

City of Middletown, CT

Economic Development Committee

Minutes from the Economic Development Committee Meeting of August 11, 2008

<u>Present</u>	<u>Also Present</u>
G. Daley, Chair	W. Warner
R. Santangelo	R. Kearney
H. Kasper	
J. Bibisi	
D. Bauer	
Public: T. Davis, J. Pugliese, B. Emery, C. Johnson	

Minutes

- A Call to Order:** Santangelo called the meeting to order at 5:38 PM.
- B Public Session:** Emery stated request to comment on Agenda items after they were discussed. Committee agreed to allow discussion after they were discussed.
- C Minutes:** Kasper made a motion seconded by Bibisi to approve the June 9, 2008 EDC meeting minutes. The committee voted to approve the motion. Bauer abstained. Daley was not present.
- D Communications:** Warner stated DCF sent a letter requesting a response by 9/1/08 from the City of Middletown regarding the offer to sell two DCF properties on Wadsworth Street. If the City of Middletown declines the properties would be offered for sale to the Middletown Housing Authority and then to the public. Bibisi noted the funds to purchase these properties was not in the budget. General discussion of when and whether the funds were in or out of the budget. Santangelo stated a special meeting could be held to discuss the properties. Bauer noted that EDC must make a purchase recommendation to the Common Council before the City of Middletown can purchase the properties. Bibisi stated the issue needs to be decided ASAP due to the 9/1/08 deadline and suggested a special EDC meeting next week to include the head of the Finance Dept. Bauer recommended inviting the Mayor to the meeting and the need to send the item to the Finance & Government Committee. Kasper requested the need to know what the General Fund balance is and noted the numbers would change depending on the Police Union Contract. Bauer stated if the City of Middletown is interested to move forward and then find the funds to purchase the properties. The committee discussed meeting on 8/20/08. Kasper made a motion seconded by Bibisi to have a special EDC meeting on 8/20/08.

Warner noted EDC was in favor of acquiring the properties. Daley noted the need to move the item to the Common Council. Bauer stated the need to respond to DCF by 9/1/08. Daley stated if EDC was unanimous in supporting the purchase the City of Middletown could inform DCF that the purchase would be on the September Common Council Agenda. Bibisi noted the problem of funding the purchase. Daley noted the funds were in the budget. Kasper stated the Mayor took the funds out of the budget. Bauer stated if the City of Middletown cannot afford to own the properties then the City of Middletown could sell them and have more control over the sale and use of the sites. Kasper stated the need to know the General Fund balance relative to the Police Union contract. Daley stated Carl Erlacher would know the fund balance. Warner stated the \$140,000 for the Parking & Streetcar Study. Bibisi stated send the recommendation to the Common Council and let the Common Council decide on the funding. Daley made a motion seconded by Bibisi to favorably recommend the purchase of the properties to the Common Council and send the request to the Finance and Government Operations Committee. The committee voted unanimously to approve the motion.

E Old Business

1) Sale of Remington Rand

a) TWB Properties, LLC

- 2) Harbor Park Restaurant lease:** Bauer asked for the update. Warner stated ideas are still being discussed. Bauer asked the item be reviewed in the September Agenda. Daley noted the lease extension. Bibisi stated there is still a lot of work to be done in the negotiations.

F New Business

- 1) City Purchase Open Space of 1.04 acres of private land on River Rd:** Warner described the map and topography. Bibisi noted there are no structures and the site would provide a right of way. Bauer stated he grew up in the area and noted the picnic grounds and question if this would help Pinoak or CVH and if the City of Middletown could use the site. Warner noted the site does not add much and Riverview Hospital kept the picnic site. Santangelo noted the access and recommended looking further at the site. Warner stated the tax revenue is \$100 per year, there is no reason not to own it and it is a building lot with a right of way to the power plant. Bauer recommended investigating the site and asked about Pinoak noting the area was housing for silver miners.
- 2) Parking Study Recommendations:** Warner reviewed the draft resolution. Kasper stated favoring the concept of having a Parking Department in the Police Department. Warner noted West Hartford Parking Department is under Public

Works and managed by a parking professional. These issues would be discussed in the Government Committee. Bauer questioned the need to create more bureaucracy and whether outsourcing to a ProPark, LAZ Parking, etc. or leaving it in the Police Department would be a better move. Kasper stated not favoring outsourcing the entire operation. Kasper questioned the funds for the garage. Warner stated the \$8.0 million garage funding would be supplemented with transit money. Kasper made a motion seconded by Bibisi to send the draft Parking Study Recommendations Resolution to the Common Council. The committee approved the motion, Bauer voted nay.

- 3) **Future Economic Development Projects 2008-2011:** Warner discussed the handout. Bauer stated the \$140,000 for the Parking Garage and Streetcar Study needed to be added. Bauer stated he supports the engineering study and the merger of the Melilli and Employee parking lots. Bauer suggested revisiting the report on a quarterly basis. Warner suggested monthly updating of the report to be included with the EDF report.

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: Emery questioned what the status of the Remington Rand property is. Warner stated the negotiations for the purchase and sale agreement are ongoing between the Mayor's Office and the buyer. Bauer questioned whether other committee members had received email from the disgruntled tenant at the Ivoryton site and noted he received a recent email since the issue was brought to light. Bibisi and Santangelo had received the initial email but not any recent ones.

I Adjournment: Kasper made a motion seconded by Bauer to adjourn. The committee voted unanimously to approve the motion.