

## ECONOMIC DEVELOPMENT COMMITTEE

### MINUTES

June 14, 1999

#### Present

G. Daley, Chair  
R. Santangelo  
S. Shapiro  
J. Vinci

#### Absent

S. Gionfriddo

#### Also Present

W. Warner Staff  
R. Kearney, EDS  
R. Hill, INFORM

- A. **Daley called the meeting to order at 7:15 PM in Room 208 of the Municipal Building.**
- B. **Public Session: The public made no comments.**
- C. **Minutes: The Committee approved the minutes of the May 10, 1999 meeting.**
- D. **Communications: none**
- E. **OLD BUSINESS**
  1. **North End Industrial Area**
    - a. **Remington Rand:** Warner stated that negotiations are continuing with the owners. Shapiro wanted to know what the time frame is on this process. Warner discussed future plans including the possibility of having INFORM manage this property.
    - b. **Leibman/LCI Property:** Warner stated that Jandreau Heavy Equipment is negotiating contract with Leibman.
    - c. **Package Store:** Warner discussed the Uniform Relocation Act. Shapiro asked what the age of the Act is. Daley stated that the Federal Tax returns would define the income of the store. Shapiro recommended beginning negotiations and not paying for relocation. Warner stated that there are funds in the NEIA budget to cover these costs and that there are no requirements to relocate the business.
  2. **Industrial Park and vicinity:**
    - d. Kearney informed the Committee of the contract negotiations of a display manufacturer to build 11K S/F factory at Twin Vane Lot #4. Jobs 5 first year, 10 in second or third year.  
Shapiro questioned whether this usage is industrial v/s warehouse relative to the SF relative to the number of employees. Warner stated that the SIC code is an industrial classification. Discussion of companies like Pratt that have large equipment and inventory relative to the number of jobs/SF. Warner and Kearney will tour the company's current site and report back to the Committee. Discussion of using industrial land for offices. Shapiro questioned the highest use of the land. Daley recommended that Chozick and Remington understand that the City wants more control over the selection of new companies. Santangelo questioned the tax implications of this deal.
    - e. **Twin Vane Sewer**  
Warner stated that contractors are too busy or not interested in this project. Shapiro recommended Wilcox, Darling and Brazos. Vinci recommended CSO. Daley recommended investigating these companies and if there is no positive response to send the original bid to the Common Council for discussion and potential additional appropriation of funds. Warner will call these companies. Warner presented tax analysis
3. **Brownfields RFP Applications for Riverfront Properties**
  - a. Create Brownfields Oversight Committee.  
Daley questioned who would control this Committee. Committee decided to invite one member of Planning & Zoning Commission and the Harbor Improvement Agency to join the Brownfields Oversight Committee.
4. Armory

- a. Kearney discussed antique mall offer. Santangelo stated that this is a popular usage for Armory buildings.
5. **Brickyard Industrial Park:**  
Appraisal is proceeding.. Daley questioned whether the value of the property donated to the City would fulfill the City's 50% share of the DECD development formula.
6. **Sumner Brook Realty:**  
Warner stated that the Fonda proposal passed the 6/16/99 P&Z meeting. Daley stated that Common Council would take the sale, plan of development at the next meeting.
7. **Police Station Leasing:**  
DePasquale obtained financing. Opening is planned for October/November 1999.  
Discussion of building security, sewer connections

## **NEW BUSINESS**

### **1. Staffing for PCD office**

Warner presented memo regarding need for secretarial position relative to HUD concerns over efficiency of administration of CDBG funds. Daley recommended hiring at Secretary I grade. Vinci recommended that Warner submit request for staff to the Common Council. Committee made a motion to recommend the hiring for the position.

### **2. JOBS Loan Advisory Committee vacancies:**

Kearney discussed the vacancies including the Chair and Vice Chair. Shaprio stated that the Economic Development Committee should have control over the program. Warner recommended that the guidelines be amended. Santangelo stated that the JOBS Committee be left alone. Shapiro stated that the program needed accountability. Daley recommended that 2 members of the Economic Development Committee be on the JOBS Committee and that it be reduced to 9 members. Kearney stated that achieving a quorum is virtually impossible with 6 vacancies on a committee of 15 members. Daley stated that a JOBS Committee meeting be held to review the pending loan application and the recommendation be forwarded to the Common Council for review.

## **STATUS REPORTS**

### **1. Economic Development Specialist's Report**

#### **1. Biotech Inquiry**

Hill discussed a meeting of utility, DECD, City and State people to discuss City response. Daley asked if anyone has contacted Biopure directly. Shapiro questioned whose interest DECD has in mind. Warner questioned the intent of the inquiry. Hill stated that sewers are a major issue with the Maromas sites. Daley recommended finding out which Biopure Board of Directors have ties to local institutions. Shapiro suggested that Larry McHugh get involved. Daley questioned which banks would be involved. Kearney related his tour of Neurogen and that Webster Bank understands this industry.

#### **2. REINVEST monthly summary report**

##### **a. Agury/Rosa Browne**

1. Kearney is preparing closing documents for review by City Attorney
- b. Shapiro questioned what is being done about the Touch of Class loan. Kearney stated that the City Attorney is working on this.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 8:38 PM.