

**Town of Seymour  
Economic Development Commission**

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TOWN CLERK'S OFFICE

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

Members present: Jon Szuch, Rosalie Averill, Marietta Sabetta, Michael Horbal, Ted Holly, Ron Balabon

Also present: First Selectman Kurt Miller, ED Director Fred Messore, Maryanne DeTullio, Recording Secretary

Members not present: Kathleen Conroy-Cass

**ITEM #1 Call Meeting to Order**

Meeting called to order at 6:30 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 thanked the Commission for changing the start time of the meeting in order to give him an opportunity to attend prior to the Board of Selectmen meeting. He stated that Housatonic Wire has paid the back taxes in the amount of \$42,000.00 and the Town has received indications that the application went to the State of CT DECD for the \$200,000 loan for clean up funds and hopefully clean up will commence shortly. He stated that he and Fred Messore the ED Director met with the owner and the owner was supposed to sign the contracts for the clean up. He stated that the owner has also been trying to get Brownfield remediation money and he was informed that the Town will do nothing for him until he does what he needs to do on his part. Mr. Miller stated that the Town will assist him once he has done what he has to do. Mr. Messore stated that brownfield funds need to be project specific. He stated that if the buildings were down then there would be a better chance of getting the funds. He stated that they will work closely with the owner but he has work to do. Mr. Messore stated that they were told that the contracts would be delivered last week and they have not been received as of today. First Selectman Miller stated that the Town Attorney is ready to take action as soon as they are told to do so. Mr. Messore stated that the Town wants a copy of the contract so that they can follow up on it with the State.

First Selectman Miller stated that he submitted his 100 day plan to the Board of Selectmen and they will review that during their meeting. He gave a copy to entire EDC. He stated that if anyone had any comments on it to please let him know. Mrs. Averill asked about the extended hours at Town Hall. Mr. Miller stated that he will be meeting with the unions on this. He also stated that outside lighting at town hall will be improved and some other safety measures done.

First Selectman Miller stated that the Technology Committee has had two meetings already. The Committee expects to start a new facebook page to get a lot of information out on Seymour. The website will also have a lot of new functionality

added to it. He also stated that he will be receiving a weekly report on potholes and will be trying to get them all repaired in a timely manner. He stated that they are trying to be proactive on problems. He stated that he meets daily with the Public Works Director. He also stated that garbage pickup will be increased in the downtown area.

Mr. Horbal asked if the Tax Incentive Committee met again. Mr. Miller stated that their second meeting is scheduled for January 4<sup>th</sup>. He stated that they know that they have a deadline for February to have a report prepared.

ITEM #4 Approval of Prior Meeting Minutes – December 6, 2011 EDC Meeting;  
Mrs. Averill moved to approve the minutes of the December 6, 2011 meeting. The motion was seconded by Mr. Holly and carried unanimously (7-0). A motion to add to the agenda the approval of the December 27, 2011 workshop minutes was made by Mrs. Averill, seconded by Ms. Sabetta and carried unanimously (7-0). Mrs. Averill noted that the minutes should reflect that it was a workshop. A motion to approve the minutes of the 12/27/11 workshop was made by Mrs. Averill, seconded by Ms. Sabetta and carried unanimously (7-0).

Mrs. Averill moved to add the 2012-13 budget to the agenda. The motion was seconded by Mr. Horbal and carried unanimously (7-0). The members reviewed the current budget and discussed the proposed budget for 2012-13. The Commission decided to submit a total budget request of \$46,777.00 which is broken down as follows: Board Secretary Fees - \$1,000.00; Other Purchased Services - \$8,500.00; Purchased Services – EDC MDP - \$10,000.00; Other Professional Services - \$25,000.00; Education/Meetings/Seminars - \$500.00; Communications/Telephones - \$200.00; Advertising - \$1,000.00; General Supplies – Postage - \$500.00; Social Security – EDC Secretary - \$77.00. A motion to approve the proposed budget to be submitted was made by Mr. Holly, seconded by Ms. Sabetta and carried unanimously (7-0). Chm. Szuch stated that he and Mr. Messoro will present the budget and will meet with the First Selectman.

