

City of Middletown, CT

Economic Development Committee

Minutes from the meeting of August 14, 2006

<u>Present</u>	<u>Absent</u>	<u>Also Present</u>
J. Bibisi	G. Daley, Chair	R. Kearney
D. Bauer		
R. Santangelo		
P. Szewczyk		
Public: J. Pugliese		

- A Call to Order:** Santangelo called the meeting to order at 5:30 PM
- B Public Session:** none
- C Minutes:** Szewczyk made a motion seconded by Bibisi to approve the minutes of the 7/10/06 meeting of the Economic Development Committee. The committee voted unanimously to approve the motion.
- D Communications:** none
- E Old Business**
- 1) **CBB Parking**
    - a) **\$18 million Federal Funding:** Kearney stated that the Parking Committee had interviewed the 5 RFP companies and had made a selection. Warner is in contact with ConnDOT to have the selection agreed upon so the city can proceed with contract negotiations.
  - 2) **Landmark Development Group, LLC EXECUTIVE SESSION- discussion of the selection of a site or the lease, sale or purchase of real estate by a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned, exempt from disclosure under Section 1-200(6)(D) of the Connecticut General Statutes:** no discussion
- F New Business**
- 1) **180 Johnson Street**
    - a) **Bull Metal Lease:** Kearney presented the lease proposal. Bauer questioned the whether the company would be doing more than just warehousing and the effect on electrical usage. Bibisi stated all fabrication would be at the Saybrook Road location. Santangelo stated that he supported warehousing only because Bull Metal is a city company since the purpose of the

building is for manufacturing. Bibisi stated that the company would come back to the city if the company decided to manufacture at the site. Bauer questioned utility usage. Bibisi noted the electricity clause in the proposal stating that the city had the right to submeter. Bauer questioned why the proposal did not include attorney's fees or eviction or cancellation costs. Szewczyk questioned what the terms of notice would be. Bauer questioned whether there would be relocations. Kearney stated there are some small tenants that would be relocated to other parts of the building.

Bibisi made a motion seconded by Szewczyk to approve the leasing of 15,000 square feet of space to Bull Metal pending review of the proposed lease by the city attorney.

- 2) **Daniels property open space:** Kearney presented the map stating the Daniels want to donate a 2.6 acre parcel to the city. Szewczyk and Bibisi questioned whether the parcel has any tanks or if environmental survey had been done. Kearney stated he would find out. Bauer asked if anyone had walked the site and whether the Conservation Commission was happy with the potential donation. Santangelo said the Conservation Commission would have known. Szewczyk stated she would discuss this with Klattenberg.

Szewczyk made a motion seconded by Bibisi to recommend accepting the land gift subject to an environmental review of lead and asbestos. Bibisi, Szewczyk and Santangelo voted to approve the motion, Bauer voted nay.

## **G Status Reports**

- 1) **Economic Development Fund, monthly report:** Kearney described the report. Bauer asked what the balance of the fund was relative to the non-performing loans. Bauer noted that the EDF would receive funds from the sale of land on Newfield Street and questioned where the funds would be reported. Kearney stated he would prepare a report showing all line items of the EDF. Szewczyk stated the fund should be considered only for economic development and not used for other purposes. Bibisi questioned whether Nat's Hair was paying. Kearney stated very sporadically.
- 2) **Economic Development Specialist Report**
- 3) **REINVEST Loan Program, monthly summary report**
- 4) **JOBS Loan Program, monthly summary report**

## **H Other**

## **I Adjournment: The committee adjourned at 5:55 PM.**

## **J**