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

Sheila O'Malley  
*Executive Director*

## MINUTES

### REGULAR MONTHLY MEETING, THURSDAY, MARCH 19, 2015 ALDERMANIC CHAMBERS 7:00 PM

The Economic Development Commission held its Regular Monthly meeting on Thursday, March 19, 2015. The meeting began at 7:00 P.M.

#### Roll call:

Keith Murray	Present
William Luneski	Present
Sal Hanaif	Absent
Greg Seccombe	Present
Terri Goldson	Absent
Jeff Sweeney	Present
Bart Flaherty	Present
Horace Behrle	Absent
Charles Stowe	Present

6 present, 3 absent

#### also present:

Sheila O'Malley, Executive Director of Economic Development  
Corporation Council John Marini

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

Mr. Murray opened the floor to approve the December minutes. Mr. Flaherty made a motion to approve the minutes. Mr. Seccombe seconded the minutes. All were in favor of the motion.

Mr. Murray then opened the Public Session.

Millie Rios, 121 Great Hill Road, asked how does "bond money" work? She asked if that money is used to pay for damages that take place in any of the surrounding properties? She was asked if it was a City project? Ms. Rios stated in general she would like to know how it worked. She was told that if a contractor has a city project, they have to put up a bond in order to insure their work and make sure that any damages are covered. She was then told that the Fountain Lake project is not a City project. It is a private development. She then stated "even though the City has taken over the road" she feels that it is a City project. Council Marini stated that the actual construction of the Private developer of Fountain Lake there would be no leans on that project because that is owned by a private individual. She then asked where you draw the line between a city road and the private developer. She asked how do you determine who is responsible for the damage that has been done at this point? Council Marini stated that as a City they are going to be responsible for enforcing the laws across the board. There are some things that are controlled by the State Regulators. For the purpose of this project, the City is trying to facilitate this as best as possible. Ms. Rios stated that she is very concerned about the "aggressive" blasting that is scheduled to begin. Today she found out that at 2:30, the blasting started. Her neighbors told her that they had things fall inside their houses. She is very concerned that this aggressive blasting will seriously do a lot of damage. She believes that she will experience damage to her property and she would like to know who is responsible for it. Chairman Murray asked if she has sustained any damage at this point in time? She stated that her wall has fallen and has fallen apart and it will only continue until the blasting ends. Mr. Stowe stated that the Bonds would be filed in City Hall. His suggestion is for her to go to City Hall during the day and find out who the bonding company is so that she will have that information. He also suggested that she get the Fire Marshall's phone number and she could ask them these questions.

Mr. Murray then closed the public session as there was no one else that wished to speak. He then asked if there were any communications. There were none. He then asked if there were any bills that needed to be approved. There were none.

Mr. Murray then asked Ms. O'Malley for her report. She stated that she wished to address five topics. The first is to have a business forum where local businesses can come in and speak directly to the Mayor and the various City departments and talk about their concerns and what they need for their businesses to thrive. She would like to have this in May. Mr. Murray suggested that this be added to the agenda for the May meeting.

Mr. Murray was reminded that the Commission needed to set the dates of the meetings and to appoint the recording secretary. Mr. Flaherty made a motion to nominate Carol Sardinha as the recording secretary. Mr. Sweeny seconded the nomination. All were in favor.

Mr. Luneski then stated that he realized that the salary for the recording secretary has not changed in since before Mr. Perry passed. He asked if we could set an increase. Mr. Murray stated that he would see what they could do to increase the salary. The Commission stated that they didn't realize that the



salary is part of the EDC's budget. Council Marini stated that there will be a Public Session at all of BOAT's meetings, so this can be investigated at that time during one of their hearings. Mr. Murray requested that Ms. O'Malley obtain listings of what the other recording secretaries are receiving as a stipend. Mr. Murray then reviewed the two suggested meeting schedules. Mr. Flaherty mentioned that the December meeting needs to be corrected to December 17<sup>th</sup>. (December 18<sup>th</sup> is a Friday). Mr. Stowe made a motion to approve the schedule that does NOT have meetings in the summer. Mr. Seccombe seconded the motion. All were in favor of the motion.

Ms. O'Malley then stated that they are working on the web site and they are finalizing it. She requested two volunteers to review it. Mr. Luneski and Mr. Murray stated that they will help her with that.

In regards to the store front loan program, Ms. O'Malley stated that she would like to review the structure of it. She feels that the \$2,000 needs to be raised. Many of the new businesses coming in would like more than that. Mr. Murray stated that he and Mr. Seccombe discussed this and they felt that if there was someone that didn't repay the loan, it's not fatal at the \$2,000 rate. There is no collateral. If the Commission were to raise the cap to \$5000 for example, and the business fails, EDC loses that money. She then suggested that they make this a grant. She would like to make a bigger impact. Mr. Seccombe stated that if they were to raise the cap, there would only be five loans. In addition, the money is then not available for two years. Mr. Sweeney asked how much money is available at this moment. He was told there is approximately \$30,000 left. Ms. O'Malley stated that Massimo's and Copper City Bar and Grill are both looking at applying for the loan. Mr. Sweeney asked if a business could receive multiple loans. He was told that if a business had multiple store fronts such as Koi and the soon to be child care center, they would be able to apply for two loans. They can only apply for one project per property at a time. Based on the discussion, Mr. Murray stated the loan program will stay as it is for now.

