

ECONOMIC DEVELOPMENT COMMITTEE
Minutes: August 8, 1994

PRESENT

G. Daley
R. Santangelo
S. Shapiro
J. Milardo

ABSENT

N. Conaway-Raczka

ALSO PRESENT

J. Carney
P. Michalowski
S. Dietzko
W. Kuehn
C. Wilcox
L. Ozga
T. Stein (7:10)

Chairman Daley called the meeting to order at 7:05 p.m. in Room 208 of the Municipal Building and opened the public session. No one from the public wished to speak.

Minutes: Upon a motion by J. Milardo, seconded by R. Santangelo, the minutes of July 25, 1994 were accepted by all present except S. Shapiro, who abstained.

North End Industrial Area: G. Daley then turned the meeting over to P. Michalowski who made a presentation on the progress of the North End Industrial Area project. He handed out a project schedule and budget, and pointed out he needed Committee authorization for the activities on the map - mainly on North Main Street, the costs of which were on the list. These activities included: linking the signalization system with the Main Street system; elimination of the safety problem of children crossing the street by funding relocation of the playground, and use of the current playground for teacher parking; addition of street trees; gateway signage; and acquisition of Meech & Stoddard buildings under the Bridge. He pointed out they had exhausted their useful life and should be demolished. The south building should go through the historic process. The Railroad wants access to the yard. Other areas in the plan to be recycled were parking lots near the railroad by Builders Supply and the EIS abutting parcels. The City would play a brokerage role between DOT and the abutters. EIS already has an industrial broker. Another activity proposed is an outdoor storage area on a two acre parcel near the landfill which could support the railroad and some activities in the area. P. Michalowski noted that the Remington Rand issue was much more cloudy. They had lost their primary tenant; remediation problems are important; and, a phase II study is necessary. The largest infrastructure component in the area is to raise the tracks about 6" to form a berm to prevent river flooding; and the second most significant improvement will be a new pump station for 100 year storm water drainage. The costs of site improvements add up to around \$658,000; the railroad will be donating \$75,000 of this in in-kind services and environmental studies are estimated at \$30,000 (additionally). Appraisals are needed for the Meech & Stoddard property and there will be relocation costs of \$60,000 including the billboard. Other general expenses are estimated for marketing at \$40,000, administration at \$30,000 and professional fees at \$45,000. This all adds up to \$1,045,000 plus acquisition or \$1.2 million total.

W. Kuehn commented that with an Enterprise Zone, the ratio of state to local funding would be 90/10. P. Michalowski went on to discuss the development phasing. He noted the importance of getting an approved Chapter 132 project on the books and suggested a scaled down "Phase I" to be funded on a 50/50 basis; thereby, reserving as much as the project as possible for 90/10 funding after the proposed Enterprise Zone is designated.

S. Shapiro noted that the Phase II environmental study on the Remington Rand property has been necessary from the beginning of this study and asked if it could proceed right now. W. Kuehn pointed out that the elevation of the track had to come first because the State was not allowed to invest in areas which could be floodable. Discussion ensued on the viability of the Remington Rand property now that its major tenant moved to the EIS building. G. Daley summed up, pointing out two problems: 1) access (for which there is no good solution but which is workable) and 2) environmental "unknowns". We need to know what we are getting into before committing state or local dollars. He asked what was needed to get to the Bond Commission by October. P. Michalowski and W. Kuehn replied that the City must make the commitment to the project, approve a schedule and budget, appoint the EDC as a development Agency with By-laws, etc. There will need to be a special meeting of the Council and the entire package must get to the DED Commissioner by September 21st. (J. Milardo left 7:35). More discussion ensued on particular portions of the area, whether approval was subject to other commissions and the proposed enterprise zone, and environmental studies on Meech & Stoddard. A motion was made by R. Santangelo, seconded by G. Daley to endorse North End Industrial Area in concept, as presented, to designate EDC as the Development Agency, and to authorize staff to proceed with the application process. Msrs. Daley & Santangelo voted in favor, S. Shapiro abstained. He indicated he would not be voting on this at EDC since it would coming to P&Z and then left at 7:46 p.m.

L. Ozga asked why the plan changed its focus from the Remington Rand building to the Meech & Stoddard properties. Discussions between consultants, staff, J. Carney and the remaining EDC members clarified the changes in dynamics and circumstances in the area over the past year including Stone Container's move from one building to another, the shift away from the incubator approach, various attempts to sell some of the properties, railroad upgrading plans and the City benefit from recycling other properties.

The Committee decided to meet again on August 22nd at which time they could address future and continuing negotiations with S. Timbro and/or K. Gronbach.

Meeting adjourned at 7:50 p.m.

Cynthia G. Wilcox

CGW/lmk

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