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ECONOMIC DEVELOPMENT COMMISSION
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15 MAY 18 AM 10:56
Sheila O'Malley
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 23, 2015 ALDERMANIC CHAMBERS 7:00 PM

The Economic Development Commission held its Regular Monthly meeting on Thursday, April 23, 2015. The meeting began at 7:05 P.M.

Roll call:

Keith Murray	Present
William Luneski	Present
Sal Hanaif	Present
Greg Seccombe	Late 7:15
Terri Goldson	Present
Jeff Sweeney	Present
Bart Flaherty	Present
Horace Behrle	Present
Charles Stowe	Late 7:10

6 present, 3 absent

also present:

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

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

Mr. Murray opened the floor to approve January's Organizational minutes. Mr. Luneski made a motion to approve the minutes. Mr. Sweeney seconded the motion. All were in favor of the motion.

Mr. Murray then opened the floor to approve January's monthly minutes. Mr. Luneski made a motion to approve the minutes. Mr. Flaherty seconded the motion. All were in favor of the motion.

Mr. Murray then opened the Public Session. No one wished to speak during the Public Session. As

there one that wished to speak during the session, Mr. Murray closed the Public Session. 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 moved on to new business and requested that Ms. O'Malley present her report. Ms. O'Malley stated that a representative from The Work Place, Karl Bucky Walden will be attending the meeting, but had not arrived yet. He will be talking about some of the programs that they offer. She requested that the Board consider adding him to the agenda.

Ms. O'Malley stated that the city received some funding for a section of the Greenway (Segment 8). It wasn't enough money to complete that section. This is the section that comes from the Railroad on to Pershing Drive. It's the bridge. She then stated that they asked the highway administration for \$400,000. They received \$320,000 and the City is kicking in \$80,000. Mr. Murray asked what the total cost for this segment was. He was told it was \$800,000. Ms. O'Malley stated that the bridge has to be at the height of the trestle. It would be a very tall arch. It's to ensure that there would be no problem if they decide to electrify the Waterbury line.

Mr. Flaherty made a motion to deviate from the agenda and allow Mr. Walden to address the Board. The motion was seconded by Mr. Seccombe. All were in favor of the motion.

Mr. Karl "Bucky" Walden, from the Work Place stated that he is here to be a messenger to tell the Board about the Earn and Learn Program. He indicated that this is one of the many programs that are run out of the Work Place. They are looking for employers that are "youth friendly". He then passed out packets to the members so that they can follow up with him at a later date with names of prospective employers. He stated that the ages that they are looking to have in the program are between 14-21. He further explained that The Work Place would pay a wage subsidy of minimum wage for up to 20 hours for the employees and they would also be responsible for any workman's comp claims. They want to reduce the liability as much as possible for the employer. Mr. Hanaif stated that he has worked with the Work Place for the past eight years in his line of work and they have been phenomenal with the teen aged men that he works with. They help them out a lot. They really prepared those young men in how to approach customers. The Board has nothing to worry about. It's a great opportunity for high school students. Mr. Walden was asked how many applicants they are looking for. He told the Board that last year they worked with between 20 and 25 youth.

Ms. O'Malley then continued with her report. She indicated that there is a new campaign called "Wake up Wakelee". The city received 3.5 Million dollars for the reconstruction of Wakelee Avenue (total road reconstruction). That has been a priority for the mayor. She believes that this will be a huge improvement for the West Side of the City. She stated that it will include sidewalks from Franklin Street to Griffin Hospital. She informed the Board that the section near Nolan Field is not included as that area is the State's responsibility. The engineering should take about 3 to 4 months. DOT has to approve the project. The engineering is the responsibility of the municipality. There is a match of 10% for this project. It should begin around September. It should take from 6 to 9 months. They have to coordinate this project with what is being done with Route 8.

Mrs. O'Malley then stated that she made applications for additional Brownfields assessment funding for the Armory and if needed for the two city owned buildings. She then stated that the Palmer Building and the ATP buildings are both out to bid for Request for Proposals, for selling and conversion to residential and commercial. She then stated that there has been significant interest this time around.

