

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

RECEIVED FOR FILE

14 JUL -7 2014

*Elizabeth L. Lynch*

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, June 19, 2014 ALDERMANIC CHAMBERS 7:00 PM

The Economic Development Commission held its Regular monthly meeting on Thursday, June 19, 2014.  
The meeting began at 7:00 P.M.

#### Roll call:

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

5 present, 4 absent

#### Also present:

Sheila O'Malley, Economic Development Director

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

Mr. Seccombe entertained motions to accept May's minutes. Mr. Luneski made a motion to approve the minutes. Mr. Murray seconded the motion. All were in favor of the motion.

Mr. Flaherty stated that he had a question regarding the motion regarding expanding the City center plan. It stated that "Mr. Murray made a motion to recommend that Planning and Zoning expand the City Center plan with the understanding that land use issues are to come before the Economic Development Commission." He then explained that "you can't have an understanding" between EDC and Planning

and Zoning. Mr. Flaherty was told that it was more to keep the Commission aware of what is going on with the City Center plan.

Mr. Seccombe then asked if anyone from the public wished to speak.

Mr. Charles Stowe stated that he wanted to know why this commission wanted to be informed about anything having to do with the City Center plan. He further stated that there are a lot of members on this commission that have reviewed the City Center plan. Many believe that that the plan enhances the Main Street area. Mr. Flaherty stated that his Commission welcomes input from Economic Development in regard to expanding the City Center plan. He further stated that Planning and Zoning has to act as an independent entity. He then stated that he didn't see the communication from the Planning and Zoning Commission, but they sent a marijuana regulation to ask for this commissions input.

Mr. Seccombe asked if there were any further communications. He was told that there were no more communications. He then asked for any bills that needed to be approved. There were none. He then opened it up to new business.

Mr. Seccombe stated that as we just got the communication regarding marijuana regulation we should address this issue at this time. Mr. Flaherty stated that there is a one year moratorium in place regarding growing or distribution facility for medical marijuana. He further explained that the moratorium ends in August. We need to get something on the books. It's a controversial subject. He then explained that there are several things that could be done at this point in time. The City could do nothing which would disallow selling and growing. The City could control it. Planning and Zoning is going to be looking at a proposal that would control it. Mr. Flaherty then stated that the Police Department, the Board of Aldermen and Economic Development Commission should have some input with this issue. There was a long discussion regarding this subject.

Mr. Seccombe asked Ms. O'Malley for her report. She stated that in regard to Brownfields at Ansonia Copper and Brass a real assessment has not been done. The owners talk about some assessment and remediation funds. There's an application coming due and the person in the office in the remediation and development will be coming to Ansonia and take a look and Ms. O'Malley will discuss with that person about securing some funds with the cooperation of the owners. The application requires a lot of data. There is site plan information that needs to be provided. Mr. Seccombe asked what we may be able to receive financially. He was told that we may be able to receive up to a million dollars. At this point we don't know what is out there as far as brownfields are concerned. We are currently looking to get some money for assessment. In this way we can see what we are dealing with. The owners of Copper and Brass are receptive to meeting with the City at this time. Ms. O'Malley stated that it may take about 6 months to do phase 1 and phase 2. She believes that a phase 1 has been done on certain parts of the property. The City had requested to get the information. However, a complete assessment has not been done. She then explained that if phase 1 and 2 had been completed, the City would get a scope of the amount of contamination and where it is located and a dollar amount that would be attached to that. Ms. O'Malley explained that a phase one is just site characterization, what the history of the site was, what they did on the site. They go back and look up the history of the building and the location. Phase 2 and 3 are boring samples. The phase one will tell you that there's contamination in certain areas. The phase 2 and 3 will actually go in and do the boring samples and identify what kind of containments, how much and specifically where they are located. She added that she can't get cleanup money without the assessments. Mr. Flaherty stated that he believes that there were test borings in the

