

ECONOMIC DEVELOPMENT COMMISSION
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TOWN AND CITY CLERK
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Vinnie Scarlata
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Saleh "Sal" Hanaif
Vice Chairman
Keith Murray
Secretary
Gregg Seccombe
Treasurer

Sheila O'Malley
Executive Director

MINUTES

REGULAR MONTHLY MEETING, THURSDAY, March 20, 2014 ALDERMANIC CHAMBERS 7:00 PM

The Economic Development Commission held its Regular monthly meeting on Thursday, March 20, 2014.
The meeting began at 7:00 P.M.

Roll call:

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

6 present, 3 absent

Also present:

Sheila O'Malley, Economic Development Director

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

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

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

Mr. Scott Hamilton, 21 Elm Street, Ansonia is present and spoke about his "school" for paranormal investigation. He explained that it would instruct the students on how to do an investigation "the right way" and not to get arrested, not to break any laws, how to go in and learn the right way to do it. It is a

six week course. It will go over the basics of an investigation. He then stated that they are in the planning stages of shooting a reality TV show on the school. This will bring in substantial funds into the city at that point.

Mr. Scarlata asked if they have a location. He was told that they will be working out of the library and they are looking at moving the school to the Opera House. Mr. Scarlata then asked what they will be able to do at the Opera House location because there is a lot of renovation that needs to be done there. He was told that he first needs to see what exactly needs to be done there. He explained that he needs to see what they can do and what the owner can do at that point. Mr. Hamilton then stated that it is a lot of work that needs to be done at the Opera House, but it is doable. Mr. Scarlata then asked if he had spoken to the fire marshal yet. He was told that he hadn't as of yet.

Mr. Luneski then asked if the show was going to be using different locations throughout the city. Mr. Hamilton stated that they want to keep the home base in Ansonia, but they will need to do some investigations outside of the city. The bulk of the show will be based in Ansonia. Mr. Scarlata then asked him what the time frame is. He was told that the production company wants to shoot as quickly as possible. He then mentioned several networks that are looking at picking up the show and that is why they want to be on film as soon as possible. Mr. Hamilton then stated that there will be an "Open House" March 29th at the Ansonia library from 10 to 12. After that they will decide what group they will use for the show and which they will use for the show. Mr. Scarlata asked how he wants to use the Opera House. He responded that he wants to use it at a facility.

Mr. Murray asked if Mr. Hamilton has set this up as a corporate entity with the state of CT yet. He was told that he hadn't at this time because paranormal groups do all of the investigations for free so it's difficult to set up as an LLC. Since they are also doing the reality show, we can set it up as a business. He couldn't do anything without the signature of the production company and that is in the process. Mr. Murray then stated that as far as setting themselves up as a school, it takes a lot of time. Even filling out an LLC form takes a month to a month and a half to get it back. Mr. Murray then asked if there was some type of accreditation. Or would it be more like a seminar? Mr. Hamilton stated that it would be more like weekly seminars. He explained that it's kind of difficult to accreditate something like this. Mr. Murray thinks that there might be an easier way to establish themselves without doing that. Mr. Hamilton then stated that they can call themselves a "Center" rather than a "school". Mr. Scarlata then stated that there may be a problem calling themselves a school because of the City Center plan. He further explained that schools are not allowed on Main Street. Mr. Flaherty explained that a school isn't allowed in the City Center, but if you were to not define yourself as a school, there wouldn't be any issues from Planning and Zoning. Mr. Murray stated that in Wallingford, they have a location where you can go and get six lessons for painting. They supply all the materials and instructions. He then asked if that would be classified as a school. Mr. Flaherty stated that would be allowed and would not be considered a school.

Mr. Scarlata then discussed the bills. He sent a bill to Greg for the Northborough Group for the web site. Chris Murray is asking for his final invoice. Mr. Scarlata stated that it looks like everything has been completed and that there just needs to be some content added. The invoice is for \$2400. Mr. Luneski stated that there are some demo links that are not able to be removed readily. Mr. Scarlata stated that Mr. Murray is aware that there's maintenance that needs to be done as this goes along. Mr. Keith Murray stated that he is very familiar with the way that this site works and will assist Mr. Scarlata with working with the site. Mr. Flaherty made a motion to pay half of the bill at this time. The motion

was seconded by Mr. Sweeney. All were in favor of the motion.

Mr. Scarlata then introduced Ms. Sheila O'Malley as the Executive Director of Economic Development. She stated that she is very happy to be here in Ansonia. Ansonia is Open for Business. She further stated that she is getting a number of interested developers and many people looking to expand their businesses, open new business and still others looking to relocate their businesses.

Mr. Stowe asked what is the biggest item that is attracting businesses into the city? She responded that we have a great tax incentive program in the city. She further explained that we have room for growth. There's a lot of potential in the city. There are a number of vacant factory buildings in town, but she views them as space for development. Everyone is very positive about drawing new businesses into town.

