

ECONOMIC DEVELOPMENT COMMITTEE  
MINUTES: June 11, 1992

PRESENT

S. Shapiro, Chairman  
W. Corvo  
E. Pattavina

ABSENT

N. Conaway-Raczka  
S. Gionfriddo

ALSO PRESENT

J. Belair  
W. Kuehn  
L. Ozga  
C. Wilcox

Chairman S. Shapiro called the meeting to order at 7:04 p.m. in the Council Chamber of the Municipal Building.

Upon a motion by E. Pattavina, seconded by W. Corvo, the minutes of April 28th and May 11th were accepted unanimously.

MARINO MANOR EXPANSION

W. Kuehn reported that representatives from Affordable Housing Ventures and the Housing Authority had met with the Mayor and had worked out their differences. The 10 units as proposed on the Long Hill School site would be developed as proposed by AHV; however, the Housing Authority wants to build additional units on their current site as well, which will need zoning approval and modifications in the parking requirements. There will be a total of 58 elderly one-bedroom units; and the new ones will be turned over to the Housing Authority upon completion.

REINVEST

The Committee discussed criteria for selection of loan recipients, per request of T. Serra at the previous Common Council meeting. W. Kuehn had been in touch with F. Rosa in Hartford, whose loan program takes an approach that looks at 1) the number of jobs created 2) how the loan affects the inventory of vacant space and 3) how the money will be used. W. Corvo felt this was a "common sense" approach, that there was not a need for written criteria, and that there would be no problem including some general statements to this affect in the packets as an aid to the applicants. A long discussion ensued on applicant's compliance to local hiring practices; and whether to create a checklist and/or point system. The Committee agreed that staff should prepare a list of criteria (non-financial) based on the Committee's comments; and that it should be a simple, clear statement of intent for all applicants. They also requested that staff send a copy to T. Serra.

BUSINESS RETENTION SURVEY

J. Belair reported on the development and progress of the survey, explaining that the first step was the questionnaire; then the list of companies and finally the interviews themselves. The list of companies has a heavy percent of manufacturers and the personal property tax lists were used as a basis for selection. Mr. Belair had completed 50 interviews to date and indicated

that he can do five per day; each one lasting about 1½ hours. He commented that people love to talk about their businesses and its quite easy to get information. Certain trends and comments were surfacing and in general, he was finding that City services were good; and that the "credit crunch" was the biggest problem for most business. They were all working on current cash flow; and all were worried about keeping their employment levels. Many had opportunities to grow, if financed. His time frame is to have all interviews done by July 1st and the report completed by the end of July. In addition, for \$750, the results could be computerized and the Municipal Development Office could keep it updated. Upon a motion by W. Corvo, seconded by E. Pattavina, it was voted unanimously to ask the Council to appropriate \$750 to computerize the results of the business retention survey for the use of the Municipal Development Office.

#### PROMOTION

a) Direct Mailing: L. Ozga reported that she had developed a list for a direct mailing promotion from professional magazines which included retailers, attorney's, and CPA's; and which will also include manufacturers. The Committee encouraged L. Ozga to get these out quickly and to follow up with a form letter rather than a phone call. Ms. Ozga also reported that the jobs program will start in September.

b) Meeting with Ken Gronbach: Mr. Gronbach has agreed to meet with the Committee, free of charge, on a Tuesday or Wednesday at 5:00 to discuss marketing, etc. L. Ozga will poll the Committee by phone to ascertain the date.

#### KOLMAN FARM

Possible disposition of a parcel of land near the Middlefield Line for potential purchase by the City had been referred to the Economic Development Committee by way of the Water & Sewer Department and the City Attorney's Office. Because the Conservation Commission has an open space evaluation procedure in place for considering any open space land purchases by the City the EDC unanimously decided to refer the entire matter to the Conservation Commission.

ROUTE 9 DESIGN

W. Kuehn reported that a Route 9 subcommittee consisting of the GMPT, Bill Warner, Geoff Colegrove and himself was formed to prepare a local response to the State Proposals. They were going to make use of the model in the lobby to show all the ramps with their proper elevations, piers, sloping rights, etc. The response should be ready in two months. S. Shapiro felt nobody likes any of the proposals; and E. Pattavina feels Middletown is better off with leaving the two lights. W. Corvo urged a strong local response; and the DOT should not be encouraged to actually design one of these proposals, because then they would be too entrenched to change.

NORTH END MEETING HOUSE

W. Kuehn reported the response of the City Attorney was that the developer (Cotter) of the North End Meetinghouse had met all the terms of the letter of 1983 and that it would be all right to issue a Certificate of Completion. W. Corvo noted that the current use was not in conformance with the retail use which was in the covenant. Upon a motion by W. Corvo, seconded by S. Shapiro, it was voted unanimously to table action on this item.

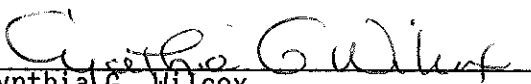
CAROLINE SAMUELS REPORT

W. Kuehn reported that he was sending the Economic Development Analysis of Caroline Samuels to the Economic Development Committee first, and suggested that copies also go to Midstate Regional Planning Agency, the Economic DEvelopment Task Force and Planning & Zoning. E. Pattavina suggested a copy also go to each City Department. A motion was made by E. Pattavina, seconded by W. Corvo and voted unanimously to accept the report and to send a "thank you" to Caroline Samuels for an outstanding job. The Committee wished this to be put on the July agenda to consider its implementation.

OTHER

In response to an inquiry, W. Kuehn reported that the CHAS report would need to go to HUD; and that was in the works.

There being no further business, the meeting adjourned at 8:02 p.m.

  
Cynthia G. Wilcox

CGW/lmk