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**Town of Seymour  
Economic Development Commission  
Minutes  
Tuesday, October 7, 2014 – 6:30 PM  
Flaherty Room - Seymour Town Hall**

Members presents: Marietta Sabetta, Michael Horbal, Christine Aliman, Kathleen Conroy-Cass and Rosalie Averill

Member absent: Jon Szuch, Alex Danka

**ITEM #1 Call Meeting to Order**

Meeting called to order at 6:30 p.m. by Vice Chairperson Marietta Sabetta.

**ITEM #2 Pledge of Allegiance**

Pledge of Allegiance led by Vice Chairperson Marietta Sabetta.

**ITEM #3 First Selectman Comment.**

First Selectman Kurt Miller was not in attendance at the meeting.

**ITEM #4 Public Comments**

There was no one from the public present.

**ITEM #5 Approval of Prior Meeting Minutes –September 2, 2014.**

Mrs. Averill moved that the approval of the minutes from the September 2, 2014 meeting be tabled to the next meeting. The motion was seconded by Mr. Horbal and carried unanimously (5-0). The members only received the first page of the 09/02/14 minutes.

**ITEM #6 – Economic Development Director's Report – Fred Messore.**

Mr. Messore stated that the property at 81 Silvermine Road was under contract to be purchased and the buyer's attorney needed to see the release of the industrial park from the Town. This had been a project of the Economic Development Commission. Mr. Messore stated that no certificate of occupancy was on file in the Building Department. The Fire Marshal and Building Official scheduled inspections and have signed off and the certificate of occupancy issued. The prospective purchaser has since decided not to go through with the transaction but the issue regarding the lack of a certificate of occupancy has been resolved. Mr. Messore stated that he did not feel that this item needs to remain on the agenda.

Mr. Messore also submitted a copy of a letter from the corporation counsel indicating that the issue with We Can Do That Signs has been resolved and the Town received a settlement. He further stated that NuAge Design has been awarded the job for the new signs and he working closely with the new vendor.

Mr. Messore presented his report for the month of September (copy attached) and reviewed it with the Commission. He stated that the State funds that had been received for Housatonic Wire clean-up were going to expire. He stated that he was working to have those funds allocated for another project but the State has granted an extension of those funds to 01/31/15.

Mrs. Averill asked about the meeting that was held with the Chairman of the WPCA. Mr. Messore stated that the meeting had to do with the fees for the LoPresti School Redevelopment Project. This is a re-adaptive use and there is already a hook-up for the school. The meeting was held to attempt to determine what the fees will be for this project.

Mr. Messore stated that the abatement work has been completed at Housatonic Lumber property and the demolition of the buildings should begin shortly.

Mr. Messore stated that he included information regarding the 2015 Connecticut Official Visitor's Guide in his report. He felt that the Commission may want to consider allocating some funds to advertising in the brochure. The fee structure information is contained in the informational packet. Mrs. Averill suggested the possibility of having something in the brochure regarding the fish bypass. Ms. Sabetta asked Mr. Messore to contact the State and get more information on what needs to be done to advertise in the brochure.

Mr. Messore stated that the Town now has a Strategic Planning Commission and representatives from that commission will be coming to speak to this Commission looking for recommendations. He presented the recommendations that he has submitted to this Commission.

Mr. Messore also submitted his third quarter report (copy attached).

Ms. Sabetta asked Mr. Messore to e-mail all members on any grand openings or ribbon cutting ceremonies that may be scheduled in Town. She stated that members may want to attend these. Mr. Messore stated that the ribbon cutting for the fish bypass is scheduled for October 30, 2014 at 10:00 a.m.

Mr. Messore he is working on the Adopt-A-Spot signs and has a conceptual overlay of possible locations. He was not sure if all locations have been sponsored. He stated that the Board of Selectmen adopted criteria regarding the sponsorship of the signs. He stated that some of these will be replacement of existing signs and some additional ones.

Mr. Horbal asked about Tri-Town Plaza and Mr. Messore stated that he had nothing new to report on that. Mr. Horbal asked if Mr. Messore was aware of brownfield clean-up behind Klarides Village. Mr. Messore stated that he was not aware of this but would look into it. Mr. Horbal asked if there was any new information on the unused portion of the Walgreen's development. Mr. Messore stated that he had nothing to report on that.

Mr. Horbal asked if Mr. Messoro had any updates on the Haynes property and he stated that he did not but will try and get some information for the next meeting.

ITEM #7 – Concepts for 2014-15 fiscal year.

This item will remain on the agenda for discussion at the next meeting.

ITEM #8 – EDC Chairman's Report – No Report

ITEM #9 – Old Business - None

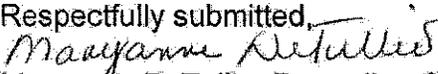
ITEM #10 – New Business – None

ITEM #11 – Correspondence - None

A motion to adjourn was made by Mrs. Averill, seconded by Ms. Aliman and carried unanimously (5-0).

The meeting was adjourned at 7:45 p.m. by Vice Chairperson Marietta Sabetta.

