

**ECONOMIC DEVELOPMENT COMMITTEE**

**MINUTES**

**SPECIAL MEETING**

**MARCH 24, 1997**

**PRESENT**

**ABSENT**

**ALSO PRESENT**

G. Daley, Chair  
R. Santangelo, V-Chair  
J. J. Vinci

S. Shapiro  
J. Milardo

W. Kuehn  
C. Wilcox  
W. Warner, P & Z  
J. Beckert, Citizens Bank  
C. Price, Liberty Bank

G. Daley, Chair called the meeting to order at 7:10 p.m. in Room B-21 of the Municipal Building.

**Minutes:**

**NEIGHBORHOOD REVITALIZATION ZONE:**

February meeting we did not know what this was really about. Concerns - not embark on another program to demand on City Staff and that we not get into a theoretical exercise which does not get results. R. Santangelo's concerned about long term residents not being represented. Some organizational concerns, property values, stigma on neighborhood, Section 8 Ghetto, Nehemiah doesn't know who the residents are. Cannot support - mail at 71 Ferry St. there every day. Concerns of the EDC are that they really don't have a sense of how this has developed. Tendency to chase after program funds just because they are available. There is a cost to the City.

J. Beckert we don't own idea just want to support something good. Key financial in situation interested in making things better. NRZ has an aspect of getting after detrimental properties. Most

have local residents. Would like to work in a constructive partnership, promote home ownership, revitalize, maybe demolish some things. Group have been meeting.

W. Warner R. Santangelo & G. Daley are right, without residents, can't happen. This is about empowering people to do their own bottom up plan.

Seems to be working in other cities all stakeholders - no sense in pursuing unless the residents are involved.

C. Price Community Development Director NRZ gives ability to get into neighborhood, for fact finding, to gather information, neighbors etc. To develop the plan. "WE" bring the technical assistance. (we as City leaders).

NETF 1989 What was going on then. Now a different group of people.

R. Santangelo area has improved J. Beckert agrees many more positives than negatives.

J. Beckert looking to move properties - write checks action - pilots NRZ appears to give tools

W. Warner - working in other areas - why not try here - help their own neighborhood

C. Price plan comes back to Council before moving ahead.

G. Daley wants that in the resolution.

? program try to do the right thing we are fortunate to have 2 lending institutions coming forward.

C. Price was involved in New Britain and New Haven.

J. Beckert Housing Authority some units too bad. Narrow view not at all what this is about. Urban Homesteading Cleanups Ready to put \$\$\$behind this .

G. Daley how would this work.

C. Price challenge is to invest in Middletown encourage residency and upgrade.

C. Price & J. Beckert incentives and disincentives.

WMK Jockeying among non-profits CAGMC & Housing Authority has program.

J. Beckert /CP training and hand holding.

Why one non-profit has to be in charge ? Most don't want to get involved.

C. Price need to get resolution agreed " out of the starting block" need market research and neighbors who have lived there a long time.

C. Price eliminate perception of an unprosperous neighborhod.

J. Beckert Economically loans must be sound not a giveaway.

J. Beckert Conditional on a plan that makes sense, should rework resolution to authorize planning committee build in the necessity of bringing the strategic plan back to the council.

J. Beckert CRA " Brownie Points" Census tract 5416 maybe have a significant focus.

J.J. Vinci made a motion , seconded by R. Santangelo and was unanimously approved the motion as redrafted and to leave copies in council box.

### **CONSULTING ENGINEERING SERVICES:**

CES understanding that water & sewer would be available up to property. W & s is available but not to door \$24k if developer installs tack onto an existing bid. How do we accommodate don't lower

purchase price. G. Russo CES get w & s extended then WPCA will buy it back. Math doesn't work out completely. Keep purchase price from proceeds of sale build out and pay back from fees. Mayor says no. She wants full price in General Fund Budget. Now water & sewer paid out of EDF and fund would be paid back by hook up fees from other industries.

J.J.Vinci made a motion to approve use of EDF for extension of sewer to be repaid assessments to sewer line seconded by R. Santangelo unanimously approved.

G. Daley made a motion to override the P & Z denial of 8-24 97 per resolution as amended this was seconded by R. Santangelo and unanimously approved by committee.

**Appraisal RFP:** W. Kuehn passes out text

**Main Street** For Your Information

**Remington Rand** due April 7, 1997

**NEW BUSINESS:**

**Verus Works** - Timber Ridge/Ken Dooley Drive started in Middletown 12,500 expandable to 20,000 Jobs, REINVEST & County Revitalization loans. Did site plan changes this morning. first property in Timber Ridge subdivision . Want to be open in September 1997.

There being no further business the meeting was adjourned at 8: 32 p.m.

CGW/gr

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