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**Town of Seymour
Economic Development Commission
Minutes
Tuesday, April 7, 2015 – 6:30 PM
Flaherty Room - Seymour Town Hall**

Members presents: Marietta Sabetta, Michael Horbal, Rosalie Averill, Alex Danka, Kathleen Conroy-Cass (7:15)

ITEM #1 Call Meeting to Order

Meeting called to order at 6:37 p.m. by Vice Chairwoman Marietta Sabetta.

ITEM #2 Pledge of Allegiance

Pledge of Allegiance led by Vice Chairwoman Marietta Sabetta.

ITEM #3 First Selectman Comment.

First Selectman Kurt Miller was not in attendance at the meeting.

ITEM #4 Public Comments

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

ITEM #5 Approval of Prior Meeting Minutes –January 6, 2015.

The February and March meetings were cancelled. A motion approve the minutes of the January 6, 2015 meeting was made by Mr. Danka. It was noted that under public comments the grant that the town has cannot be used for soil testing; it is for remediation work. The motion was seconded by Mrs. Averill and carried unanimously (4-0).

ITEM #6 Discuss Seymour POCD – Fred Messore to discuss with EDC.

Mr. Messore stated that no meeting has been scheduled on this matter at this time. He stated that Mr. Nielsen from VCOG will be coming to a meeting of this Commission to get input from the members. Mr. Horbal asked about the contract with VCOG and what is in the contract regarding this matter. Mr. Messore stated that he does not have a copy of the contract.

ITEM #7 – Fred Messore – Economic Development Director's Report

The members reviewed the March report and also the first quarter report that Mr. Messore presented (copies attached). Mr. Horbal asked about Primrose Development asking for a variance for parking at the LoPresti School site. He stated that there are problems with the lack of parking in the downtown area and he did not want to see that happen in the Maple Street area. Mr. Messore stated that the developer is going to seek a waiver of the parking requirements from two spaces per unit to 1.5 spaces. He will need to file an application with the ZBA. The members felt that the reduction in

parking will cause problems in that area of town. Mrs. Averill moved that the Commission send a letter to the ZBA, Town Planner and Board of Selectmen that they were not in favor of this variance as it will cause problems in that area and there is no real hardship. The motion was seconded by Mr. Horbal and carried unanimously (4-0).

The Commission asked about the meeting that Mr. Messore had with the realtor for 10 Beach Street. Mr. Horbal recused himself from discussing this matter and left the room. Mr. Messore stated that he met with the realtor and prospective buyers who also spoke with other town departments regarding their business and use of this property. He stated that no plan was presented and it is difficult to comment without seeing the plans and an application.

Mr. Messore stated that all of the locations for the adopt-a-spot signs are taken and since the weather is improving the signs should be installed soon. He stated that he had no update on the Tri-Town Plaza.

Mr. Messore stated that the Town received a letter from the State of Connecticut Department of Economic & Community Development stating that the \$500,000.00 grant for brownfield clean up at the former Housatonic Wire site is being withdrawn.

ITEM #7 – HWCO Site – to be discussed by owner.

This Item was handled during the public comments portion of the meeting.

ITEM #8 – Fred Messore – Economic Development Director's status update.

Mr. Messore presented his report for December, 2014 and also the fourth quarter report (copies attached). Mr. Horbal asked about the fish bypass and Mr. Messore stated that there are still some items that the State needs to sign off on. Mr. Messore stated that the land use approvals are in place for LoPresti School and that the Board of Selectmen tonight needed to approve the tax abatement plan. He stated that once the zoning approvals were obtained there was a 15 day appeal period. He stated that hopefully the closing can be scheduled by March.

ITEM #8 – EDC Concepts to implement remainder 2014-15 fiscal year

This will be discussed at the next meeting.

ITEM #10 – EDC Chairman's Report – No Report

ITEM #11 – Old Business – None

ITEM #12 – New Business

The members reviewed the proposed signage for the parking lots and felt that sample B and C were the best. It was suggested that those designs be enlarged on paper. Mr. Horbal stated that he would take those and walk around to the various parking lots and see which one would be the best one to use.

ITEM #13 – Correspondence – None

A motion to adjourn was made by Mrs. Averill, seconded by Mr. Horbal and carried unanimously (5-0).

