

**Economic Development Commission
Meeting Minutes
May 6, 2010**

Attending: J. Albuquerque (arrived 7:30 p.m.) R. Casner; M. Gionta; D. Mathiasen; R. Scherrer; P. Stricker; M. Ziobron (EDC Coordinator)

Absent: E. Sabetta

Guests: D. McMahon; K. Nolen; S. Wheeler;

Mr. Scherrer called the meeting to order at 7:05 p.m.

MINUTES

The minutes from the May 1st meeting were reviewed. Mr. Scherrer requested a revision to agenda item Old Business/Status Reports/Economic Development Coordinator on page 1. MS. STRICKER MADE A MOTION, SECONDED BY MR. CASNER, TO APPROVE THE MAY 1, 2010 MEETING MINUTES AS AMENDED. MS. MATHIASEN ABSTAINED FROM THE VOTE. THE MOTION PASSED BY A MAJORITY OF AYES.

OLD BUSINESS

Status Reports:

Goodspeed Properties – Mr. McMahon advised that the DECD contract had been approved and construction on the new actors' housing should begin in approximately two weeks. He stated that representatives from the Goodspeed, the Department of Health, and the Town Land Use office did a walk-through of the site and that any outstanding issues with the water system are being resolved. He noted that work has been completed on the Lawton house.

In response to a question from Ms. Stricker, Mr. McMahon reported that they are looking for rental properties for some of the cast and crew until the new housing is completed. He also advised that the theatre in Chester will open next week and that three shows are scheduled for the summer season.

Economic Development Coordinator – Ms. Ziobron reported on the following projects:

- The Town's EPA grant application was not approved; however, another application can be submitted next year. She will schedule a debriefing meeting with Diane Kelley, Regional Brownfields Coordinator.
- Morning Glories, a new florist and gift shop, opened last week in the Grist Mill Plaza.
- The Enchanted Castle dance studio is scheduled to open in the beginning of June.
- She has been assisting a local furniture maker establish a home business.
- There is an individual who has expressed interest in purchasing the old drycleaners building at the intersection of Routes 149 and 151 and another person is interested in the old Cumberland Farms site in Moodus.
- She has been meeting with the owner of the Brownell site. The property is still up for sale, but is no longer listed with an agency.
- Farm Fresh Express received its loan from the Middlesex Revitalization Commission and their expansion is going well
- She assisted Staley's in securing approval of the Chatham Health District to donate produce to the Food Kitchen.
- The Planning and Zoning Commission rejected the proposed expansion of the Village district.

Ms. Ziobron advised that another application to expand the Village district can be submitted; however, she feels it should be submitted by EDC. There was a general discussion regarding this issue and the Commissioners agreed with her recommendation.

First Selectman's Report – Mr. Walter was not in attendance at the meeting; however, Ms. Ziobron reported that Fuss and O'Neil had informed her that the CT Department of Transportation is in the final stage of completing their work on this project. She advised that the DOT has requested \$25,000.00 be set-aside for DBE businesses. There was a general discussion regarding the status of securing an easement from the Goodspeed for use of their driveway and Mr. Scherrer stated he would follow-up with Mr. Walter on this issue.

Revitalization Commission – Mr. Gionta reported that the Commission is going out to bid for the design of a conceptual plan for the Town Office Site.

Business Tax Incentives – Next Steps – Ms. Zioborn noted that the Town's attorney had made two changes to the version that the EDC had previously approved. She reported she and Ms. Stricker had presented the updated draft ordinance at the May 5th Board of Selectmen's meeting and that it had been unanimously approved. She outlined the changes made by the Town's attorney and requested the Commissioners to provide their approval to the updated draft.

A MOTION WAS MADE BY MR. CASNER, SECONDED BY MS. MATHIASEN, TO APPROVE THE BUSINESS TAX INCENTIVE ORDINANCE AS AMENDED. UNANIMOUS AYE.

Ms. Stricker stated that she has drafted a Tax Incentive application and check-list for EDC's use. She noted that strong marketing will be key to the success of the program.

Signage Ordinance - Ms. Ziobron reported that she has been working with Mr. Ventres on revising the Town's signage ordinance and expects to have a draft completed later this month. She reviewed the points she and Mr. Ventres agreed on and noted that a few businesses will be grandfathered.

Sunrise State Park – Status - The recent fire at Machimoodus Park was discussed and the Commissioners noted that this is the second fire at the site and expressed concern about the State's oversight at the property. Ms. Stricker reiterated that the State did very little marketing of their REI and advised that she has reached out to over 100 potential developers, however, she feels that they may be waiting for a formal RFP from the State before responding.

