

City of Middletown
Economic Development Committee

Minutes

9/10/01

Present	Absent	Also Present
G. Daley R. Santangelo S. Gionfriddo J. Robinson <hr/>	S. Shapiro	W. Warner, PCD R. Kearney, PCD
Public: R. Hill		

A Call to Order: Daley called the meeting to order at 7:06 PM.

B Public Session: none

C Minutes:

- 1) **6/11/01:** Gionfriddo made a motion to approve the minutes of 7/9/01, Santangelo seconded. The committee voted unanimously to approve the motion; Robinson abstained.

D Communications: none

E Old Business

1) **North End Industrial Area**

- a) **Remington Rand:** Warner discussed DEP's negotiations with UNISYS. UNISYS offered to pay for 50% of the cleanup but DEP wants 100%. DEP will use bond funds for the cleanup and continue to pursue a settlement with UNISYS. DEP will manage the cleanup rather than the city.

Warner and Kearney described the DECD budget details which are verbally agreed to and will be signed off on shortly. Robinson questioned the timing of

the renovations. Warner stated DEP will move at its own pace, but the city will have \$150,000 in CDBG Block Grant funds in October.

b) Package Store

2) Industrial Park Area and Vicinity

a) Lot 21 Middle ST/Timber Ridge RD:

3) Brownfields-Riverfront Properties

4) Armory: Warner stated Design Review will review proposals this Wednesday. Gionfriddo questioned the \$200,000 Common Council funding decision. Warner stated the three EDF line items are \$150,000 REINVEST, Restaurant Lease \$50,000 and Fund Balance of \$50,000.

5) Sumner Brook Realty: Discussion of juvenile court and diversion facility. Robinson questioned the egress to the property. Warner stated egress is allowed. Santangelo questioned whether the state would remove the property from the grand list. Warner stated this use is by special exception. Discussion of Bradlees and Dunham Street. Hill questioned whether Seagroats would be interested in Bradlees.

6) Old Police Station, 66 Church ST

7) REINVEST Loan

a) AI Engineering

8) 646-654 Main ST

9) I-3 Development Plan

10) Community Economic Development Fund (CEDF)

11) City Website/Digital Marketing

12) VERIZON Wireless Tower: Warner described the proposal. The city would receive 25% of revenue with a projected yield of \$150,000/yr. Federal government requires filling in the gaps for PCS which have a shorter span. Warner is checking with Siteing Council to determine where additional tower would be placed. Daley noted Middletown is a high traffic area and asked if calls are tracked. Warner stated a large report of all phone activity is generated.

13) Randolph RD & S. Main Street-RFP

F New Business

1) INFORM: Daley stated he discussed with Larry McHugh that the Chamber would pickup the INFORM duties for less than the current \$30,000 annual cost. Warner discussed with McHugh and Vasiliou that the Chamber staff would perform the

INFORM duties. Annual costs proposed by the INFORM are \$17,500, the city \$12,500. Hill stated INFORM Executive Committee expressed some opposition regarding the independence of INFORM v/s the Chamber administering these duties. INFORM is looking at various options including Maromas. Daley questioned the need for the INFORM \$30,000 annual expense. Hill stated that this is not a realistic expense. Daley recommended that McHugh and Vasiliou be invited to the October 9, 2001 meeting since there is enough time prior to the October 31, 2001 INFORM contract expiration. Hill stated INFORM directors hated to see a labor of love to dissolve. Warner stated McHugh, Vasiliou and Amato are in agreement making a change in the city's funding of INFORM. The current city funding under freedom of information does not keep INFORM'S independent work confidential. Hill stated INFORM has had discussions with DiScala, Corvo, Armetta. INFORM questions whether the Chamber involvement would be more prone to seeking any kind of commercial use rather than INFORM'S search to recruit industrial uses.

- 2) **Tuttle Road Land Swap:** Warner described the proposed swap of city land with Real Estate Service of Connecticut. The land would yield 2 building lots and has been reviewed by Westfield Fire. Daley noted the map defines 17,500 square feet. Warner said this is 1/3 of an acre. Fusari has straightened the curve at his cost. This would make creation of the bike path easier.

Discussion of Newfield Street golf course.

- 3) **JOBS Loan Schneider's Pastry Shop:** Kearney presented Schneider's request to modify loan terms to payments of \$150/mo. Payments have been on time since closing Main Street location. Note carries a \$15 late fee, modification would return Schneider to on time status. Gionfriddo removed himself from the record. A motion to modify the loan terms to a monthly payment of \$150/mo was made by Robinson and seconded by Santangelo was approved unanimously by the committee, Gionfriddo abstained.

G Status Reports

- 1) **Economic Development Fund, monthly report:** Discussion of CDA CT Brownfields financing letter and potential companies that could benefit from the program.
- 2) **Economic Development Specialist Report**
- 3) **REINVEST Loan Program, monthly summary report**
- 4) **JOBS Loan Program, monthly summary report**
- 5) **INFORM, monthly report**

H Other

- I **Adjournment:** There being no further business, Daley adjourned the meeting at 7:55 PM.