

City of Middletown, CT

Economic Development Committee

Minutes from the meeting of January 9, 2006

<u>Present</u>	<u>Also Present</u>
G. Daley, Chair	W. Warner
J. Bibisi	R. Kearney, EDS
V. James Russo	E. Roberts
R. Santangelo	
P. Szewczyk	
Public: G. Keithan, M. Arafah, J. Pugliese, M. Riccio, M. Taylor and residents of the Fisk Street & Sunset Terrace area.	

A Call to Order: Daley called the meeting to order at 5:30 PM.

B Public Session:

- 1) Roberts addressed the committee and discussed a Wall Street Journal article reporting on NRG synthetic gas project. Roberts requested the Economic Development Committee and the city meet with NRG to discuss the project. V. James Russo asked if this was a coal gas extraction process. Daley recommended the Clean Energy Task Force meet with Daniel Bergeron.
- 2) Arafah, Coffee House Recording Studio made a request for assistance in light of the noise disruption that will ensue during the construction of the Ferry Street apartments which will be disruptive to his sound recording business. Daley stated the committee would need to see this information quantified. Daley questioned whether Arafah was considering relocation. Daley asked Arafah to work with staff to quantify the financial information and document this with the assistance of staff. Arafah stated he does his own books. Arafah stated he needed to understand the length and hours of the construction period and whether Broad Park construction would make the construction period run for up to three years. Bibisi questioned if the issue was mainly noise. Arafah stated that rumble is a factor being only 100 yards from the site and questioned how this would affect his business. Szewczyk asked what options are available. Arafah stated he met with Warner in August and that the buildings along Main Street create a barrier to noise. Daley questioned what the effect of fire engine sirens had on the business. Arafah stated the sirens were infrequent and when sounded he would have to do a retake. Arafah described different situations when noise would or would not effect recording. Arafah stated he has leased the building for 15 years and that a recording business is open 7 days a week 24 hours a day. Arafah projected a 65% of bookable hours would be affected. Daley stated the committee would need to understand what compensation and relocation and moving costs might be so the committee could look at what Arafah is proposing in Executive Session. V. James Russo questioned whether the sound proofing is moveable. Arafah stated certain parts of the soundproofing could be taken with him and additionally equipment and gear could be moved. If Arafah moved, he would prefer to own a

building- a decision which would lay on him. Arafah stated he intends to stay in Middletown. Daley stated the city would like to see Arafah's business remain in Middletown and believed that the time frame for the project including Broad Park is 18 months.

C Minutes: Szewczyk made a motion seconded by Santangelo to approve the minutes of December 5 & 12, 2005. The committee voted to approve the motion.

D Communications: none

E Old Business

1) **CBB Parking**

a) **\$18 million Federal Funding:** Warner discussed the proposed RFQ for Downtown Parking and Traffic Management Study. General discussion ensued. Daley stated that Midstate Regional Planning and DOT be included in the project. Santangelo made a motion seconded by Szewczyk to approve the advertising of the RFQ. The committee voted to approve the motion.

2) **Harbor Park Restaurant, option to extend lease EXECUTIVE SESSION- Discussion of the selection of a site or the lease, sale or purchase of real estate by a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned, exempt from disclosure under Section 1-200(6)(D) of the Connecticut General Statutes.:** no discussion

3) **Downtown Redevelopment EXECUTIVE SESSION- discussion of the selection of a site or the lease, sale or purchase of real estate by a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned, exempt from disclosure under Section 1-200(6)(D) of the Connecticut General Statutes.:** no discussion

4) **Lot 21 Middle Street/corner of Timber Ridge EXECUTIVE SESSION- discussion of the selection of a site or the lease, sale or purchase of real estate by a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned, exempt from disclosure under Section 1-200(6)(D) of the Connecticut General Statutes.:** Szewczyk made a motion seconded by Santangelo for the committee to enter Executive Session. The committee voted to approve the motion and entered Executive Session at 6:18 PM. Daley made a motion seconded by Szewczyk to exit Executive Session. The committee voted to approve the motion and exited Executive Session at 6:44 PM. Santangelo made a motion seconded by Bibisi to sell Lot 21 to KLSD, LLC for the sum of \$45,000 and ask for no other consideration from the city on the lot. The committee voted to approve the motion.

5) **Proposed Wetlands Regulations:** no discussion

F New Business

- 1) **Nehemiah Housing-Rainbow Court:** Taylor requested return of the Rainbow Court rental income collected by the city and deposited with the court. Subsequently, the city returned the property to Nehemiah. Szewczyk questioned why the city collected the rents. Taylor stated the property was planned as part of the new housing development. Daley affirmed that the city collected the rents during a couple of months and that Nehemiah was not paid for the two months of rental income. Nehemiah managed the property during the period. Szewczyk made a motion seconded by Bibisi and Santangelo to return the Rainbow Court rental income collected by the city. The committee voted to approve the motion.

- 2) **In Town Townhouses: Fisk Street right of way:** Riccio presented plans to renovate the complex into 27 condominiums with 3 bedrooms. With the potential for children living in the condos, Riccio stated concerns of safety since Fisk Street is being used as a cut through to Sunset Terrace. Riccio stated he has plans to redesign the area to slow down traffic. Riccio requested that the city abandon the public right of way and each of the condo owners would receive deeded right of way. Szewczyk questioned if by abandoning just Fisk Street the city would no be required to plow or maintain the area. Riccio stated the association would allow plows to access Sunset Terrace. Santangelo stated the issue of speeding had never come before the Safety Commission and asked what options were being considered for traffic calming. Riccio described plans to extend curb lines. General discussion by neighborhood members of traffic issues, parking and speeding. Daley questioned how access would be controlled-would there be a private property sign? Bibisi recommended the Public Safety Committee review the issue. General discussion of visitors traffic. Daley questioned the procedure to abandon the road. Warner stated that Public Works & Planning & Zoning would need to review the request. Riccio stated the desire of the developers is to upgrade the complex. Daley questioned whether there is enough land to create a cul de sac at Sunset Terrace. Riccio said no. Santangelo asked what steps the developers had taken for public safety. Riccio stated the developers were meeting with the Fire Department.

G Status Reports

- 1) **Economic Development Fund, monthly report**
- 2) **Economic Development Specialist Report**
- 3) **REINVEST Loan Program, monthly summary report**
- 4) **JOBS Loan Program, monthly summary report**

H Other: General discussion of correspondence to Liquid Plastics, Inc. Szewczyk asked if the amount of assistance the city is seeking to recover is \$37,500. Kearney affirmed the amount and stated that Liquid Plastics had not responded to two letters requesting a meeting and return of the funds. Daley asked if the city had any collateral to secure the assistance grant and recommended staff work with the City Attorney to place a lien on the property. V. James Russo made a motion seconded by Szewczyk to secure a lien on the property and secure the return of the \$37,500 in assistance from Liquid Plastics, Inc. The committee voted to approve the motion.

I Adjournment: Bibisi made a motion seconded by Szewczyk to adjourn the meeting at 6:46 PM. The committee voted to approve the motion.