

Town of Seymour
Economic Development Department

COPY RECEIVED
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TOWN CLERK'S OFFICE

Minutes
Wednesday, November 3, 2010 – 7:00 PM
Flaherty Room – Seymour Town Hall

Members presents: Jon Szuch, Michael H. Horbal, Ron Balabon, Marietta Sabetta, Ted Holly, Joe Cass and Rosalie Averill.

ITEM #1 Call Meeting to Order

Meeting called to order at 7:05 p.m. by Chairman Jon Szuch.

ITEM #2 Pledge of Allegiance

Pledge of Allegiance led by Chairman Jon Szuch.

ITEM #3 First Selectman Comment.

There was no report from the First Selectman.

Mr. Horbal moved to add to the agenda update from Russ Smith, Amity Construction. The motion was seconded by Mrs. Averill and carried unanimously (7-0).

Russ Smith, Amity Construction gave an update on his project. He stated that the fire was a disaster but it is his full intent to go forward with the project. Alex and the owners of Seymour Wire are working together. He stated that a revised site plan has been developed which is basically the same concept of a mixed use project. The square footage has been reduced because they felt that the amount for the commercial development may have been a little too heavy. It is now more residential. He also stating that they are considering doing the project in phases as they need to be flexible and adjust things accordingly. He feels that it will be a successful project. Mr. Smith stated that the State of Connecticut, Department of Health and DEP are working with Alex on cleaning up from the fire. He stated that the road had to be shut down for a while and then it took time to get the necessary demolition permits which all added to the delays in cleaning up. They have resolved the issues regarding the asbestos and all the information has been sent out regarding that. He stated that the demolition should begin shortly. He also stated the VCOG is in favor of the project and he has also spoke with Arthur Bogen. He stated that there are a lot of things that need to be in place to move forward. DEP funds cannot be used in the fire clean up. He stated that the runoff from the water used on the fire may have been contaminated but DEP has not found anything yet. He stated that once the State and Department of Health indicate that the site is clean they can begin.

Mrs. Averill asked why the square footage has changed and what is it now. Mr. Smith sated that originally there was more commercial space and less residential. He stated that the number of residential units has not changed but they have just reduced the amount of commercial space. Mrs. Averill asked if they are going to be apartments and Mr. Smith stated that they are market rate apartments which would mean that the rental

would be what the going rate is in Town for apartments. The apartments will be one or two bedroom units and also some studio units.

Mr. Balabon asked about how long the Department of Health may take and Mr. Smith indicated that they are not trying to hold up anything but they have some things that need to be resolved. He stated that they have been very cooperative as has the Town.

Mr. Szuch asked about the asbestos complaint and Mr. Smith stated that this was brought to the attention of the State and as far as he knew it was all resolved and the State is satisfied. There is air monitoring equipment on site. Mr. Smith stated that there was no insurance on the building except for liability insurance and insurance to cover the mortgage.

Mr. Szuch asked the type of commercial development he was planning and Mr. Smith stated that he was still looking at a small hotel and has done some research on this and also has had some interest from developers. He is also looking at restaurants and small retail stores. It is basically the same concept as before. Mr. Szuch asked about zoning and Mr. Smith stated that it is in the C-2 Zone and he would need a variance for residential use. He stated that the State is very supportive of the project. The project has a lot of aspects that fall into State criteria for funding and he is trying to stay proactive with the resources available. Mr. Szuch suggested that he contact local businesses that would use the hotel facilities for their input.

Mr. Smith stated that everything on the site is considered "hot" since the fire and has to be taken out in a certain way. Mrs. Averill suggested he speak with the Valley Chamber of Commerce and also the Waterbury Chamber of Commerce regarding the hotel. Mr. Smith stated that the people interested in putting in the hotel have done a lot of work on this and have gotten a lot of information from various sources.

Mr. Horbal asked if he was actually preparing plans while all this other work is being done. Mr. Smith stated that he would like to meet with Planning and Zoning during the clean up process to get conceptual approval which will help with financing and also the State of Connecticut. He does not anticipate any problems with the Town. Mr. Horbal asked when he may submit the conceptual plans and Mr. Smith stated that with everything that he going on he would hope it would be early next year.

ITEM #4 Public Comment

There was no one from the public wishing to speak.

ITEM #5 Approval of Prior Meeting Minutes – October 5, 2010

Mrs. Averill noted that on Page 2, second paragraph should read that (letter to be *drafted* by Commissioner Sabetta by mid-October). Also on Page 3, it should be noted that Commissioners Horbal and Holly left the room during the discussion on Mr.

Marvulli's project because Mr. Horbal is involved with the project and Mr. Holly is a member of the Zoning Board of Appeals. A motion to approve the minutes with the noted corrections was made by Mrs. Averill, seconded by Mr. Balabon and carried unanimously (7-0).

