

Economic Development Committee

Minutes

August 9, 2004

<u>Present</u>	<u>Absent</u>	<u>Also Present</u>
G. Daley, Chair	J. Bibisi	Councilman E. Roberts
R. Santangelo		W. Warner, Director, PCD
J. Robinson		R. Kearney, EDS
S. Gionfriddo		
Public:, K. Marotta, , T. Ford, T. Simone, L Dorr, F. Galluzzo		

- A Call to Order:** Robinson called the meeting to order at 5:35 PM.
- B Public Session:** Roberts addressed the committee regarding New Business item F2 Standpipe Road. Roberts stated concern of the neighboring property owners' objection to deeding the street over to Medical Development Associates. Roberts recited the history of the site as a road to the water tower and then the commuter lot. Roberts questioned whether there was a public hearing over the use and a GS 8-24 review. Roberts questioned whether abutting property owners and the state were contacted regarding abandoning the street. Roberts stated that a rash of accidents and whether there was a public hearing over use. Roberts stated the public process on emergency use involving the abutting owners, public works, p&z and the Common Council must be followed. Roberts stated he had no problem with the city discontinuing and abandoning the street. Roberts stated the original plans for the Medical Office building site was for open space soccer fields, but he has no problem with the medical office development. Roberts question the access and egress and whether the police department was involved in these issues.
- Galluzzo stated a traffic study was done with the p&z application. Galluzzo stated the need for a sign and maintenance of the road for emergency access and night time snow plowing for the doctors. Galluzzo stated that using this entrance would avoid traffic going through nearby neighborhoods. (discussion continues in New Business F2)
- C Minutes:** Gionfriddo made a motion seconded by Santangelo to approve the minutes. The committee approved the motion. (Daley was not present)
- D Communications**
- 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) **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 statutes.**
 - a) **Brownfields-Riverfront Properties**
- 4) **CBD Parking**
- 5) **Middlesex YMCA Parking Lot:** Gionfriddo questioned how the city lost. Warner stated it was the discussion of the arbitrator and once the memo was deemed a contract, the arbitrator decided the YMCA had met the agreement with the city. Warner stated Lynch felt the city should appeal. According to the redevelopment statute there is no public benefit. Gionfriddo questioned what happened to previous settlement offers. Daley stated the YMCA reengaged on the agreements. General discussion ensued.
- 6) **Rapallo Avenue Parking Lot**
- 7) **Goodspeed Musicals**
- 8) **Mortgage Lenders Network USA**

F New Business

- 1) **350 Main Street:** General discussion ensued.
- 2) **Standpipe Road:** Gionfriddo questioned whether road bond funds were held. Warner affirmed stating the process would require a ZBA public hearing for an easement for a hardship and approval by the Common Council. Gionfriddo questioned where the sign would go and how abutter Loffredo would be affected. General discussion on traffic safety. Warner stated the intersection could make for a difficult and dangerous u-turn. Gionfriddo questioned whether the convenience of access outweighed the safety issues. Santangelo questioned the exposure of neighborhoods and residents to traffic. Daley questioned the deeding of the road to Medical Development Associates. Warner described the process to abandon the street. Gionfriddo stated MDA's need to plow and the cost of road design. Gionfriddo made a motion seconded by Robinson that in lieu of request the applicant seek an easement from the ZBA and Common Council. The committee approved the motion and agreed to support the request to ZBA.
- 3) **Chimneyworks USA:** Simone described the company history and business plans. Ford described the need for space and funds for a build out at 180 Johnson Street. Ford stated this build out would make the entire first floor a manufacturing and use the railroad. Warner stated the problem with the project is how to payback the General Fund. Simone stated the company would not need

additional expansion during the first 3 years. General discussion ensued. Robinson stated the positives of a new company coming to the city. Warner cautioned that the business is sensitive to the economic conditions. Daley asked what amount of the improvements would be generic to any user. Ford stated that \$20,000 in architectural fees would be spent and that if bids were over budget then the contract would contain a clause allowing the city out of the contract. Gionfriddo made a motion seconded by Santangelo to accept the 7-year lease and go out to bid with a contract including a clause allowing the city to cancel the contract if the build out cost should exceed \$240,000. 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**

H Other

I Adjournment: There being no further business the committee adjourned at 7:03 PM.