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

Mr. Messoro presented that he met with M&M Farms in Milford to see if they would relocate to Seymour. They were in the process of renegotiating their lease at their current location in Milford. They have since closed their doors at the Milford location. Mr. Messoro stated that he attended th Planning CT Future Conference. He stated that he met with some old contacts in the economic development profession and letting them know about Seymour and building a repoire with them. He stated that he attended an EPA Training at the Goodwin College. He stated that he attended various luncheons and dinners sponsored by CEDAS and GNHCC. Mr. Messoro stated he had a conference call with Main Street Center regarding the grant. He stated that a grant application was submitted for preservation which was declined. The grant would have been used for Milone and MacBroom to updated the MEDP and they felt that it was just putting another plan together without an initiative to implement. He stated that he disagreed with them and felt that the use of the grant funds was clearly spelled out in the application.

Mr. Messoro stated that he connected Technology Plastics Company with various properties in town for a possible location but they ended up relocating in Waterbury.

Mr. Messore stated that he met with Tom Lamb from CTDOT to discuss where signs could be put up to utilize grant funds. The grant is for the industrial park signage and directional signs for the park. There are very limited areas where the signs could be located. He stated that he has already spoken with the grant writer to see if the grant could be modified so that the signs could be used for another reason. He stated that he would like to welcome and thank you sign at all the boundary points. He stated that he assigned Yankee Quilter with their permit process and they are now opened at the Klarides Shopping Center and will be having their formal grand opening next week. He stated that he attended the ICSC in New York to meet with potential tenants for Tri-Town and other available spaces in Seymour. He has provided information for potential tenants and has been in contact with them. He stated that he has attended the department heads meetings as well as VCOB meetings with the First Selectman. He met with Joe Migani regarding a potential project for Phase II of Bank St. Senior Apartment proposal. He stated that Mr Migani wants to build a second building for senior units. He stated that what they are going to be doing for projects in Seymour is to have a meeting with the land use departments to see what they what to do and address any concerns that they may have. He felt that this is a very proactive way to approach these developments.

Mr. Messore stated that he placed 300 Bank St. under contract for professional office as part of his full-time position with Colonial Properties which he has worked for prior to working for Seymour. He disclosed and stated that he represents someone who is interested in purchasing this building as his other job is also that of a commercial real estate agent. He stated that he feels that the property of 17 Bank Street is a parcel that could possibly be purchased by the town to make a municipal parking lot. He stated that he is going to put into his budget. He felt that there is a need for parking in the downtown area and this might be a good location for a parking lot. He stated that he wanted the Commission to know that he will be putting something in his budget about getting more parking in downtown.

ITEM #6 – DARP – establish subcommittee's and goals of concept for 2012.

Chm. Szuch felt that perhaps the Commission should choose three goals for the concept. He stated that if more meetings are needed then we will have those meetings in order to get this going. Mrs. Averill asked if we should wait and get a feel for what the reception is like when the First Selectman makes contact with the property owners in this area. Chm. Szuch stated that this could be tabled to March which will give Mr. Messore and the First Selectman 60 days for all of January and February to get feedback from the property owners. Mrs. Averill felt that the Commission needs direction from the people who are in that area. Mr. Horbal moved that this item be tabled to the March meeting. The motion was seconded by Mr. Balabon and carried unanimously (7-0).

Mr. Messore suggested sending a memo to the First Selectman that this was tabled to the March meeting and why it was tabled so that he was aware of what the Commission was doing.

ITEM #7 – Public Comments

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

ITEM #8 EDC Chairman's Report

There was no report at this time.

ITEM #9 Old Business

There was no old business to discuss.

ITEM #10 New Business

There was no new business to discuss.

ITEM #11 Correspondence

There was no correspondence submitted.

A motion to adjourn the meeting was made by Mrs. Averill, seconded by Mr. Holly and carried unanimously (7-0).

The meeting was adjourned at 8:45 p.m. by Chairman Jon Szuch.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary