

**Economic Development Committee**

**Minutes**

**May 10, 2004**

<b><u>Present</u></b>		<b><u>Also Present</u></b>
<b>G. Daley, Chair</b>		<b>W. Warner, Director, PCD</b>
<b>R. Santangelo</b>		<b>R. Kearney, EDS</b>
<b>J. Robinson</b>		
<b>S. Gionfriddo</b>		
<b>J. Bibisi</b>		
<b>Public: D. Bauer, K. Marotta, J. Filanda, A. &amp; E. Marino, M. Italia, S. Boethe</b>		

- A **Call to Order** Daley called the meeting to order at 5:30 PM
- B **Public Session**
- C **Minutes:** Gionfriddo made a motion seconded by Santangelo to approve the minutes of April 12, 2004. The committee approved the motion. Robinson was not present. Gionfriddo made a motion seconded by Bibisi to approve the minutes of April 3, 2004. The committee approved the motion. Santangelo abstained. Robinson was not present for either motion.
- D **Communications**
- E **Old Business**
  - 1) **North End Industrial Area**
    - a) **Remington Rand**
  - 2) **Industrial Park Area and Vicinity**
    - a) **Lot 21 Middle ST/Timber Ridge RD**
  - 3) **EXECUTIVE SESSION**- Discussion of documents, specifically confidential real estate evaluations and financial data submitted by prospective developers for

information from the City of Middletown as authorized by Sections 1-19(b)(5, 7,8) of the Connecticut General statutes.

a) **Brownfields-Riverfront Properties**

4) **CBD Parking**

5) **Godfrey Library**

- 6) **North Cove Rentals:** Italia & Bloethe distributed an updated proposal of the business. Bloethe stated the ADA ramps issue is resolved and with the health dept. issues regarding the café. The company has \$2 million of insurance lined up. Gionfriddo questioned how a café came to be, the original proposal was to have convenience items for boat renters not a restaurant. Bloethe stated the café grew out of the original plans. Bibisi questioned what the food vehicle would be. Bloethe stated it would be for a food cart which could be removed each night. Gionfriddo questioned whether the 5 year, 3% increase was fair to the city considering tight budget times and the fact that the project has become a much larger restaurant business. Bloethe stated the foods would be easy to prepare foods. Bibisi stated this was not in the original proposal. Warner state the café would draw customers from the downtown restaurants and questioned the expansion of the business into staging events. Bloethe stated these are long range plans. Robinson stated the property is a public venue and cannot become a business. Gionfriddo stated the proposal has become much more and questioned whether \$200/month for 6 months is appropriate lease rate. Italia stated he spoke with the Mayor regarding the lease terms. Italia stated he needs a letter from the city approving the business so he can apply for the DEP permit. Daley stated the original understanding was that the retail use was ancillary and no quite different and questioned the implications of this change. Italia stated people couldn't rent in the gazebo, that the rental booth would be closer to the docks. Daley questioned if the rental and café business were 50/50. Italia agreed.

Gionfriddo stated the Regatta concessions being are managed by the Lions and during the July 4<sup>th</sup> celebration the fireworks are housed in the gazebo. Gionfriddo stated the need to get P&Z to approve the café and that the Regatta and July 4<sup>th</sup> are not approved. Daley questioned what kind of letter would be need ed to certify the operation. Gionfriddo questioned whether the business could function without the café. Bloethe asked whether the city wants this operation? Gionfriddo stated he personally is uncomfortable with the café in the gazebo. Robinson stated the business was to market boating services and has now changed. Bloethe stated they were trying to create a destination. Gionfriddo stated if the city advertised for café vendors, there would be many more companies would apply. Waterways approached the city with a boat rental business not a food service business. Daley stated the Harbor Park Restaurant lease was a competitive process. General discussion of competitive proposals for other uses at the site. Daley stated the boat rental proposal is what the city agreed to and that other kinds of businesses would have to apply separately and that events were not part of the original proposal. Daley questioned whether a

shorter 2 year term would be more advantageous or if a longer term would give the company the needed time to become viable. Daley questioned whether Waterways would proceed on the existing approval. Italia and Bloethe agreed. Robinson left the meeting at 6:15 PM. Daley stated the lease could be structured to allow for reopening the lease for expansion of the operation. Daley stated the city would allow the boat rental operation and suggested other uses be addressed at future meetings. Daley asked staff to prepare the letter for DEP and the lease.

7) **Middlesex YMCA Parking Lot**

8) **Dr Liva Parking**

9) **Rapallo Avenue Parking Lot**

10) **Goodspeed Musicals**

11) **Mortgage Lenders Network USA**

12) **ID Mail-IDS**

#### **F New Business**

1) **North End Package Store- 82 North Main ST:** Warner reviewed the previous decision to lease the space to Filanda. Filanda stated he inspected the building and noted the roof would need a couple of rolls of tarpaper stating he would patch the roof. Filanda will provide insurance and sign a lease. Warner stated he would request an GS 8-24 review from P&Z. Gionfriddo made a motion seconded by Bibisi to lease the property to Filanda. The committee approved the motion.

2) **Cross Street/Long Lane:** Warner presented the request by Ann & Emanuel Marino to acquire the surplus land at this intersection. Daley questioned the water & sewer easement. Warner presented a memo from Water & Sewer requiring an easement. Warner stated he would request a GS 8-24 from P&Z. Gionfriddo made a motion seconded by Bibisi to convey the surplus land to A. & E. Marino. The committee approved the motion.

3) **McCormick Lane:** Warner stated the property has no value and requested the property be conveyed to abutting property owner Pico. Gionfriddo made a motion seconded by Santangelo to convey the property to Pico. The committee approved 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, the committee adjourned at 6:22 PM,