ECONOMIC DEVELOPMENT COMMITTEE

MINUTES **October 12, 1999**

Present	**Absent**	**Also Present**
G. Daley, Chair	S. Gionfriddo	W. Warner, Director PCD
R. Santangelo	J. Vinci	R. Kearney, EDS
S. Shapiro		**Public**: Sid Libey

A. **Call to order:** Daley called the meeting to order at 7:10 PM in Room 210 of the Municipal Building**.**

B. **Public Session:** There were no comments from the public**.**

C. **Minutes:** The Committee approved the minutes of the September 13, 1999 meeting. additional information. Daley agreed that this would be helpful

D. **Communications:** none

E. **Old Business**

1. **North End Industrial Area**
   a. **Remington Rand**: Kearney stated that acquistion will be soon. The meeting with DECD discussion centered on developing a plan for property development. Shapiro questioned the sprinkler system and suggested Han Morello, Haddam Central Sprinkler. Kearney mentioned interest in potential buyers. Daley stated that we make sure that anyone interested in buying be well qualified so that the City does not go through tax collection problems again. Santangelo discussed investigating New Britain Machine leasing costs with a straw buyer. Daley stated it is important not to depress the rental market by offering bargain lease prices but to compete with the market prices.
   b. **Leibman/LCI Property**: No discussion
   c. **Package Store**: No discussion
2. **Industrial Park and vicinity:** No discussion
3. **Brownfields RFP Applications for Riverfront Properties:** No discussion
4. **Armory:** Kearney stated that the executor considering options. Shapiro state there are 5 executors and that the question is not cash flow because insurance paid off the debt. The desire is to perpetuate the family name as a civic place.
5. **Brickyard Industrial Park:** No discussion
6. **Sumner Brook Realty**: No discussion
7. **JOBS Loan Advisory Committee Program Guidelines:** No discussion.
8. **Reuse of Old Police Station:** No discussion

F. New Business

1. .REINVEST Loan application: Mia Mamma's Restaurant: Kearney requested tabling of decision until the bank has additional time to review the documentation. Discussion of application: Shapiro questioned the tax returns and the funds for the project did not jive. Kearney presented the financials and discussed the flow of funds from an equity loan on parents residence and gift of funds to applicant to complete project. Shapiro questioned whether the company has enough cash to run the business. Shapiro questioned how Carta was doing relative to loosing Logiduce and recommended that Kearney investigate Carta's situation. Shapiro questioned what collateral would be tendered. He recommended real estate. Kearney will follow up on collateral question. Daley stated that the lunch traffic and a good product should make the Mia Mammas well received. Shapiro asked if there is an entrance off Mile LN. Discussion of Newfield ST and how a high volume restaurant would affect traffic flow. Daley discussed how owner had to change curb cuts after City approval due to State control of RT 3. Santangelo discussed how frustrating development can be with the State control. Shapiro suggested a third lane for turning.
2. Line Item for Advertising: Committee agreed to establish a line item for advertising.

G. Status Reports

1. **Economic Development Specialist's Report**: Discussion of current activities, inquiries and properties.
   - **a.** Kearney stated that the commercial bread bakery negotiations are proceeding. Santangelo stated we would need the cooperation of the Police re the substation. Santangelo was skeptical of the problems upstairs. Kearney stated that the owners would be moving into the Santa Maria site and would be maintaining 606 Main ST. Shapiro questioned whether this use was consistent with the Plan of Development. Kearney stated that the front of the building would be a café. The first window on the north end would be display with a view of the ovens. Daley stated that this would be a showplace for the company and that future investors would be viewing the site. Kearney stated that bakery wants to apply for a JOBS loan and not apply for a SBA because timing is too long. Daley stated that as long as there is no Federal requirement for being rejected for a bank loan in the JOBS program, then the committee could waive the bank application requirement.
   - **b.** General discussion of inquiry activity including hotel, First & Last Tavern. Daley stated the hotel study will be done soon.
2. **REINVEST monthly summary report**
3. **Economic Development Fund Status Report**: no discussion
4. **INFORM monthly report to Mayor and Economic Development Committee:**

I.ADJOURNMENT: There being no further discussion, the Committee adjourned at 8:07 PM.

There being no further business, the meeting adjourned at approximately 8:15PM.

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