

ECONOMIC DEVELOPMENT COMMISSION  
CITY HALL  
253 Main Street  
Ansonia, Connecticut 06401  
Telephone (203) 736-5930 FAX (203) 735-5422

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

Peter Kelly  
*Executive Director*

## MINUTES

### REGULAR MONTHLY MEETING, THURSDAY, December 19, 2013 ALDERMANIC CHAMBERS 7:00 PM

The Economic Development Commission held its Regular monthly meeting on Thursday, December 19, 2013. The meeting began at 7:05 P.M.

Roll call:

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

9 present, 0 absent

Also present:

Mayor David Cassetti  
Peter Kelly, Economic Development Director

Mr. Scarlata opened the meeting at 7:05. The meeting began with the pledge of allegiance to the flag.

Mr. Scarlata introduced Mr. Luneski as the Commissions "newest" member. Mr. Luneski had been a member in the past and is back again. Mr. Scarlata then introduced Mr. Peter Burns from DeCarlo and Doll, Mr. Rick Dunn from VCOG (Valley Council of Governments), Sheila O'Malley, Grant Writer from Ansonia and Linda Gentile, 104 State Representative.

Mr. Scarlata entertained motions to accept November's minutes. Mr. Behrle made a motion to approve the minutes. Mr. Flaherty seconded the motion. All were in favor of the motion.

Mr. Scarlata asked Mr. Kelly if there were any communications that needed to be addressed. Mr. Kelly indicated that there were none.

Mr. Scarlata then asked if there were any bills. He was told that there were none.

Mr. Scarlata then requested that they deviate from the agenda. Mr. Scarlata stated that he invited some guests to talk specifically about where Ansonia has been, and have some discussion about initiatives that they can take up. Mr. Flaherty made a motion to deviate from the agenda. The motion was seconded by Mr. Behrle. All were in favor of the motion.

Mr. Scarlata then stated that the reason he invited all of the guests was because they have a lot of historic information regarding the city initiatives. Some of them have knowledge of TOD (Transit Orientated Development), he then indicated that Mr. Burns had to leave so he requested that he address the board first.

Mr. Burns then spoke about the West Main Street improvement project. The City received a grant for approximately \$480,000 of state funds that were matched by the City. The project is to tear out the existing sidewalks structure, storm drainage, the guard rail that keeps the public from coming to Seccombes Men's Shop is being removed, new pavers being installed, new street lights, and trees, a more friendly guard rail to the parking lot. The project was bid on Saturday and the bid opening is scheduled for January 30<sup>th</sup> at 11:00 at the Town and City's Clerks office. The City has had a different idea of what to do with the parking lot. The plan that Mr. Burns is suggesting "only calls for an overlay." However, the City spoke about milling and paving in the bond issue. They are now talking about putting in an addendum to the bid package to talk about having another alternate way of paving the parking lot. In the bid package, we are only calling the pavement overlay add alternate. This is going to run from the Railroad station to the ARMS building (on that side of the street). In regard to the Riverwalk Project, it was divided up into 9 segments. The part that has been completed located on Division Street, is section 7. They are now planning on working on section 8 which is the bridge over the Railroad coming out over at Pershing Drive. The West Main Street section is section 1. Three segments may be completed within the next year. The bridge will be very high because the Railroad requires that it be above their bridge in case they decide to electrify the system. The bridge will be 22 feet in the air.

Mr. Scarlata asked Mr. Dunn if he would give the Commission a quick overview about regionalizing Ansonia or what the proposition is. Mr. Dunn stated that the Greenway project began about 10 years ago in Derby. He stated that he believes that in the future that they will connect with Shelton. He then discussed at length about what will entice a corporation to open a new facility in the area. He stated that there are a few things that a CEO would be looking at. They are if the CEO would like to live in that specific community, the capacity of the area to support the business, He further stated that they look at the 24-39 year old demographic. He indicated that those in that demographic do not want to have a car, yard or home and they want to use public transportation. CT Fast Track is BRT (Bus Rapid Transit) that is a possibility. He then stated that the question is how much towns are willing to invest in themselves.

Rep. Gentile then stated that there was a push for regionalization about 3 or 4 years ago. She further said that we are at an advantage in her opinion. She indicated that the Governor is aware of the transportation problems. There are a lot of regional things that have happened recently. She was asked how many regions they were going to break the state into. She told them that they are looking at 9

different regions. We will be the Central Naugatuck Valley. What that does is gives us the opportunity to compete with Hartford. Mr. Scarlata then asked Ms. Gentile about one of Ansonia's biggest concerns: Brownfields. She stated they have been are a major priority for the state for the past three or four years. They are working to assist current owners with this situation. There was a short discussion regarding "Land Banks". This is a tool used by municipalities so that they will not have to take the liability of a contaminated property. The City gives the land to the Land Bank (deeding it over) and the Land Bank assumes the liability, it takes the property, helps to work with the municipality to redevelop the property. The property is scrubbed and the municipality has no liability.

Ms. O'Malley then spoke about what she feels the grants and economic development go hand in hand together. It affects everything. She is going to look at all of the Commission and the Mayor's priorities are and help to attain them.

Mr. Scarlata then opened up the meeting to New Business. Mr. Kelly stated that we need to have a good strategic plan of development in place. He explained that this should give you the data that you need to be able to make informed decisions. The one that we currently have used the wrong data set. He suggested that they reengage the planning process to some degree or another.

Mr. Flaherty made a motion to adjourn. Mr. Murray seconded the motion. All were in favor of the motion.

The meeting ended at 9:00.

Respectfully submitted,

Carol Sardinha