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**Town of Seymour
Economic Development Commission**

**Minutes
Tuesday, April 3, 2012 – 6:30 PM
Flaherty Room – Seymour Town Hall**

Members present: Jon Szuch, Rosalie Averill, Ted Holly, Ron Balabon, Marietta Sabetta and Kathleen Conroy-Cass.

Also present: Fred Messore, Economic Development Director, Maryanne DeTullio, Recording Secretary

ITEM #1 Call Meeting to Order

Meeting called to order at 6:40 p.m. by Chairman Jon Szuch.

ITEM #2 Pledge of Allegiance

Pledge of Allegiance led by Chairman Jon Szuch.

ITEM #3 First Selectman Comments

First Selectman Kurt Miller was not present.

ITEM #4 Approval of Prior Meeting Minutes – March 6, 2012 and March 27, 2012 Meetings.

Mrs. Averill moved to approve the minutes of the March 6, 2012 meeting. The motion was seconded by Mr. Balabon and carried unanimously (6-0).

Mr. Holly moved to approve the minutes of the special meeting on March 27, 2012. The motion was seconded by Ms. Sabetta and carried unanimously (6-0).

Item #5 Economic Development Director's Report – Fred Messore

Mr. Messore stated that the First Selectman has instituted a new process where all departments submit quarterly reports to the Board of Selectmen. He submitted his first quarter report and also included his monthly reports that he gives at the Commission meetings. He stated that he has added dates to his April report as requested by Commission members.

Mr. Messore stated that he attended the ICSC in Hartford which is a showcase for retailers to meet and converse. He had copies of the tax incentive plan and was hoping that someone would be interested in the tri-town plaza. He stated that the Hartford show is smaller than New York but there was a large crowd at the event this year. He stated that he felt it was important to get the information out about the tax incentive plan.

Mr. Messore stated that he facilitated the DARP meeting. He felt there was a good attendance and received good comments and a general idea of what the property may be looking to do. Mrs. Averill stated that one of the property owners just put one of their properties on the market. It is a small parcel but may be a good investment for

the Town to consider.

Mr. Messore stated that he attended the senior staff meetings which are held regularly. He stated that the senior staff from different departments meet and do information sharing. This is a good forum for the First Selectman to be updated on some of the changes he is trying to implement. He stated that he keeps them informed on things that the Commission are working on.

He stated that he met with City Carting regarding the transfer station. He did a tour and felt that it could be updated. He stated that he is working on the grant for signs and is planning on doing signs directing people to the transfer station. He stated that he met with the Director of Public Works and feels that it is important to have a good line of communication with that department.

Mr. Messore stated that he met with someone interested in using the former CVS space for a food use. He stated that he was not sure if the square footage would work for a food use. He stated that he attended the Building Committee meeting at LoPresti School. He stated that a Building Committee has been formed by the First Selectman. He stated that they are going to be touring the four buildings that they are discussing at this time. He stated that they will have to do some work with appraisals and assessments before they can determine the value of the buildings and what will be done with them. Mrs. Averill asked if there is money appropriated in the First Selectman's budget for appraisals. Mr. Messore stated that he did not know and the Committee has only had one meeting so far.

Mr. Messore stated that he did the walking tour of downtown with Planimetrics which was one of the first steps that needed to be done with them.

Mr. Messore stated that on March 23rd the announcement was received about the \$500,000. Remediation grant for Housatonic Wire. He stated that he attended the Brownfields regional meeting and Seymour is the only town in the Valley area selected for the grant. He stated that all the contracts have been executed and it is now in Finance to just disburse the money. He stated that he is hopeful that it will be done shortly. He stated that once the buildings are taken down, the property will have to be reassessed environmentally and then can help re-market the property. He stated that the funds are given to the Town and not the property owner and they are going to be used to leverage a bonafide developer to invest money into that property. He stated that at this point it is the Town's goal to get the property marketable.

Mr. Messore stated that he also toured the Derby transfer station with City Carting. He stated that he and the First Selectman met with Bill Purcell of the Valley Chamber of Commerce to discuss a business outreach program between his contacts and Seymour. He stated that there might be a good introduction to property owners hosted by the Chamber of Commerce with businessmen that may be interested in Seymour.

He stated that the closing was held for 300 Bank Street for a dentist office and renovations are being done at this time. He also stated that he attended the regional brownfields partnership for VCOG. He stated that this is an important role for him to be involved in and could be beneficial to Seymour.

Mr. Messore stated that with regards to the budget the Finance Board did not add to the capital budget the acquisition of the property downtown or the demolition funds or assessment funds, which was approximately \$330,000.00. He stated that this somewhat limits what he can get done next year. He stated that he will focus on Housatonic Wire and Seymour Lumber and also work on the downtown plan. He stated that they did keep the funds for the landscape architect, the sewer survey and the housing market analysis, which is approximately \$30,000.00.

Mr. Messore stated that with the downtown plan there is a small sliver of land that is under utilized at this time. He felt that it is a valuable piece that could be used to the town's advantage. He stated that he is going to push to have this included in the plan. He felt that it could be used for open recreational space that the residents could use and enjoy.

Mr. Messore stated that April 11, 2012 will be the meeting with Planimetrics and the downtown merchants. He stated that they will be hand deliver the invitations. He stated that it will be 8:30 to 10:00 a.m. A mailing will also be done.

He stated that the public meeting with Planimetrics will be held on May 9, 2012 at 7:00 p.m. at the Seymour Middle School. Planimetrics will do the signage throughout the town. He stated that he has notified DOT that the signs will be going up. He stated that press releases will also be done about the meeting.

ITEM #6 – Public Comments

There was no one from the public present.

ITEM #7 – DARP Updates

Mrs. Averill asked if there was any communication after the meeting. Mr. Messore stated that he has not received any comments. He stated that there is an opportunity there but he was not sure what that is. The members felt that he should be proactive and approach the owner of the vacant building to see what he may be planning to do. Mr. Messore stated that the property is not for sale at this time and he felt that his efforts should be on something more tangible.

ITEM #8 – Chairman's Report

Mr. Szuch stated that he wanted to commend Mr. Messore on the wonderful job that he is doing.

ITEM #8 – Old Business

Mr. Messore stated that regarding the proposed skate park they will be going out to bid on the design. He was asked about the fish bypass but indicated that he does not know enough about it, but progress has been made on the rights of way that are needed. He stated that his main focus is to get the downtown plan done. He stated

that he is hoping to get good response from the merchants. He stated that he went to the auction and told the owner about the meeting.

ITEM #9 – New Business

Mrs. Averill stated that the questionnaire done by Planimetrics is very difficult to use and respond to. Mr. Messor suggested that any concerns be e-mailed directly to Mr. Chalder at Planimetrics.

A motion to adjourn the meeting was made by Mrs. Averill, seconded by Mr. Holly and carried unanimously (6-0).

The meeting was adjourned at 7:40 p.m. by Chairman Jon Szuch.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary