

City of Middletown, CT

Economic Development Committee

Minutes from the meeting of June 12, 2006

<u>Present</u>	<u>Also Present</u>
G. Daley, Chair	W. Warner
J. Bibisi	R. Kearney
D. Bauer	
R. Santangelo	
P. Szewczyk	
Public: J. Pugliese, J. Hall, S. Brown	

- A Call to Order:** Daley called the meeting to order at 5:33 PM
- B Public Session:** none
- C Minutes:** Bauer made a motion seconded by Santangelo to approve the minutes of the May 8, 2006 Economic Development Committee meeting. Szewczyk noted a typo on line 2 of page 2 that the name Ford needed to be capitalized. Kearney will correct. The committee voted to approve the motion. Szewczyk abstained.
- D Communications:** none
- E Old Business**
- 1) **CBB Parking:** no discussion
 - a) **\$18 million Federal Funding:** no discussion
 - 2) **Landmark Development Group, LLC EXECUTIVE SESSION- discussion of the selection of a site or the lease, sale or purchase of real estate by a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned, exempt from disclosure under Section 1-200(6)(D) of the Connecticut General Statutes.** Bibisi stated that in caucus the Mayor is not in favor of the project as previously discussed in Executive Session. General discussion ensued.
 - 3) **Transfer land between 117 & 133 Brookview Lane:** Warner reviewed Water & Sewer comments requiring an easement. Bauer questioned whether any city funds were needed for the transfer. Warner stated no.

Szewczyk made a motion seconded by Santangelo to approve the transfer of land to 117 & 133 Brookview Lane in equal amounts and include an easement for the city. The committee voted unanimously to approve the motion.

F New Business

- 1) Jonah Center: Energy Project:** Hall described the renewable energy project for landfill gas and wood chips. Warner stated the technology would convert the chips to make heat which could heat the Remington Rand building saving the city \$40,000/yr. Hall stated the cost to connect to the building was not known and that there are many incentives and credits available for these projects. Jonah Center is requesting \$5,000 in seed money for a consultant to work on these issues. Daley questioned how the landfill gas could be used. Hall stated there are two fuel sources: the wood chips and the landfill gases. Infrastructure to collect the gas could qualify for greenhouse energy credits and produce heat for buildings. The biomass gas fire from woodchips would run a turbine producing heat and electricity. Daley & Bauer discussed the Lisbon ECRA project and Lynch newsletter, which has a lead article on the Troy, NY landfill energy project with Siemens and local college. Bauer stated the next ECRA meeting is June 27th at 5:30 PM.

Warner stated the biomass project would produce electricity for users. The box costs \$300,000. There are no experts in this field and there is a need to determine if this project makes sense. Currently brush is chipped and the chips are delivered to city residents. The box would use 2,000 cubic yards of chips and the city has 7,500 cubic yards available. Bibisi asked if there were any applications in New England. Hall stated a third generation 50KW is being installed at a high school in Mass. Santangelo questioned whether a system would have interruptions due to being connected to the power grid. Szewczyk questioned the need for expertise. Warner stated the \$25,000 city grant to the Jonah Center, which needs an expert to see if and how to advise the city on this project. Szewczyk questioned if the city should consider an RFP. Bauer stated that Steve Lynch could help point the city in the right direction by meeting before or after the ECRA meeting. Szewczyk questioned tabling the item until further investigation is done. Bauer suggested an informal meeting. Szewczyk questioned the \$5,000 request for funds, which Warner described as an estimate. Warner stated the \$350,000 cost could be half paid for with grant funds. Bibisi questioned the costs to maintain and operate the machinery are unknown. Daley questioned if the \$5,000 would come from the Economic Development Fund.

Daley questioned the landfill gas project. Hall stated there are companies looking to move to sites where this kind of energy is available. This could be a recruitment tool for the city. Warner questioned whether the gas would dissipate over time. Hall affirmed stating the dissipation levels off over time.

Bauer made a motion seconded by Santangelo to approve the use of \$5,000 for the consultant funding to determine the viability of the project. The committee voted to approve the motion. Bibisi was not present for the vote.

Hall updated the committee on the progress of the grant writing stating that \$2,806 was used to date. The funds were not used as quickly as planned due to not being prepared to write grant applications. The development of the project needs to happen first so that there is a project to write a grant application for. Daley stated that the development is a precursor needed to apply for the grant. Szewczyk recommended contacting the person from Shipman & Goodwin for the high school energy project and using her expertise. Bibisi concurred. Bibisi questioned when the trail grant would be awarded. Warner stated DEP would make awards in October. Hall stated they are working on numerous permitting applications. Hall stated the trail application is for \$50,000 and that Public Works has donated in kind services for access. Brown stated that two applications

were submitted and two more are going out tomorrow. Hall stated the grants will benefit the city not the finances of the Jonah Center. Daley stated that getting the grants would be tangible evidence and to keep Bill Russo apprised of the project.

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**

H Other

- 1) **Harbor Park Restaurant:** General discussion about lease renewal. Bibisi stated he would discuss this topic with the mayor.

- I Adjournment:** Bauer made a motion seconded by Santangelo to adjourn the meeting. The committee voted unanimously to approve the motion. The meeting adjourned at 6:23 PM.