

**Town of Seymour
Economic Development Commission
Minutes
Tuesday, September 3, 2013 – 6:30 PM
Flaherty Room – Seymour Town Hall**

COPY RECEIVED
DATE: 9/5/13
TIME: 3:15 pm
TOWN CLERK'S OFFICE

Members presents: Jon Szuch, Michael Horbal, Marietta Sabetta, Ron Balabon, Rosalie Averill, and Kathleen Conroy-Cass.

ITEM #1 Call Meeting to Order

Meeting called to order at 6:35 p.m. by Chairman Jon Szuch.

ITEM #2 Pledge of Allegiance

Pledge of Allegiance led by Chairman Jon Szuch.

ITEM #3 First Selectman Comment.

First Selectman Kurt Miller was not present at this time.

ITEM #4 Public Comments

There was no one from the public present at the meeting.

ITEM #5 Approval of Prior Meeting Minutes – June 5, 2013

Mrs. Averill moved to approve the minutes of the June 5, 2013 meeting as presented. The motion was seconded by Ms. Sabetta and carried unanimously (6-0).

ITEM #6 Economic Development Director's Report(s) – Fred Messore

Mr. Messore presented his report for the months of June, July and August. He stated that he worked with vendors on getting the boxes located in the downtown area and train station with the realtor books. He stated that a lot of them were damaged. He noted that there are other areas in town where these books are available to the public. Mr. Messore stated that he is working on getting benches at the train station. He stated that he would like to have two on the platform and one in back. He also stated that new lights are being put in downtown.

Mr. Messore stated that he received a call from someone interested in putting in an adult theme business on Roosevelt Drive. He stated that he referred the caller to the Planning Department. He also stated that there is a town ordinance regarding adult themed businesses.

Mr. Messore stated that there has been some problems with the sign company doing the Welcome to Seymour signs. He stated that there had been an issue with the company providing the necessary bond, which they have now done. He was told by representatives from the company that the signs would be done by the end of the summer but they still have not been completed. He stated that he brought this matter to the attention of the town counsel and was advised to try and work out a resolution. Mr. Messore stated that they have put in some of the poles for the signs but nothing else

has been done. He stated that the First Selectman and town counsel are aware of the situation. Mrs. Averill felt that a letter should be sent to the Board of Selectmen requesting a report on this matter. Mr. Szuch felt that it would be more effective to attend a Board of Selectmen meeting and bring this matter up at that time.

Mr. Messore stated that he met with VCOG regarding the Route 67 Corridor Improvements which will have some impact on the redevelopment of that area. He stated that VCOG is trying to move this along and get it completed. He stated that he tours some properties with the Blight Officer. The ordinance regarding blight is not completed at this time and is being worked on.

Mrs. Averill asked Mr. Messore how many businesses he has visited at the Industrial Park. Mr. Messore stated that he does not have a set schedule of visiting the companies but has been there on occasion.

Mr. Messore stated that regarding the Henny Penny project they are working on the demolition permit and have to get the utility companies involved in this. They did not have to change the location of the traffic light but had to address the egress coming into the property.

Mr. Horbal stated that he had to leave the meeting at this time but presented copies of a plan for the downtown brochure. He stated that he has spoken with some of the businesses regarding this matter. He left the meeting at 7:15 p.m.

Mr. Szuch asked if there has been any interest in the Lopresti School building. Mr. Messore stated that four developers did the walk through but no one has shown any serious interest. He stated that he put an ad in the New England Real Estate Journal and will also advertise with CERT.

Mr. Messore stated that he has been trying to address some of the issues raised regarding handicap accessibility in the downtown area. He stated that he has been receiving a lot of e-mails from the gentleman who is concerned about this matter. He stated that he does refer his concerns to different town departments.

Mr. Messore stated that he is working on getting the EV Charging Station location at the fish bypass parking area and is in communication with DEEP regarding this. He stated that as far as the Greenway Trail funding was received for a feasibility study and design plans are being worked on with Milone and MacBroom. He stated that they also worked on the fish bypass and had a lot of materials and data on that area.

Mr. Messore stated that he met with the owners of 164 Walnut Street which is a six acre parcel adjacent to a twelve acre parcel. He stated that because of the topography of the land he felt that it will be difficult to market the property. He stated that 770 Derby Avenue has been leased to Clean Harbor which is an environmental firm. He stated

that he had nothing new to report on Tri-Town Plaza. He also stated that Housatonic Wire has listed their property for sale. Mrs. Averill asked about American Pie leasing space in Seymour and Mr. Messore stated that the deal fell through.

ITEM #7 – Finalize Downtown Seymour Merchant and Parking Map.

The members reviewed the plan prepared by Mr. Horbal. Mrs. Averill explained that the businesses are all numbered and they will be listed on the back of the brochure. The members felt that some minor changes should be made to the brochure with type size and some additional information regarding identification of parking areas and eating establishments. Mrs. Averill stated that conceptionals should be available by the next meeting.

Ms. Sabetta stated that she has been working on the business directory and trying to link e-mails directly to the directory. She has been having difficulty with this project. There was a discussion on who is actually hosting the website and how this can be accomplished. Ms. Sabetta will work with Mr. Messore on this project.

ITEM #8 EDC Chairman's Report

Mr. Szuch stated that there is approximately \$32,000.00 left between both budgets. He felt that the Commission should be able to accomplish a few more projects. Mr. Messore stated that he would like to see some streetscape ideas from the members. He stated that the lighting downtown will be changed over to LED lighting.

There was no further business to discuss and a motion to adjourn was made by Mrs. Averill, seconded by Ms. Sabetta and carried unanimously (5-0).

The meeting was adjourned at 8:25 p.m. by Chairman Jon Szuch.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary