

Economic Development Committee

Minutes

May 12, 2003

<u>Present</u>	<u>Absent</u>	<u>Also Present</u>
J. Daley		W. Warner, Director, PCD
S. Gionfriddo		R. Kearney, EDS
J. Bibisi		M. Wakers, PCD
R. Santangelo		B. Sacco, TPA Design
P. Szewczyk		T. Corso, TPA Design
Public: J. Robinson, B. Sacco, T. L. McHugh, K. Marotta, L. Rubackin, A. Miller, C. Greene, M. Italia		

- A **Call to Order:** Daley called the meeting to order at 7:03 PM
- B **Public Session:**
- C **Minutes:** Szewczyk made motions, seconded by Santangelo to approve the minutes of April 14, 2003 and the Special Meeting of April 29, 2003. The committee approved the 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) **Brownfields-Riverfront Properties**

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. **Developer Interviews:** Gionfriddo made a motion, seconded by Szewczyk for the to enter Executive Session. The committee approved the motion.

b. Santangelo made a motion, seconded by Gionfriddo to exit Executives Session. The committee approved the motion.

c. Gionfriddo made a motion, seconded by Szewczyk to shorten the list of developers to Cherokee, Sullivan Hayes and Forest City Ratner and to notify said by letter. And further to request staff to prepare a draft RFP to be discussed at a special meeting of the committee on May 27, 2003. The committee approved the motion.

F New Business

1) **Warehouse Distribution Zoning:** no discussion

2) **JOBS Loan: Car Factory Outlet:** no discussion

3) **North Cove Rentals:** Italia presented his plan to operate a boat rental business at the North Cove of Harbor Park. Warner stated Wes Downing, Park & Rec Dept is okay with the concept. Warner explained that EDC will need to approve a lease to send to the Common Council and P&Z must approve an (8-24). Italia said he would clean the area up and look to place appropriate signage. Bibisi asked what experience Italia has. Italia stated his family and personal business experience are his background. Szewczyk asked what the terms of lease would be requested. Discussion of 12 moths or 6 months prorated due to seasonal nature of business. Warner stated Italia would need to produce a certificate of insurance. Italia said the boats would be hauled out daily and the docks removed at the end of the season. Warner stated the new parking at the tunnel. Committee encouraged Italia to use this parking. Szewczyk made a motion, seconded by Santangelo to prepare a draft lease for review by the committee. The committee approved the motion. In further discussion agreed to expedite the process due to the approaching season. The review of the draft lease at the 5/27/03 special meeting and P&Z can occur simultaneously so the item can be placed on the June 2, 2003 meeting.

4) **EDF Transfer:** Kearney request the committee authorize the transfer in the Economic Development Fund of \$374.03 from line item 433-903-420 Hotel/Inn/Conference Center to line item 433-903-389 Advertising/Video to pay for annual membership to CERC Sitefinder. Santangelo made a motion to transfer the funds, seconded by Szewczyk. The committee approved the motion.

G Status Reports

- 1) **Economic Development Fund, monthly report**
- 2) **Economic Development Specialist Report:** Warner presented the DECD/CERC Grizzly project information. General discussion ensued. The committee expressed no interest in pursuing the project.
- 3) **REINVEST Loan Program, monthly summary report**
- 4) **JOBS Loan Program, monthly summary report**

H Other

- I **Adjournment:** Szewczyk made a motion, seconded by Santangelo to adjourn the meeting. The committee approved the motion and adjourned at 8:19 PM.