

City of Middletown, CT

Economic Development Committee

Minutes from the Economic Development Committee Meeting of April 13, 2009

<u>Present</u>	<u>Absent</u>	<u>Also Present</u>
R. Santangelo	G. Daley	E. Roberts
H. Kasper		R. Kearney
J. Bibisi		
D. Bauer		
Public: E. McKeon, C. Johnson, J. Pugliese, B. Taptick, N. Stamler, C. Marino, K. Marino, A. Perkoski, J. Hall, Miller Nuttle, Paolo Sperin, Tanya Moss and members of the public.		

Minutes

- A Call to Order:** Santangelo called the meeting to order at 6:04 PM.
- B Public Session:** Roberts questioned whether the sale of Remington Rand was open to others interested in the property.

Roberts also questioned the negotiations with Public Works for the Buckeye pipeline and stated he would discuss with Bill Warner. Santangelo stated the item was not on the agenda. Roberts questioned whether the item could be added to item H, Other. Bauer stated he is on the Public Works Committee and suggested the item be added to the May 2009 agenda.
- C Minutes:** Bauer requested a correction to the March 9, 2009 minutes which was made. Kasper made a motion seconded by Bibisi to approve the minutes. The committee voted to approve the motion.
- D Communications**
- E Old Business**
 - 1) Sale of Remington Rand**
 - a) TWB Properties, LLC**

- 2) **Harbor Park Restaurant lease:** Kearney stated there is a conference call on April 16, 2009 between the city and city attorneys. There is no mediation scheduled at this time.
- 3) **Request to purchase city land on Newfield Street: a portion of Map 10, Block 11-1, Lot 22A-24:** Kearney stated the applicants had expressed no further interest since the last correspondence.
- 4) **Midfield Corp:** Property at the corner of College and Broad Streets: **EXECUTIVE SESSION** CGS Sec. 1-200, 6(B) strategy and negotiations with respect to pending claims or pending litigation to which the public agency or a member thereof, because of the member's conduct as a member of such agency, is a party until such litigation or claim has been finally adjudicated or otherwise. No discussion.
- 5) **Shovel Ready Projects:** Kearney stated the city is applying for \$200,000 in Stimulus Funds from the DOE for new windows for the Remington Rand building.

F New Business

- 1) **Lady Katharine Cruises (LKC) lease:** Stamler presented a PowerPoint presentation of the ship and the business. LKC is a good fit for the city. LKC has operated for 6 seasons. There have been conflicts and cooperation from Harbor Park Restaurant over parking issues and hours of use. Bibisi questioned if weekends were the area of conflict. Perkoski, Operations Manager, stated there are weekend problems with Harbor Park Restaurant and LKC communicates their forecast of sailings with them. Perkoski stated there are conflicts over which parking areas are public and that parking for bus tours are not a problem. Hartford's Riverfront Recapture has rangers so there are fewer issues with vagrants which are bothersome. The condition of the tunnel has improved. Bibisi agreed but stated he would not use the tunnel. Perkoski invited the city to give ideas on how to improve conditions and the conflict over parking. Bibisi stated the parking problem is a long term issue and noted the city is in the process of improving the Melilli Plaza Parking Lot and questioned whether a shuttle bus was considered. Bauer state Maratta had attended an EDC meeting and presented unrealistic parking options. Noting the Melilli lot is a top priority along with plans for mass transit and improvements to parking on Main Street. The public has had plenty of good words to say about LKC. Santangelo stated the increase in public use will create a solution to the vagrancy issues. Santangelo noted his wife is involved with the Lyons Club in cleaning up the north cove area. Bibisi stated there are plans for the park and the city is looking for the state to turn over land to the park. Stamler questioned the Harbor Park Restaurant mediation and the need to guarantee spots for the handicapped. Bibisi stated the south parking lot is designated to the restaurant. Santangelo stated the other lots

are open to the public. General discussion of ensued regarding which parts of the parking lot are available to the public. Bauer stated the need for a meeting with Public Safety, Parks Superintendent, Parking Commission, Harbor Improvement Agency and Midstate Planning to discuss the issues in managing the park and the LKC lease renewal. Kearney noted adding Phil Cacciola, ADA Coordinator to the meeting. Staff will review the restaurant lease regarding the parking rights. General discussion of maintenance of park, vines, trees, impeded water views. Stamler stated the request for a 5 year contract with an option to renew. Kasper questioned the insurance limits and suggested a \$3million aggregate. Bibisi made a motion seconded by Kasper to continue the contract in good faith while negotiations proceeded. The committee voted to approve the motion.

- 2) **Jonah Center Green Business Practices:** Hall presented the project concept. The program would survey businesses and develop both resources and a certification program to assist and encourage businesses to achieve green standards and practices. Wesleyan students presented the details of the plan. Hall stated the desire to receive an endorsement for the project from the city. Hall stated the project would be reviewed by the Chamber's Environmental and Land Use Committee. Bibisi stated to wait until the Chamber has reviewed the project. Santangelo stated no problem in endorsing the only the concept. Hall stated success in assisting homeowners in accessing home energy audit programs. Bauer questioned how the program would follow city goals, 20/20 and reducing carbon footprints and effect on the grand list. Hall stated more details of the program would address these issues. Bauer stated this is promising but does not know where the program is going-seeming amorphous. Bibisi requested more information. Kasper made a motion to endorse the concept respective of issues to be discussed with the Chamber. There was no second or vote on the motion. Hall stated the project would work for a grant from CL&P and the endorsement from the Chamber. Santangelo suggested Jonah return in June. Bauer stated the need to include the DBD. Pugliese stated the Chamber committee would be reviewing the proposal. Bibisi stated waiting to consider the project in June.
- 3) **Remington Rand: Film Chest lease:** Kearney stated the lease had expired and the city is raising the rate from \$1.50 to \$3.00 PSF. Bauer questioned why the rate was so low. Kearney stated the second floor space is more difficult to lease and the rate was negotiated by Warner and reviewed by the Common Council. Bauer suggested if a month to month is agreed upon, then there should be a codicil allowing the city to terminate the lease within 90 days if the property is conveyed. The committee postponed the item until the May 2009 meeting.
- 4) **Middletown Business/Economic Confidence Survey:** Kearney reviewed the proposal with the committee and requested input and response from the Chamber.

G Status Reports

ECONOMIC DEVELOPMENT COMMITTEE

APRIL 13, 2009 MEETING MINUTES

- 1) Economic Development Fund, monthly report**
- 2) Future Economic Development Projects, monthly report**
- 3) Economic Development Specialist Report**
- 4) REINVEST Loan Program, monthly summary report**
- 5) JOBS Loan Program, monthly summary report**

H Other: The committee received a letter regarding the sale of the Saint Sebastian School. The attached deed grants a right of first refusal to the city. The committee decided to review the issue requesting further information at the May 2009 meeting.

I Adjournment: Bauer made a motion seconded by Bibisi to adjourn. The committee voted to approve the motion and adjourned at 7:14 PM.