

Economic Development Committee

Minutes from the meeting of April 11, 2005

<u>Present</u>	<u>Also Present</u>
G. Daley, Chair	Mayor Dominique S. Thornton
S. Gionfriddo	W. Warner
R. Santangelo	R. Kearney, EDS
J. Robinson	M. Wackers
J. Bibisi	
Public: L. McHugh, T. McKinney, J. Hall, S. Brown, B. Chernoff, E. Williams, E. Mosher, T. Davis, G. Russo, M. Shulman, Key Bank representative	

- A **Call to Order:** Daley called the meeting to order at 5:30 PM
- B **Public Session**
- C **Minutes**
- D **Communications**
- E **Old Business**
 - 1) **Middlesex YMCA Parking Lot**
 - 2) **350 Main Street 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.**
 - 3) **CBB Parking**
 - 4) **Potential lease of 180 Johnson Street 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.

- 5) Harbor Park Restaurant, option to extend lease**
- 6) Realtor/Developer Reception**
- 7) Tinny Corporation:** Warner discussed the request for assistance in assisting in the construction of sewage pump and moving expenses. Gionfriddo made a motion seconded by Bibisi and Robinson to grant \$20,000 to assist the Tinny Corp. in their plans to construct a new manufacturing facility at Lot #4 Bradley Road. The committee approved the motion.
- 8) Remington Rand-Baldwin Furniture lease renewal**
- 9) 37 Rapallo Ave**
- 10) Safe Harbour Energy, Inc.**

F New Business

- 1) Jonah Center - Middletown Landfill:** Hall made a PowerPoint presentation of the project. Gionfriddo questioned the request from the city of \$40,000 for grant writing. Bibisi stated the area is a treasurer full of wildlife and his concern for any kind of intrusion. Bibisi stated the DEP is in control of the area and questioned whether the presentation had been made to the DEP. Hall stated they have had conversations with DEP. Chernoff state the wetlands conservation would improve the quality, which is currently threatened by the runoff from the landfill area and invasive species. Bibisi reiterated his concerns stating the area is a fertile fish and wildlife area and hated the idea of any disruption in the are and a loss of balance in the area's environment. Daley stated due to time constraints the committee would need to further digest, analyze and have further discussion of the proposal at the May 9, 2005 meeting. Robinson agreed asking the Jonah Center to return and for the committee to look at the big picture including what future obligation the city would have by agreeing to such a project.
- 2) Panuzio & Giordano:** Gionfriddo asked why the city is considering retaining the lobbyists. Mayor Thornton stated the lobbyists had successfully represented the city in Congress securing the \$1.5 million appropriation for a parking garage. The bill is now in a Senate subcommittee. Gionfriddo questioned how much would this cost over how long a period. Mayor stated the payment was made from the Mayor's contingency fund, not the Economic Development Fund. Gionfriddo questioned whether a second year at \$24,000 or 2 years at \$12,000 per

year. The Mayor stated the lobbyists arrange for meetings with the Connecticut congressional delegation and represent the city following the bill through congress. The mayor cannot be constantly traveling to Washington to follow the bill. Gionfriddo questioned whether the bill will be fully funded when it leaves the senate conference committee. Daley stated the lobbyists were successful in increasing the amount from \$500,000 to \$1.5 million. The Mayor state that the third year is the key year in securing funding for transportation projects. Gionfriddo asked that the lobbyists put in writing the prognosis for the project and how long it will take to work through the congress. Daley cautioned the Common Council will have serious questions on the issue. The Mayor stated the \$1.5 million will not build the garage but will fund the initial planning and design and make the project more viable for funding. Gionfriddo made a motion seconded by Bibisi to support the request. The committee approved the motion.

- 3) **CDBG 2005-2010 Consolidated Plan-Section VI**
- 4) **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.** Gionfriddo made a motion seconded by Santangelo to enter executive session. Gionfriddo made a motion seconded by Santangelo to exit executive session. Robinson made a motion seconded by Gionfriddo to call a special meeting of the Common Council on April 18, 2005, at 6:00 PM in Room 208 to address the redevelopment issue.
- 5) **Mortgage Lenders Network 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.**
- 6) **PCD staffing:** Warner discussed his memo requesting the establishment of a Deputy Director position. Gionfriddo asked what would happen if J. Sipperly won an appeal to overturn his termination. Warner stated the budget would allow for this by not filling the PCD II secretary position. The committee approved the proposal and recommended that it move forward.
- 7) **22 River Road:** no discussion

- 8) **Middletown Youth Soccer:** Gionfriddo made a motion seconded by Santangelo to endorse the recommendations put forth in Warner's memo. The committee approved the motion.
- 9) **Inn at Middletown Loan:** Discussion of the request for assistance. Robinson made a motion seconded by Santangelo to approve a \$10,000 interest free loan to assist the Inn at Middletown in paying their water and sewer fees.

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**
 - a) **Carta, Food Imports of Middletown**

H Other

- I **Adjournment:** The committee meeting adjourned at 7:07 PM.