City Middletown, CT
Economic Development Committee
Minutes from the Economic Development Committee Special Meeting of December 3, 2019

Absent: E. McKeon
Staff: J. Samolis, T. Marano

Minutes

1. Call to Order: Chairman V. Loffredo called the meeting to order at 7:00 PM.

2. Minutes: P. Pessina made a motion, seconded by T. Gennaro, to approve the minutes of both the regular meeting of 10/8 and the Special Meeting of 10/23.
   
   Vote: Unanimous in favor of the motion.

3. Public Session: Mr. David Roan and Ms. Lynette Peterson presented a request by 206, Inc. to have the Common Council release $265,000 the Council voted for on March 21, 2019. The Council’s Resolution required 206, Inc. to have the $2.6 Million in place before awarding the grant. The organization is an NFP which serves veterans. It is trying to raise $2.6 Million to purchase a property from which it could offer services. The State has put the bond funds it awarded to 206, Inc. on hold. The Committee agreed it needs to consider a new Council Resolution as the original referred to a property on Industrial Park Road which is no longer available. Lynette Peterson will meet with PCD staff to discuss a property on Newfield St. it is now considering. The Committee will revisit the request at its January, 2020 meeting.

   No Vote was taken.

   Mr. Gary Keating presented a request to either install new signs or make the existing signs at 180 Johnson Street reflect the building’s name - Robert M. Keating Historical Enterprise Park. The Common Council changed the name in 2016, but the signs were never changed. Mr. Keating will meet with PCD staff to research sign designs he presented in 2016. The Committee will revisit this request at its January, 2020 meeting.

   No Vote was taken.

   Mr. Jeff Pugliese, Vice-President of the Middlesex County Chamber of Commerce reiterated the Chamber’s commitment to the City and being a partner to Mayor Florsheim’s administration.

   No vote was taken.

4. Communications: There were no communications.

5. Old Business – There was no old business.
New Business

Introductions
The EDC members and the staff introduced themselves. Director Samolis gave an overview of the Planning, Conservation and Development Department. He reviewed the roles of the Planning, Community Development and Economic Development Divisions.

EDC Discussion Topics
Director Samolis discussed the following economic development opportunities:

- Riverfront: the next step in redeveloping this area is decommissioning the Water Treatment plant. This is expected to start in 2020.
- Arcade Site: Staff continues to tour the site with developers and brokers. It is in the Opportunity Zone.
- Downtown: There is a walking tour Saturday, 12/7 starting at 10:00 am being led by the Downtown Business District.
- REINVEST: This was revolving loan program which financed start-up and early stage companies with City funds. The Committee will explore restarting it.
- R.M. Keating Park: This City-owned building is home to 25 companies. The Committee will tour the building in 2020.
- Tax Stabilization Ordinance: The City’s Ordinance reflects the State statute which allows it. The Committee will review it in 2020 with an eye of possibly revising it.
- Chamber of Commerce: Mr. Pugliese briefly discussed some of the Chamber’s initiatives and reiterated the Chamber’s support of the City and EDC.
- Economic Development Fund: Director Samolis discussed where the funds come from and where the department invests them such as the $18,000 investment to complete the boat house concept.

Chiaravallo Farm – City’s Purchase of Development Rights
Chairman Loffredo updated the committee on the Council’s approving the City’s increasing its match to purchase the development rights from $72,086 to $190,885.

2020 Meeting Schedule
The committee decided to meet the 2nd Tuesday of each month starting at 6:30 pm. P. Pessina made a motion, seconded by T. Gennaro to approve the 2020 schedule.

Vote: Unanimous in favor of the motion.

Adjournment
P. Pessina made a motion, seconded by T. Gennaro to adjourn the meeting.

Vote: Unanimous in favor of the motion

The meeting was adjourned at 8:58