

City of Middletown, CT

Economic Development Committee

Approved Minutes from the Economic Development Committee Meeting of September 13, 2010

<u>Present</u>	<u>Absent</u>	<u>Also Present</u>
G. Daley	D. Bauer	W. Warner
R. Santangelo	V. Loffredo	R. Kearney
J. Bibisi		
Public: M. Fraulino, J. Pugliese, C. Johnson, S. Devoto, T. Davis, Attorney Corey		

Minutes

- A Call to Order: Daley called the meeting to order at 6:14 PM

- B Public Session: Johnson questioned why someone made the decision to drop the proposed demolition of 20 Portland Street from the agenda and why the property would be boarded up. Daley stated the property would be secured to prevent children from harm. Johnson stated by filling the building would stabilize the block. Johnson questioned this de facto city policy. Johnson noted everyone works or lives in properties with lead and that lead abatement has been a common practice for over 30 years. Johnson stated people are seeking smaller homes due to the recession. Johnson stated once the city acquires a property through foreclosure it should sell properties right away and recommended the city use demolition funds to renovate properties. Johnson stated the Wadsworth Street properties had good roofs and could be moved and sold. Johnson stated once property is designated as open space the city is restricted from any other uses and noted the city has plenty of nearby open space at the Long Hill Estate. Johnson questioned why the committee was discussing undevelopment and not economic development.

- C Minutes
 - 1) August 9, 2010 Meeting Minutes: Bibisi made a motion seconded by Santangelo to approve the minutes of August 9, 2010. The committee voted unanimously to approve the motion.

- D Communications

- E Old Business
 - 1) Midfield Corp: Property at the corner of College and Broad Streets: **Executive Session** CGS Chapter 14, Sec. 1-200, 6(B) strategy and negotiations with respect to pending claims or pending litigation to which the public agency or a member thereof, because of the member's conduct as a member of such agency, is a party until such litigation or claim has been finally adjudicated or otherwise settled.
 - a) Contract with Attorney Corey: Corey reviewed the negotiations history noting the settlement agreement requires Middlesex Mutual to follow redevelopment and zoning rules and approvals and payment to the city of \$15,000 for legal fees. Middlesex Mutual vowed to continue the legal battle and this agreement gives the city more control. Warner stated the

new agreement is forever and the old agreement expired in 2020. The agreement requires a significant 50,000 sf project (Paragraph 3) which will add density and increase the grand list. Daley questioned if the property could be held forever and nothing would be developed. Warner affirmed. Daley noted to prove the breach of contract would require going to court. Warner stated Middlesex Mutual would continue to litigate. Daley noted this outcome is better than if the property reverted to the city the city would have a chance to redevelop the site. Warner noted he spoke with Loffredo who favors the agreement. Warner stated Middlesex Mutual will continue to honor the city's garage parking rights and noted development of the site is better served with access to the garage.

Bibisi made a motion seconded by Santangelo to recommend the agreement to the Common Council. The committee voted unanimously to approve the motion.

Warner stated the Redevelopment Commission unanimously approved the agreement.

2) Remington Rand

F New Business

- 1) Portland Chemical Cleanup: Warner stated the cleanup took out 6,000 tons of soil to find clean dirt which was more work but did not require dewatering. There is a need for \$4,844 from the Economic Development Fund to pay for having a LEP from VHB on site. Bibisi questioned if the project is complete. Warner affirmed. Daley questioned what more there is to do. Warner stated there is a drainage issue which will require grading. Warner stated selling an environmentally remediated property is expensive due to DEP requirements which he is working on.

Bibisi made a motion seconded by Santangelo to recommend to the Common Council the expenditure of \$4,844 from the Economic Development Fund to pay for the cost overruns.

G Status Reports

- 1) Economic Development Fund, 8/31/10
- 2) Middletown Statistics Report, 8/10
- 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

I Adjournment; The committee adjourned at 6:30 PM