

## ECONOMIC DEVELOPMENT COMMITTEE

### MINUTES

September 8, 1997

#### **Present**

G. Daley, chair  
R. Santangelo  
J. Milardo  
J.J. Vinci

#### **Absent**

S. Shapiro

#### **Also Present**

C. Wilcox, Staff  
R. Hill, INFORM  
G. Weitzman, INFORM  
V. Amato, INFORM  
W. Weir, Press

After informal discussion of Downtown activities, festivities etc. Chair, G. Daley called the meeting to order at 7:30 p.m. in Room 208 of the Municipal Building.

**Public forum:** No one from the public spoke.

**Minutes:** Upon a motion by, J. Vinci seconded by R. Santangelo the minutes of August 11, 1997 were accepted with the abstention of J. Milardo.

**Communications:** Economic Development Fund: for the committee's information, balances show \$ 880.15 in the free balance, \$47,970.21 in Restaurant balance and \$43,341.32 in REINVEST. The letter regarding air quality was for the Committee's information only.

#### **OLD BUSINESS:**

Messrs. Weitzmann, Amato and Hill joined the Economic Development Committee in the discussions of Twin Vane Park. Regarding the proposed Timber Ridge sewer, staff reported that there may be considerable rock in the area and no sales contract to date. The Economic Development Committee agreed to go ahead with the test borings to ascertain the problem, if there is one, and to wait until a sales contract is executed on lots 4 and/or %, or both before building the sewer. The Middle Street sewer project for CES was moving ahead with construction expected to start within the week.

Bob Hill reported from INFORM that the buyers of Lot #1 (Tucker Mechanical) had gone to Cromwell. A lengthy discussion ensued among committee member and INFORM delegates regarding Mr. Shea's "spite strip" in Twin Vane Park and his claim to ownership of Ken Dooley Drive. They decided to set up a workshop at their next meeting inviting Bill Warner from Planning & Zoning and a representative from Remington Investments as well as INFORM. Sal Steel will probably be staying at N.B. Machine - the new owner of which is offering heavy competition.

**Flatley Company:** G. Daley reported that Flatley was on the agenda of the Planning & Zoning Commission a couple of weeks ago; but because of a problem in the Departmental review regarding

the secondary access, they withdrew. At a recent meeting, however, this was resolved to the satisfaction of both the City and Flatley by agreeing that his access was gated and for emergencies only. Planning & Zoning will hear it this week. They are set to go ahead with the two buildings now, and the hotel fairly soon.

**North End Industrial Area** deferred to later in the agenda

**NEW BUSINESS:**

Ken Dooley Drive: After discussion the Economic Development Committee asked for a written opinion of Bill Warner's synopsis from Tim Lynch, more information on the legal status of the road, a copy of the judgement of foreclosure with Union Savings, and whether or no Mr. Shea owes any taxes.

INFORM contract: the committee discussed Mr. Weitzman's letter asking for an extension of INFORM's contract for another year. J. Milardo asked about where INFORM was headed, if it had conflict's with other town's and how it is acting as an agent for the City. G. Daley requested that if they were to extend the contract that they focus on two key areas - Twin Vane Park and the North End Industrial Area. Upon a motion by J. Vinci, seconded by R. Santangelo the committee voted unanimously to recommend that the Council pass a resolution to extend the agreement for one year, and to appropriate \$30,000 from the Economic Development Fund - both actions to be on the special meeting agenda.

**North End Industrial Area:**

Upon a motion by J. Vinci, seconded by R. Santangelo the following actions regarding the North End Industrial Area were passed unanimously.

- ❖ Because there was no longer a critical time line for acquisition of the former Remington Rand Building, to go ahead with foreclosure, and to cancel the services of Atty. Widem for condemnation of this property;
- ❖ To retain the services of Atty. Widem for Red Wing Depot and Red Wing Gas properties at a cost not to exceed \$17, 500 for both;
- ❖ To authorize Roger Palmer to update his appraisal of the Red Wing Gas property at a cost of \$900.00;
- ❖ To authorize VHB to conduct Phase I and Phase II environmental studies on both Red Wing Gas and Red Wing Depot properties according to the scope of services presented on 9/4/97 at a cost of #37,700; and
- ❖ To approve the revised Planning and Development budgets for the North End Industrial Area as presented.

Regarding the relocation of the Package Store, staff was asked to contact a Realtor. It is not going to be easy to find a spot in the same area that conforms to zoning and all other requirements of locating

this type of business.

**Other:**

Regarding the subrogation of the mortgage agreements for WesWings' JOBS and REINVEST loans, the committee questioned why the Mayor could make the choice, when the Council made the loans.

There being no further business the meeting was adjourned at 9:40 p.m.

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Cynthia G. Wilcox