Respectfully submitted,

  
Maryanne DeTullio, Recording Secretary

# TOWN OF SEYMOUR

Seymour Economic Development

1 First Street, Seymour, CT 06483

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[www.seymouredc.com](http://www.seymouredc.com)

## EDC SEPT 2014 REPORT

9/3 Spoke with Standard Demolition and Pereira & Sons regarding Seymour Lumber Site

9/4 Spoke with Lilia Kielyka, DECD Office of Brownfields Remediation & Development regarding the \$500,000 Grant to the Town of Seymour that could be used for HWCO 109 River St. We requested another extension since the State would like the funds for other projects in town.

9/8 Spoke again with DECD on possible re-appropriate Brownfield for another project in Town.

9/9 Spoke with Tom Tkacz on Demolishing quotes.

9/10 Met with Mike Meskill, owner of Greenwich Shoppe located at 151 Main St regarding renovation work for building and issue that power lines are in way of access for work that needs to be done. Spoke with CL&P Representative Mark Massaro to assist.

9/11 Met with Tom and Debbie Tkacz regarding project update, funding options, taxes owed and next steps necessary.

9/16 Spoke with John Guedes, Primrose Development regarding 29 Maple St Project and concerns on development cost fees.

9/17 Spoke with John Livolsi, Chairman of WPCA regarding sewer fees.

9/18 Attended Semifinal Inspection for Bridge Project #124-0167 on Bank Street.

9/19 Spoke with the new operators of Tavern 1757, Larry Erickson who also owns and operates Jesse Camille's for over 18 years at the Hop Brook Golf Course in Naugatuck. Went for Dinner and met with the owner and welcomed him to Seymour.

9/22 Spoke to Eileen King and David Letourneau from USPS on ADA access to Seymour Post Office.

9/23 Met with Teila Cheever, Resident Services Coordinator at the Callahan House Association and gave her Downtown Maps for the residents.

9/23 Spoke with Ed Godin, agent for 10 Beach St (Former Slick bar). He needed assistance on getting utility data to give to a prospective brewery buyer/tenant which I provided



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9/24 Spoke with Bob Bertollette, Abatement Services who was hired to remove asbestos from Seymour Lumber 79-101 Bank St

9/29 Meeting with Administration including Corp. Counsel and Jim Galligan regarding Sewer Fee structure for LoPresti School Redevelopment Project

9/30 Facilitated meeting with CL&P, Mark Massaro, Rich Russo and Sabastian Morin and Greenwich Workshop owner, Mike Meskill on power lines issues for façade work he would like to schedule



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## 3<sup>rd</sup> Quarterly Report 2014

Economic Development

7/1-9/30/14

Fred A. Messoro

Department Specific Update: no changes to staff

Budgetary Update: Budget is in good standing with levels consistent for year to date

Accomplishments /Recognition of Department or Members: Execution of Development Agreement for 29 Maple St between Primrose Development and Town of Seymour.

Was successful in adding an Electric Vehicle Charging Station to the Fish Bypass Project to be located in the parking lot with CT DEEP subsidizing the cost of the infrastructure improvements for it

Henny Penny at 2-4 Main St had Ribbon Cutting on August 20th.

We were able to receive an extension of the \$500,000 DECD Brownfields Grant for HWCO site until January 31, 2015 with the owner having to perform in securing a bona fide developer.

Directional and "Adopt a Spot" signs have begun being installed by Nu Age Design.

Seymour has been awarded a \$375,000 Grant from the Main Street Investment Fund.

Review Goals for the Quarter: Two of Three Goals for Quarter were achieved successfully.

Met with CTDOT and Milone and MacBroom to present our plans for Phase 1 of the Seymour Greenway Trail, they gave valuable feedback on the connection to Route 67 Bridge embankment to finalize the Scope of Work Phase 1 engineering plans.

Purchase and Development Agreement for the SALE of 29 Maple St. between the Developer and Town of Seymour was EXECUTED

Though Seymour Lumber is not demolished the owner has hired Abatement Services to remove the asbestos and prepare building for the start of demolishing within next 45 days



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**Issue Resolution:** Brownfields Grant of \$ 500,000 was extended for HWCO site until January 31, 2015.

Owners of 81 Silvermine Rd were able to receive a Certificate of Occupancy for their building which is on the market to be sold. Last deal fell thru.

Working with Town administration on Sewer Fees for Redevelopment of LoPresti School Project, this is the 1<sup>st</sup> project that will readapt an existing building into multiple residential units.

Facilitating a meeting with the owners of Greenwich Workshop 151 Main St a CL&P for questions on the power lines that hamper a façade improvements the owner has intended to perform.

**Look Ahead:** Work with Seymour Lumber owner to get building down. Work with Nu-Age Design to have all new signs, including Adopt a Spot completed. Move Greenway Trail ahead.

**Establish 3 Goals for the upcoming quarter:**

1. Finalize Scope of Work Contract for Phase 1 Design of Greenway Trail
2. Receive Land Use approvals for 29 Maple St. (Former LoPresti School)
3. Seymour Lumber should be demolished.



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