



MINUTES

August 15, 2017

Meeting Room 3 - 7:00pm

**Present:**

Bob Rau, Nick Roussas, Wes Thompson, Dana Trado, Amy Dent, Christal Preszler – Deputy Director – Economic and Community Development, Kim Chiappetta (clerk).

**Public Participation:**

Scott Orlando

**Absent:**

Cramer Owen, Steve Gogliettino, Al Roznicki, Matthew Mihalcik

The meeting was called to order at 7:04 p.m.

Wes made the motion to accept the minutes from July 18, 2017 and Nick seconded the motion. Motion passed with all in favor.

Wes motioned to amend the minutes from May 16, 2017 under the section “Chairman’s Report - Flag Pole Traffic Study” to remove the statement “Mr. Hottois has offered to pay for implementation of the plan if accepted by the town.” Amy seconded the motion. Motion passed with all in favor.

**Reports:**

**Election of Associate Commissioner:**

Bob Rau explained to the commission members that there are some formalities to take care of before a vote can be held to elect Scott Orlando as an Associate member. The vote will be postponed until the sub-sequent meeting.

**Deputy Director of Economic and Community Development:**

**Tractor Supply:**

Christal Preszler reported that there is a lot of action on South Main Street. The Tractor Supply building will be having two openings: the first will be a key influencer night on Tuesday, September 19<sup>th</sup>, and the second will be Saturday, September 23<sup>rd</sup>. Christal recommended representatives from the EDC should attend the Saturday grand opening. Amy informed the commission that there is a business representative in town who is a provider of certain products to Tractor Supply such as fencing. Christal added that she has visited Tractor Supply, but the manager has been busy with getting ready for the opening and has explained that she is working with the Chamber. She will continue to reach out to Tractor Supply to ensure the EDC receives an invitation.



Balanced:

Balanced bar studio had a grand opening.

Lucas Local:

A new restaurant, Lucas Local, will be opening where Peachwave was located which will offer land and sea cuisine. The owner is planning on opening the beginning of September. Christal emphasized that owner is not from Newtown, but loves the town.

Basil and Rose:

Basil and Rose is a boutique that will be located at 71 S Main Street (which may be located in Ricky's Plaza by Mexicali Rose.)

Main Street RX Pharmacy:

A new pharmacy just opened by Physician One in Plaza South. The pharmacy manager is very active, and is sponsoring a first-aid tent at the Newtown Arts Festival. Wes recommended that the manager of Main St RX contact the schools regarding health education.

Nick added that Beef & Barley had their grand opened and are also located in South.

Amy asked if there was any new information regarding Lexington, and Christal informed her that there is nothing at this time. Market Place is still in progress and should be opening late summer.

5K Enterprises Business Incentive Application:

Christal informed the group she received a memo from 5K withdrawing their business incentive application. Christal wanted to present this formally to the EDC so the process is completed. Amy had read an article in the Newtown Bee which stated that 5K had a project rejected by Planning and Zoning due to an encroachment on wetlands. Christal will be sending a memo from the town accepting their withdrawal.

**Commissioner's Reports:**

SHOP – Trado:

Dana Trado informed the commission that he attended the August meeting of SHOP and that there is not much activity at this time. He has not been able to attend a Museum in the Streets meeting, but has been informed that SHOP has a complete design and will be going back to the company as they have never received official quotes. Members explained Museum in the Streets to Scott, and Dana informed everyone that the town will be doing the work for the bases and supports. SHOP still does not have



enough funds for project. Christal reminded that SHOP needs to ensure they obtain the necessary permits, and that State permits may be required if there is a state easement. Dana and Christal further discussed the need for a plan and a preliminary map.

#### Marketing Plan – Dent:

Amy had no new information about the marketing efforts. She is still unable to get face-to-face meeting with the Director in Orange County New York who will be providing a list of sight finders because of schedule conflicts.

Amy informed the group that she looked into the Business Xpansion journal who solicited Newtown to advertise. She found that the majority of states have very sophisticated advertisements which is something Newtown does not have and the advertising is quite costly and would require a substantial amount of the EDC budget. In addition, Amy did some research of the company and found that although they claim to be in business for around 25 year she could not find much information on them besides more advertising.

The conversation then shifted to budget and Christal mentioned the CIP for next 5 years would support sidewalks. Some of the funds are currently targeted for the Hawleyville Streetscape, so the project can be started and provide the potential of obtaining a grant. She also mentioned beginning building sidewalks in Sandy Hook. Wes agreed that the Hawleyville is a section of town that needs improvement. Amy informed members that she attended the last WESCOG meeting where the discussion was the prioritization of projects that effect economic development. She mentioned that the renovation of the duplexes was part of the discussion, and she gave a strong argument that moved this project up in priority. Christal added that there is on-going interest in the duplexes and that she has been talking with the state often regarding a remediation grant.

#### Mapping – Trado:

Bob shifted the conversation to Dana's work on mapping for developers. Dana explained that the mapping he is working on is based upon field cards, and that he will be asking the Tax Assessor's department to produce a master list with all metrics for properties. He envisioned a map for each individual property that would be documented making it as comprehensive as possible with the necessary information. Amy added she has access to the questionnaire used by Orange County New York which contains all information that a property owner would have to complete. She will provide a link to Dana that can be used as a check list to ensure all necessary information is captured in the maps. Christal reminded the group that available properties are listed on LoopNet. Dana clarified that he is trying to create complete inventory whether the properties are available or not. Dana said that working directly with the Tax Assessor has by-passed allot of manual tedious time. The group continued discussing details of the maps and the possibility of added traffic study information.

#### Deep Brook West – Rau:



Bob mentioned that Cramer is absent and there were no other updates.

Covered Bridge – Rau:

Bob asked Wes to speak in place of Cramer. Wes informed the group that he, Cramer and Bob have been working on the Covered Bridge business incentive. He provided the background regarding the Board of Selectmen approving the application, but the Board of Finance not recommending the application. The Board of Finance's primary reason to decline was because the builder had already started development. Bob explained that this incentive is to have the builder complete the project as quickly as possible, but that argument wasn't received. The group continued to discuss the business incentive application process and the Covered Bridge project. Wes asked if the EDC would delegate authority to Bob, Cramer and himself to develop a new incentive and present without the review and approval of all EDC members. Amy expressed that she does not support negotiating down the numbers, and after some discussion other members agreed.

**Chairman's Report:**

Bob informed the commission that all 3 candidates for First Selectman are encouraging economic development.

He mentioned that the Borough had a meeting regarding the proposed assisted living facility on Church Hill at which the developer presented a building plan. Two people expressed their feelings that the architecture does not conform to the Borough look and feel. Wes mentioned partial rendering was published in the Newtown Bee.

Adjournment: The meeting was adjourned by Amy at 8:38 pm and was seconded by Dana.

*Respectfully Submitted,                      Kimberly Chiappetta, Clerk*