.
- Jen reports the new website design is moving along.
- Marc reports he and Diane are working on editing the TV commercials & Radio commercials promoting downtown Middletown, during the holiday season.
- Tom reports Hop Knot will be re-locating to 195 Main Street (Old Pickle Stand Deli). Stella Doro restaurant will be opening up in the old Tuscany building this month. Midd-Town commercial office spaces are filled.
**New Business** –
Diane spent time speaking with City departments and City attorney regarding Tax Abatements for the College Street Realty Trust. It was found, due to the current special services taxing district City ordinance, the DBD cannot pass thru tax abatements.

The recommendation is to have Attorney, Richard Carella represent the DBD take a look at the City ordinance change regarding tax abatements. The DBD will send a letter to the Tax Collector, Lee Muskatello instructing the City of Middletown not to add additional interest or fees to the DBD tax owes by the College Street Realty Trust at this time, as we are engaging in a review of our policies regarding tax abatement.

- Motion by Marc Levin
- 2nd by Maryann Perrotti
- Motion accepted

- Motion to adjourn by Mike DiPiro
- 2nd by Mary Ann Perrotti
- Adjourn accepted