

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

RECEIVED FOR FILE

16 JAN 25 PM 12:35

Janet Victoria Wright
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, January 21, 2016 Erlinghauser Room 7:00 PM

The Economic Development Commission held its Regular Monthly meeting on Thursday, January 21, 2016. The meeting began at 7:00 P.M.

Roll call:

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

8 present, 3 absent

also present:

Sheila O'Malley, Executive Director of Economic Development
Phil Tripp, President, Board of Aldermen
Randolph Carroll, Alderman

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

Mr. Murray then asked if there was any correspondence. There was none.

Mr. Murray then opened the Public Session. Kate Wilkins, 14 Hotchkiss Terrace stated that North Main Street and Main Street has a lot of litter on the streets. She suggested that a sign be erected by the wall

near the Armory stating something to the effect to keep Ansonia Clean. She stated that she had spoken to some of the local business owners and they would be interested in paying some money to defray the cost of the sign in exchange for having the recognition listed on the sign. Mr. Behrle asked what the cost would be for the sign. He was told that for a vinyl sign it would be approximately \$288. It would be \$50 more for a metal sign. Mr. Behrle stated that the Ansonia Rod and Gun Club would be willing to donate \$500 for the sign. Mr. Hanaif objected to this issue as it a Public Works issue not an Economic Development issue.

Mr. Flaherty made a motion to deviate from the agenda to discuss the Business Forum. The motion was seconded by Mr. Luneski. All were in favor of the motion.

Mr. Joe Peron, Representative from People's Bank, stated that he spoke to Ms. O'Malley regarding offering public forum offering for small businesses. There is a wide variety of curriculum that is not bank specific that would assist those looking to start a small business. The tentative date for this is February 18th from 5 p.m. until 7 p.m. and will be held in City Hall. Ms. O'Malley stated that many businesses that startup don't have all of the tools that they need to make their business successful. Many don't have a financial forecast and business plan for what it takes to continue the business and be successful. She stated that these programs are very valuable and she feels that this is a great program to help small businesses become successful. Mr. Flaherty made a motion to have the EDC Co-Sponsor this seminar. The motion was seconded by Mr. Luneski. All were in favor of the motion.

There was no one else that wished to address the Commission. Mr. Murray closed the Public Session.

Mr. Stowe stated that there had been a consultant report that indicated which businesses would be successful in the town. Mr. Murray stated that would be discussed during the Vibrant Communities Initiative.

Mr. Stowe added that we do have a large number of cottage industries in the town. He suggested that there be a list of these industries to be provided to the attendees of Mr. Peron's program. Mr. Tripp stated that he believes that a downtown survey or market research had already been completed regarding the type of business would flourish on Main Street, Ansonia. Mr. Murray stated that this had happened and the businesses that were listed were not very specific to Ansonia and therefore, in his opinion, not very useful at all.

Mr. Murray stated that in regard to the Vibrant Communities Initiative, he attended a meeting that included Mr. Flaherty, Mr. Jaumann (Chairman, Planning and Zoning) and Ms. O'Malley. He stated that part of the grant project that they are working with now is to give EDC a list of targeted businesses that they feel would do well in downtown. Mr. Stowe requested that they include Cottage Industries in the list.

Mr. Luneski made a motion to approve the past two months minutes. The motion was seconded by Mr. Sweeney. All were in favor of the motion.

Mr. Murray then asked Ms. O'Malley to address the Small Cities Consultant issue. Ms. O'Malley stated

that they went out to bid for a Small Cities Consultant and they got one submission from Lisa Low and Associates. Mr. Murray asked if there was any time left to go back out to bid to possibly garner more submissions. Ms. O'Malley stated that she believes that they did have more time. Mr. Behrle asked if there was any City money left from the last round of funding. He was told that there was no money left. Mr. Murray asked what would happen if they didn't apply for any grants this year. Ms. O'Malley stated that they would lose out on housing rehab grant. Mr. Sweeney asked if there was a moratorium as to when they need to submit in order to gain access to the grant money. He was told that there is a deadline because there are deadlines for all of the paperwork.

Mr. Murray stated that where the Dollar Store was located there is an Alcoholics Anonymous meeting place. He found out that this type of establishment is not allowed in the City Center Overlay Zone. He would like to contact the Zoning Enforcement Officer about this. He then suggested that there should be some type of mechanism so that property owners come and inform the City when they will have an opening for new businesses so that we can help them find targeted businesses in their locations rather than have them take the first thing that comes along.

Mr. Stowe stated that he feels that we need a building inspector that knows all of the zoning regulations and that would be the person that could help the owners finding a good fit.

Mr. Behrle asked what is going on where Speed of Sound was located. He was told that Brannigans is expanding his business into that building.

Ms. O'Malley then gave the Commission a quick update on a number of projects. She then advised the members that the Fountain Lake project is on a winter shut down. Half of the road is paved; the contractor is on the shutdown. The utilities are being installed at the present time.

She then stated that Copper and Brass is having a status update meeting next week. All of the environmental consultants are preparing specs for the removal of the transformers that are in the Rod and Wire Mill Building.

The ATP/Palmer building is moving along. They are reviewing environmental reports at the present time. A purchase and sale agreement is being drafted. They have also asked for rental space in the Palmer building. They want to get their offices in the building. The Board of Aldermen passed their request. The rent will be used for the purchase of the buildings.

Mr. Murray then stated that in regard to 501 East Main Street, (Washington Management Corp.) there is a new law date that is set for February. If that date comes and goes without issue, then the financier takes ownership of the property on paper.

Mr. Behrle stated that American Brass has been taking scrap metal out of that building. They are allowed to take 400,000. Mr. Carroll stated that they are on the tax delinquent list at the present time.

Mr. Behrle then asked about what was going on with the Healey building. He was told that the city asked for some remediation funds and received them. Ms. O'Malley stated that she was told that there are tanks under the ground which need to be removed. Mr. Stowe asked if she could bring the

Environmental report to the next meeting. She said that she would do that. Mr. Stowe believes that the tanks have already been removed. Mr. Tripp asked if Road Ready was going to be moving into that location. He was told that they will be moving there. The environmental issue needs to be completed first. She has been told that they will be moving in sometimes in February.

Mr. Hanaif asked if anyone had done anything in regard to the retaining walls. He was told that Mr. Murray will take care of that.

Mr. Murray then asked if there was any old business that needed to be addressed. He told the members that there is an application for the façade program from Durante's. He stated that he needs to review it for completeness.

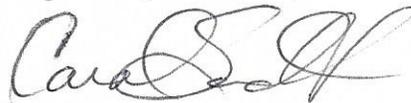
Mr. Stowe asked what was going on with the Opera House. He was told that Corporation Council is putting together an agreement whereby the City help with the façade of that building in exchange for right of first refusal or something else. In regard to the blight issue, the blight officer went to talk with the owner again and there has been no movement on the issue.

The members requested that Council Marini attend the next meeting to advise the Commission on future developments.

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

The meeting ended at 8:40.

Respectfully submitted,



Carol Sardinha
Secretary