

Economic Development Committee

Minutes

July 14, 2003

<u>Present</u>	<u>Absent</u>	<u>Also Present</u>
J. Daley	R. Santangelo	R. Kearney, EDS
S. Gionfriddo		
J. Bibisi		
P. Szewczyk		
Public: K. Marotta, T. Ford, Mr. & Mrs. Bruce, Kilgore, Sal & Ellen (missing last name), A. McCalla, Mr. Bower		

- A **Call to Order:** Daley called the meeting to order at 7:01 PM.
- B **Public Session:** no comments
- C **Minutes:** Gionfriddo made a motion seconded by Bibisi to approve the minutes of May 12 & 27, 2003. The committee approved the motion. Szewczyk arrived after the vote and did not vote on the motion.
- D **Communications:** none
- E **Old Business**
 - 1) **North End Industrial Area**
 - a) Remington Rand
 - 2) **Industrial Park Area and Vicinity**
 - a) Lot 21 Middle ST/Timber Ridge RD
 - 3) **Brownfields-Riverfront Properties:** EXECUTIVE SESSION- Discussion of documents, specifically confidential real estate evaluations and financial data submitted by prospective developers for information from the City of Middletown as authorized by Sections 1-19(b)(5, 7,8) of the Connecticut General statures.
 - 4) **JOBS Loan: Music Exchange**

5) North Cove Rentals

F New Business

- 1) **KidCity Permit Fees:** The committee discussed the request. Daley asked staff to investigate the amount of funds the city has invested to match the state grant. Daley also requested a valuation on the parking spaces given up to the project. Gionfriddo made a motion seconded by Bibisi to approve the reimbursement of the city permit fees to KidCity. The committee approved the motion for resolution to the Common Council.
- 2) **Dr. Liva Parking:** General discussion of the request. Gionfriddo suggested Liva pay for the paving and not pay a month rental fee. Szewczyk stated the paving should meet Public Works standards. Discussion ensued. Gionfriddo questioned why the proposed lease was for the same terms with no adjustment for inflation. Daley suggested staff talk with Liva to see what his proposal is to the city or invite Liva to attend the next meeting. Daley stated the city would have more control over the quality of the paving if the city did the paving.
- 3) **47 Rapallo:** McCalla described the parking lot as being used to wash cars, make car repairs and not available for customers. Bibisi stated the lot served the neighborhood tenants. McCalla stated Public Works plows the lot and requested the lot be metered and monitored. McCalla suggested that if she took out a \$30,000 loan for paving, the lot should somehow be designated for the use of Realto Café's customers. Szewczyk suggested a deed could designate the property be used only as a parking lot. Gionfriddo suggested certain spots be designated for Realto parking. Daley asked if the lot is part of the parking study and it be included in the parking plan. Marotta stated enforcement is a key issue in making parking spaces available. McCalla stated broke down cars are in the lot. Mccalla stated her business is open in the evenings when the lot is usually full. Daley questioned where the cars in the lot would park if there was no lot. Mccalla asked what plans there were for connecting the parking lots adjacent to this one. Further discussion. Daley summed up the issue stating the entire downtown parking situation is under review and would include this lot.
- 4) **Miller & Bridge: Kilgore proposal:** Kilgore stated his interest in the possibility of trading his property for state property on Wadsworth Street. Daley stated the city would have to request an GS 8-24 review prior to offering property. Daley suggested Kilgore pursue the potential and follow up with Bill Warner. Daley stated any property put up for sale must be offered to the public and questioned if the property could be offered first to people in the redevelopment plan. Further discussion ensued. Kilgore stated he could obtain financing and that only one other party in the redevelopment area would have any interest.
- 5) **Remington Rand**
 - a) **Shoreline Fencing Club:** Ford presented the proposed lease and described the company. Szewczyk asked if the city attorney would review the language. Gionfriddo made a motion seconded by Szewczyk to approve

the lease for signature by the mayor. The committee approved the motion and sent the resolution to the Common Council.

- b) **Premier Fencing:** Ford described the company and stated a lease agreement was imminent. Ford stated the company would move in September. Szewczyk made a motion seconded by Gionfriddo to approve the tentative lease terms. The committee approved the motion.
 - c) **ID Mail Lease restructuring:** Ford described the error in the lease language. Ford renegotiated the lease modifying the payments and extending the term by 2 years. Ford stated ID mail agreed to defer to year 5 the lease requirement for installation of a second elevator. Ford described the difficult times for manufacturers and suggested this modification was a way of assisting the company. Gionfriddo made a motion seconded by Szewczyk to approve the modification. The committee approved the motion.
- 6) **CBD Parking:** Marotta presented the Chamber parking study. Marotta stated an additional 1,000 spaces would be needed in 5 years. General discussion ensued. Gionfriddo asked the Chamber committee to clarify what action they are looking for. Daley stated by limiting the 2 hour free parking from 10-10:30 to 5:00 PM people parking for court use would have to pay for parking. Daley stated a short and long term plan for parking should be made. Daley suggested the next meeting be limited to allow for a 1 hour presentation on parking by the Chamber committee and other parking professionals. Daley suggested the use chart and map be more defined. Daley suggested the parking issues and recommendations be defined by feasibility and desirability.

7) **JOBS Loan Application: Sunshine Inflatables**

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

- I **Adjournment:** There being no further business, the committee adjourned at 8:14 PM.