Ms. O'Malley then stated that they spoke to the Valley Arts Council. They are interested in creating some murals and they are looking for a possible location for their offices. She stated that she feels that they would be a nice presence in the Downtown area and it could help to beautify our downtown area. They are looking for a small area at a low cost or free. They are also looking to put up some small displays in otherwise empty storefronts. The members suggested having them located in the ATP building. Mr. Flaherty suggested that we could sell a section of the flood wall and have students come up with a mural for their space. Ms. O'Malley stated that they had met with the Naugatuck Valley Greenway members and they said that they are starting to do a project to do sections of their area and they were looking for Ansonia's "buy in" as well as all of the communities along the Route 8 corridor to see if we wanted to do a joint project. It can be quite expensive. Council Marini stated that as a "test case" they could use the space above Haddad Park as a mural. One of the thoughts was to recreate one of the old Ansonia post cards as a mural.

In regard to the Small Cities grant, we had to do an RFQ for consultants and there were two responses, Lisa Low and Associates and L. Wagner and Associates. Ms. O'Malley stated that she did some

...in part of the LDC's budget. Council Minutes stated that there will be a public hearing on all of BOAT's meetings, so this can be investigated at that time during one of their meetings. Mr. Murray requested that Mr. O'Malley obtain listings of what the other recording agencies are charging as stipend. Mr. Murray then reviewed the two suggested meeting schedules. Mr. Flaherty mentioned that the December meeting needs to be moved to December 17th (a Friday). Mr. Flaherty made a motion to approve the schedule that does NOT have meetings in the summer. Mr. Flaherty seconded the motion. All were in favor of the motion.

Ms. O'Malley then stated that they are working on the web site and they are finishing it. She mentioned two volunteers to review it. Mr. Lunsford and Mr. Murray stated that they will help her with that.

In regards to the store from last program, Ms. O'Malley stated that she would like to review the structure of it. She feels that the \$2,000 needs to be raised. A lot of the new businesses coming would like more than that. Mr. Murray stated that he and Mr. Flaherty discussed this and they felt that if there was someone that didn't pay the loan it's not total at the \$2,000 rate. There is no constraint. If the Commission were to raise the cap to \$5000 for example, and the business falls LDC for that money. She then suggested that they make this a grant. She would like to make a grant program. Mr. Flaherty stated that if they were to raise the cap, there would only be five loans. In addition, the money is then not available for two years. Mr. Flaherty asked how much money is available in the amount. He was told there is approximately \$20,000 left. Ms. O'Malley stated that Missions' was Cooper City Bar and Grill is both looking at applying for the loan. Mr. Flaherty asked if it's possible to receive multiple loans. He was told that if a business had multiple loans from each area, they could soon to be child care center, they would be able to apply for two loans. They can only apply for one project per property at a time. Based on the discussion, Mr. Murray stated the loan program will be in its form now.

Ms. O'Malley then stated that they spoke to the Valley Arts Center. They are interested in creating some murals and they are looking for a possible location for their office. She was that we had that they would be a nice presence in the downtown area and it could help to beautify our downtown area. They are looking for a small area at a low cost or free. They are also looking to put up some small displays in otherwise empty storefronts. The members suggested having the art located in the old building. Mr. Flaherty suggested that a section of the food wall had a window that could be used up with a mural for their space. Ms. O'Malley stated that they had met with the Flaherty's and they were starting to do a program to do a mural in the section of their area and they were looking for Antonia's "buy in" as well as all of the committees along the route to come in and if we wanted to do a joint project. It can be quite expensive. One of the thoughts was to restore one of the old Antonia's post cards as a mural.

In regard to the Small Cities grant, we had to do an RFP for consultants and there were two responses. Lisa Low and Associates and L. Wagner and Associates. Ms. O'Malley stated that she did want

research with regard to housing rehab. She found out that the consensus is that housing rehab is what the Governor and the state wants to continue to do. If the city wants to get grants, then the way to do so is to do housing rehab. L. Wagner and Associates were not able to get the paperwork that they needed in time to be considered. Mr. Sweeney asked if Lisa Low was able to use all of the funds. He was told that she spent down as much as she was supposed to in order to qualify us for the next round. Mr. Murray stated that he has a proposal of how to move forward. He suggests that they take a more proactive role in this process and set up guidelines, such as look at doing more projects for smaller amounts of money. Ms. Low will be reporting directly to Ms. O'Malley. Mr. Flaherty didn't feel that the funds should be used to bring a building up to code. He feels that it should be used for emergencies.

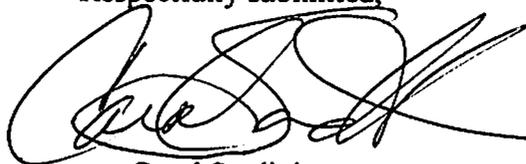
Mr. Murray asked if anyone else had anything that they wished to discuss. Mr. Flaherty asked what they are doing to assist Valley Electric and all of the empty store fronts in the Downtown area. Ms. O'Malley stated that they are not marketing properties for private owners. What she tries to do is match up people that are looking for space with available space. Farrell's was moving out, and they just matched two companies with that space. One is looking for 70,000 square feet of space with bays and garage doors. So this is what she does.

Mr. Murray asked if anyone else had anything to discuss with the members. There was no one. He then entertained motions to adjourn.

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

The meeting ended at 8:12.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Carol Sardinha', written in a cursive style.

Carol Sardinha  
Secretary