Moodus Commercial Infrastructure – Next Steps – Mr. Casner reviewed a topographical map of the Moodus business area and noted that he and Mr. Ventres had identified the critical sites and flows. He advised that a 5-7 acre leeching field would be needed to accommodate the system. Next step is to estimate the plant and piping requirements and project an approximate cost per business to hook-up.

Ms. Stricker noted that businesses might be able to take advantage of the Tax Incentive Program if the sewer project goes forward.

Goodspeed 2nd Theatre – Next Steps – Ms. Stricker reported that the Goodspeed board had met but she did not believe there was any progress in the discussions about a second theatre. She requested that the Village Revitalization Commission include the Goodspeed in any RFQ that is sent out to potential developers. Mr. Gionta agreed to inform the Village Revitalization Commission of her request.

There was a general discussion regarding the status of the land-swap and it was noted that the proposal failed in the latest CT State legislative session. The Commissioners also noted that no property in East Haddam had been included in the failed proposal.

Request to Add Alternates to EHEDC - Mr. Scherrer reported that the Board of Selectmen had unanimously approved the change to add two alternation Commissioner positions to the EDC ordinance and that the item will now be voted on at the May 12th Town Meeting.

Other Businesses Updates/New Businesses/Events/Tourism:

- Business Night – Ms. Mathiasen reported that the June Business Night will be hosted by the Hilltop BBQ and will offer a discount on dinners for the business people attending the event. She advised that the Hilltop BBQ has Wi-Fi service and that she and Ms. Ziobron plan to introduce the Town's new website at the meeting. Ms. Ziobron noted that they are also considering inviting Mr. Ventres to speak at the event. Ms. Stricker suggested that it might be more helpful to have Mr. Ventres speak to businesses after the new signage ordinance is adopted. The Commissioners agreed and Ms. Mathiasen and Ms. Ziobron will focus the meeting agenda on a review of the Town's new website. Ms. Mathiasen will draft a flier for the event.
- Directory Signage Updates – Ms. Mathiasen provided Mr. Albuquerque with another copy of the list of new signs that need to be installed on the directories. The only addition to the list was the Franklin Academy. Ms. Ziobron stated that Hilltop

BBQ had requested signs on both directories and had offered to pay for the second sign. There was a general discussion about signage and Ms. Ziobron strongly encouraged the Commissioners to draft a policy for directory signage. The Commissioners agreed to create one sign for Hilltop BBQ for the Moodus sign for now and discuss payment for signs and sign policy at the next meeting. Mr. Albuquerque agreed to bring a list of businesses currently on the directories to the June meeting.

MS. STRICKER MADE A MOTION, SECONDED BY MR. GIONTA, TO ALLOCATE FUNDS TO MAKE-UP DIRECTORY SIGNS FOR Peddler's Village, Hilltop BBQ & Steakhouse, The Corner Family Restaurant, Generation Mortgage, Earthworks Exploration, Franklin Academy and 3 signs for the municipal website www.easthaddam.org. UNANIMOUS AYE.

- Other – Youth & Family Services Scavenger Hunt – Ms. Mathiasen reported that Youth and Family Services has scheduled its 3rd Annual Scavenger Hunt for June 5th. She advised that they are hoping for greater participation this year. Ms. Mathiasen stated that EDC will sponsor a site on the scavenger hunt.

NEW BUSINESS

Mail received – Ms. Mathiasen reported that EDC had received following mail:

- A communication from the CT Tourism Department informing that the Central District's Executive Director had submitted his resignation. She noted that Anne Lee will step-in as Acting Director until a replacement is found.
- A notice from the CT Council of Municipalities advising that the topic for their June 9th meeting is the Use of Social Networking for municipal purposes.
- Several e-mails from businesses providing updates to their listing on EDC's business directory on the new Town website.

Ms. Ziobron distributed a copy of Senator Daily's response to EDC's recent letter expressing concern with the land-swap process. A copy of the letter is attached to and made a part of these minutes. The Commissioners noted several statements in Senator Daily's description of who in East Haddam had been involved in the land-swap process that did not appear to be consistent with their experience of the events. Mr. Gionta suggested writing to the Senator and inviting her to one of EDC's upcoming meetings to discuss their concerns. Ms. Ziobron agreed to draft a letter.

Public Comment/Other – There was no public comment.

