

Town of Seymour Economic Development Commission

Minutes
Wednesday - December 2, 2008
Flaherty Room

Members Present: Jon Szuch, Ted Holly, Rosalie Averill, Michael H. Horbal, Joe Cass, Marietta Sabetta, John Criscuolo Director, Nancy Onofrio Recording Secretary.

Members Not-present: Ron Balabon

Others Present: Theresa Conroy, State Representative, Howard Enquist, Peter Frick.

ITEM # 1 Call Meeting in Order.

Meeting called in order at 7:05pm by Chairman Jon Szuch.

ITEM #2 Pledge of Allegiance.

Pledge of Allegiance led by Chairman Jon Szuch.

ITEM # 3 First Selectman Comments.

First Selectman Robert J. Koskelowski not present.

No action taken.

ITEM # 4 Approval of October 7, 2008 Minutes.

Motion to approve minutes with following corrections:

Under Item # 5, bullet point number 2 will read as follows:

“Town Counsel George Temple, to correct the spelling of his name and to specify his title.”

Motion: Rosalie Averill

Second: Joe Cass

Vote: 5-Yes (R. Averill, J. Szuch, T. Holly, J. Cass, M. Sabetta)

0-No 1-Abstain (M. H. Horbal) 0-Disqualified 1-Not
present (R. Balabon)

Motion carries.

ITEM # 5 ED Director Report.

See enclosure (Economic Development Director 2008 Year End Report)

- NEW HAVEN COPPER: emailed reps for an update on the retaining wall and awaiting response. Will update the board at that time.

- SEYMOUR LUMBER: is on the market with a realtor. The department is in contact with the realtor and is aware of two potential buyers. Nothing is final.
- HOUSATONIC WIRE: keep in contact with owner Alex Budzinski, who is still trying to market the property himself. Mr. Budzinski is still running a business and is not in a rush to sell.
- TRI-TOWN PLAZA: all contact with owner has not produced anything. Still in court over the assessment. The EDC questionnaire shows residents want the vacant plaza filled. Would like to see some type of retail or grocery store. Filling the plaza will not generate huge revenues for the Town but it will create employment opportunities and provide residents with the convenience of having to drive only a couple of miles.
- SHELL: owner is marketing himself to sell the property, which is selling for about \$1.7 million.
- ROUTE 67/42 CONNECTOR: environmental study being conducted. Member Michael H. Horbal makes a comment: traffic counts of all major arteries and analyzed traffic flow today, then project traffic flow for 15 year, and make projections for 30 years. Generally speaking the formula used a 2½ & 3% growth per year. Also a list of all projects under construction in Seymour, Ansonia, and Beacon Falls was provide as part of the study that, each of the projects has to be reviewed with the State Traffic Commission and have to except the projection for all the projects. Then based on those numbers various projections about the behavior of the traffic are made. Counters were set up about a month ago.
- WALGREENS: the project is moving forward. The retaining wall is up. No projected finish date for the project.
- CVS: Developer Lou Regina is still working trying to secure CVS and working on making the changes requested from DOT, but he is very confident things will work out.
- BASEMENT SYSTEMS: they had the grand opening on October 20, attended the ceremony with First Selectman Robert J. Koskelowski.
- MERCHANT MEETINGS: in the MEDP (Master Economic Development Plan) it was suggested to consider the downtown as a separate orbit. As a result of that suggestion we organized the Downtown Merchant Meetings to meet with the merchants and listen to their concerns and ideas and work together as a team. Meetings started back in March and meet with them every few weeks.
- INDUSTRIAL PARK: at the beginning of the year we met with most of the businesses up at the Industrial Park to get a feel for

their needs. We met on a one-on-one basis and they seem to like that set up. Three major concerns were: 1) the conditions of the roads during snow storms; 2) signage pointing to the Industrial Park; 3) condition of the road. The First Selectman addressed the road issue. On Cogwheel and Progress curbing was repaired and part of Cogwheel was paved as well. Economic Director spoke with Public Works Director to make sure the Industrial Park is a priority when plowing. We received positive feedback from the businesses.

- ANDIE'S BOUNCE BARN: new businesses opened up at the Industrial Park right in the back of Haynes, it's a place for kids to have fun. They are doing very well and have many parties booked for the near future.
- SEYMOUR PLAZA: met with a realtor to discuss future plans for the plaza. Have been talking to the owner of the plaza as well and he was approached by Rite Aid and who would like to renovate the plaza in the future. Richlin would be ideal to fill the plaza.
- Rosa DeLauro: met with her a few times during the year for different events. We are pursuing the Federal Government for some funds; however no appropriations have been made at present time. Congress woman DeLauro is very approachable and is genuinely interested in the needs of the Town.
- CAR WASH: Splash has expressed interest and met with a developer who is interested as well.
- DEVELOPERS: Director has met with four developers very recently that are very interested in future development of Seymour: Julian Brothers, Jim Pendry, Haynes Brothers, and John Guedes, and continues to work with developer Lou Regina on the CVS project.
- ECONOMIC FORUM: hosted economic forum and it was well received.
- WEBSITE: projected to be up and running by the beginning of February 2009.
- MARKETING MATERIAL: as soon as the website is up and running we will develop marketing material that will compliment and tie in with the website.
- The First Selectman is working on a town wide newsletter. Town resources and provide answers to some of the questions that kept coming up during the questionnaire and provide the public with the website as well to provide yet another avenue to voice their comments.
- ENTERPRISE CORRIDOR ZONE: have assisted a number a businesses with the process and will continue to future

