

## ECONOMIC DEVELOPMENT COMMITTEE

### MINUTES

October 13, 1998

#### **Present**

G. Daley, chair  
R. Santangelo  
S. Shapiro  
J. Vinci

#### **Absent**

S. Gionfriddo

#### **Also Present**

W. Warner, Staff  
Middletown Press  
Approximately 20 member  
of the public

G. Daley called the meeting to order at 7:00 p.m. in Room 208 of the Municipal Building.

From the public, Councilman Earle Roberts questioned Merriam Manufacturing in the northend. G. Daley and William Warner responded that it looks good.

Sidney Libby spoke in opposition to the Wadsworth Mansion proposal and feels the building is unsound.

The Committee acknowledged the minutes of the September 14, 1998 meeting.

#### **Old Business:**

G. Daley summarized the proposal for the former Portland Chemical Works property. William Warner commented on the proposal. Discussion ensued on the time frame for the environmental remediation.

A motion was made by S. Shapiro to approve the proposal with the condition that all remedial work be done after one (1) year of securing all required permits. G. Daley spoke in support.

William Warner commented on the Armory and a possible workshop. He encouraged the Committee to look at the excellent work.

A motion was made by S. Shapiro, seconded by J. Vinci and voted unanimously to hire John Nitz for \$1,700 to complete the Fazzino appraisal.

#### **New Business:**

1) Joyce Kirkpatrick and the Building Committee explained the Wadsworth Mansion request for approximately \$1.3 million to complete the project. B. Shaw commented on the financial aspects, the reasons for the need for more money and presented proforma. He indicated that the committee has done its homework, that this property is a real asset and there is a need to support it. W. Lee Osborne commented on the history of the project, the prior uses, the deteriorated condition of the building and the importance of supporting this project from a quality of life perspective.

Architect David Scott Parker explained the detail of the request, the importance of the project and the historic significance of the property.

Tom Ford explained the ten (10) year proforma and the bond repayment schedule. The estimates are based on income expected from the conference facility and office spaces from Midfield Corp. and from a facility in Danbury.

S. Shapiro commented on the value of the project and the committee's work. He indicated concern over the need for more money, faulted the professionals and feels the citizens are owed an explanation. He questioned HVAC and the cutbacks to it.

David Scott Parker responded yes, HVAC is still adequate. A tenant could outfit some of the second floor space but with \$1.3 million the City will do the outfit.

S. Shapiro questioned projected expenses in the budget, commented on groundskeeping, janitorial and marketing at length and also on the need for a good director not in the city system.

G. Daley summarized that the proforma needs to be conservative. Even if stretched out, the bond needs to be paid back. He questioned the useful life.

David Scott Parker indicated that there is a 20-25 year life for HVAC, etc.

G. Daley noted that there is a reserve for capital improvements, suggested a couple of proformas and to present the worst possible case scenario.

Discussion ensued on other potential sources of money.

W. Lee Osborne commented on Long Hill authority.

G. Daley suggested a possible recourse against the contractor or bank for the roof. David Scott Parker responded. Discussion ensued.

J. Vinci expressed concern over the potential defeat in a referendum. Casual discussion ensued.

R. Santangelo questioned the potential costs. Discussion ensued.

G. Daley questioned if this is a hard number and requested a motion for a bond request of approximately the cost presented for the second meeting in November if the bond council can complete the paperwork. A motion was made by J. Vinci, seconded by R. Santangelo and approved unanimously.

2) Michael Cubeta, Chairman, Middletown Police Building Committee, explained the proposed tenants.

Tom Ford explained the Cost Del Sol restaurant and the mortgage lenders.

S. Shapiro questioned sprinklers and triple net.

Michael Cubeta responded yes and commented on proforma and procedure. He indicated that this would be on the Planning and Zoning Commission agenda at its next meeting. Discussion ensued.

A motion was made by S. Shapiro, seconded by R. Santangelo and voted unanimously to place the appropriation resolution on the next Common Council agenda.

3) William Warner explained the new company, the area in general and the benefits of the sewer extension for the whole area.

A motion was made by S. Shapiro, seconded by R. Santangelo and voted unanimously to go forward with the sale and the sewer extension.

4) William Warner commented on the INFORM Committee request that staff into it further on the amount in the Economic Development Fund for INFORM.

5) A motion was made by S. Shapiro, seconded by J. Vinci and voted unanimously to move forward on Paige Boutique and Red Wind Depot.

There being no further business, the meeting adjourned at approximately 9:30 p.m.

Respectfully submitted.

William Warner, Director of Planning, Conservation and Development