THERE BEING NO ADDITIONAL REGULAR BUSINESS TO DISCUSS, MR. SCHERRER MADE A MOTION, SECONDED BY MR. CASNER, TO ENTER INTO AN EXECUTIVE SESSION AT 9:35 P.M. FOR THE PURPOSES OF DISCUSSING POTENTIAL CANDIDATES FOR OPEN POSITIONS ON THE ECONOMIC DEVELOPMENT COMMISSION AND, IF NEEDED, OPEN SPACE ISSUES. UNANIMOUS AYE.

Mr. Scherrer invited Ms. Ziobron into the executive session

Ms. Mathiasen MADE A MOTION, SECONDED BY Ms. Stricker, TO CONCLUDE THE EXECUTIVE SESSION AT 9:55P.M.. UNANIMOUS AYE.

The meeting reconvened at 9:55p.m.

THERE BEING NO ADDITIONAL BUSINESS TO DISCUSS, Mr. Gionta MADE A MOTION, SECONDED BY Mr. Casner, TO ADJOURN THE MEETING, UNANIMOUS AYE.

The meeting adjourned at 9:56 p.m.

Respectfully submitted,

Sharon R. Wheeler
Recording Secretary



State of Connecticut

SENATE

STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591

SENATOR EILEEN M. DAILY
THIRTY-THIRD DISTRICT

LEGISLATIVE OFFICE BUILDING
ROOM 3700
HARTFORD, CT 06106-1591
CAPITOL: (860) 240-0462
TOLL FREE: 1-800-842-1420
FAX: (860) 240-0036
E-MAIL: Daily@senatedems.ct.gov

DEPUTY PRESIDENT PRO TEMPORE

CHAIRMAN
FINANCE, REVENUE AND BONDING COMMITTEE

VICE CHAIRMAN
PUBLIC SAFETY AND SECURITY COMMITTEE

MEMBER
LEGISLATIVE MANAGEMENT COMMITTEE
INTERNSHIP COMMITTEE

March 19, 2010

Senator Slossberg, Representative Spallone, Ranking and esteemed Members of the Government, Administration, and Elections Committee:

I'm Senator Eileen Daily; I've been representing the residents and Town of Haddam in the General Assembly since 1993. I write to encourage your favorable consideration of Raised Bill 5520, An Act Concerning the Conveyance of Certain Parcels of State Land. More specifically, Section 19 of that bill is, I believe, in the best interests of the state, Haddam, and surrounding towns.

That section spells out the transfer of three parcels among three owners with compatible interests. The former Commissioner of the state Department of Environmental Protection, Gina McCarthy, was actively involved in early negotiations and heartily endorsed this conveyance in concept.

In this exchange, if executed, the state would acquire 87.7 acres in the more rural Higganum section of town, contiguous with the Cockaponset State Forest – property previously approved for a subdivision. The DEP would add that parcel to the state forest footprint. The state would also acquire approximately two acres of Connecticut River-front property in East Haddam, just south of where the swing bridge carries Route 82 across.

For its part, the state would surrender a 17.4-acre parcel west of the bridge, west of the railroad right-of-way, and essentially encircling a banquet and conference facility called the Riverhouse. The parcel abuts an existing state Department of Transportation facility immediately to the south in the more densely developed Tylerville section of Haddam – characterized by a fair amount of commercial property.

The other parties in this proposed transaction, the Goodspeed Opera House Foundation (owners of the East Haddam shoreline parcel) and Riverhouse Properties, LLC (owners of the land adjacent to the state forest), would be able to improve the supporting infrastructure for Goodspeed productions on that property.

It must be noted this proposed transaction would not affect the Clark Creek Wildlife Management Area near Eagle Landing State Park on the east bank of the river.

In my view, the benefit to the state is self-evident in terms of an expanded Cockaponset State Forest. More open space for recreation and more habitat for wildlife also contributes to increased water quality protection for existing wells in the Higganum area. Acquisition of the East Haddam parcel is consistent with the DEP's priority to increase public access to and use of the waterfront property.

The benefit to residents of Haddam and the entire region is the prospect of enhanced support facilities for the Goodspeed Opera House, a major component of the local and regional economy. To that point, it cannot be overstated: any and all development in Tylerville would be subject to all local zoning, wetlands, and building regulations, with all those opportunities for public comment and local control.

Again, I urge your approval of this bill and to that end I am very willing to answer any of your follow-up questions. Thank you for your careful deliberation of this matter.

