

City Middletown, CT

Economic Development Committee

Minutes from the Economic Development Committee Meeting of September 12, 2011

Present:, G. Daley R. Santangelo, , D. Bauer, J. Bibisi Absent: D. Drew Staff: W. Warner, R. Kearney Public: B. Flood, J. Pugliese, M. Fraulino, G. Sekorski, G. Rowland, I. Greenberg, J. Salamone, R. Pinard
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- A Call to Order: Daley called the meeting to order at 6:07 PM.
- B Public Session
- C Minutes: Bauer made a motion seconded by Santangelo to approve the 8/8/11 & 9/6/11 minutes. The committee vote unanimously to approve the motion.
  - 1) August 8, 2011
  - 2) September 6, 2011
- D Communications
- E **Old Business**
  - 1) 20 Portland Street: Proposals:
    - a) Robert Pinard: Pinard discussed his [proposal](#) noting he would add the property onto his with a garden and allow him another way to get to his garage.
    - b) Payton Properties: Joseph C. Salamone III: Salamone discussed the 3 [proposals](#) submitted. He noted the need for a driveway for tenant parking. Daley questioned whether the proposed no tax on the property was possible. Warner stated it was not. Daley recommended putting the tax costs into a lease. Salamone stated he would rent to low to moderate income tenants to comply with the CDBG funding of the demolition.
    - c) North End Acton Team (NEAT): Greenberg discussed the NEAT [proposal](#) stating that NEAT does not want to own the property and prefers that the city own the property like the Erin Street garden and the city would sell a 9 foot wide space for a driveway. Greenberg stated the garden space would benefit the public.

Bauer questioned how much the city has spent on the project. Warner replied \$140,000. Warner suggested the city restrict a rebuilt to 2 units. The Payton proposal gets cars off the street, reduces density and adds green space. Daley noted the proposed driveway would create 7 parking spaces. Salamone stated 7 to 9 spaces. Warner stated the zoning code required 2 spaces per unit so a 2 unit building would need 4 spaces. Bauer questioned how long it would take to recoup the

expenses to the grand list. Santangelo stated it would take a long time to get the \$140,000 back and stated the investment in the community might be wiser. Bibisi and Daley stated you cannot look at the project strictly as an expense and income project. Bibisi stated there are a lot of kids in the neighborhood that only have the street to play in making the neighborhood more livable. Greenberg stated a city owned property with a garden. Warner stated an easement to Salamone could be made. Warner stated this would be an investment in the neighborhood and noted the camera has increased property values. Bauer stated this is not about ROI but about investment. Bauer noted the city destroyed Roosevelt Park. Bauer stated creating open space with a city owned parcel and granting easements. Bauer noted that the street may become more valuable in the future depending on DOT's plans for the bridge.

Daley stated the committee needs to decide whether to accept a proposal or reject the proposals. If no proposal is accepted, then the city would continue to own the property. Pinard stated concern having a driveway next to 30 Portland Street. Daley stated it is not easy to help both property owners and parking lot would open up the street. Bauer stated this may not be the last action on the street and noted new ownership of 30 Portland Street. Santangelo made a motion seconded by Bibisi to recommend the Payton Properties #1 proposal and to ask the city attorney to structure a legal structure to ownership of 20 Portland Street with a deed restriction. The committee voted to approve the motion with Bauer voting nay.

- 2) Parking Garage Construction
- 3) Parking Improvements-North End

#### **F New Business**

- 1) **EXECUTIVE SESSION as authorized by the Connecticut General Statutes Sec. 1-200 (1) C (6) Executive Session means a meeting of a public agency at which the public is excluded for one or more of the following purposes: (E) discussion of any matter which would result in the disclosure of public records or the information contained therein described in subsection (b) of section 1-210 (b) (B) Commercial or financial information given in confidence, not required by statute and (10) Records, tax returns, reports and statements exempted by federal law or state statutes or communications privileged by the attorney-client relationship:** Inn at Middletown-loan repayment schedule: Bauer made a motion seconded by Santangelo to enter executive session. The committee voted to approve the motion and entered executive session at 7:00 PM. Bauer made a motion seconded by Santangelo to exit executive session. The committee voted to approve the motion and exit executive session at 7:07 PM. Bauer made a motion seconded by Bibisi to recommend to the Common Council the modification of the Inn at Middletown loan repayment. The committee voted unanimously to approve the motion.
- 2) Tax & Business Incentive Application: Pinnacle Indoor Sports, 1270 Newfield Street: Sekorski of Advanced SportsPlex & Training Center presented the [application](#) and described the business [plan](#). The site is an unfinished high bay building. The company has received SBA loan approval.

The target market is youth sports. Employment is 5 people plus referees, trainers & coaches that may be employees of the company or a combination of. Daley noted the request for permit fee abatement stating the city rarely agrees to this. Sekorski stated the fee abatement was applied for since it is listed in the ordinance. Sekorski stated the company loan application funding was reduced by \$35,000 so the company is looking to fill the shortage. Bauer suggested considering a repayment of the fee at a later date. This idea was decided to be not worth the trouble. Daley suggested the company contact the Parks & Recreation dept to be considered for their programs. Bauer made a motion seconded by Santangelo to recommend the application to the Common Council. The committee voted unanimously to approve the motion. Bauer questioned if the city's ordinance conformed to the state's statutes. Warner affirmed. Sekorski stated the facility would open 12/1/11. The committee voted unanimously to approve the motion.

**G Status Reports**

- 1) Economic Development Fund
- 2) Middletown Statistics Report
- 3) Future Economic Development Projects report
- 4) Economic Development Specialist Report
- 5) REINVEST Loan Program, monthly summary report
- 6) JOBS Loan Program, monthly summary report

**H. Other**

- 1) October Meeting: change of meeting date: The committee agreed to move the October 10, 2011 meeting to October 11, 2011

- I. Adjournment: Santangelo made a motion seconded by Bibisi to adjourn. The committee voted to adjourn the meeting at 7:09 PM.