Mrs. O'Malley stated that there are a few new businesses opening up in the near future. They are Copper City Bar and Grill, and another restaurant in the same area. There is also a new restaurant going into the old Lanza's location that will feature Creole food. The Pantry went out of business. In the location across from the liquor store (where a small diner was located) next to Sardo's the landlord has been approached to have a Bridal Salon in that location.

Mr. Murray asked what was going on with the Healey Ford building. She stated that Road Ready and the Ford Corporation have come to an impasse. It's concerning environmental. They can't seem to reach an agreement. Road Ready doesn't want to give up and has reached out to the City for help in this matter.

Mr. Luneski asked what was going on with the Farrell property. He was told that they have assessed Blight leans on the title. Atty. Marini stated that Planning and Zoning would like to see a site plan for this property in the near future to be presented to them.

Mr. Hanaif asked what was happening with the floor of the Armory. He was told that they ran into some difficulty. When the engineers took a look at the environmental reports, they realized that they would be disrupting asbestos underneath the surface of the floor. They are exploring ways to remove the contamination without contaminating the entire building. You cannot put a floor on top of the existing floor because the structure will not hold it. When you start ripping up the floor, you will be exposing the building to contaminants. They are discussing various ways to fix this. Mr. Stowe stated that he was told that since the building is a historic building, they may be able to get more funding if they put in an elevator. Mr. Randy Carroll stated that the Purple Heart was awarded to veterans during George Washington's era to those who were wounded in battle. After Washington's presidency, it was disbanded. In 1932, veterans from American wars got together in our Armory and Congress approved that the Purple Heart was to be awarded once again. There is grant money that is available, but he has been asked to hold off on applying for any grants until after the elevator is installed. Once the building is listed on the Historic Registry, you can't do anything on the outside of the building that can be seen from the street. In regard to the floor, they need to resolve the environmental issues without expending a lot of money to do so.

Ms. O'Malley stated that they have been doing a lot of work in regard to the web site. The site is not live as of yet. They are trying to be a conduit between the businesses and City Hall with the web site. They want more than just a billboard representing the commission. They want the businesses to drive the site. They want to create a network so that they can share ideas, etc.

Ms. O'Malley then stated that they are planning on holding a Business Forum. The location is yet to be determined. The members discussed having it held at the Armory, City Hall or the High School depending on the projected turnout.

The members discussed various dates to hold this meeting. Mr. Seccombe made a motion to have the meeting on June 4th from 6 until 8. The motion was seconded by Mr. Luneski. All were in favor of the motion.

Ms. O'Malley then stated that Ms. Lisa Low will be reporting to the Board about the status of the various projects that she is working on at a future meeting.

Mr. Luneski stated that he observed some barriers that may be hindering people and businesses from coming into the city. He observed that there are plastic advertised signs that are being put up and it seems that there is no recourse for the city. He feels that this is a form of blight. Who should be allowed to post these signs and who is not? He suggested that we create some Kiosks or some kind of Community Billboard for these types of signs.

He then indicated the markings for Call Before You Dig. He indicated that after the projects are completed, the markings are left behind. He would like to somehow have this removed after the project is completed.

Mr. Luneski then stated that he would like to have old signs removed when a business has left.

(Tape ended. Balance of minutes from the Secretary's notes)

Copper City Bar and Grill is looking for funding for a new sign.

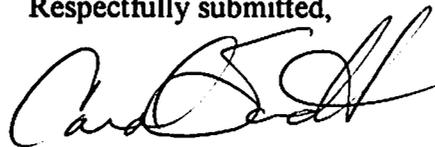
Mr. Flaherty made a motion to recommend to the Board of Aldermen, the Salary Committee and BOAT that the Recording Secretary is granted a \$20 increase for a total of \$155 per meeting. The motion was seconded by Mr. Hanaif. All were in favor of the motion.

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. Goldson. All were in favor of the motion.

The meeting ended at 8:20.

Respectfully submitted,

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

Carol Sardinha
Secretary