

November 6, 2014

To: Mark B. Walter, First Selectman; East Haddam Economic Development Commission  
From: Peter Simmons  
Subj: Economic Development Progress Report #33 – October 2014

1. Completed draft of Business Start Up Guide to East Haddam
2. Business Development
  - a. New England Propeller Services expansion
    - i. Working with NEPS to complete tax incentive agreement
    - ii. Requested draft agreement from town counsel
  - b. Continued to assisted Morefit with Creamery Road Health Center Development
    - i. State Health Services – drinking water
      - i. Researched DPH permit requirements
      - ii. New well will require Certificate of Public Convenience and Necessity and (CPCN), i.e. full permit.
    - ii. Coordinated with Town Building Department – permit
    - iii. Providing technical assistance
  - c. Dutch Oil
    - i. Assisted with loan and grant application preparation and filing
    - ii. Additional technical assistance provided (more to follow in the future)
  - d. Johnsonville
    - i. Auction.com listing Johnsonville with an \$800,000 starting bid with reserve.
    - ii. Presented property to real estate developers with whom I am acquainted – they are not interested
3. Town Tax Incentive program update
  - a. EDC feedback = a desire to have the program provide the maximum benefit for the applicant to induce development.
  - b. Met with First Selectman and Tax Assessor on 10/22 to review potential effects to the grand list from the proposed changes. First Selectman approved moving forward to vet the proposed changes.
  - c. Next Steps
    - i. EDC approval
    - ii. Board of Selectman review and approval
    - iii. Board of Finance review and approval (pre-meeting with liaison)
    - iv. Town Meeting
  - d. Proposed Improvements: see attached memo
4. Harris Property, Center for Community Agriculture: Supported First Selectman follow up from 9/25 Public Information Meeting
  - a. Difficult meeting
  - b. Business Model needs to be redrawn to remove the kitchen and enhance other training venues to maintain the business incubator concept.
  - c. Future TBD

#### Attachments

1. Lake District Memo
2. Tax Incentive Program Improvements Memo