

City of Middletown, CT

Economic Development Committee

Minutes from the meeting of November 13, 2006

<u>Present</u>	<u>Also Present</u>
G. Daley, Chair	M. Wackers
J. Bibisi	Glenn Russo
D. Bauer	Abid Chouki
R. Santangelo	
P. Szewczyk	
Public: Friends of the River; Tom Hibbard; George Frick	

A Call to Order

B Public Session: Members of Friends of the River addressed the committee regarding the Remington Rand building. Hibbard reported that three issues from the October meeting. First, the question transfer was possible and just required following CT Department of Environmental Protection and US Environmental Protection Agency transfer procedures. Second issues of the possibility of bring the building up to the standard suitable for residential uses was possible and a practical investment. Third, the issue of water and sewer to the site was not an issue since the City is currently out to bid on improving access to the site for these utilities. Daley requested letters of commitment from funders that Hibbard reported to be in discussions with.

C Minutes: Bibisi motioned to approve the minutes for the October 10, 2006 Economic Development Committee meeting and the November 6, 2006 Special Meeting of the Economic Development Committee. Santangelo seconded and the minutes were approved with three in favor and two abstentions.

D Communications

E Old Business

1) CBB Parking

a) \$18 million Federal Funding

(1) VHB-Scope of Services: Warner stated in a memo to the committee that the city is waiting for DOT to approve the scope of services.

- b) **Acquisition of 9 Liberty Street:** Warner stated in a memo to the committee that appraisal came in at \$266,000. We would need an appropriation for \$266,000 from the Council to acquire by eminent domain in December. A motion to send same to Council is required.
- c) **Acquisition of 591 Main Street:** The owner of the property Abid Chouki spoke to the committee, commenting that he was willing to sell for price that was fair to him. Bibisi motioned to recommend that the City proceed with the purchase of the property located at 591 Main Street and send it to the Common Council for a vote in December. Santangelo seconded and the motion was approved with a vote of four in favor, Bauer voted nay.
- d) **Landmark Development Group, LLC:** Szewczyk motioned for the Committee to go into executive session. Bibisi seconded and the motion was approved unanimously.

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.

Warner stated in a memo submitted to the committee: I have explained to Landmark that we have \$8 million for a parking garage, \$9.5 million for transportation improvements and \$1.4 million for a bus station.

The \$9.5 million are federal transit funds and it will most likely take the help of Senator Lieberman and concurrence from MAT Director and Federal Transit to use those funds to construct a parking garage not directly related to the transit system.

The city probably could use the \$1.4 million to do the work proposed in the city hall block if the MAT Director agreed that it benefited the transit system.

The local 20% match of \$3.6 million, which is in addition to the \$18 million, could be reduced if the Governor agreed to place the \$1 million the legislature approved on the bond commission agenda.

Santangelo motioned for the committee to exit executive session. Bibisi seconded and the motion passed unanimously.

Daley motioned that the committee recommend that the conceptual site plan be sent to the Common Council for approval with a Council workshop to be held prior to any vote.

Szewczyk amended the motion stating that the City Attorney be consulted regarding relocation and eminent domain issues. At the request of the developer, the committee amended the motion to have the Council workshop be held in Executive Session. Santangelo seconded the motion, which was approved with four votes in favor, Bauer voted nay.

F New Business

1) Remington Rand

- a) **Water & Sewer Project:** Warner stated in a memo to the committee that the bid is out; this entails new water and sewer lines to the property. 100% financed by the State DECD. Essential for fire protection.

- b) **Electric Transformers Project:** Warner stated in a memo to the committee that DEP will pump out PCB oil and remove transformers at their cost in December. New underground electric to the building will be installed as part of the project.
- 2) **Portland Chemical:** Warner stated in a memo to the committee that the hope is to start and complete this project this winter, weather permitting.

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**

H Other

- I **Adjournment:** Bauer motioned to adjourn. Szewczyk seconded and the motion was approved unanimously at 6:33pm.