

# Economic Development Committee

## Minutes

### 10/10/00

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#### **Present**

G. Daley, Chair  
 R. Santangelo  
 S. Gionfriddo  
 J. Robinson  
 S. Shapiro  
 Public: M. Schroeder, J. Filanda

#### **Absent**

S. Gionfriddo

#### **Also Present**

Warner, Director PCD  
 Kearney, PCD

- A. Call to order:** Daley called the meeting to order at 7:09 PM
- B. Public Session:** no comments
- C. Minutes:** The Committee voted to approve the minutes on a motion made by Santangelo and seconded by Daley. Robinson abstained.
- D. Communications:** none
- E. Old Business**
1. **North End Industrial Area**
    - a. **Remington Rand:** Warner described the ID Mail Project increased costs for lead and asbestos removal and bathroom code compliance. Warner stated the State DECD staff is in favor of the project and will bring the request for additional funding to the Commissioner. Warner requested a \$115,000 loan from the General Fund to complete the project noting repayment from income of \$12,000/mo. Shapiro made a motion to recommend the loan subject to review of financial proforma, Santangelo seconded, the Committee voted unanimously to approve the motion.
    - b. **Leibman property:** no discussion
    - c. **Package Store:** see F2 New Business
  2. **Industrial Park area and vicinity:** no discussion
  3. **Brownfields-Riverfront Properties:** no discussion
  4. **Armory:** no discussion
  5. **Brickyard Industrial Park:** no discussion
  6. **Sumner Brook Realty:** no discussion
  7. **JOBS Loan Program Guidelines:** no discussion
  8. **Reuse of Old Police Station, 66 Church ST:** no discussion
  9. **REINVEST Loan:**
    - a. **Touch of Class, Bankruptcy discharge:** Discussion of the closing of the business.
    - b. **AI Engineering:** no discussion
  10. **646-654 Main Street:**
  11. **Economic Development Brochure:** no discussion
  12. **The Meadows at Riverbend Subdivision:** no discussion
  13. **I-3 Development Plan:** Discussion of the project.

## F. New Business

1. **Liquid Plastics, Inc.:** Schroeder a description of company products and clients and his background. He described his company's plans to build 2 factories, one opening fall 2001 and second to open 2 years later. Schroeder stated in his meetings beginning 3/00 with Mayor and City departments no mention of the \$65,750 cost of water and sewer connections was made until the 10/02/00 with J. Kasper. Daley stated that the connection fees could be paid over time at 8% interest. Robinson questioned whether Middletown water & sewer fees are in line with other towns. Warner stated Middletown's fees are higher and calculated on building and lot size. Robinson asked if there are any other cases where the city has assisted companies in these costs. Warner stated no precedent. Schroeder stated that it would cost \$75,000 to install the lines from the building to the street. Daley questioned why it took so long to uncover this expense with one stop shopping and what the other companies developing properties are aware of these costs. Warner described tax generation of the project. Daley stated he understands the importance of return on investment for this project. Robinson voiced concern on sending the wrong message and stifling growth momentum. Warner questioned the responsibility of the builder in budgeting the project. Schroeder stated water could be drawn from Bradley, but pump house and backup are required. Shapiro asked for employment figures. Schroeder responded employment of 17 to start growing to 50+ high paying chemical and engineering positions. Business is very good and the second building will be built within 2 years. Santangelo stated he would discuss this issue with WPCA. Daley stated that the Economic Development Committee could not assist with the connection fees, but might consider assisting with the installation of the line. Shapiro stated the city assisted with downtown developer who promised to build a second building that never materialized. Schroeder stated that the second building to produce the raw material will be built because importing is uneconomical. He will confer with his partners on guaranteeing the second building being built. Shapiro made a motion to assist with 50% (\$37,500) of the construction of the piping with the second building being built within 5 years. If not constructed, the monies would be refunded to the city. Santangelo seconded, the committee unanimously approved the motion. Discussion of a letter or contract to implement the agreement. Schroeder stated they will apply for a water quality permit.
2. **Northend Package Store:** Filanda requested to lease the property to open a screen repair shop. Santangelo asked if the property has sanitary facilities. Warner stated that there are no sanitary facilities. Filanda stated he could use family facilities on Pease Ave. Shapiro asked if Remington Rand has space available, and noted this site has more retail visibility. Discussion of terms. Shapiro recommended 30 days notice with no relocation benefits. Filanda agreed and said he would paint the building. Daley noted the property must be compliant to all codes and that \$100/mo is a fair rent. Shapiro made a motion to offer 1 year renewable lease with 60 day notice, Santangelo seconded, the Committee unanimously approved the motion. Item to P&Z.

## G. Status Reports

1. **Economic Development Specialist's Report:** Discussion of current projects, restaurant growth. Warner suggested a 50/50 advertising coop plan to promote restaurants. Discussion ensued regarding having Terry Concannon work with Destinta and the restaurants to promote business.
2. **REINVEST monthly summary report:** distributed: discussion of status.
3. **Economic Development Fund Status Report:** discussed
4. **INFORM monthly report to Mayor and Economic Development:** no discussion

H. **Other:** no discussion.

I. **Adjournment:** There being no further business, the Committee adjourned at 8:09 PM.