wood lot area. He believes that there were some test pits in the area of Riverside drive. He wasn't sure though if they went over to the other side of the river or not. He stated that there should be a map indicating where they had been completed. He stated that he believes that they had to have the test borings done before it was sold. Ms. O'Malley asked how long ago that was done. She was told that the City engineer could possibly help her out getting that information. Atty. Marini then stated that the city has an indemnity agreement with British Petroleum. A big piece of this is getting them to recognize their responsibility for the Copper and Brass facility, to step in and pay a portion of the remediation cost. Copper and Brass has been doing their best to get British Petroleum engaged in the process and get them to honor their agreement. The City could get some publicity for this cause if British Petroleum realizes that they have an obligation to a property that have made a profit off of in the past and come up with some funding to help get this clean for the good of the city. They are planning on having a summer meeting at the actual site.

Ms. O'Malley then stated that she speaks on a daily basis with Farrell's. Hopefully there will be some movement very shortly.

Mr. Murray asked her what the plan is for Olson Drive. She stated that the Housing Authority has a mixed use of residential and public safety facility. The City is obligated to replace some of the units. Troy White has been working with the Housing Authority to reduce the number of units that are planned to be placed at that location. There is some potential for commercial units as well. The units will look like town houses rather than the multi units that had originally been there in the past. Mr. Luneski asked if any consideration was taken regarding the location being on a flood plain and there is no protection around that area. He was told that they have been talking with HUD and they have not raised that issue. He was also told that the city engineer has maps which indicate where the flood plains are located. Mr. Flaherty stated that the wood lot is in the flood plain. Mr. Flaherty then stated that the City paid for the demolition of the buildings on that location. He asked if we get reimbursed from HUD for that. He was told that she didn't know what the original agreement was with HUD. Atty. Marini stated that we could fight for that credit. He further stated that he feels that HUD should reimburse the city. Mr. Flaherty stated that the buildings were condemned. HUD didn't take care of the buildings as they were responsible for doing so. There was a long discussion regarding the condition of the buildings that comprise Monsignor Hynes Apartments.

Ms. O'Malley stated that she and Corporation Council are going to draft a letter to go to Planning and Zoning regarding the City Center plan. Mr. Flaherty suggested that someone may want to make a motion to empower the Director of Economic Development along with Corporation Council to draft a letter to Planning and Zoning Commission requesting that the City Center plan be expanded and how they feel it should be expanded. Mr. Murray made a motion to empower the Director of Economic Development along with Corporation Council to draft a letter to Planning and Zoning Commission requesting that the City Center plan be expanded and how they feel it should be expanded. The motion was seconded by Mr. Luneski. All were in favor of the motion.

Mr. Secombe then moved on to the CT Office of Energy and Efficiency Building plan. Ms. O'Malley stated that she and the Mayor met with them. They discussed a program whereby they come in and have an assessment team. They touch base with all of the small businesses in town and they do an energy efficiency audit and recommend changes. They would like to kick off a program. She thought that it would be nice if the EDC would support it and be at the kickoff event as well. They will be going door-to-door. Mr. Flaherty made a motion to have the EDC go on record as to fully supporting the State of

Connecticut Office of Energy and Efficiency Business Program and they will do anything that they can to promote it. The motion was seconded by Mr. Luneski. All were in favor of the motion.

Mr. Seccombe then moved onto Old business. In regard to the façade program, they haven't received any new applications. Mr. Murray stated that he is working on getting two applications turned in. Ms. O'Malley stated that she feels that they may want to wave the fees for the permits. She was told that only the Board of Alderman can waive the fees.

Mr. Seccombe then asked about the West Main Street project. He was told that it is 95% completed. They need to install some fencing and more decorative lighting.

Mr. Seccombe asked if anyone had any other new business to come before the board at this time. There was no other business. Mr. Flaherty made a motion to adjourn. Mr. Hanaif seconded the motion. All were in favor of the motion.

The meeting ended at 8:25.

Respectfully submitted,

Carol Sardinha