



MINUTES

March 20, 2018

Meeting Room 3 - 7:00pm

Present:

Wes Thompson, Cramer Owen, Al Roznicki, Steve Gogliettino, Scott Orlando, Nick Roussas, Christal Prezler – Deputy Director Economic and Community Development, Kim Chiappetta – Economic and Community Development & Fairfield Hills Coordinator (clerk)

Public Participation:

none

Absent:

Matthew Mihalcik, Amy Dent, Dana Trado

The meeting was called to order at 7:00 p.m.

Cramer Owen made a motion to accept the minutes from February 20, 2018. Al Roznicki seconded. Motion passed with all in favor.

Economic and Community Development – Staff Updates:

Brownfield Area-wide Revitalization (BAR) grant:

Christal Prezler began by informing members that the town is in the process of applying for a Brownfield Area-wide Revitalization grant that if awarded would be used to obtain engineered drawings of the Fairfield Hills infrastructure as it is old and is located deep underground. Documentation can be used as a bid packet when funds are available to perform the work. This project is important to economic development on the Fairfield Hills campus. Kim obtained a letter of endorsement from the EDC to submit with the application.

Assisted Living Facility:

Christal informed members that the incentive application for the assisted living facility on Church Hill Road has been through the entire approval process and was unanimously approved by all boards to receive the incentive. A draft of the contract was documented this week with the assistance of the Town's attorney and is now with Bill Donahue (Teton Capital) for review. Wes informed the group that Mr. Donahue asked that the contract include the ability to transfer the incentive to another LLC which is a common business practice. Bob asked for confirmation that the developer is moving forward with the project. Cramer clarified that the developer's intention is to move ahead and that he is currently working out financials. Members agreed that the outlook is positive; however the developer had been



considering other locations. Steve Gogliettino asked if there were any changes made to the incentive, and Wes answered that there were not. The incentive was approved as was originally approved by the EDC. Steve asked if Mr. Donohue was initiating contracts with other towns and Wes and Cramer responded that the EDC did not have this information.

2018 Governor’s Economic Development Forum:

Next Christal informed the Commission that she attended the 2018 Governor’s Economic Development Forum which was held by the State of CT Economic and Community Development. A Chairman from the Commission on Fiscal Stability and Economic Growth spoke. They were charged with developing a fiscal stability plan for the State which included items such as reducing the income tax, raising sales tax, increasing the minimum wage, increasing the gas tax, etc. All of these options must be accepted as a package to see a positive change by 2022. Christal also noted that they highlighted the successes of various regional groups, and regional collaboration of services. Also a site finder for the CBRE spoke and informed the audience that large companies begin their searches with the State governments. They do not go directly to individual towns.

Business Advisory Committee:

Kim Chiappetta informed members that she attended the Board of Selectmen meeting on Monday. The First Selectman discussed the proposed Business Advisory Committee and Kim expressed that this group could provide the opportunity for the EDC to more easily obtain information from local businesses that may help identify and attract more businesses to town.

Chairman’s Report:

Stratford Hall lease:

Wes Thompson began by informing members of a recommended lease proposal for Stratford Hall. Christal thanked members for their assistance with the draft. He then explained that an example of a contract for a similar scenario was referred to which provided helpful economic guidance. Wes highlighted that the business can only recover building costs directly from sales. The business owner does not own the property. The group then discussed the economic development element documented in the Fairfield Hills Master Plan.

Business Advisory Committee:

Wes expanded upon the discussion of the Business Advisory Committee informing members that the First Selectman announced his intention to organize the Business Advisory Committee. In his discussion with the First Selectman, he was informed that this group will be composed of 9 voting members and 2 non-voting members. There will be 3 voting members from each industry such as 3 from manufacturing, 3 from retail, etc. The EDC, the Chamber, and an editor from a newspaper will each have a seat. The



EDC member will fully participate in meetings but will not be allowed to vote. Wes and Cramer agreed that they both will attend initial meetings. Wes would then like to rotate attendance between younger members of the EDC feeling that not having as much experience may provide a fresher view. These meetings will be held quarterly, but a time has not yet been determined.

Sewer Extension at Exit 10:

Wes told members that the Board of Selectman took the position to not approve the sewer extension at exit 10 for the apartment complex. The sewer as designed was only for a few more residences along Walnut Tree. Cramer added that the incremental investment to increase the infrastructure capacity was a substantial cost.

Commercial Brokers Meeting:

Wes attended a Commercial Brokers meeting at the Village at Lexington Gardens and spoke on a positive note that the location was almost completely full. In discussions with a realtor she expressed to him that Newtown competes with realtors by brokering deals directly. After thought, Wes determined that this is true in cases where the town owns property such as renting space at Edmond Town Hall or Fairfield Hill properties. He added that the mayor of New Milford attended the meeting and ensured he spoke with each individual realtor.

PHD Global Economist:

The EDC was contact via the EDC email id by a Newtown resident who has a PhD in Global Economy. She has offered to assist the EDC, and in discussions it was determined that writing a positive op-ed in the local paper may be helpful. In addition, she has made contact with another corporate employee who has survey expertise who has also offered assistance.

