

ECONOMIC DEVELOPMENT COMMITTEE

Minutes

December 13, 1995

PRESENT

G. Daley, Chairman
J. Vinci
R. Santangelo
S. Shapiro

ABSENT

J. Milardo

ALSO PRESENT

W. Kuehn
C. Wilcox, staff

Chairman Daley called the meeting to order at 7:15 p.m. No one from the public wished to speak at the public session.

Election of Officers

Upon a motion by S. Shapiro, seconded by J. Vinci, R. Santangelo was elected Vice Chairman and W. Kuehn as Secretary. The motion passed unanimously. G. Daley had previously been appointed as Chair in the Council reorganization.

1996 Meeting Schedule

The consensus of the Committee was to continue to meet on the second Wednesday of every month at 7:00 p.m.. They would like a Bylaw change to reflect this.

Minutes

Upon a motion by S. Shapiro, seconded by R. Santangelo, the minutes of September 18, 1995 were accepted unanimously with the following correction, on page 2, under St. Sebastian's Convent, last sentence of paragraph 1, the words "J. Milardo" should be replaced with "the Church". The last sentence would read "the Church would like to see the building moved by spring". J. Vinci abstained from this motion.

Economic Development Fund Status Report

The Committee discussed the report for their information only, and asked staff to pursue the restaurant lease payment to reflect the increase.

North End Industrial Area

W. Kuehn apprised the Committee of progress with Department of Economic & Community Development. He noted that the amendments to the North End Industrial Area had been approved on October 16, 1995 - those were boundary amendments. Also, the Assistance Agreement was approved. The last piece needed was for the Reich & Tang Account to be set up. The Mayor needs to sign off on the amended agreement and a list of project priorities from the plan. A meeting is set up for the next day. The revised plan and grant approved budget is \$273,556. Regarding the Phase

II Environmental Study for the Remington Rand building, an RFP has been compiled and a pre-proposal meeting is set up for December 19th. The RFP has been sent to 24 organizations. There was some discussion amongst the committee about the ownership of the Remington Rand property and of the potential use by CPR. It seems that group has given up on trying to use the building. Regarding the FEMA boundary lines, W. Kuehn noted the correspondence from Raold Haested which came up with more flood plain than the Middletown maps would show. The Committee posed a question for HMA/Milone & MacBroom, who did the North End Industrial Area study, as to whether they were aware of the fact the FEMA rounds the numbers up rather than down. Remington Rand should have been listed at elevation 24 not 23.5. Regarding the Meech & Stoddard building, the Committee discussed this property, its history, its ownership, and plans which W. Kuehn showed for revising the parking and various options for parking. The plan calls for razing the buildings and the Committee discussed whether or not it is worthwhile saving some of the buildings despite the fact that on site parking requirements cannot be met as it is now. The plan which has been adopted by the Council and Department of Economic & Community Development calls for acquisition and demolition of the buildings. Even though they have been cleaned up, the proposed uses are not clear and it is also not clear what degree of job creation would be achieved by keeping them. After discussions of the plans and the parking, the consensus of the Committee was to stay with the plan and to demolish the buildings. Staff was requested to approach the owners and explain to them using a discussion of the North End Industrial Area goals and strategies as adopted. As a corollary to the discussion of the Meech & Stoddard buildings, the Committee also discussed the transloading facility of the Railroad. In order for this to be accomplished, building #2 of the Meech & Stoddard's must be demolished for sure; and is also likely that building #1 should also go. The Committee asked for a plan of how to go about doing this for the February meeting. This was in the form of a motion by S. Shapiro, seconded by R. Santangelo, and voted unanimously by all present. The Committee had been apprised of the need of an additional \$3,556 appropriation for the local match for the North End Industrial Area. Upon a motion by J. Vinci, seconded by R. Santangelo, it was voted unanimously to ask the Council to appropriate said \$3,556 at the next Common Council meeting. The Committee also asked for a grant confirmation for the Department of Economic & Community Development grant.

Sears/Konover Property

Per resolution 9-3 of the most recent Common Council meeting (December 4, 1995), the resolution was referred to the Economic Development Committee regarding authorizing the Mayor to negotiate with Konover for the acquisition of the property where Sears and Riverview Center are. There was considerable discussion among the Committee ranging from those who felt that the City would want to take the buildings to those who felt it should not go into land speculation or that we should not have industry or service on Main Street. No action was taken on this by the Committee; however, staff was asked to look into the Mayor's authority to take options. If that authority is in place, then they should check on the amount. A motion was made by S. Shapiro, seconded by J. Vinci, to table this item. All voted in favor, except S. Shapiro who abstained.

REINVEST

A new agreement had been enclosed in the package for the information of the Committee. No action was needed.

Status Report on St. Sebastian's Convent Building

The next meeting with the Parking Authority will be January 29th. Discussion also ensued about the Bacon property and how that might be valuable for parking in the area, especially as an asset to the Library.

INFORM

The Committee acknowledged the invitation to attend a meeting on December 22nd about INFORM's access to the Internet and they also discussed land to buy from the FDIC on Middle Street.

Connecticut Main Street Program

The Committee decided to discuss more about this at their next meeting and took no action now.

EXPO

Similarly, the Committee decided to discuss this at a later date.

Meeting adjourned at 9:40 p.m.

Cynthia G. Wilcox

CGW/bds