

ECONOMIC DEVELOPMENT COMMITTEE
Minutes: March 8, 1993

PRESENT

S. Shapiro, Chair
S. Gionfriddo
E. Pattavina
W. Corvo

ABSENT

N. Conaway-Raczka

ALSO PRESENT

G. Souto
S. Libby
E. Roberts
T. Stein, Press
M. Daley, Courant

ALSO PRESENT

L. Kenney
J. Thompson
P. Michalowski
V. McDermott
J. Belair
W. Kuehn, Staff
C. Wilcox, Staff

Chairman Shapiro called the meeting to order at 7:00 p.m. in Room B-20 of the Municipal Building; and asked if anyone from the public wished to speak. There were no comments from the public.

With the consent of the Committee, the meeting moved to consideration of item 3: North End Industrial Area. Four representatives of the consortium of consultants recently hired for the Marketing and Environmental Studies of the area were on hand to discuss their upcoming efforts. After the councilmen of the Committee introduced themselves, the consultants explained the various portions of the studies, and which firm would be doing what task. Phil Michalowski of HMA in Hamden explained that his firm would be handling the planning and development, and that they had brought along John Thompson of Milone and MacBroom who would be doing the traffic study, and Larry Kenney of Scott Fitton and Co. who would do the market research. Vince McDermott of Milone and MacBroom, was introduced as the partner in the consortium who would be primarily in charge of the environmental assessment and any issues of civil engineering. Their approach to this project was to consider both RFP's together, to interweave their needs, and to put together a combined response. They saw the task as a short study (45 days or so).

Mr. McDermott went on to detail the site and environmental assessment which would include such items as land use, transportation, wetlands, floodplain, (they do not trust FEMA maps), biological aspects, water quality, historic assets and other environmental considerations. They would also study hazardous waste issues in detail at the Remington Rand building, and more generally over the rest of the area. It was noted that the EIS site is a separate issue.

Larry Kenney discussed the Market study indicating they would consider three viewpoints. They would a) take an empirical approach of the market to get a handle on the atmosphere; b) go on to a qualitative approach by interviewing state and local leaders for their individual ideas; and, c) get a good understanding of the financing market. He indicated his firm's clients were mainly from the private sector; however, he had had successful experience with enterprize zones. He said the study would identify the specific attributes and liabilities of the property and buildings, and would also consider the labor skills available.

Phil Michalowski addressed the time line, indicating all the research for both studies would be gathered in the first four weeks. The next two weeks would be for consolidation of this data, and for focusing on potential development opportunities and constraints. He had discussed timing with staff, and agreed to plug in their meeting schedule with the regular EDC meetings on April 12th and May 10th. S. Shapiro asked if there was a possibility that environmental constraints might make the project unfeasible, and if so would they be so informed. Mr. McDermott assured the Committee that, should that situation arise, they would know about it right away. E. Pattavina commented that 45 days was an ambitious schedule and he hoped the consultants would take enough time to do the job well. It was noted that the charts actually span 60 days, and that was roughly the time until the May EDC meeting. W. Corvo noted that the area was not too large, and asked the consultants if they had any kind of impression of it as they started out. Phil Michalowski commented that first impressions indicated this was "an area in transition", and that the access question was very difficult. He saw it as basically an open area, which made its development less difficult than in other cities where small parcels were a problem. He felt that some sort of development project should be possible. Vince McDermott commented that, environmentally, there was very little room for expansion beyond what is already developed.

W. Corvo wished the consultants to be aware of Middletown's bonding requirements, and noted that if they were to rely on local bonding money, a referendum is required for amounts over \$500,000. He pointed out that the taxpayers had been generous in the past but that it was going to be important that they be convinced of the value of any future projects. On another matter, W. Corvo also mentioned the North Main Street sewer separation project which would be completed in 18-24 months. The consultants indicated they were aware of this; and the plans were on the table. There being no further questions, the consultants were excused.

Minutes

Upon a motion by W. Corvo, seconded by S. Gionfriddo, the minutes of February 22, 1993 were accepted unanimously.

REINVEST

Upon a motion by S. Gionfriddo, seconded by E. Pattavina, the Committee voted to continue to table Pelton's REINVEST application. All voted in favor except W. Corvo who abstained. W. Kuehn noted applications of the Rotisserie and Carvel Store had not been reviewed by the Bank yet. E. Pattavina commented that most REINVEST applicants seem to be food establishments. A motion was made by S. Gionfriddo, seconded by E. Pattavina and voted unanimously to table action on the applications of the Rotisserie and Carvel Store #870.

CRA/CIP

W. Kuehn referred to the Community Reinvestment Act and Community Investment Program of the Federal Home Loan Bank of Boston. These materials were for the information of the Committee and staff had been to a workshop regarding these funds.

Miscellaneous Projects

W. Kuehn reported on several projects; i.e. 1) plans and specs for the Ferry/Green Street Playground were finished by Tom Nigosanti of Public Works and submitted to Purchasing for bid; 2) Al Gary had indicated by phone that financing plans for Marino Manor were moving along at DOH; and, 3) Ann Street was developing materials for the City Attorney with regard to the historic easements required for the Danforth Pewter Shop.

At 7:44 p.m., a motion was made by S. Gionfriddo, seconded by E. Pattavina and voted unanimously to go into executive session to discuss the Business Retention Survey per Section 1-18(e)(5) and 1-19(b) of the Connecticut General Statutes. The Committee came out of executive session at 8:45 p.m.

There being no further business, the meeting adjourned at 8:45 p.m.


Cynthia G. Wilcox

CGW/lmk

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PRESENT

S. Shapiro, Chairman
S. Gionfriddo
W. Corvo
E. Pattavina

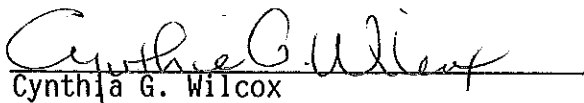
ALSO PRESENT

W. Kuehn, Staff
C. Wilcox, Staff
J. Belair, Consultant

Upon a motion made by S. Gionfriddo, seconded by E. Pattavina and voted unanimously, the Economic Development Committee went into executive session at 7:44 p.m. in Room B-20 of the Municipal Building to discuss the Business Retention Survey as authorized by the Connecticut General Statutes per Section 1-18a(e)(5) and 1-19(b).

The Committee took a short recess until all members of the public left the room.

A motion was made by S. Gionfriddo, seconded by W. Corvo and voted unanimously to come out of executive session at 8:45 p.m.


Cynthia G. Wilcox

CGW/lmk