

Economic Development Committee

Minutes

March 11, 2002

<u>Present</u>	<u>Absent</u>	<u>Also Present</u>
J. Daley	R. Santangelo	W. Warner, PCD, Director
J. Bibisi	S. Gionfriddo	R. Kearney, PCD, EDS
P. Szewczyk		
Public: McHugh, Evans, Dayharsh, Sullivan, Marotta, DeFelice, Gambardella, Kalina		

- A Call to Order:** Daley called the meeting to order at 7:03 PM.

- B Public Session:** Mr. Evans read a letter from Becky Gurstin requesting the city consider her request to expedite relocation from the Miller and Bridge Streets Redevelopment Plan. Szewczyk made a motion to recommend the Redevelopment Commission consider Gurstin's request, Bibisi seconded, the committee voted to approve the motion.

- C Minutes:** Szewczyk handed Kearney corrections to the minutes of 2/11/02. Kearney stated he would make the corrections. Szewczyk made a motion to approve the minutes, Bibisi seconded, the committee approved the motion.

- D Communications:** none

- E Old Business**
 - 1) **North End Industrial Area**
 - a) **Remington Rand:** (see New Business F1)

 - 2) **Industrial Park Area and Vicinity**
 - a) **Lot 21 Middle ST/Timber Ridge RD**

 - 3) **Brownfields-Riverfront Properties**

- 4) **Armory**
- 5) **646-654 Main ST**
- 6) **I-3 Development Plan**
- 7) **Community Economic Development Fund (CEDF)**
- 8) **VERIZON Wireless Tower**
- 9) **47 Rapallo Avenue Parking**
- 10) **Foreclosure of Westfield Properties, LLC re Stantack Road:** Warner requested \$15,755 be appropriated to purchase Lot 19. Lot 17 would be acquired by strict foreclosure. Szewczyk made a motion to make the appropriation, Bibisi seconded, the committee approved the motion.
- 11) **Realtor Reception:** Kearney stated tentative date is 5/29/02 subject to room available at First & Last.

F New Business

- 1) **Remington Rand RFP:**
 - a) Baldwin presented his RFP and the history of Baldwin Lawn Furniture and the potential for expansion of his business. He added additional conditions including: fencing of recycling depot; police patrolling; rail crossing signage; amnesty for 18 months from fire dept on sprinkler issues; recycling dumpsters. Discussion ensued. Bibisi complimented Baldwin on his RFP presentation.
 - b) DeFelice presented Oxford Technology Park, LLC's RFP. He described the components of the company. Daley questioned if Oxford would honor the leases of existing tenants. DeFelice affirmed. DeFelice requested the State Grant funds be used to improve the power and sprinkler systems. He described acreage pay as \$12-14/hr in addition to office and executive payrolls. Bibisi questioned employment levels. DeFelice estimated 30 employees. Discussion of needs for power, wiring and code.
 - c) Daley recommended the committee plan for a special meeting after the financials and credit are reviewed by property manager.
- 2) **Landscaping proposal for the corner of Warwick & High Streets by Urban Forestry:** (postponed)
- 3) **JOBS Loan: Natale DiMauro:** Kearney reported DiMauro will resume payments this week.
- 4) **REINVEST Loan: Mia Mammias Restaurant:** Kearney reported Logiudice is in negotiations to sell the business. Logiudice will attend the 4/8/02 meeting to report on the progress. Discussion ensued. Szewczyk questioned whether there

are additional liens on the collateral. Kearney will request the city attorney conduct a title search.

- 5) Economic Development Brochure Business & Community Profile reprinting:** Kearney presented a request for \$3,450 to update and reprint said with statistics from the 2000 Census. Daley questioned the size of the expense. Szewczyk made a motion to transfer \$3,450 funds from the EDF to EDF line item 433-903-390, Bibisi seconded, the committee voted to approve the motion.
- 6) A&A Office Supply:** Dayharsh and Sullivan requested the city assist in paying for 1/3rd the storm sewer construction expense of \$29,637.39 (ref to 1/22/02 letter from Dayharsh to Warner). Szewczyk asked whether there was precedent for the city assisting developers in infrastructure improvements. Warner and Dayharsh described the water and sewer grants at Twin Vane. Discussion ensued. Daley stated infrastructure assistance sends a message to developers that the city is proactive on development. Szewczyk made a motion to transfer \$9,879.13 from the EDF Harbor Park Lease to fund a new EDF line item to assist in the infrastructure improvements, Bibisi seconded, the committee voted to approve the motion.

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

- I Adjournment:** There being no further business, Daley adjourned the committee meeting at 8:58 PM.