Sewer maps:

Wes began by having members review a hand out of a map of the business districts. (See attached.) He identified that one of the limiting factors within these business districts is the sewer and that the exit 9 area is connected to the Danbury sewer which allows for a larger capacity and therefore development. The group then reviewed sewer maps and discussed their importance in determining development.

Currently Available Properties:

Wes reminded members that the EDC had a task of creating a list of available commercial properties. In the Commercial Brokers meeting he mentioned to some of the realtors the concept of providing them the ability to add their available properties to the EDC's Newtown.org website and many expressed their interest. This may be a beneficial investment in updating the Newtown.org website.

Newtown Municipal Center
3 Primrose Street
Newtown, CT
www.newtown.org

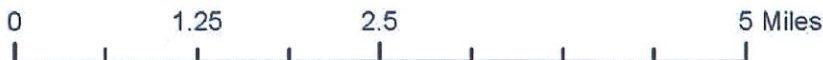
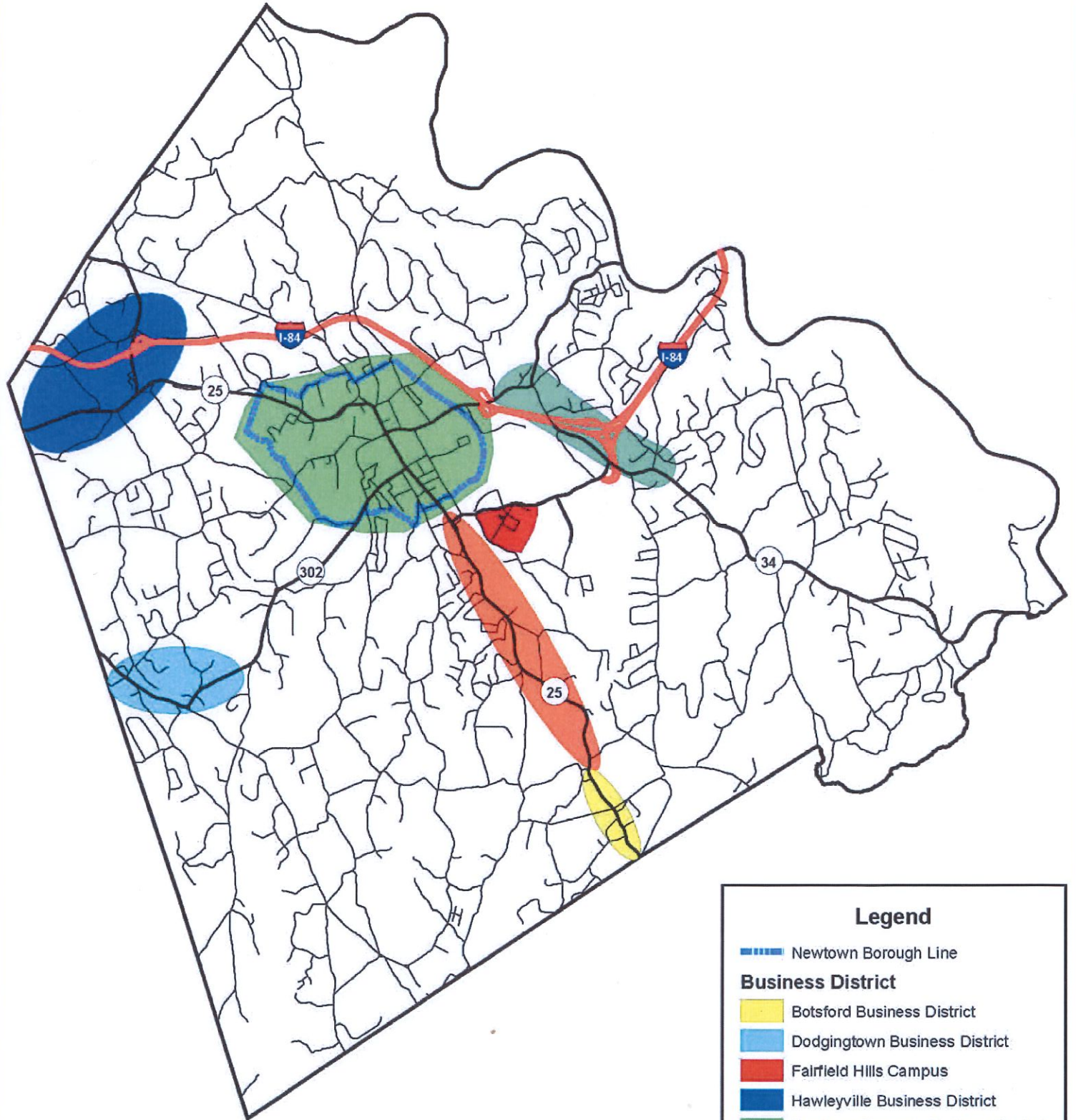


Adjournment:

The meeting was adjourned by Cramer at 8:07 pm and was seconded by Steve.

Respectfully Submitted, *Kimberly Chiappetta, Clerk*

Newtown Business Districts



Legend

-  Newtown Borough Line
- Business District**
-  Botsford Business District
-  Dodgingtown Business District
-  Fairfield Hills Campus
-  Hawleyville Business District
-  Newtown Borough Business District
-  Sandy Hook Business District
-  South Main Street Business District