

**Town of Seymour  
Economic Development Commission**

**Minutes  
Tuesday May 4, 2010 @ 7:00pm  
Flaherty Room – Town Hall**

Members Present: Jon Szuch, Marietta Sabetta, Joe Cass, Rosalie Averill.  
Members Absent: Ted Holly, Michael H. Horbal, Ron Balabon.  
Others: Tony Mavuli, Al Yagovane.

ITEM #1 Call Meeting in Order.  
Meeting called in order by Chairman Jon Szuch at 7:08pm.

ITEM #2 Pledge of Allegiance.  
Pledge of Allegiance led by Chairman Jon Szuch.

ITEM #3 First Selectman Comment.  
First Selectman Paul Roy not present at the moment. Other meetings in progress.

ITEM #4 Public Comment.  
Tony Mavuli, owner of Villa Bianca, 312 Roosevelt Drive, attended the meeting. He's in the process of renovating an old house and tuning it into a restaurant and is encountering challenges due to the absence of public sewer lines on Rt.34. He would like sewer to be extended from Derby all the way to Seymour and believes this area of Town along the Housatonic River is a great asset that has remained underdeveloped due to the lack of public sewer lines. Without sewers the area will never reach its full potential and he suggested seeking possible federal grant money to help fund the project. Mr. Mavuli would like to have the support of the EDC to begin the process of getting the momentum going once again on this project.  
Commissioner Averill suggests getting the ball rolling by building support from other businesses and home owners in the area, to show the value added to their property by such a project and to then go and present the idea to the Board of Selectman and to Planning and Zoning as well as the Sewer Authority.

"In light of the public comment on Tuesday May 6, 2010 the EDC is urging the Board of Selectmen and the WPCA to consider reviewing the status of bringing municipal sewer lines along the portions of Rt.34 currently not services with public sewers, with the intention of expanding commercial development in Town. Also send a copy to P&Z.

Motion: Rosalie Averill                      Second: Marietta Sabetta  
Vote: Yes-4                      No-0                      Abstain-0                      Absent-3 (Horbal, Balabon, Holly)  
Motion carries.

Al Yagovane updated the commission on the Broad Street Park Project. The project is on hold until the CT DOT Permit Department approves it. The cost of the project is

approximately \$150,000, about \$100,000 for labor and \$50,000 for materials. The committee applied for a grant with The Valley Community Foundation but was denied funds for the moment. The committee is also applying for a Katherine Matthies Grant. Renderings are being done by Karl Zacharias and they will be ready in about two weeks.

Mr. Yagovane advised Commissioners that Chris Falcioni of Falcioni's Painting donated labor and materials to paint the flag pole in front of Town Hall. Mr. Falcioni is also going to repaint the benches around the downtown area in the near future and clean and repaint the gazebo by the Broad Street Park.

ITEM #5 Approval of April 6, 2010 Minutes.

Motion to approve the minutes with the following corrections:

Under Members Present: add *Ted Holly*.

Under ITEM #10, River Falls Project: change the sentence '*The architect firm Terry & Shook is inclined to have a charette*' to read '*The architect firm Terry & Shook suggested the Town hold a charette.*'

Motion: Joe Cass

Second: Rosalie Averill

Vote: Yes-4

No-0

Abstain-0

Absent-3 (Horbal, Holly, Balabon)

Motion carries.

ITEM #6 Update of Video.

Joe Sullivan will be filming the upcoming First Saturday on June 5<sup>th</sup> and Founders Day on June 6<sup>th</sup>. He is currently working on filming shots around town. He will be attending sports games in Town to add to the video and is scheduling the last couple of interviews. A rough draft of the script should be available by July.

ITEM #7 ED Director Report.

**Secretary's Report:**

**Earth Day:** The day of the event, April 25<sup>th</sup>, it rained and only about 2 dozens volunteers showed up for the clean up. Despite the rain the group was able to spruce up a number of sites in town and picked up a lot of debris. The fire fighters from Citizens Engine offered everyone a nice warm breakfast of sandwiches and coffee. The event raised a few hundred dollars between the sale of the t-shirts and other donations and was overall a great success.

**Rogol's:** The propriety manager has been interviewing agents and has selected someone to list the property. The property will officially be on the market soon.

**Founders Day:** Secretary has been working with the businesses at the Industrial Park to use the parking lots for the day. Also, Caspari will be donating napkins for the event. The Commission suggested the back of the napkins should read "donated by Caspari." Secretary will follow up on it.

**Transfer:** Secretary authorized the transfer of funds from the EDC budget to be used to pay for Communication bills for the Town. The Secretary did not have the authority to approve the transfer. Chairman Jon Szuch was informed of the situation the next day and suggested to bring up the issue at the May meeting. The EDC secretary was approached by the Finance Department, not standard protocol; the Finance Department did not inform the Chairman of EDC or the entire Commission. The odd protocol put the EDC

Secretary in Town Hall into a compromising position to make a decision on the spot where none of the other board members were present and able to contribute. The secretary took full responsibility for the event. Chairman states that in hindsight the situation might be handled differently and that, although it probably was something that could have waited, it was for the good of the Town. The Chairman also made a request that an email be sent out to all EDC members with all the details of the transfer, including account numbers.

No other action taken.

**Letters to new businesses:**

Letters were hand delivered to the following businesses.

- The Mad Hatter Boutique
- Mammoth Ink Tattoo
- Karaku
- Seymour Nail Spa

The letters were well received by all of the recipients.

**Philly's Carwash:** will be having a grand opening in the future. The owner is looking to finish the landscaping and pave the parking lot before a grand opening ceremony.

**Walgreens:** Decided not to have a grand opening.

**Course:** Community Builders Institute ~ Crash Course I, Fundamentals of Economic Development and Planning, April 29, 2010 Windsor Town Hall 4:00pm-9:00pm. Nancy Onofrio, Marietta Sabetta & Michael H. Horbal attended.

1. Great, two speakers, Part I Donald Poland, offered the P&Z prospective. Gained a deeper understanding of zoning boards roles and responsibilities. Suggest we invite him to come to a future meeting.
2. Part II Mark Waterhouse, economic development prospective, offered some great insights about what works and what doesn't work about economic development. Reinforced the fact that a well developed website can make the difference.

**Announcement:** The Secretary will be leaving soon and made a suggestion to the Commission to start looking for a replacement secretary for the monthly meetings to make the transition as smooth as possible.

**Old Walgreens:** Mr. Walter Wood continues to receive offers; no firm commitments have been made.

**ITEM #8 Chairman Report.**

Blakeman's office contacted the Chairman and is looking to add one big building right next to the new Walgreens and not two buildings like the original plans showed. Possible double story similar to Black Rock in Shelton. Chairman will meet with Blackman's office and the First Selectman to discuss the possibilities and take a tour around town. The project will start as soon as more solid commitments are made.

**Tri-Town:** the court date is set for May 12, 2010 and promises to be the last court appearance.

**River Fall Project:** is going forward. Awaiting funds from the State for clean up/tear down of the buildings.

**ITEM #9 Old Business.**  
No old business.

ITEM #10 New Business.  
No new business.

ITEM #11 Correspondence.  
No other correspondence.

ITEM #12 Adjournment.  
Motion to adjourn at 8:30pm.

Motion: Rosalie Averill		Second: Marietta Sabetta
Vote: Yes-4	No-0	Abstain-0
Absent-3 (Balabon, Holly, Horbal)		
Motion carries.		

Respectfully Submitted



Nancy Onofrio  
Recording Secretary