

ECONOMIC DEVELOPMENT COMMITTEE

MINUTES

December 8, 1997

Present

G. Daley, chair
R. Santangelo
S. Gionfriddo
S. Shapiro

Absent

J.J. Vinci

Also Present

D. Carlson, VHB
M. Libertine, VHB
W. Weir, *Press*
C. Wilcox, staff

G. Daley called the meeting to order at 7:04 p.m. in room 208 of the Municipal Building and opened the public session. No one from the public wished to speak.

Minutes: Upon a motion by R. Santangelo, seconded by G. Daley the minutes of September 8, 1997 and October 14, 1997 were accepted unanimously with the abstention of S. Gionfriddo.

Old Business: To accommodate guest speakers, Item 2, North End Industrial Area, was moved forward on the Agenda. Messrs. Carlson and Libertine of VHB, the City's environmental consultants for the former Remington Rand property, were there to explain their findings from the additional work on the Phase II investigation of the former Remington Rand Property and the need for a Phase III study. Using a large graphic of the site they noted there was asbestos and lead in the building. Petroleum was found in areas marked yellow; and the area they call the R.O.W. to the rear of the building offers an excellent opportunity of capping in place based upon information from the Phase II Investigation. They went on to explain that in the Phase III some new areas would be studied as well as the extent and limits of the contamination already discovered. The focus is to hone in on the remediation costs; and to designate where development can occur. They would also focus on the middle area behind the building with impact on air quality. For the State's "covenant not to sue" the remediation costs need to be known. The consultants and committee discussed ramifications of the findings in an industrial area. VHB suggested a standard land use restriction. They were dealing only with exceedences of standards; and the non-hazardous waste must deal with solid waste standards. The cost will be lowered by leaving the latter in place. In the RCRA area with metals the area can be capped and left green. It is not advisable to excavate near the Municipal landfill which is closed; but rather to treat this area as a continuation of a solid waste area. The yellow petroleum areas can be addressed pretty easily.

A motion was made by S. Gionfriddo and seconded by S. Shapiro to move ahead with the Phase III Investigation at a cost of \$77,200.00. During the discussion the committee questioned why this phase was so expensive. VHB replied that at least 1/3 of the cost was for testing and for the QA/QC testing for reliability of the data in order to meet DEP standards. There are at least 350 man hours involved in the Phase III and many people. They are able to start right away and the time frame would be 7-9 weeks. The Economic Development Committee voted unanimously to approve the Phase III at a cost not to exceed \$77,200 and asked for cost savings where possible.

Communications: The committee noted and had no comment on both the EDF Status report and the letter from the Connection Fund, Inc. Indicating their need to get their funding in place, including demolition funds, before taking title to 27 Silver Street.

Old Business:

Twin Vane Park: After some discussion regarding the spite strip, the offer on Lot #5 and the problems with dealing with Remington Investments, the committee decided to take no action on the sales offer and to ask Gary Daharsh to attend the next meeting so they could inquire about what he intended to build there. The suggestion of appraising the spite strip for condemnation was raised; staff will investigate; however there is a question of whether that would benefit the City or Remington Investments.

North End Industrial Area: After discussion of the owner's request to develop their own property at the northern portion of Red Wing Depot, the committee directed the chair, G. Daley to send a letter to Messrs. Sweet and Rocque detailing what the committee expected, including a convincing plan and definite time schedule by the next Economic Development Committee meeting in January.

New Parking: The Economic Development Committee strongly supported the idea of the City's developing new parking behind Bacon Bros. on Main Street to accommodate both businesses on that side and the library. They requested a workshop at their next meeting with Bill Warner and interested parties. It may need an executive session.

REINVEST: Regarding the suggestion of E. Blade for the institution of a late charge, the committee agreed and suggested it be 5% of the monthly payment with a minimum of \$25.00 if payments are behind more than 60 days. Regarding loans that were either delinquent or the businesses were no longer functioning, motions were made by S. Shapiro, seconded by S. Gionfriddo and voted unanimously to 1.) Call the loan to Touch of Class or Nowlin, Inc. for reason of default; 2.) Call the note from Vandough's for reason of change of collateral and cessation of business; and 3.) To instruct Municipal Development Office Loan Administrator, Esther Blade to meet with Grace Rustek on her loan for Santa Maria Bakery which is also no longer in business to ascertain the amount of loan still owing. In the case of Vandough's the committee noted they would not consider a change in collateral as requested.

Other: The committee asked staff to contact Sal Fazzino and John Parker to make sure the burned Rapallo Avenue building (Former Buttonwood Tree) is on the blighted structures list. G. Daley also asked if John Parker could add a short recommendation for each building on that list so that the Council could be better informed on what actions to take. There was some concern that with the move of It's Only Natural to the Central block, that the Rapallo area could become blighted.

There being no further Business, the meeting adjourned at 8:10.