

Economic Development Committee

Minutes from the meeting of June 13, 2005

<u>Present</u>	<u>Absent</u>	<u>Also Present</u>
G. Daley, Chair	J. Bibisi	E. Roberts
S. Gionfriddo		W. Warner
R. Santangelo		R. Kearney, EDS
J. Robinson		
Public: D. Pickett, J. Hall,. Members of the Jonah Center, T. Davis, M. Dowley, T. Bysiewicz,		

A Call to Order

B Public Session: E. Roberts addressed the committee stating his concern over the leasing of Harbor Park Restaurant. Roberts stated that the city owned facility must have a tenant that reflects the standards of the city and convey a positive perception of the city to the public.

C Minutes: Gionfriddo made a motion seconded by Santangelo to approve the minutes of the meetings of 3/14/05, 4/11/05 and 5/3/05. The committee approved the motion. Robinson and Santangelo abstained from approval of the 3/14/05 minutes.

D Communications

E Old Business

- 1) 350 Main Street 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.** Gionfriddo made a motion seconded by Santangelo for the committee to enter into executive session. Gionfriddo made a motion seconded by Santangelo for the committee to exit from the executive session.

- 2) **CBB Parking**
- 3) **Potential lease of 180 Johnson Street 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.**
- 4) **Harbor Park Restaurant, option to extend lease 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.** Gionfriddo left prior to discussion of this item. General discussion ensued.
- 5) **Realtor/Developer Reception:** Kearney requested the committee transfer funds within the Economic Development Fund to fund the reception. Robinson made a motion seconded by Santangelo to approve the transfer of \$655 from 433-903-309 Printing to 433-903-410 Realtors to fund the Realtor & Developers Reception. The committee approved the motion.
- 6) **Jonah Center - Middletown Landfill:** J. Hall presented a conceptual architectural model of the proposed Jonah Center. Gionfriddo asked what would be the next steps for the city and the center to consider. Warner stated a memorandum of understanding and a request for a grant would be the next steps. Gionfriddo questioned where the funding would come from. Warner stated the funding would need to come from an appropriation since this would be stretching the purpose of the economic development fund. Hall stated the center is working with a grant from the Rockfall Foundation with Chernoff studying the aquatic life this summer. Hall would like to discuss with the city the feasibility of creating a more appealing recycling center and a healthy site. Hall stated they are working with a 1990 EPA report to analyze the health risks in the area. Daley asked what the status of the proposed canoe and kayak launch was. Hall stated concern over an orange colored compound that might put volunteers at danger. Hall stated the center met with the Harbor Improvement Commission to discuss the boat launch down river or consider the acquisition of the Salafia property behind St. John's cemetery with questions about an access road and the power lines.

Daley stated that the city must understand the full picture with details of both dollars and the steps and sequencing of the proposal. Daley noted the proposal

requests in kind services from the city for fences, use of city personnel, permits in kind and the cost of fences and materials, public works costs, and costs for the kayak launch and landfill. Daley stated concern that \$40,000 in today's economy with the city budget cuts. The center would need to show this is an ongoing project. Daley asked for a 1-page summary/time line detailing costs and scheduling. Warner stated the Public Works Commission should review the project since Public Works is responsible for the landfill site. Robinson stated concern over the costs to Public Works. Daley stated that grassroots accomplishments and a need to understand what the city would be getting into and a time line are important things to understand prior to making a commitment to the center. Hall stated the center is working with Wesleyan departments of environmental studies and architecture and is connecting with science teachers in the city school system. Hall stated the center is looking for outside funding by leveraging the requested city grant to hire a grant writer. Hall distributed a list of organizations the center is working to contact. Discussion ensued regard pages 16-18 of the proposal. Santangelo stated the need for matching funds and that the key to the project will be in the details. Daley stated the property is city land and questioned if the facility would be a public facility. Hall affirmed stating the plan would be to cleanup the site noting the potential of the project and that Wesleyan is making a contribution. Gionfriddo made a motion seconded by Santangelo to have the Jonah Center work with Public Works.

- 7) **Downtown Redevelopment 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.**

8) **22 River Road**

F New Business

- 1) **591 Middle Street:** Dowley stated the need for industrial lots and stated Bysiewicz's plans to build an road at a cost of \$600,000 (est.) at 591 Middle Street. Bysiewicz described his plans to build the road to create industrial lots and the NU and sewer easements. Warner stated that Bysiewicz's and DiScala are both working on roads that would create 16 industrial lots, which would help the city satisfy the demand for properties for ownership. Warner stated this is a good and needed project and there is a need to look at the statutes to see how the city could assist Bysiewicz by freezing the assessment relative to how much the dollar improvements would be. Warner stated he would work with the City Attorney and the Tax Assessor prior to the proposal going to the Common

Council. Dowley stated the need to create phases of 4 lots. Warner stated concerns that if Bysiewicz makes the improvements resulting in an increase in taxes and then the market slowing down. Gionfriddo made a motion seconded by Santangelo that the parties have a further discussion with the City Attorney and the Tax Assessor. The committee approved the motion.

2) Murk Brush Co.

3) CERC Sitefinder membership: Kearney requested the committee transfer funds within the Economic Development Fund to fund the membership. Gionfriddo made a motion seconded by Santangelo to transfer \$378.67 Inform and \$65.67 Printing to 433-903-389 Advertising to fund the CERC Sitefinder membership. The committee approved the motion.

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

a) Carta, Food Imports of Middletown

H Other

I Adjournment: There being no further business, the committee adjourned at 6:43 PM.