Ms. O'Malley was then asked if she knew what the status was regarding the land that Mr. Sinto purchased. She responded that there will be some news forthcoming regarding that. They are also working on a few of the manufacturing buildings in the area as well. She has been taking interested developers through City owned properties as well. Ms. O'Malley was then asked about the Healey Ford property. She responded that she has spoken to Ford Motor Credit on several occasions and they are receptive and will provide site plans. The City will be meeting in the near future with developers that are interested in this property. She then stated that developing the Ansonia Copper and Brass property is a priority for the Mayor.

Mr. Luneski then asked what Ms. O'Malley's expectation of the Commission and their role in Economic Development. He was told that she likes that most of the members are business owners doing business in Downtown Ansonia. She would like to build on that and invite new businesses into town. She likes that they want to make everyone feel welcome and at home in Ansonia.

Mr. Scarlata asked Ms. O'Malley to give the members an update on old business. She informed him that in regard to the West Main Street project, they met with AT&T and UI with respect to the lighting. They toured the site. They are working with consultants and engineers on the East Side of West Main Street so that they can coordinate the two projects and keep everything cohesive. The contractor is EDO Construction from Milford. They will be working on the Parking lot and the sidewalks. The work being done on the east side of the street was approved of due to the referendum that was passed last November. The actual project should be completed within 120 days.

Mr. Scarlata asked if there was any further interest in the façade program. Mr. Murray stated that Platt Street Market has an application and was asking about where it needed to be sent for consideration. Mr. Murray stated that he has two more applications. They are for Koi and a hairdresser that is moving next to Koi. He then stated that he needs to give Libby her check and have her sign a promissory note. He believes that there is another Hairdresser located on East Main Street. Ms. O'Malley stated that she has had a few inquiries as well.

Corporation Council Marini stated that they were planning on meeting with the owner of Mustang Sally's in the near future to introduce him to what the whole process would be regarding opening a new business in the city. In this way there wouldn't be any surprises for them and identifying any obstacles that they may face. They are planning on opening at the end of April.

There are a few new businesses that are in the process of opening or have opened recently. There is Brannigans (Bridge Street), LA Copper Photo (540 Main Street), a Frozen Yogurt shop and an Area Rug cleaning store.

Alderman Stowe asked about the Bike Rally. He stated that the Cultural Commission and the EDC should be working together on the Bike Festival. He further stated that he feels that someone from EDC should volunteer to go to the Cultural Commission meetings and vice versa, so that they can support each other's ideas and plans. Mr. Scarlata stated that he was told that the Bike Festival was cancelled. Corporation Council Marini indicated that the idea of having liaison from each commission would be a very good idea. He then said that the Cultural Commission's big project is the 125th anniversary of Ansonia. They have quite a few events planned to commemorate the separation of Ansonia from Derby. He stated that he has been asked by the Cultural Commission to see if there were a few members of the EDC that would like to meet with the Chairman of the Cultural Commission, Melissa Torrez regarding the anniversary. He suggested that EDC could select an event for this year's anniversary and co-sponsor it with the Cultural Commission.

He explained that each of the city departments is to select an event and co-sponsor it with them. The Cultural Commission was going to go ahead with the ceremony that takes place at City Hall and not have the Street Fair as there are a large number of events that they are planning already. They are looking to enlarge the Memorial Day parade and have a summer event at Nolan Field. Mr. Scarlata asked what else was going on the day of the Bike Fest that would interfere with it (Bike Fest) being able to take place. He was told that there is nothing else going on that day, but in light of everything else that is planned, it may be a good idea not to have the Bike Fest (with Street Fair) take place. Mr. Marini stated that he believes that it would be difficult for the Cultural Commission to just coordinate the Festival as well as all of the other events that they already have planned. They wanted to focus on their events and not on the Bike Fest. Mr. Scarlata asked if the Bike Fest was being taken away from EDC. He was told that unless EDC wants to run the Bike Fest, it really depends on how EDC wants to define themselves. Mr. Stowe then asked how Mr. Scarlata felt about the Bike Rally being cancelled. He further stated that he knows that the kids are looking forward to having the Festival and Vinnie has already done a lot of work on the event already. Mr. Scarlata stated that EDC did not make this decision. It happened because of the restructure. He further stated that when he first started this, the Cultural Commission didn't want to have anything to do with the Bike Fest. Mr. Murray stated that since EDC has already taken care of many of the tasks in regard to this event, maybe EDC can take this as "their" event for the 125th anniversary. Mr. Murray made a motion to approve the Bike Fest as EDC's event. Mr. Goldson seconded the motion. All were in favor of the motion. Mr. Luneski stated that he would act as liaison with the Cultural Commission.

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

The meeting ended at 8:35.

Respectfully submitted,



Carol Sardinha