

City of Middletown, CT

Economic Development Committee

Approved Minutes from the Economic Development Committee Meeting of May 10, 2010

<u>Present</u>	<u>Also Present</u>
G. Daley	W. Warner
R. Santangelo	R. Kearney
J. Bibisi	E. Wilson
D. Bauer	
V. Loffredo	
Public: M. Fraulino, C. Johnson, E. Emery, E. McKeon, Earl Roberts, J. Elmore, T. Roaix and members of the public	

Minutes

- A Call to Order: Daley called the meeting to order at 6:05 PM.
- B Public Session: Earl Roberts presented pictures of the former Wilcox Lace/Formatron building and questioned what the city intends to do to address the blighted buildings. Bibisi stated a demolition permit was issued. Daley recommended code enforcement should be involved. Bibisi stated Kroll was involved for a long time on the issue.

Elmore presented and read portions of a letter by Jennifer Saines requesting the city to create and implement plans for biking, walking and complete streets. Bauer suggested to the Chair that Elmore be considered as a member of the proposed bicycle committee. Daley stated membership would be determined by the Mayor.

Roaix stated he commutes by bicycle to Hartford and noted the need for bikeways to Hartford and New Haven for people that work in other towns.

Emery stated the endorsement of Izzy Greenberg, NEAT and members of Middlesex Community College for bicycle program. Emery stated she is working with the Capital Region Council on bicycle planning.

- C Minutes
 - 1) March 8, 2010 Meeting Minutes: Bauer requested the minutes be amended by adding the first name Elizabeth to the Roberts name
 - 2) April 5, 2010 Special Meeting Minutes. Loffredo made a motion seconded by Santangelo to approve the amended March 8, 2010 and the April 5, 2010 minutes. The committee voted unanimously to approve the motion.
- D Communications

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E Old Business

- 1) Harbor Park Restaurant lease: no discussion
- 2) Midfield Corp: Property at the corner of College and Broad Streets: EXECUTIVE SESSION CGS Chapter 14, 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 settled. No discussion
 - a) Contract with Attorney Corey: no discussion
- 3) Extension of Federal Transportation Funds: see item F2
- 4) RFP for Riverview Arcade Garage: no discussion
- 5) Remington Rand: see item F4

F New Business

- 1) Riverfront development and water treatment plant: no discussion
- 2) Bike Policy/ League of American Bicyclists - Bike Friendly Community

Wilson made a presentation (to be posted on City of Middletown website).

Discussion of using federal transportation funds for the program.

A draft ordinance was presented to the committee. General discussion ensued. Bauer stated as a member of the Public Works Committee that the road bonds funds were being drawn down and there are no future plans. Bauer suggested a neighborhood by neighborhood plan be made.

Bibisi made a motion seconded by Santangelo to recommend the proposed ordinance to the Ordinance Study Committee. The committee voted unanimously to approve the motion.

- 3) 20 Portland Street-foreclosed property

Warner presented a map of the area and photos of the property. Warner stated the property is two houses on one lot in poor condition. The city acquired the property when it went to auction and there were no bidders. Warner consulted with the tax collector about the property. Habitat for Humanity has no interest in the property. Bauer questioned the economic development value of the property as to performing on the grand list. Warner noted the property could be sold to a developer as a non conforming small lot. Loffredo asked if there were any tenants in the property. Warner stated new laws require all contractors to be certified for lead abatement. Bauer questioned whether the property could connect the Miller/Bridge neighborhood. Santangelo stated the neighbors did not want more traffic in the area. Bibisi stated the rear lot is glass strewn. Loffredo questioned whether the lot could be developed like the herb garden on Main Street. Warner stated the herb garden was developed and maintained by the Community Health Center. Bauer questioned whether abutting properties would be interested in acquiring the subject noting

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the former Carta property was recently acquired and being developed. Daley suggested the Mayor circulate the property to city departments and that Parks & Recreation consider a playground at the site. Warner questioned whether an RFP would be advised and questioned whether having four renovated units on a small lot is desirable. Bauer made a motion seconded by Bibisi to ask the Public Works department about the property and potential demolition. The committee voted unanimously to approve the motion.

- 4) Remington Rand-new tenants: Warner noted the city is working with Unisys to tear down the hazardous waste storage area. Warner described the new tenants and need to replace the overhead doors which will be paid for out of the rental agreement. Bauer questioned the term of the leases. Warner stated probably five years. Warner noted he is still in discussions with Widman and that both leases may be presented at the June 7, 2010 Common Council meeting. Bibisi made a motion seconded by Santangelo to recommend the leases to the Common Council. The committee voted unanimously to approve the motion. Bauer questioned if the tenants would be using the city water and sewer. Warner stated the city has gone out to bid to construct an internal gravity sewer.
 - a) Oak Ridge Lawn Service
 - b) Paint Contractor Gid Widman

G Status Reports

- 1) Economic Development Fund, 4/30/10
- 2) Middletown Statistics Report, 4/10
- 3) Future Economic Development Projects report
- 4) Economic Development Specialist Report
- 5) REINVEST Loan Program, monthly summary report
- 6) JOBS Loan Program, monthly summary report

H Other: Warner presented pictures showing the improvements to the Middletown United Fathers Community Garden.

I Adjournment