- BILLBOARDS: some of the billboards in town are in poor condition. Will work to get them restored to better condition.
- REALTORS: continue conversation with many realtors as an effort to market the town.
- SLICKBAR: no longer moving out of town.
- It was requested that the Director provide the Board with the incentives available in Town to businesses:
 1. Enterprise Corridor Zone: State program, marketing material for the ECZ was passed out to the Board members to review.
 2. SMART Plan: Town program, 3-year abatement (60%, 40%, 30%) subject to approval of Board of Selectmen.

If businesses do not stay they are required to give back the funds. These incentives are used as tools to market the Town of Seymour.

ITEM # 6 Finalize EDC 2009 Meeting Schedule.

Final dates for the 2009 EDC Schedule are as follows:

NOTE: all meetings are held on the 1st Thursday of each month (unless otherwise noted) at 7:00pm in the Flaherty Room, Town Hall.

January 6
 February 3
 March 3
 April 7
 May 5
 June 2
 July 7
 August 4
 September 1
 October 6
 November 4 (Wed.)
 December 1

Motion to except 2009 EDC Meeting Schedule as it.

Motion: Rosalie Averill Second: Ted Holly

Vote: 6-Yes (J. Szuch, R. Averill, T. Holly, J. Cass, M. Sabetta, M. H. Horbal) 0-No 0-Abstain 0-Disqualified 1-Not Present (R. Balabon)

Motion Carries.

ITEM # 7 Discuss 2009 EDC Budget.

Copies of the EDC Budget for the FY 2007-2008 and FY 2008-2009 were passed to the Board Members for review. The EDC Budget will be finalized at the January 6, 2009 meeting.

Motion to table further discussion for the EDC Budget FY 2009-2010

Motion: Rosalie Averill Second: Ted Holly

Vote: 6-Yes (J. Szuch, R. Averill, T. Holly, J. Cass, M. Sabetta, M. H. Horbal) 0-No 0-Abstain 0-Disqualified 1-Not Present (R. Balabon)

Motion Carries.

ITEM # 8 Review Results for 2008 EDC Questionnaire.

Board Secretary Nancy Onofrio gave a brief report of the findings so far. About 7,500 questionnaires were sent out and about 2,000 have come back. A detailed report will be given at the January meeting with a tally of all numbers.

Note: member Rosalie Averill suggested we take the finding of the questionnaire and give to the appropriate department/board.

ITEM # 9 Chairman Report.

The Commission discussed possible changes to Zoning Regulations to facilitate development in Town.

Motion authorizing Economic Development Director to send a letter to Planning and Zoning, with copies sent to First Selectman Robert J. Koskelowski, Town Planner Bob Looker, and the Commission, to consider as soon as possible the reclassification and re-zoning of the entire Rt. 67 strip, downtown orbit, and Rt. 34 to open the channels for developers.

Motion: Joe Cass Second: Marietta Sabetta

Vote: 6-Yes (J. Szuch, R. Averill, T. Holly, J. Cass, M. Sabetta, M. H. Horbal) 0-No 0-Abstain 0-Disqualified 1-Not Present (R. Balabon)

Motion Carries.

ITEM # 10 Public Comment.

Mr. Peter Frick of 12 Lantern Drive made a comment about the EDC Questionnaire and pointed out that he sat down with his family all together to answer the questions and his answers might not reflect a specific demographic. Mr. Frick asked the board to provide some explanation on the Tri-Town court case. Director John Criscuolo explained that the Town assessed the parcel at one amount that differs from the figure provided by the private appraiser hired by Mr. Spector.

Mr. Frick pointed out that he tries to shop in Town as much as possible and filling the plaza will help the other businesses in the Tri-Town Plaza.

Newly-elected State Representative to the 105th District Theresa Conroy was in attendance and introduced herself to the Commission stating she plans on working very closely with the EDC. She wants to be the link to Harford to get the help the Town needs to bring businesses in Town. She will be attending as many meetings as possible. She will be sworn in on January 7th, 2009. All Commissioners congratulated Representative Conroy on her win.

ITEM # 11 Correspondence Update.
No Correspondence.

ITEM # 12 Adjournment.

Motion to Adjourn at 8:00pm.

Motion: Michael H. Horbal

Second: Ted Holly

Vote: 6-Yes (J. Szuch, R. Averill, T. Holly, J. Cass, M. Sabetta, M. H. Horbal) 0-No 0-Abstain 0-Disqualified 1-Not Present (R. Balabon)

Motion Carries.

Respectfully Submitted by

Reviewed by

Nancy Onofrio
Recording Secretary

John Criscuolo
Economic Dev. Director