The meeting was adjourned at 7:34 p.m. by Vice Chairwoman Marietta Sabetta.

Respectfully submitted,

Maryanne DeTullio
Maryanne DeTullio, Recording Secretary

TOWN OF SEYMOUR

Seymour Economic Development

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EDC MARCH 2015 REPORT

- 3/4 Attended ICSC Retail Connection in Hartford, Met with Real Estate Agents marketing the Tri-Town Plaza to discuss recent activity.
- 3/5 Met with Kurt and received my Annual Work Evaluation, with comments also given from EDC Chairman
- 3/12 Route 67 Corridor Improvement Meeting, State Project No.124-165 to discuss next steps in setting up Public Stakeholders meeting which should occur sometime in May. Those in attendance: Mike Joyce, Kwesi Brown from Milone & MacBroom, Town of Seymour -Chief Metzler, Dennis Rozum, Fred A. Messorre and VCOG- Mark Nielsen.
- 3/15 Town of Seymour has executed the Seymour Greenway Trail and Linear Park-Design Services Amendment Agreement with Milone & MacBroom. This project has been designated a State Project No. 124-170
- 3/16 DECD Brownfields Funding Meeting, April 14 Electronic Submissions are due for Shovel Ready projects for the\$7.5M Total funding available this round.
- 3/20 Primrose Development, new owners of 29 Maple St (Former LoPresti School) need to go back to ZBA and ask for a waiver on parking. They believe they only need 1.5 to one parking ratio to create the 63 parking spaces around the building without having to go into the hill.
- 3/25 Received Proposal by CERC for Economic Feasibility Study for Seymour Parcels including areas Behind Stop & Shop, Seymour Lumber/HWCO and Derby Ave based off meeting from 1/6/15.
- 3/25 Attended Clean Energy Appraising Commercial Bldgs. for Renewable Energy in working with our C-PACE.
- 3/27 Spoke with the Realtor for 10 Beach St (Former Lamor) to discuss application for prospect buyers The Liquid Chef
- 3/31 Spoke with Bruna Rego, R&V Wood Floors who is a new business located at 639 South Main St. She needed information on registering her business trade name with the Town and who to speak to regarding new proposed signage. I also offered the 1st Selectman's office if they would like to do a grand opening event.



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1st Quarterly Report 2015

Economic Development

1/1-3/31/15

Fred A. Messoro

Department Specific Update: no changes to staff

Budgetary Update: Budget is in good standing with levels consistent for year to date

Accomplishments /Recognition of Department or Members:

SOLD/CLOSED on the Sale of 29 Maple St., (Former LoPresti School Building)

Contract executed with Milone & MacBroom for Design of Phase 1 of the Greenway Trail and Linear Park

Review Goals for the Quarter: Three Goals for Quarter were achieved successfully.

Property known as former LoPresti School located at 29 Maple St was SOLD and closed on 2/13/15

Contract was EXECUTED with Milone and MacBroom for the Seymour Greenway Trail and Linear Park-Design Services Amendment Agreement with Milone & MacBroom. This project has been designated a State Project No. 124-170

On-going effort on working with property Owners / Representatives on projects to help offer assistance in filling vacancies in key parcels of Retail spaces and Redevelopment.

Issue Resolution: Finalized sponsor allocation and administration approvals for the Adopt a Spot Signs locations with install to commence once weather breaks.

Finalized outstanding issues of Sewer and Tax with Corporation Counsel to help facilitate the SALE closing for 29 Maple St.



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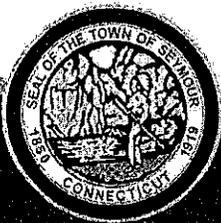
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Look Ahead: Work with HWCO and Seymour Lumber owner/Real Estate agents to help market sites for redevelopment including Tri-Town. Negotiate contract with Connecticut Economic Resource Center, (CERC) to develop an Economic Feasibility Study for Parcels that include:

Franklin St. behind Stop and Shop, former Seymour Lumber and Housatonic Wire Site and Derby Ave.

Establish 3 Goals for the upcoming quarter:

1. Negotiate contract with CERC for feasibility Study
2. Work with Vendor to have ADOPT a SPOT sponsor signs to be installed
3. Help develop Design plans for Phase 1 of the Seymour Greenway Trail and Linear Park with Milone & MacBroom



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