

ECONOMIC DEVELOPMENT COMMITTEE

MINUTES

May 12, 1999

Present

G. Daley, Chair
R. Santangelo
S. Shapiro
S. Gionfriddo
J. Vinci

Also Present

W. Warner Staff
R. Kearney, EDS

J. Vinci called the meeting to order at 7:11 p.m. in Room 208 of the Municipal Building.

B. Public Session

Annette Biscottio, Bidwell TR, Middletown stated that she felt bad that the Russell Manufacturing Building is being given away for \$1.00 relative to the fact that her home declined to \$15,000 in assessed value. She and her neighbors worked at the Russell and when the building was Bird & Forge. They all feel that the building has value and should not be destroyed. She doesn't like Fonda's buildings and does not do business with any of the tenants of his buildings.

The Economic Development Committee agreed to hear Michael O'Brien present Anthony Fonda's proposal for the Sumner Brook Realty- RFP as the next item of business.

D. Old Business

D6. Russell Building RFP: Mike O'Brien presented Anthony Fonda's Development Proposal for this property stating that the building is not desirable to today's industrial market. Gionfriddo asked if there are prospective tenants for the proposed office building. O'Brien stated that there is interest from several doctors and that a second building is planned for retail next to the Webster Bank building. Warner address the tax dollars that the new building would bring. Shapiro recommended that a 6-9 month time limit on developing the site be considered if the City of Middletown reaches an agreement to sell. O'Brien added that there may be parking under the building entered from the back of the building. The building will look like the Cloverleaf building in Meriden. Daley recommended that conditions on development be addressed at the Common Council meeting. Shapiro requested that flipping or developer coming back for concessions be addressed by Council. Gionfriddo was concerned about change in economy could change the project. Warner stated that Planning & Zoning Commission and Common Council would review the proposal and that Fonda is not asking for any abatements. The question of whether taxes would be charged while the property is being developed. Committee moved to present proposal to P&Z and Common Council.

C. The Committee approved the minutes of the March 8, 1999 and April 12, 1999 meetings.

D1a. Remington Rand: Discussion of negotiations between attorneys. Warner stated that budget was adequate for development. Gionfriddo questioned why the negotiations were not held with bipartisan representation from the start. Discussion of moving forward to complete the process.

D1d. Red Wing: Letter from Attorney Arnold Sbarge requesting the City to rescind Resolution Number 80-98 dated 5/4/98. Gionfriddo agreed that a cloud over title and recommended rescinding. Shapiro said City Attorney should respond. Motion passed to request Council to rescind.

D3 Brownfields EPA Riverfront Properties: Kearney discussed selection of TRC, Windsor, CT as selection to test Riverfront Properties. Discussion of Exit Strategies Program that can limit responsibility and liability by TRC. Shapiro expressed concern that TRC may have an advantage over other potential developers. Warner stated that TRC would be doing testing only. He stated that the development potential would be best analyzed with a subcommittee represented by various involved groups including Harbor Commission, etc. Daley stated that it starts at Economic Development Committee. Santangelo suggested creating an authority to create a master plan. Kearney added that Buckhurst Fish is just beginning the Plan of Development and Consolidate Plan and their research and work would dovetail with this planning. Daley asked who made application to EPA for this project. Warner stated that the Mayor applied. Daley stated that the Council must approve TRC to proceed. Warner stated that the Mayor would sign the contract. Daley suggested that the Economic Development Committee consider how to proceed on the future economic planning of this area at the next meeting and in establishing a subcommittee of members from appropriate agencies.

New Business

I-91 Sign announcing Middletown market development potentials. Kearney requested the Economic Development Committee consider a sign like the one Wallingford has on I-91. Santangelo suggested RT 9 as an additional site. Warner stated that it would not be a billboard but a 12 SF sign. Shapiro wanted to know the cost, Kearney will research.

There being no further business, the meeting adjourned at approximately 8:00 PM.

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