

ECONOMIC DEVELOPMENT COMMITTEE

MINUTES

January 13, 1997

Present

G. Daley, chair
R. Santangelo
J. Milardo
J. J. Vinci

Absent

S. Shapiro

Also Present

R. Palmer
W. Kuehn, Staff
C. Wilcox, staff

Chair, G. Daley called the meeting to order at 7:07 p.m. in Room 208 of the Municipal Building.

Public forum: There was no one from the public at the meeting.

Minutes:

Upon a motion by J. Milardo, seconded by R. Santangelo the minutes of December 9, 1996, were accepted unanimously.

Communications:

Economic Development Fund: The committee confirmed that the \$90K they were asking the Council to appropriate was part of the \$98±K figure listed under REINVEST on the report.

The EDC asked about the Planning & Zoning denial without prejudice of Richards Brook Commerce Park Subdivision, and if there was a problem. J. Vinci knew about ownership of several of the lots. W. Kuehn will find out and send a memo if the Economic Development Committee needs to intervene.

OLD BUSINESS:

North End Industrial Area: Upon a motion by J. Vinci, seconded by J. Milardo the committee voted unanimously to go into executive session at 7:12 p.m. pursuant to the authority of Section 1-18a(e)(4), Section 1-21(a) and Section 1-21g of the Connecticut General Statutes, as amended and to invite R. Palmer, W. Kuehn and C. Wilcox to the session to provide testimony and opinion.

A motion was made by R. Santangelo, seconded by J. Vinci and approved unanimously to come out of executive session at 8:02 p.m. Upon a motion by J. Milardo, seconded by R. Santangelo the committee voted unanimously to authorize R. Palmer to do additional work to support his appraisal.

Remington Rand Phase II Environmental Study: W. Kuehn reported that the RFP was not done yet and that he had called Debbie Wilcox-Loos about it last week. DECD had requested that the scope be broadened to also include the Red Wing Gas parcel as well. A motion was made by J. Vinci, seconded by J. Milardo and voted unanimously that the Phase II study of the Remington Rand property also include a Phase I, a Work plan and a Phase II study of the Red Wing Gas Co. property as well. The committee went on to discuss two recent inquiries into the Remington building, raising the RR tracks, the Liebman property, and plans of Suburban Stationers.

Armory: W. Kuehn reported that the closing would be the next Wednesday at 10:00 a.m. A motion was made by J. Milardo, seconded by R. Santangelo and voted unanimously that the Economic Development Committee approves the rephrasing of the project in order that CDBG funds be expended

for the stabilization, restoration and rehabilitation of the historic elements of the Armory facility in accordance with applicable codes, ADA standards and preservation restrictions/covenants.

NEW BUSINESS:

Economic Development Fund resolution: W. Kuehn passed out a revised resolution which reflected the fact that Seb Timbro will likely exercise his option for a third installment of his loan for the Clocktower shops. A motion was made by R. Santangelo, seconded by J. Vinci to recommend the Revised Resolution for various changes to the Economic Development Fund to the Common Council. All voted in favor except J. Milardo, who abstained.

Midstate Regional Planning Mapping: W. Kuehn described the various mapping project either completed or in process at Midstate and their costs. These included the Enterprise Zone, the Main Street USA project area, the proposed Brickyard Industrial area, the Laurel Brook Sewer project analysis etc. He noted funds were available in the Economic Development Fund. A motion was made by J. Vinci, seconded by J. Milardo and voted unanimously to recommend to the Common Council the appropriation of \$2,230 from the Economic Development Fund to purchase GIS mapping services from Midstate RPA.

OTHER:

W. Kuehn reported that the office had the opportunity of having a student intern from Wesleyan at a cost of up to \$500, payable at the end of the term, and that funds were available in the YCC account. There was work to be done on the expansion of the Enterprise Zone, the Developer's kits and updates of promotional materials. A motion was made by R. Santangelo, seconded by J. Vinci and voted unanimously to authorize up to \$500 from the YCC account.

Regarding a JOBS loan to Nat DeMauro, who went out of business, W. Kuehn reported that the City attorney has commenced foreclosure proceedings. There is a memo from Miriam Wood explaining this.

W. Kuehn also told the committee that he intended to retire in the next year under the favorable conditions that MMPA had negotiated; but that he wanted to get the North End Industrial Area moving and this year's CDBG process underway first.

R. Santangelo mentioned the Planning & Zoning extension of the social services moratorium and inquired whether it was affecting the city economically. He had problems with the concept, and felt they had changed their scope.

There being no further business the meeting was adjourned at 8:52 p.m.