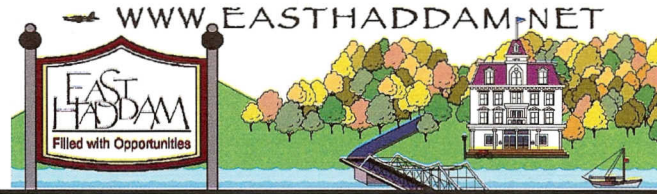
Sincerely,



Eileen M. Daily
State Senator – 33rd District

East Haddam Economic Development Commission

P.O. Box K • East Haddam • Connecticut • 06423-0295



Senator Eileen M. Daily
Thirty-Third District
Legislative Office Building
Room 3700
Hartford, CT 06106

April 22, 2010

Dear Senator Daily,

The East Haddam Economic Development Commission (EHEDC) has been following Section 19 of Raised Bill 5520, An Act Concerning the Conveyance of Certain Parcels of State Land (the "Land Swap") with close interest. As you are aware, the Land Swap included property within East Haddam's Village Business Area and, as a result, we continue to monitor the proposal and are actively engaged with the Town of Haddam as further developments arise.

In both this current pursuit of acceptance of the Land Swap by the General Assembly, and the previous attempt in the Summer of 2009, neither the East Haddam First Selectman nor the EHEDC received any communication from you or your office regarding the Land Swap, despite the fact it included a parcel of land in East Haddam Village. Although this parcel is privately owned by the Goodspeed Opera House Foundation, it is an area that is critical to parking in our village, and contains a permanent easement to the residents of East Haddam for direct access to a boat launch and beach area.

We are writing you today to make you aware of our deep disappointment in the way the Land Swap was crafted and more importantly, the complete disregard for the resident and business interests of the Town of East Haddam. In particular, your letter dated March 19, 2010 to the Government, Administration, and Election Committee makes no reference to the impact the Land Swap would have on the Town of East Haddam, a Town you have represented since 1993. EHEDC's concern is that the Land Swap could have a serious negative impact on our village businesses and the pursuit of developer interest by the East Haddam Village Revitalization Commission to develop the Town Office site.

It is our understanding that the Land Swap may still be revived in the future and, as a result, we respectfully request that the Town of East Haddam be included in the further pursuit of this proposal.

Sincerely,

Robert Scherrer, Chairman
East Haddam Economic Development Commission

Cc: East Haddam Economic Development Commission
Mark Walter, First Selectman, Town of East Haddam
Paul DeStefano, First Selectman, Town of Haddam
Goodspeed Opera House Foundation
The Riverhouse at Goodspeed Station
Middlesex County Chamber of Commerce
Linda Orange, 48th State Representative
James Spallone, 36th State Representative
Melissa Ziobron, EHEDC Coordinator
William Gerrish, Chairman, East Haddam Village Revitalization Commission



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SENATE

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SENATOR EILEEN M. DAILY
THIRTY-THIRD DISTRICT

LEGISLATIVE OFFICE BUILDING
ROOM 3700
HARTFORD, CT 06106-1591
CAPITOL: (860) 240-0462
TOLL FREE: 1-800-842-1420
FAX: (860) 240-0036
E-MAIL: Daily@senatedems.ct.gov

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INTERNSHIP COMMITTEE

April 30, 2010

Robert Scherrer, Chairman
East Haddam Economic Development Commission
P.O. Box K
East Haddam, CT 06423-0295
Mr. Scherrer,

The information contained in the letter of April 22, 2010 is not correct. I would ask that you check with your First Selectman and your Economic Development Coordinator.

The interests of East Haddam have been considered at every meeting when I've been present. Economic stimulation of the river crossing area has long been considered to benefit both towns.

To the best of my knowledge Goodspeed has no plan to build a new theater anytime in the near future. Their focus regarding fundraising and infrastructure is on housing. In the long term they want to be able to plan for a new theater. I suggest you invite them to one of your meeting so that you can discuss long and short term plans directly with Goodspeed staff.

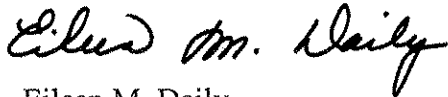
You would then be able to discuss with them the protections they intend to establish in any document exchanging land with the State. Further, any and all legally executed easement would remain in effect.

I have worked with officials in your town on this matter. It is a justifiable presumption on my part that your officials would share information with any town commission in a position of authority.

It is also a justifiable presumption on my part that you would verify your contentions prior to writing such a letter. And, further that if you had questions or opinions to share you would have invited me to one of your meetings. Should you choose to invite me to one of your meetings, be assured I will do everything I can to be in attendance.

I have been diligent in my service to your community and I will continue to do my very best for you, your commission and East Haddam.

Sincerely,



Eileen M. Daily
State Senator, 33rd District

Cc: East Haddam Economic Development Commission
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