

ECONOMIC DEVELOPMENT COMMISSION  
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*Wana Branch*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

Gregg Seccombe  
*Chairman*  
Saleh "Sal" Hanaif  
*Vice Chairman*  
Keith Murray  
*Secretary*  
Gregg Seccombe  
*Treasurer*

Sheila O'Malley  
*Executive Director*

## MINUTES

### REGULAR MONTHLY MEETING, THURSDAY, April 24, 2014 ALDERMANIC CHAMBERS 7:00 PM

The Economic Development Commission held its Regular monthly meeting on Thursday, April 24, 2014.  
The meeting began at 7:00 P.M.

#### Roll call:

Vincent Scarlata	present
Greg Seccombe	present
Bart Flaherty	present
Sal Hanaif	Late 7:20
Keith Murray	present
Terri Goldson	present
Bill Luneski	present
Horace Behrle	present
Jeff Sweeney	present

9 present, 0 absent

#### Also present:

Sheila O'Malley, Economic Development Director

Mr. Scarlata opened the meeting at 7:00. The meeting began with the pledge of allegiance to the flag.

Mr. Scarlata entertained motions to accept March's minutes. Mr. Behrle stated that when he read the minutes, he noticed that the Bike fest had been canceled. He was told that it was going to run this year. Mr. Behrle stated that if someone were to want to cancel the Bike fest, they should come before the Commission and discuss it with them.

Mr. Flaherty made a motion to approve the minutes. Mr. Luneski seconded the motion. All were in favor of the motion.

Mr. Scarlata then asked if anyone from the public wished to speak. No one wished to speak.

Mr. Scarlata then stated that there was a late communication. He read the communication from himself and requested that the communication be accepted and placed on file.

Mr. Seccombe made a motion to accept the communication and accept the resignation with regret. Mr. Murray seconded the motion. All were in favor of the motion.

Secretary Keith Murray took over the meeting and called for the election of a new Chairman. Mr. Behrle nominated Mr. Seccombe as Chairman. The nomination was seconded by Mr. Flaherty. Mr. Murray then asked three times if there were any other nominations. There were none. All were in favor of the nomination of Mr. Seccombe as Chairman.

Mr. Seccombe stated that he feels that he has very large shoes to fill. He stated that Mr. Scarlata has been a driving force behind Economic Development for the past two and a half years. He helped the Commission out when we didn't have a Director. He did a great job.

Mr. Seccombe stated that they have a bill from Arrow Printers for \$590 for the production of signs for the Bike Fest. Mr. Behrle made a motion to pay the bill. The motion was seconded by Mr. Luneski. All were in favor of the motion.

Mr. Seccombe then asked Ms. O'Malley for updates. She said "Thank You" to Mr. Scarlata for all of his tremendous help and being such a great asset to the city. She stated that her focus is retention and expansion of businesses in Ansonia. She then stated that she is attempting to try to level the "playing field" when it comes to the remaining sites. They are difficult sites to occupy. What she attempts to do is to provide some incentive or to try to maximize the sites so that the cost that the City can "level the playing field" for developers. In this way it won't be cost prohibitive to do something with these sites. The largest site is Ansonia Copper and Brass. They are focusing their efforts on getting that location filled.

They discussed briefly the City Center plan. She then distributed copies of the plan to all of the members of the Commission. She stated that there is a map inside the report. Then she indicated that this is a good starting point for the Commission. There was a short discussion regarding the plan.

Mr. Behrle then asked what was going on with the ATP building. He was told that it has been completely cleaned, and is pretty much broom clean at this point. The antiques are being moved to another location by June 1<sup>st</sup>. There is also some great space in the Palmer building. There are no lease agreements for any tenants in the Palmer building. The ATP building is empty and available to market. Ms. O'Malley stated that she has had three developers that have been in to look at the building at least twice and have spoken to her a number of times. There is real interest in the building. They are looking to purchase the building. The building is currently not out to bid. We are looking for RFP's at this point. Mr. Scarlata asked when they are looking for residential, how many bedrooms are they looking at. He was told that they were looking at market rate apartments, small one bedroom units.

Ms. O'Malley then stated that she is looking to meet with Mustafa and Vance Taylor regarding the Farrel's buildings. She indicated that they have some office space available. She does have someone looking for office space. She put those interested in touch with Mr. Taylor. Mr. Scarlata asked if the

first floor of the Farrel's Office Building was empty. He was told that had happened. The first floor is now available to lease the first floor.

Mr. Flaherty asked if there is an inventory of open and available space yet. He was told that Ms. O'Malley has been working on it. He then asked if that information was going to be placed on the web site. She informed him that it was what was being planned. He was also told that an IT person is being hired in the near future and one of his duties would be taking care of the inventory.

