

City Middletown, CT

Economic Development Committee

Minutes from the Economic Development Committee Meeting of August 8, 2011

Present:, R. Santangelo, D. Drew, D. Bauer, J. Bibisi Absent: G. Daley Staff: W. Warner, R. Kearney
Public: P. Oulette, J. Pugliese, E. Smith, H. Murphy, M. Stone and members of the public

Minutes

- A Call to Order: Santangelo called the meeting to order at 6:07 PM.
- B Public Session
 - Pugliese stated the Middlesex County Chamber of Commerce supports the proposed North End Parking improvement plans and Eli Cannon’s expansion plans.
 - Oulette provided a [handout](#) and endorsed the parking plan which would drive new business in the area and allow his manager Kari to open a business at 682 Main Street.
 - Murphy stated strong support for the thoughtful, nice parking plan layout which would serve the community and allow Oulette to expand noting parking is a key to get good businesses to lease space.
- C Minutes
 - 1) July 11, 2011: Bauer made a motion seconded by Drew to approve the minutes, Bibisi abstained. The committee voted unanimously to approve the motion.
- D Communications: none
- E Old Business
 - 1) 20 Portland Street: Warner stated the deadline was extended to allow for further outreach by NEAT to Portland Street residents. Bibisi asked if there would be a RFP. Warner stated the process would be less formal. Bibisi questioned what the value of the property is. Warner stated the value is determined by what the city allows to be built on the site-noting a 2 family could be built there but would it be the right thing to do? Bibisi stated the site is a valuable property.
 - 2) Parking Garage Construction: Warner stated the ConnDOT manager will submit a letter approving the negotiated design fee which will allow the city to contract and design the garage. Bauer asked Warner to keep the committee up to date on the cost changes to the project. Warner stated the design phase has many cost variables and will be a very public process. The city has \$6.9 million to spend and the city match will be determined by the cost of the project.
- F New Business

- 1) Parking Improvements-North End: Warner distributed and discussed the PowerPoint presentation ([attached](#)). Drew questioned what the daytime restrictions on parking would be. Warner stated this would be decided by the Parking Committee. Bibisi questioned the amount of contamination. Warner stated the Phase I showed contamination to not be a terrible concern. Bauer stated the Parking Study identified the need for more parking and then the city gave the parking lot away creating a larger shortage of parking. Bauer noted the process and VHB did a good job and questioned if the Redevelopment Committee had approved a resolution supporting the plan. Warner stated the Redevelopment Committee had a public workshop with the Milone & MacBroom study and there is nothing official but no serious opposition to the plan. Warner noted it was necessary to give away the site to create the traffic to get the demand. Previously the lot was used only by CHC employees and evening restaurant customers. The new CHC building will bring 100 jobs and their clients to the site. Bauer requested a detail list of the costs of the project. Warner stated he would submit the project costs to the committee. Drew asked how confident the city is in receiving grants for the cleanup costs. Warner stated the grants are competitive noting the city has received \$2.0 million in grants and the EPA prefers to fund projects assessment, planning, study and cleanup. Warner noted DECD also has Brownfields funds. Drew questioned cleanup costs. Warner stated a maximum of \$75,000 noting the site has lead and asbestos and would be capped and a land use restriction. Warner noted the city is exempt from the transfer act. Bauer questioned if the city has appraisals on the properties. Warner stated the negotiations back and forth were based on assessment information and a back a forth of 4 times. Drew made a motion seconded by Bibisi to recommend the parking plan to the Common Council. The committee voted to approve the motion with Bauer voting nay.

G Status Reports

- 1) Economic Development Fund
- 2) Middletown Statistics Report
- 3) Future Economic Development Projects report
- 4) Economic Development Specialist Report
- 5) REINVEST Loan Program, monthly summary report
- 6) JOBS Loan Program, monthly summary report

H. Other

- I. Adjournment: The committee adjourned at 6:32 PM.