

Economic Development Committee

Minutes from the meeting of November 8, 2004

<u>Present</u>	<u>Absent</u>	<u>Also Present</u>
G. Daley, Chair		Mayor Dominique S. Thornton
S. Gionfriddo		W. Warner, Director, PCD
J. Robinson		R. Kearney, EDS
R. Santangelo		T. Lynch
J. Bibisi		S. Allison
Public: T. Ford, D. Favale, J. Calvi, R. Howard, M. Dowley, F. Rak		

- A Call to Order:** Robinson called the meeting to order at 5:34 PM.
- B Public Session:** Mayor Thornton requested the public session be reopened. Gionfriddo made a motion seconded by Bibisi to reopen the public session. Frick stated a large company was interested in acquiring 180 Johnson Street and the city landfill. The organization would pay a fair price for the sites and create a non-profit organization. Requested time to make a formal presentation and to be put on the December 10, 2004 EDC Agenda.
- C Minutes:** Gionfriddo made a motion seconded by Bibisi to approved the minutes of the October 12, 2004 meeting. The committee approved the minutes. Santangelo abstained. Daley was not present.
- D Communications**
- E Old Business**
- 1) Middlesex YMCA Parking Lot:** General discussion. The committee referred the issue to the Redevelopment Agency.
  - 2) 350 Main Street EXECUTIVE SESSION- discussion of the selection of a site or the lease, sale or purchase of real estate by a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned, exempt from disclosure under Section 1-200(6)(D) of the Connecticut General Statutes.**

Gionfriddo made a motion seconded by Bibisi to enter Executive Session

- 3) CBB Parking**

**Potential lease of 180 Johnson Street EXECUTIVE SESSION- discussion of the selection of a site or the lease, sale or purchase of real estate by a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned, exempt from disclosure under Section 1-200(6)(D) of the Connecticut General Statutes.**

Gionfriddo made a motion seconded by Bibisi and Santangelo to exit Executive Session

## **F New Business**

- 1) **Woodrow Wilson, LLC expansion:** Dowley presented the plans to convert the community room into 3 additional units. Dowley stated CHFA has approved the project. Dowley stated the mural would be moved to a large open space in accordance with the deed. Allison stated his concern of the treatment of the WPA mural and with the moving of it and that the mural should not be hidden. Gionfriddo made a motion seconded by Bibisi to approve the plans for the addition of 3 units. Rak stated the same architect that did the original project is involved in the new project and that the intent is to take care of the mural for the city.
- 2) **Connecticut Oil Recycling Services:** Favale stated the company located on Saybrook Rd. is looking for space and met with Warner regarding 180 Johnson Street. The company would like to use the boiler room and would remove the boilers at their expense estimated at \$44,525 in lieu of rent payments. Warner described the boiler room situation. Bibisi asked which area has the boilers. Warner stated the boiler building with the smoke stacks. Warner stated the \$44,525 in expenses would be offset with lease payments of approximately \$7,000-8,000 annually depending on the agreed upon rate. If the lease were ended, the company would receive credit for the difference. Daley questioned if the city would be responsible for the relocation of the company and where would that be. Warner stated the company understands and accepts the risk of having to relocate. Gionfriddo asked if the city would be responsible for relocation of the company. Warner stated the company knows and agrees upfront that the city would not offer or be under any obligation for relocation compensation. Favale affirmed his understanding of the city having no relocation obligation to the company. Daley questioned whether the potential future use of this area and that the city would need this area. Warner stated the city would need to remove the boilers. Daley stated the company could work with the city on finding a new location. Robinson questioned if the company was being prudent in its business planning. Favale stated the immediate need for space and understands the temporary nature of the situation. Bibisi asked what the company would be using the space for. Favale stated the company would be doing truck maintenance inside. The trucks would be the size of oil trucks. If the company used the space on a long term basis, then they would do recycling of steel on site with DEP permit. The recycling would need a crusher. Robinson questioned how many trucks would be at the site on a daily basis. Calvi stated 3 trucks from 7 AM – 3 PM. Gionfriddo made a motion seconded by Bibisi for the city to lease the site to Connecticut Oil Recycling Services.

- 3) **REINVEST Loan application-DeRitta's Pizzeria**

## **G Status Reports**

- 1) **Economic Development Fund, monthly report**
- 2) **Economic Development Specialist Report**
- 3) **REINVEST Loan Program, monthly summary report**

**4) JOBS Loan Program, monthly summary report**

**a) Carta, Food Imports of Middletown**

**H Other:** Warner updated the committee on the Brownfields application for a \$200,000 cleanup grant application from the EPA. The current \$200,000 grant is for site assessment.

**I Adjournment:** There being no further business the committee adjourned at 7:10 PM.