ITEM #6 TonSha Marketing – Sharon Grodzicki

Sharon Grodzicki was present and stated that she has a marketing firm and printing business. She has been involved in economic development for many years with a number of towns in Connecticut. She stated that she had met with Nancy and started working on this project. She spoke with her and provided designs for the brochure. She stated that there could be a large binder type brochure containing a lot of information about Seymour. She created a letterhead and tagline and is trying to get better pictures to include in the brochure. She has been in contact with Joe Salvati for pictures. Mr. Szuch stated that this is just the first draft and it will be worked on and completed for next year. Mrs. Grodzicki stated that some of the information that will be provided will include a letter from the First Selectman and Mr. Szuch as well as educational and historical information. There will be maps and land and development data and information regarding distances from major cities. She also stated that there could be some advertising included from local businesses. Mr. Szuch stated that the cost would be approximately \$10,000.00 for the entire project with the website and brochures. There are a lot of things that can be added to the brochures and the website needs to be updated. There would also be a small brochure with a lot of information regarding Seymour. Mr. Szuch recommended that she get a copy of the 2006 video which has a lot of information that she can use. Mrs. Grodzicki presented copies of a proposed budget and the binder and brochures that would be prepared.

ITEM #7 ED Director, Assistant's and/or EDC Chairman's Report

Mr. Szuch stated that there was an article in the newspaper about Tri-Town Plaza that he has given up on community marketing but he indicated that he has not heard anything else. He stated that CVS should have their grand opening in early 2011. It was noted that the beauty school has opened at the former Carousal Gardens restaurant location. It was also noted that batting cages have opened up on Great Hill Road.

Mr. Holly stated that the sub-committee has met regarding the ED Director position. They met with Jim Ryan who felt that the First Selectman is not really on board for this position. Mr. Ryan also told them that in Shelton all boards meet together once a month to discuss matters. They also met with Sheila O'Malley from Derby who is also the grant writer and Economic Development Director. They also met with Oley Carp who is a consultant to Southbury and he felt that a consultant could also work in Seymour. Mr. Balabon did not feel that the job should be combined with the grant writer and should be

two separate positions. Mrs. Averill did not feel that a consultant would work well and there should be someone in the office so that there is some continuity. The members agreed that it should not be a consultant position and that it is important to have a person in the office. Mr. Szuch stated that it should be a full time position and there should also be a full time grant writer. Mr. Horbal moved that it is the consensus of the board that a part time director is needed and a memo should be sent to the First Selectman indicating this. The motion was seconded by Mr. Cass and carried unanimously (7-0). Mr. Szuch stated that he will get this to the First Selectman and Board of Selectmen.

Mr. Szuch presented copies of a letter dated October 11, 2010 sent to the First Selectman regarding economic development business policy (copy attached).

A motion was made by Mrs. Averill and seconded by Mr. Balabon to add to the agenda the adoption of the 2011 meeting schedule. The motion was carried unanimously (7-0).

Mrs. Averill moved that the board adopt the attached meeting schedule for 2011 with meetings being scheduled for the first Tuesday of each month, except November which will be the first Wednesday, at 7:00 p.m. in the Flaherty Room, Town Hall. The motion was seconded by Ms. Sabetta and carried unanimously (7-0).

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

The meeting was adjourned at 8:50 p.m. by Chairman Jon Szuch.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary



Town of Seymour

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OCT 12 2010

ECONOMIC DEVELOPMENT COMMISSION

A handwritten signature, likely of the First Selectman, is written over the word "COMMISSION".

October 11, 2010

First Selectman Paul Roy
Members of the Board of Selectmen
1 First Street
Seymour, Connecticut 06483

Re: Economic Development Business Policy

Dear First Selectman Roy and Members of the Board:

As you know, the Seymour Economic Development Commission wishes to be apprised of requests for information from real estate agents and private parties interested in locating, relocating or expanding their businesses in Seymour. Therefore, it is vital and critical that we be apprised of any and all opportunities that present themselves to the Town of Seymour in order to maintain a record of these inquiries, respond to them and promote the town effectively.

Recent news articles concerning potential business openings in Seymour or other discussions taking place at other town board meetings have taken the EDC by surprise and suggested to the Commission that it has been left out "out of the loop". In order to avoid embarrassment on anyone's part, we propose that the First Selectman and the Board of Selectmen develop a policy for the distribution of information to be disseminated out of Seymour Town Hall regarding commercial development in town. If such a policy already exists, we would like a copy. If no policy exists, we would be pleased to assist in the development of one.

We look forward to receiving your reply by our next meeting scheduled for November 2, 2010. Thank you for your attention to this matter.

Respectfully Submitted:
The Seymour Economic Development Commission

Seymour Economic Development Commission
2011 Meeting Schedule

All meetings are held on the 1st Tuesday of each month (unless otherwise noted) at 7:00 p.m. in the Flaherty Room, Town Hall.

- January 4
- February 1
- March 1
- April 5
- May 3
- June 7
- July 5
- August 2
- September 6
- October 4
- November 2*** (due to November 1st Election holiday meeting to held on Wednesday November 2)
- December 6