

ECONOMIC DEVELOPMENT COMMITTEE

MINUTES

November 12, 1996

Present

G.Daley, chair (arr. 7:10)
R. Santangelo
S.Shapiro
J. Milardo Jr.

Absent

J. J. Vinci Jr.

Also Present

Attorney Shettle
M. McCormack
E. Weiss
W. Kuehn, staff
C. Wilcox, staff

PUBLIC FORUM:

R. Santangelo called the meeting to order at 7:07 p.m. in room 208 of the Municipal Building. He called the public session to order. Attorney Shettle, on behalf of Michael McCormack, spoke at the public hearing on the Committee's offer to buy the Neighborhood Package Store. He indicated that Mr. McCormack had accepted the \$40,000.00 offer on the Real Estate and wanted to know how the City was going to treat the business. W. Kuehn replied that the City is not interested in buying the business. However, it does have an obligation to help with relocation, should Mr. McCormack so wish. R. Santangelo asked Mr. McCormack whether or not he intended to stay in business. W. Kuehn informed him that the City will need to find at least three comparable locations to which he might move. G. Daley recommended trying to find another location in that general area of the North End. Mr. McCormack indicated he did not know whether or not he wanted to stay in business; and asked again, what the City intends to do. S. Shapiro pointed out to him that the City got an appraisal on the property, and will look into three alternative areas for relocation, and will pay for the relocation costs. G. Daley explained the rules of this under the Chapter 132 process. If this is not to Mr. McCormacks satisfaction, he can make a proposal to the administration; however, those are the rules by which the Economic Development Committee will administer the project. G. Daley suggested this might be a new opportunity for looking into something else; and the committee will be glad to help with any zoning and work with them to allow retail sales in other places in the North End. W. Kuehn indicated that the City will move ahead with the acquisition based on the price agreement and will also move to find the three locations which are the City's obligation. There being no further comment the public forum was closed.

MINUTES:

The committee asked that the minutes passed out at the meeting be mailed out in the next package, they will act on them at the next meeting.

COMMUNICATIONS:

Economic Development Fund Report: W. Kuehn noted that there was \$91,000.00 in the REINVEST account and there has been some nibbles for loans but no REINVEST applications at this point.

OLD BUSINESS:

North End Industrial Area: Per the discussion in the Public Forum, a motion was made by S. Shapiro, seconded by J. Milardo and voted unanimously to request the City Attorney to move ahead with the acquisition of the Neighborhood Package Store at the agreed upon price of \$40,000.00. They also suggested the City Attorney come up with a proposal for a lease arrangement for Mr. McCormack to remain on site until such time as when the property was needed.

W. Kuehn reported that he was meeting with a potential developer of the Remington Rand property on Friday; and that the lead came from one of the Realtors who were at the Economic Development Committee/INFORM forum at Middlesex Mutual.

Regarding Redwing Depot, W. Kuehn reported that the owners were still giving trouble by not answering the letter requesting financial information for new appraisals based on income - as was voted at the last meeting. Roger Palmer says he needs more information (R. Santangelo leaves 7:35 p.m.) G. Daley suggested giving their attorney a certain time frame after which we would go to court. The committee agreed on November 30, 1996; and if the income information is not forthcoming by then, we would go to court based on the previous appraisals.

NEW BUSINESS:

Main Street USA - A motion was made by S. Shapiro and seconded by J. Milardo and voted unanimously to support the Main St.. USA application from Middletown as presented in the form of a resolution in the packet.

Richards Brook Commerce Park: A motion was made by S. Shapiro and seconded by J. Milardo and voted unanimously to support the proposal of Union Savings Bank to purchase the tax liens of Richards Brook Commerce Park in order to extend the subdivision timeline.

Application of A. Fonda to waive Conveyance Fee:

Discussion followed regarding the developments of Anthony Fonda and the fact that the Department of Public Works was asking him to pay \$13,467.00 for a small strip of land that he needs for his new development on East Main Street. The fact is that he gave the City a similar sized parcel when he was developing the Stop & Shop/ Bradlees complex on South Main Street. He is also paying to relocate a small church, and he has waived the right to ask for tax abatements. Considering this, a motion was made by S. Shapiro, seconded by J. Milardo and voted unanimously to recommend that the Common Council rescind resolution number 181, passed September 3, 1996; and then to convey for no cost, the strip of land needed, conditioned that Mr. Fonda waive any tax abatements.

27 Silver Street: After some discussion, the committee suggested preparing a developers kit to advertise this property recently acquired by the City through foreclosure.

OTHER:

HUD/Armory: W. Kuehn reported that he had recently spoken to HUD and the Armory project was now going to be designated as a Historic Preservation project which would ameliorate a “spot blight” situation. He therefore asked the Economic Development Committee to support listing it as a blighted structure by the Common Council. He also indicated that this would be needed for the St. Sebastian’s Convent building; and that would also be considered a Historic Preservation project.

There being no further business the meeting was adjourned at 7:55 p.m.

Cynthia G. Wilcox

CGW/gr

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