

MEMORANDUM

TO: Mayor Thomas J. Serra and Members of the Economic Development Committee

FROM: **Municipal Development Office**
William M. Kuehn, Jr.

DATE: September 8, 1994

RE: Next Meeting

Bylaws

The draft bylaws which were distributed on August 22nd have been revised to include a purpose section (see Article I, Section 2) as requested by the Department of Economic Development. Additional revisions appear in Article III - entitled "Election of Officers" to reflect the selection of the Chair by the Common Council. The selection of a Vice-Chair and Secretary will be selected by the Economic Development Committee. I suggest these bylaws be adopted as the first item of business to establish the format for the Committee's holding a public hearing on the North End Industrial Area Plan. I have been advised that the Committee asked for a legal opinion on whether or not the Economic Development Committee can serve in this development agency capacity, for which an answer is being sought.

North End Industrial Area Plan

Notices for the public hearing were published in the Middletown Press on August 27th and September 3rd. Following a brief introduction, Phil Michalowski will make a presentation of the plan after which public response can be given. Staff for the CT Department of Economic Development has circulated the plan among various State Agencies as required for their review response. The deadline for this review is Friday, September 16th. The Economic Development Committee must wait until State agencies have responded before formally adopting the plan. These resolutions (DED-6 and DED-26) are proposed for consideration by the Committee on Monday, September 19th. The Common Council, at a special session proposed for the same evening, will consider DED-26a, the final action necessary to locally approve the plan. Therefore, no action is requested now of the Committee. Monday's meeting will be to present the plan elements and to hear public response.

Armory

Joshua Freeman has written requesting a \$10,000 matching grant for the Armory Project. He will be present Monday night to address the issue. Given the Common Council action of September 6th, placing an additional \$8,600+ dollars in the Economic Development Fund, there should be sufficient free balance to accommodate this request, if so desired. An Economic Development Fund status report will be issued Monday evening.

Kwolek Request

A request of Mr. Kwolek of 856 Ridgewood Road for some City land has been received for consideration by the Committee. Mr. Kwolek is asking for a strip 50 feet wide by 200 feet in depth of land adjoining his property. This land was acquired as part of the golf course project during the administration of Mayor Sbona. If memory serves me correct, a similar request was made some years ago and was denied. Given the action of the Common Council on September 6th to refer the golf course matter back to the Economic Development Committee, I would encourage the Committee to not approve any such request until you have had an opportunity to discuss the land requirements with the proponents of the golf course.

Enterprise Zone

Formal endorsement of the enterprise zone is recommended. Staff is still trying to resolve some of the boundary issues, hopefully by week's end (this week.... not next week!).

REINVEST Guidelines

Staff illness has prevented proposed amendments to be submitted with this mailing. They will be handed out on Monday evening.

EXPO Booth

The Middlesex County Chamber of Commerce EXPO at the Radisson Hotel will be held beginning on Friday, September 16th through Sunday September 18th. The City has two booths - one for Arts & Culture, the other for Municipal Development. We attempted to secure a one double booth to make staffing assignments easier. However, we will again be separated by considerable distance. Given our staff resources, we welcome any offerings of committee member time to the booth and answer any questions about Municipal Development projects that are ongoing.

Special Meeting

The Committee will need to meet prior to the special Common Council meeting on September 19th. The starting time is optional. If the Committee wants to deal solely with the resolutions approving the North End Industrial Area (assuming no complications or testimony that would require rethinking of the project) then the meeting could be a relatively short one beginning at 6:45 p.m. However, I have talked with Mark Quattro concerning the golf course proposal. He is unable to meet with the Committee on September 12th but is willing to meet on September 19th. Finally, a REINVEST application should be ready by September 19th for consideration with the hope that it can be scheduled for the October 3rd Common Council session.

Given these potential agenda items, the Committee may wish to give itself an hour for deliberations.

William M. Kuehn, Jr.

WMK/lmk

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