

Economic Development Committee

Minutes of November 8, 2010 meeting

Present: G. Daley, R. Santangelo; D. Bauer, V. Loffredo,
W. Warner, staff
8 members of the public (Paul Hughes, Glenn Russo, J. Pugliese)
Absent: J. Bibisi

A Call to Order

B Public Session

Pugliese supports Paul Hughes MSBDC program; conversion of St. Sebastian School to Senior Center and Veterans Museum.

C Minutes

- 1) Loffredo made a motion seconded by Bauer to approve the minutes of 10/12/10. The committee voted to approve the minutes.
- 2) Loffredo made a motion seconded by Bauer to approve the minutes of 10/25/10. The committee voted to approve the minutes.

D Communications

E **Old Business**

1) Parking Department

Loffredo questions parking garage. A discussion ensues regarding the 2008 study. Loffredo discusses other use in conjunction with the parking garage.....Senior Center, performing arts, etc. on upper levels to take advantage of views.

Daley feels there should be more dialogue on location of garage. A discussion ensues on location. Bauer asks for more comprehensive look including City Hall and Tom Hartley's view on 2008 Parking Study. Santangelo feels there are more options at Arcade site.

F New Business

1) Aetna Property-Glenn Russo

Glenn Russo discusses possible future of Aetna. Comments on ownership and future demolition. G. Russo is seeking cooperation with the city in a joint initiative agreement. He is seeking Council to authorize Mayor to negotiate joint initiative agreement then to Council for approval. G. Daley questions what is city involvement? G. Russo seeks active participation from city. V. Loffredo questions future uses and difficulty in reuse. A discussion ensues. D. Bauer questions subdividing building and HVAC etc, inefficiencies. A lengthy discussion ensues. G. Daley asks for more details. G. Russo discusses exclusivity, cooperation support with Aetna. G. Russo submits plan to reuse building and city can't

partner with anyone else. Absolutely critical to prevent demolition and the City, Chamber and Russo working together. Aetna to participate. G. Daley asks how to proceed.

What are the terms of the agreement?

No zone changes;

Building remains \$1.3 million;

Bonding in case of need for demolition by City of Middletown ;

Exclusive agreement;

Use – office space;

V Loffredo states to approach Aetna on time frame, and is there a window and can we partner with Aetna and issue an RFP?

G. Russo feels time is of the essence and has to move right away. G. Daley moves to have EDC recommend to Council to authorize May to negotiate a joint venture initiative provided it is returned to Council prior to execution. V. Loffredo not prepared to move forward yet. D. Bauer would be happy to have a special meeting. A debate ensues on the possible motion. B. Santangelo makes motion. G. Daley seconds. Motion fails 2-2 with Bauer and Loffredo voting no. G. Daley said if they hear more from the Mayor of G. Russo, then EDC will call a special meeting.

- 2) **Middletown Small Business Development Center:** Paul Hughes comments on MSBD center and success in Middletown. Daley speaks in support. William Warner comments on EDF and need for more creative approach. D. Bauer questions return on city investment.
- 3) **Former St. Sebastian's School-status update:** William Warner provides update on St. Sebastian School. **Check the modular classroom

G Status Reports

- 1) Economic Development Fund, 10/31/10
- 2) Middletown Statistics Report, 10/10
- 3) Future Economic Development Projects report
- 4) Economic Development Specialist Report
- 5) REINVEST Loan Program, monthly summary report
- 6) JOBS Loan Program, monthly summary report

H Other

- I Motion to adjourn was moved by D. Bauer and seconded by B. Santangelo. Meeting adjourned