

ECONOMIC DEVELOPMENT COMMISSION  
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*Elizabeth J. Lynch*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

Gregg Seccombe  
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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, July 17, 2014 ALDERMANIC CHAMBERS 7:00 PM

The Economic Development Commission held its Regular monthly meeting on Thursday, July 17, 2014. The meeting began at 7:10 P.M.

#### Roll call:

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

6 present, 3 absent

#### Also present:

Sheila O'Malley, Economic Development Director

Mr. Seccombe opened the meeting at 7:10. 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. Behrle seconded the motion. All were in favor of the motion.

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

Mr. Charles Stowe stated that he wanted to discuss the Economic Development website. He stated that there are many errors with the web site. Mr. Stowe further stated that he believes that we are just

lacking content. He was told that Mr. Kelly was put in charge of adding content to the site. When Mr. Kelly left, Mr. Connolly was supposed to be in charge of the web site. He further stated that he believes that we had "growing pains". We are now at a place where we need to grow some more. He doesn't feel that there's any one person responsible. The members agreed that we need more content on the site. Ms. O'Malley stated that there is some content that she would like to add to the site. She added that she felt that the Commission needs to address what they are looking for with the web site. What do we want to have uploaded to the site? Mr. Seccombe stated that he felt that it would be a catalogue of properties that are available. Mr. Stowe suggested that we invite the new IT person, Dave Connelly, to attend the Commission's next meeting. Atty. Marini stated that it may be a good idea to have some of the members meet with Mr. Connelly regarding what items they would like to see as part of the site. Mr. Hanaif volunteered to sit with Mr. Connelly. Mr. Seccombe stated that he believed that Mr. Murray would also like to be interface with Mr. Connelly. There was no one else that wished to speak during the public session. Mr. Seccombe closed the Public Session.

Mr. Seccombe asked if there were any communications. He was told that there were none. He then stated that there were some bills that needed to be paid. One was for East Side Greenhouse for a bouquet of flowers and one to International Council of Shopping Centers. Mrs. Sardinha thanked the members for their thoughtfulness. Ms. O'Malley stated that this was a membership with the IEDC (International Economic Development Commission). This is a yearly membership that will assist with networking with developers, etc. Mr. Goldson made a motion to pay all of the bills. The motion was seconded by Mr. Sweeney. All were in favor of the motion.

Mr. Seccombe then moved on to New Business. He asked Ms. O'Malley for her report. She stated that there has been some talk about grants and how they pertain to Economic Development. There are three very interested developers that are interested in the ATP/Palmer Building. They are talking about residential with some retail on the bottom floor. The only possible problem is the parking for the residential units. Mr. Behrle asked what the plan was for the Senior Center. He was told that the developers are aware of the Center and that will be part of an agreement between the developer and the City in terms of relocation, etc. They are still looking at the possibility of combining Senior Centers with Derby.

Ms. O'Malley then stated regarding the façade loan program, she would like to be able to loan out more funds, a more significant amount to actually do some more work. She is seeking to get more funding so that they could do more to help out. She is looking to have more funding for demolition and some for acquisition and some for cleanup.

In regard to Ansonia Copper and Brass site, they are seeking Brownfields money for site characterization for a portion of the site. It is a 42 acre site and it will be broken down and the piece that makes the most sense is called Liberty Corner, located directly behind the main office. It is an 8 acre site. They are looking to do an eventual cleanup of the site. She stated that she believes that she will hear about a couple of grants around September or October. The mayor is trying to secure funding to do a feasibility study which will include the Armory and possibly the ATP/Palmer Building. She would like to see some money go to shoring up the skeleton of the building and repointing the bricks.

They are also looking at other feasibility studies for Olson Drive area. Mr. Behrle asked if HUD was going to be submitting any funds for the Riverside Drive project. He was told that the money for the housing will be coming from HUD. Beyond that they have expressed interest in possibly leveraging

some money for the Public Safety facility. There is funding available for that as long as there is a housing component as well.

