

## ECONOMIC DEVELOPMENT COMMITTEE

Minutes

June 9, 1997

### PRESENT

### ABSENT

### ALSO PRESENT

G. Daley, Chair  
R. Santangelo, V-Chair  
J. Milardo  
J.J. Vinci  
S. Shapiro

W. Kuehn  
C. Wilcox  
J. Fulda, VHB  
D. Carlson, VHB  
B. Russo

G. Daley, Chair called the meeting to order at 7:08 p.m. in Room B-21 of the Municipal Building.

**Minutes:** there were no members of the public present.

Upon a motion by J. Milardo, seconded by R. Santangelo it was unanimously approved to accept the minutes of May 9, 1997. S. Shapiro abstained.

**Jim Filda- Environmental investigation Progress report:** 45 - day schedule, up at end of June.

Shells - history - committee introduced ? D. Carlson handouts (attached).

S. Shapiro asked the "Whip" DC - clean-up goals for the State -process -ensures public health and safety but allows for future redevelopment .

ROW has worst mix of contaminants but all are manageable. Lab analyses are coming in. , No sludge in drains in building. Survey well heads and test pits/hydro geology of site later this week.

New report based on exposure scenario - industrial standards - can use land use restrictions on some areas ( i.e. parking) flexible approach. B. Russo different set of standards -(also EPA) willing to look at redevelopment ?/some flexibility.

Don't see any " Deal Killers: - maybe solved with/encapsulating under parking.

G. Daley will their report give a potential developer information sufficient for our offer. Answer- yes

-J. Fulda.

WMK - some buildings not worth it - i.e. Quonset and Building 7.

J. Milardo Ct - TASA- negative declaration - could you give that? Could roll into a purchase and sale agreement.

Final report before June 29. Next meeting July 14, 1997.

J. Fulda / to look for more opportunities to help with plan.

**New Business:**

**REINVEST:** Tom's Truck & Auto / Glenn Macdonald matching - includes purchase price secured and collateralized.

Upon a motion to approve by J. J. Vinci and seconded by R. Santangelo the committee unanimously approved. July 7

Economic Development Fund Report approved upon a motion by s. Shapiro and seconded by J. Milardo, unanimously approved.

One REINVEST loan not performing good ? But poor dress shop may have to be restructured

S.Shapiro made the motion seconded by G. Daley that they should move to notify in writing or call the note J. Milardo abstained.

**CES:** 811 Middle Street 90 yards of contaminated soil . Cost of removal tomorrow. Comes off purchase price. 500 gallon tank they will pay for demolition.

**TWIN VANE:** Resubdivision possible both INFORM and Gustin want to get control.

**NEIA:** memo with list of things to be done, get out letters of acquisition for Longworth Carlson & Meech & Stoddard.

**ENTERPRISE ZONE MAP:** signed Wednesday

**INFORM CONTRACT:** in for \$1.00 What have they done? Have to show results - is the problem with the directors (?) (Yes) or the individuals. Copy of contract - to G. Daley.

Bullets such as administration of Enterprise Zone sometime summer.

Thursday P.M. may be a big deal which may necessitate a tax abatement.

G. Daley/made motion to express gratitude for years of service to Middletown for years of abuse.

Now that you are able to enjoy wish the very best. Do hope to see him often.

Meeting adjourned at

CGW/gr

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