Mr. Behrle asked if Better Packages had moved into the Hershey's building. He was told that had not happened at this time. Ms. O'Malley stated that the owner is currently "crunching the numbers" and she feels that the numbers may not work for him. However, there is another interested party for the same location.

Mr. Murray then asked what the status was regarding the Healey Ford Building. He was told that there is a developer that is talking with the owner, Ford Motor Credit. They are going to be coming back with some figures and possibly make an offer.

Ms. O'Malley believes that there will be a tenant going into the Fountain Lake property. They are continuing to blast to get the site ready. She has been working on submitting a request for funding to help with the site preparations and help with an extension on that road. Currently the site is zoned as one lot. The developer wants to sell it as one lot, but the person interested in purchasing it may want to subdivide it in the future. Mr. Flaherty asked if the developer gave any indication as to when the road and the first site will be finished. He was told Ms. O'Malley believes that was being worked out with the potential tenant and the owner.

Mr. Sweeney asked what was going on with Family Haunts. He was told that they have identified a few locations. One of them is the Armory building. He then asked if they are still interested in the Opera House. He was told that she believes that is cost prohibitive to renovate it to get it to where they can actually film in there. At this point in time, she believes that it's not a good fit. Mr. Seccombe asked if they are looking to move here, permanently. He knows that they are going to be looking at different properties, but their home base is going to be here in Ansonia? He was told that they are going to be based out of Ansonia.

Mr. Goldson asked what the status of Riverside Drive. He was told that they just met with the Housing Authority. They are continuing to talk with the state with respect to the housing component. The Mayor would like to have a roll out of his vision for the rest of the project. This will happen shortly. She is also looking at trying to obtain some funding for the non-housing aspect of the project.

Mr. Flaherty asked if anyone was talking about TOD (Transit Oriented Development). He was told that there was one developer has been talking about that from the first time they spoke. Mr. Flaherty stated that the key is to have Metro North increase the number of stops in Ansonia. Currently there are only two. He believes that there is only one in the evening.

Mr. Seccombe stated that there is another bill that needs to be paid. It's \$60 for the registration of our domain name. Mr. Flaherty made a motion to pay the bill. Mr. Sweeney seconded the motion.

Chairman Seccombe moved onto old business. He asked if there was anything new regarding the façade

program. Mr. Murray stated that there are four applications that are "ready to go" and have checks written for them. There were two for Koi. There is one for the Koi side and one for the hairdresser side (East Mane). There is one for Platt Street Market and there is one for a hairdresser that is now renting the old East Mane location. Two checks were issued for "Only for Her" and "Crave" the previous week. Those were the first two checks issued from this program. Mr. Flaherty made a motion to approve the four applications. Mr. Behrle seconded the motion. All were in favor of the motion.

Mr. Secombe then moved on to the West Main Street project. Ms. O'Malley stated the project is moving along. Concrete was poured and demolition started on the old sidewalks. The project will be completed in 120 days. She feels that they will be finished before that deadline.

Mr. Secombe then asked Mr. Scarlata for an update on the Bike Festival. He was told that everything is on schedule. The signs were recently put up. The vendors that will be at the Fest are: Matt Finer of Devils Gear, he will be the official escort of the New Haven contingent into Ansonia. He will be bringing a number of Penny Farthing bikes with him. He will also be bringing a display from his business. There will be a group from Bethel. They will be joining the ride into town. David Pooler will be bringing about a dozen bikes with him that are typical of each decade. Mr. Scarlata is attempting to get Zane's Bikes to return to the Festival. There will be "ladies from Griffin" that will be bringing helmets. There will also have a band. Rampage with their skate board ramps and act will also be attending and performing. Mr. Luneski then stated that he has located a BMX bike stunt team called "Dialed Action Sports BMX Stunt Team" from Pennsylvania. (<http://bmxstuntteams.com/>) They do themed shows. They will have three professional riders perform two 35 min. shows at a cost of \$1,900. There was a long discussion regarding the cost involved. Mr. Behrle made a call to the Rod and Gun Club and they pledged that they would pay for the Stunt Team.

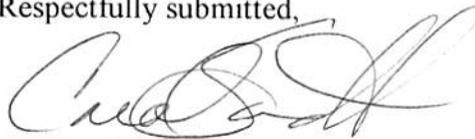
Mr. Flaherty made a motion to send a letter of Thanks to the Rod and Gun Club for their donation of \$1900 to pay for the cost of the BMX Stunt Team. Mr. Goldson seconded the motion. All were in favor of the motion.

There was no other business to come before the Commission.

Mr. Flaherty made a motion to adjourn. The motion was seconded by Mr. Luneski. All were in favor of the motion.

The meeting ended at 8:35.

Respectfully submitted,



Carol Sardinha