Mr. Seccombe stated that he believes that the City Center plan was presented to P & Z. There will be a public hearing at the next Planning and Zoning meeting. They will vote on it at that time. Fred D'Amico is working on creating a map so that people will be able to see the proposed changes.

Mr. Seccombe then moved onto the marijuana ordinance. He indicated that at this point in time, there really isn't anything to talk about. There is no area where there could be cultivation or distribution of marijuana.

Mr. Luneski handed out a memo regarding proposed quality of life improvements that the Commission could look into for the future. He suggested that Wakelee Avenue should have sidewalks on the sides of the roads especially in the Griffin Hospital area. Ms. O'Malley stated that the mayor has already suggested that she look into this suggestion. She then told the Commission that the cost for this project would be approximately 3.8 million dollars. She then indicated that we may be getting some if not all of that funding in the future.

Mr. Luneski then addressed the possibility of establishing a city wide sidewalk rehabilitation life cycle. The city would repair all of the sidewalks over a ten year cycle as part of the road improvement project.

Mr. Luneski then addressed bicycle infrastructure so that we can have signage, pavement markings, bike racks, etc. So that we can make our city more bicycle friendly. There are some grants that are available for this as well.

Mr. Luneski then addressed Outdoor fitness areas. He suggested that we create different fitness stations around the city. Some hospitals and insurance companies have helped to fund these in various community parks. He further stated that these could be located along the Riverwalk and could be purchased via grants. This would encourage a healthy life style and potentially bring more foot traffic into the downtown area. (See <http://www.outdoor-fitness.com/equipment/product%20gallery.htm> for some of the actual stations). Mr. Goldson said that he saw one of these first hand while he was in Florida. He explained that the equipment stays outside and is well maintained.

Mr. Luneski then stated that he felt that we needed to do something about the parking situation at some of the schools around the city. Ms. O'Malley stated that the Board of Education had some funding available to expand the parking if they chose to do that.

Mr. Seccombe then moved on to Old business. He stated that there are no new applications for the façade program. There have been a few requests for applications. Ms. O'Malley stated that there may be some funding in the future to expand the program.

The West Main Street project has been completed. Mr. Seccombe stated that he has gotten compliments from people regarding the firm that they hired to do this project, Edo Construction. The workers were courteous to people. They showed up in the morning and stayed until the work was completed for the day. They did a great job, do good work and were fast.

Atty. Marini stated that the Board of Aldermen passed a series of ordinances that will make a big

difference in the city. They have added a criminal penalty to the blight ordinance. He explained that the new ordinance decreases the length of time that an individual must take corrective action from 90 days to 3 days. The appeal period also decreases to 10 days. Currently you start to get fined at a rate of \$100 a day after a three day period when the owner gets the citation. Then they have 10 days to appeal that citation. If you win the appeal, the fines stop. However, if you lose the fines continue and the city can go onto your property and remediate the situation and put a lean on the property for the remediation cost. If remediation is too costly, the fines continue for 30 days and on the 31<sup>st</sup> day, the fines increase to \$250 a day. The additional penalty is adding a criminal infraction against the owner. They will then be sent to the Derby court and federal penalties would be added along with the other fines that are charged. There are several properties across the city that are in danger of having this happen to them.

There is also a new law that was passed by the Board of Aldermen that would have a requirement to have landlords required to have a building inspector come in and grant a C/O before renting an apartment. The cost is \$35 for the inspection and certification. There is also going to be a landlord id law for absentee landlords. Their names and contact information must be registered with the city so if there is a fire or some other situation where the landlord needs to be contacted, the city will have this information. There will be civil penalties for violation of these new laws.

They are also looking into granting an amnesty program for illegal rental units. They will have a few months to remediate the problem and if it is not corrected, there will be civil and criminal penalties. Mr. Seccombe asked what is classified as illegal. He was told that if a homeowner was renting a room in a single family dwelling, it would be considered illegal.

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

The meeting ended at 8:20.

Respectfully submitted,

Carol Sardinha