

Economic Development Committee

Minutes

6/11/01

Present

G. Daley, Chair
R. Santangelo
J. Robinson
Coordinator

Absent

S. Shapiro
S. Gionfriddo

Also Present

R. Kearney, PCD
T. Gionfriddo, MHA
P. Cacciola, ADA

Public: L. Marino, K. Vinci

- A Call to Order:** Daley called the meeting to order at 7:37 PM
- B Public Session:** Prior to the Call to Order, the public spoke (see New Business "F", item "B")
- C Minutes:** This item was not discussed. Will be discussed at the next meeting of the committee.
- D Communications**
- E Old Business**
 - 1) **North End Industrial Area**
 - a) **Remington Rand:**
 - b) **Package Store**
 - 2) **Industrial Park Area and Vicinity**
 - a) **Lot 21 Middle ST/Timber Ridge RD**
 - 3) **Brownfields-Riverfront Properties:**
 - 4) **Armory**
 - 5) **Sumner Brook Realty**
 - 6) **Old Police Station, 66 Church ST**
 - 7) **REINVEST Loan**
 - a) **AI Engineering**
 - 8) **646-654 Main ST**

9) I-3 Development Plan

(1) Community Economic Development Fund (CEDF)

10) City Website/Digital Marketing

F New Business

- a) **VERIZON Wireless Tower:** Daley recommended staff seek a counterproposal of \$24,000 years 1-5 with a 10% escalator for each period from years 6-10; 11-15; 16-20; 21-25; and 26-30.
- b) **Randolph & S. Main Street-RFP:** Daley introduced the subject and asked the public to speak about it. T. Gionfriddo said the Middletown Housing Authority (MHA) believes this a good project and has the ability to fund 25% of it and approach banks for the balance of the financing. Cacciola stated having the land is key to making the project work. Daley questioned the time contingencies. Gionfriddo stated the MHA is ready to act in the next couple of months. Vinci stated there is no problem finding tenants who could even be brought in from out of state. Vinci stated MHA is an organization that is organized and can actually get the project built. Daley asked what the mix of tenants would be. Gionfriddo stated the priority is to have hearing impaired residents but they would rent to seniors. Cacciola stated interpreters would be on staff. Vinci stated facilities in OH and Danvers, MA. have transitional space to follow tenants as they age and need convalescent care. The MA property was given to the community from an estate, the OH property was funded by a person who became wealthy from the stock market. Santangelo asked what kind of training is available to learn to sign. Cacciola stated he has been working with Senator Gaffey and Middlesex Community College is talking with Northwest Community College in Winsted establishing a satellite accredited program as requirements have become stricter. Vinci stated Winsted program is only so-so and it would be good to monitor the accreditation program here and get the West Hartford people to train in Middletown. Marino stated the hospital has \$37,000 in training funds to teach medical staff signing. Daley asked if the residents would be all ages. Cacciola stated the definition of seniors is 55 years of age and older for a senior living center. Daley questioned whether younger people would be allowed in. Vinci stated there are some younger people with multiple disabilities and down the road might be considered as tenants. Daley stated an Request for Proposals would be made to solicit development proposals with a 7/15/01 deadline. Santangelo stated this project could create jobs and is a good fit. Cacciola stated the property is landlocked. Gionfriddo stated entrance through Marino Manor drive would be the access to the area. Cacciola stated the original plans for Marino Manor showed housing for this part of the property. Daley stated Long Hill School stood on this site. Gionfriddo mentioned Affordable Housing Ventures was involved at one point. Cacciola stated a special committee like Connecticut Retirement Colony is active and would be involved in the project planning and administration.

At 7:37pm, a quorum was reached and Santangelo made a motion seconded by Daley to advertise an RFP to solicit developers to develop housing for the elderly

and hearing impaired. The committee approved the motion unanimously and instructed staff to advertise the proposed project.

c) CT Film Office

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**
- 5) **INFORM, monthly report**

H Other

- I Adjournment:** There being no further business, Daley adjourned the meeting at 7:43