

**Town of Seymour
Economic Development Department**

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**Minutes
Tuesday, December 6, 2011 – 7:00 PM
Flaherty Room – Seymour Town Hall**

Members present: Jon Szuch, Rosalie Averill, Marietta Sabetta, Michael Horbal, Ted Holly and Kathleen Conroy-Cass

Members absent: Ron Balabon Vice Chairman, Fred Messore ED Director

Also present: Maryanne DeTullio, Recording Secretary

ITEM #1 Call Meeting to Order

Meeting called to order at 7:03 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 in attendance at this point in the meeting. Mr. Horbal recommended moving this item later in the agenda. The motion was seconded by Mrs. Averill and carried unanimously (6-0).

**ITEM #4 Approval of Prior Meeting Minutes – October 4, 2011 EDC Meeting;
November 2, 2011 – Cancelled due to town power failure.**

Mrs. Averill noted that in the 10/4/11 minutes that paragraph 5 on Page 5 should read CERC. A motion to approve the minutes with the noted correction was made by Mrs. Averill, seconded by Ms. Sabetta and carried unanimously.

Item #5 2012 EDC Meeting Calendar.

Chairman Szuch stated that it was strongly suggested by the First Selectman that the time of the EDC meetings for 2012 be changed to 6:00pm in order to make it easier for him to attend the meetings of the Commission. The members discussed this and it was agreed that the meetings would begin at 6:30pm beginning with the January 3, 2012 meeting. A motion to adopt the proposed meeting schedule with a 6:30pm start time was made by Ms. Conroy-Cass, seconded by Mr. Holly and carried unanimously (5-0) with Mrs. Averill abstaining.

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

Chairman Szuch stated that the Economic Development Director, Fred Messore, was attending the ICSC retail convention tradeshow in New York City but he had e-mailed some updates to the Chairman. Mr. Messore stated in his report that he attended various meetings during the last month, such as VCOG & CEDAS. An application to the CT Main Street Preservation Program for a \$10,000.00 grant to hire a consultant was submitted by the name of Milone & MacBroom, to prepare an action plan for 2007

MEDP. He stated that a supporting letter from the EDC will have to be supplied and he asked for the Commission to act on that. His report indicated that the loan funds from the State of Connecticut should be secured before the end of the year for the demolishing of the Housatonic Wire Company. He indicated that per their attorney and owner the contract will start once the funds are released. He stated that he is attending the ICSC show in New York City for retailers and is meeting with various retailers and their representatives to promote Seymour's economic development areas. Mr. Messoré indicated that a ten year lease for 2500sqft has been executed for the former Blockbuster space at Klarides Village with the Yankee Quilter Company from Oxford. Griffin Hospital is finishing up the final details and hopes to open in a couple of weeks in the same Klarides Plaza. Mrs. Averill asked what should be done. Mr. Horbal stated that he will be meeting with the First Selectman and Fred Messoré shortly.

Mr. Horbal stated that he and Mr. Messoré again discussed the Haynes property and the TOD, Transit Oriented District. He stated that in previous discussions with the Connecticut Rails the discussion of relocating the current Seymour railroad station to that location would be a no because they do not put any station where the track is on a curve. Mr. Szuch stated that Mr. Horbal will be meeting with the First Selectman and Mr. Messoré and he has indicated his opinion in writing to them that Mr. Horbal should be allowed to voice the opinion of the EDC and put it in writing and submit to Mr. Looker. Mr. Horbal stated that he will do it, but will send it to all the members for their comment before it is submitted. He stated that he is somewhat reluctant to go to the meetings alone because he represents a lot of developers in town. Mr. Szuch stated that anyone can also go to the meetings and Mr. Messoré will also be attending. Mr. Horbal stated that it had been proposed in an earlier recommendation to change the zoning on Route 67 eastbound heading towards the Woodbridge border. At the public hearing at that time only two homeowners were against it because they felt it would raise their taxes. Mr. Horbal stated that another item that was brought up was what is the town doing about incentives to lure businesses into town.

Mr. Szuch stated that Al Yagovane indicated that he was granted a \$10,000.00 Mathias grant for the next phase of his Park, which is the electrical phase and other items. Mr. Horbal stated that they have received from the State DEP a lease for the remaining portion of the Broad Street Park. He stated that the Park is three pieces of land – part Seymour, part DOT and part DEP. He stated that they received the okay from the First Selectman to use the land and got a lease from the DOT for \$500.00 and applied to the DEP for a lease. That took a long time to finalize and it is finally done.

ITEM #7 DARP – Establish subcommittee and goals of concept for 2102

Mr. Szuch stated that this is something that goes back to 2005. He stated that Mr. Messoré had asked that this be reopened after all this time. Mr. Szuch stated that since the Commission was working on the EDC portion update of the Plan of Conservation and Development for months plus earlier in 2011 the marketing brochure package and www.seymouredc.com extensive updates, he didn't feel that the Commission should start on this until 2012 when there was more time to dedicate to this project. He stated that the Commission could possibly break out into sub-teams of three each and he will probably pair up with Mr. Messoré and the First Selectman Kurt Miller. Mr. Szuch stated that what needs to be done is to establish the expectations of the Commission

and what do we think the residents expect from the lower Derby Avenue Rehabilitation Project adjacent to Route 8. He stated that the business and property owners in that area have their own ideas but the Commission needs to have a vision. This is a prime area of development for Seymour and has high visibility. The area is adjacent to Route 8 with 69-75,000 cars per day and it is serviced by sewers and water. He stated that the members need to think about what their vision is for that area; what should be done there, what type of zoning should be there. He felt that the two teams could come back with what their concepts area. He stated that something needs to be put together that Mr. Messore could use to promote this area. He stated that everyone knows what the potential is for that area. Mr. Horbal stated that the Commission needs to document a vision that they have in order to attract business. Mrs. Averill asked about the possibility of holding a public forum to get input from the public. Mr. Horbal felt that the Commission should get some ideas first and then possibly have a public forum. Mr. Szuch felt that the Commission should divide into two teams and this could be decided now or the Commission could wait until January or have a special meeting on just DARP. Mrs. Averill felt that the Commission is a team and should work together on this. Mr. Horbal stated that everyone can work together and form a cohesive vision. Mr. Szuch agreed and stated that the EDC will work together on this and Mr. Messore will be an ex-officio member and the First Selectman can periodically attend. The Commission can get input from him and develop a mission statement. Mr. Szuch stated that a special meeting can be held in December with the Commission, First Selectman, EDC Director and Town Planner. It was decided to hold a workshop on December 27, 2011 to discuss DARP.

ITEM #8 – Public Comments

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

ITEM #9 EDC Chairman's Report

Mr. Szuch stated that he heard that Chase Bank was not coming to the Blakeman property (new Walgreen's site). No additional report was made.

ITEM #11 Old Business

There was no old business to discuss.

ITEM #12 New Business

There was no new business to discuss.

ITEM #13 Correspondence

There was no correspondence submitted.

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

The meeting was adjourned at 8:40 p.m. by Chairman Jon Szuch.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary