

ECONOMIC DEVELOPMENT COMMITTEE  
Minutes: October 13, 1992

PRESENT

S. Shapiro, Chairman  
S. Gionfriddo  
W. Corvo  
E. Pattavina  
N. Conaway-Raczka

ALSO PRESENT

L. Ozga  
W. Kuehn  
J. Belair

Chairman S. Shapiro called the meeting to order at 6:01 p.m. in Room B-20 of the Municipal Building.

Upon a motion by S. Gionfriddo, seconded by W. Corvo, the Committee voted unanimously to approve the minutes of the September 14, 1992 meeting.

Business Retention Survey

Upon a motion by S. Gionfriddo, seconded by E. Pattavina, the Committee voted unanimously to approve the following invoice:

Martin, Belair & Company; dated 9/9/92; \$750.00

S. Shapiro and E. Pattavina commended Jean Belair for producing the report. J. Belair mentioned that credit should also be given to Bill Kuehn and his staff.

S. Gionfriddo asked the Committee if they wished to discuss the report, or, the proposal for ongoing efforts. E. Pattavina stated he would like to discuss the ongoing efforts. Jean Belair mentioned the report includes portions which are not to be made public. W. Kuehn and J. Belair added that there is a memo issued by the City Attorney which speaks to the confidentiality of certain portions of the completed Business Retention Study.

In explaining the ongoing proposal, J. Belair mentioned the following items:

- . Servicing the needs of businesses as identified in the study.
- . Training MDO staff to develop an in-house capacity.
- . Continuing the needs assessment process.
- . Coordinating efforts of Federal, State and local officials.

A discussion followed.

E. Pattavina asked if the contract between the City and the Consultant would have a termination clause. W. Kuehn stated he has never seen a contract that did not.

S. Gionfriddo asked if money was available in the Economic Development Fund. W. Kuehn responded yes.

N. Conaway-Raczka asked how many hours of clerical/secretarial support staff hours would be needed; and, if the existing MDO staff would suffice or would we need to hire an additional staff member(s)?

J. Belair responded he would need 10 hours of clerical/secretarial staff time per week -- but in the event of the writing of grant applications, he would need additional staff time. W. Kuehn added he would not be requesting the hiring of additional clerical/secretarial staff.

N. Conaway-Raczka reminded J. Belair she asked for a copy of his resume and references at the last meeting.

J. Belair stated he gave it to her last Spring -- but would get another copy to her.

N. Conaway-Raczka asked W. Kuehn if he agreed with J. Belair, that the existing staff was to over-burdened to take on this work; W. Kuehn responded, yes.

Upon a motion by S. Gionfriddo, seconded by E. Pattavina, the Committee voted as follows to recommend to the Common Council that \$25,000 be appropriated from the Economic Development Fund to hire J.R. Belair & Co. as a Consultant as proposed: Ayes - W. Corvo, S. Gionfriddo, E. Pattavina, S. Shapiro; Nays - N. Conaway-Raczka.

W. Corvo requested that Mr. Belair prepare a modified time line and that it be sent out to the Council before their November meeting.

#### Danforth Pewter Shop

W. Kuehn stated that there has not been any reply from the Doctors. E. Pattavina requested that the next letter be sent out, via certified mail requesting a report from the Doctors for the next EDC meeting. S. Gionfriddo added that if we do not hear from Drs. Sosa and Thomas by the next meeting, we should recommend to the Council that their developer status be evoked. The rest of the Committee members agreed.

#### North End Industrial Development Area

W. Kuehn reported the contracts from the State of Connecticut, Department of Economic Development have been received; and, we can now begin cranking out RFP's to hire consultants. W. Kuehn added that the DED wants the marketing & environmental studies completed first.

S. Gionfriddo asked that W. Kuehn prepare a project timeline for the next meeting.

Other Projects

Marino Manor

W. Kuehn reported that the developers are still waiting for a funding confirmation from the State of Connecticut, Department of Housing.

North End DOH Grant

W. Kuehn reported that the Public Works Department has received specifications they need for the Ferry/Green/deKoven Drive playground improvements; and that the project will out to bid this December. Construction will start in Spring 1993.

Regarding the moderate income housing rehabilitation loan component of the grant, W. Kuehn reported that only 4 to 5 applications have been approved, but none could not get the required private match from the banks. W. Kuehn suggested that if the numbers of applications submitted/approved do not increase, we should plan on expanding this loan program throughout the North End. Lastly, W. Kuehn reported that the Green Street sidewalk project will be bid within the next two months.

Armory

W. Kuehn reported that he and other City Officials met with G. Weitzman two weeks ago. Subsequently, they are currently identifying eligible uses (zones) and available funding. J. Belair suggested that the City sell tax credits and weave in funds from the Trust for Historic Preservation for this project. E. Pattavina stated he would like a report/timeline from G. Weitzman. A discussion followed. W. Corvo noted, for the record, that he would not be voting on this project because he was a consultant to Carabetta when putting together the site package for the Redevelopment Agency. Upon a motion by E. Pattavina, seconded by N. Conaway-Raczka, the Committee voted unanimously -- except for an abstention from W. Corvo -- that G. Weitzman or a representative attend the November EDC meeting to report his plans/timeline for the Armory property.

The Committee also requested that staff schedule a tour of the Armory building at 6:00 p.m. on November 9th and invite the rest of the Common Council to attend.

C. Samuels Report

S. Gionfriddo and S. Shapiro mentioned a good portion of the report items/results are being done or have been completed.

Other

Parking behind Armory


W. Corvo requested that staff research the old minutes and determine what caused the delay of more than one year, regarding the City's right to do ramp parking behind the Armory and why the funds were withdrawn.

REINVEST

S. Gionfriddo asked where we stand with obtaining a financial institution to review the applications and service the approved REINVEST loans. W. Kuehn reported he visited two local banks but received no response. W. Kuehn reported that the Mayor will be meeting with the president of Liberty Bank to discuss this matter/need. S. Gionfriddo suggested if we can't get a bank that we consider revising the Guidelines.

Upon a motion by N. Conaway-Raczka, seconded by E. Pattavina, the Committee voted unanimously to approve the expenditure of \$950.00 (as estimated) to repair the cover over the City's downtown model. N. Conaway-Raczka mentioned that Ann Street has received a grant to exhibit the proposed re-routing of Route 9 utilizing the scaled model.

Upon a motion by W. Corvo, seconded by S. Gionfriddo, the Committee unanimously voted to adjourn the meeting at 7:03 p.m.

  
Linda A. Ozga

LAO/lmk