

ECONOMIC DEVELOPMENT COMMISSION
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TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

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

Sheila O'Malley
Executive Director

MINUTES

REGULAR MONTHLY MEETING, THURSDAY, September 17, 2015 Erlinghauser Room 7:00 PM

The Economic Development Commission held its Regular Monthly meeting on Thursday, September 17, 2015. The meeting began at 7:15 P.M.

Roll call:

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

5 present, 4 absent

also present:

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

Mr. Murray opened the meeting at 7:15. The meeting began with the pledge of allegiance to the flag.

Mr. Murray opened the floor to approve the previous month's 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 Public Session.

Mr. Vinnie Scarlata, 99 Pulaski Highway stated that he has created a neighborhood block watch for the Hilltop area. This will be able to create more involvement with the residents and the city. They are

going to have an organizational meeting in the near future. Then they are going to attempt to have monthly meetings. They are planning on having their second meeting (not the organizational meeting) during the second week in October.

There was no one else that wished to speak during the public session. As there one that wished to speak during the session, Mr. Murray closed the Public Session.

Mr. Murray then asked if there was any correspondence. He was told that there was none. He then asked if there were any bills. He was again told that there were none.

Mr. Murray stated that he and Ms. O'Malley sat down with the Harvest Festival organizers and they were able to get them to extend the area of the festival down to Spector's furniture.

Mr. Murray then asked if there was any way that the meetings could be held earlier in the day. The members that were in attendance stated that it would not be possible.

Ms. O'Malley then addressed the members and suggested that the Business Forum be held on the third Thursday in October at 7:00 am. She stated that we would have our regular monthly meeting and then would open it up to the business forum. They would be discussing what they feel would be improvements to things going on in the city. The Police Chief would also be involved with suggestions that are put forward such as putting an officer on a Main Street beat. He has already been informed about that and is in agreement with that suggestion. He is looking to implement that in the near future once the two new hires are in place. Council Marini stated that the business forum would be a monthly event so that businesses would be able to have direct access to the Director of Economic Development, Chief of Police, the Building Department, etc. There was a suggestion that they have the Business Forum in the morning and the members thought that it may be a good idea. Mr. Hanaif suggested that the real estate businesses be invited as well. Ms. O'Malley stated that Joe Peron from Peoples Bank is also interested in being involved in this.

Ms. O'Malley then moved onto the Farrell building. She stated that they had a meeting with the lenders who have foreclosed on the two building, 501 East Main Street and 65 Main Street. They discussed what their plans are for 501 East Main Street. They would like to work with the city. They have done other residential development projects in the past. They discussed the blight lean on the property. They have to speak to the Board of Aldermen and are currently waiting until October 7th or 8th to see if the current owner is going to do something. Council Marini stated that there may be some delay but eventually the property will change hands. The city will still be involved with any discussions regarding this property due to the blight lean. The lenders are also interested in developing the property but the city is more interested in what the purpose will be, to make sure that it is right for the city. They are proposing first floor commercial and second floor residential.

Ms. O'Malley then stated that in regard to Fountain Lake, the contractor Guerrero Construction Inc. has begun work on the road. They are blasting a hump in the road to allow them to continue to put the trenches and the infrastructure for the utilities.

Ms. O'Malley then stated that she, the Mayor, several Aldermen and Corporation Council went to Washington D.C. to ask the Congressional Delegation to assist then with an application for the grant for a million dollars. Due to that grant, they were able to proceed with construction of the road to put in the 1100 linear foot road in with all of the utilities. Mr. Stowe asked how it came to be that Guerrero was awarded the bid. He was informed that they had the lowest bid. There were five bids on the project. There was Complete Construction, Earth Works, Guerrero... Mr. Stowe then asked who it went through. He was told that it was federal grant money and you have to follow the federal rules and regulations. When this part of the project is completed, site pads will be available. Farrel's will occupy one of the four site pads. Mr. Sweeney asked if Farrel's was going to be offices or manufacturing. He was told it would be both plus a lab. It would be a mixed use. The other pads would be for light industrial.

Mr. Murray then stated that there are two items left on the agenda. The first is in regards to Lisa Low coming back and give a presentation of what she is doing with the Small Cities grant in more detail. He suggested that she be invited to the November meeting to do that. Mr. Sweeney reminded the members that Ms. Low had indicated that there was no waiting list at the present time for any prospective project. Council Marini suggested that Ms. Low prepare a report instead. Mr. Murray stated that he would write something up to that effect and send it to her.

Corporation Council Marini stated that the current owners of 290 Main Street (the Capitol Theater Building aka "the Bubble Building") met with the city officials recently and they are doing remediation and renovation of the property both inside and outside of the property. They are interested in any type of assistance that they can receive. This is a project that may be covered under Small Cities. The building is subsidized with HUD money. Ms. O'Malley is not sure if this would be able to be used for Small Cities as they are funded by HUD as well. Mr. Sweeney stated that this is grant money that must be repaid so there shouldn't be a problem.

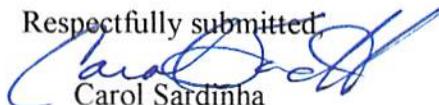
Mr. Murray then moved onto Old Business, façade loan program. He stated that there are no new façade loans at this time. Ms. O'Malley received a request for every façade loan that "we put out". She is concerned because there would be heavy redacting to complete the request. They did have a conversation with the owner of the Opera House regarding this façade loan. He indicated that he would be very excited to work with the city to renovate the building.

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

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

The meeting ended at 8:40.

Respectfully submitted,



Carol Sardinha

Secretary