



Town of Griswold



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**GRISWOLD ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
MINUTES**

JANUARY 15, 2014

GRISWOLD TOWN HALL

I. REGULAR MEETING (7:00 P.M.)

1. Call to Order

Chairman Thomas Giard, Jr. called this regular meeting of the Griswold Economic Development Commission to order at 7:00 p.m.

2. Roll Call

Present: Chairman Thomas Giard, Jr., Paul Lach, Charlotte Geer, Town Planner Mario J. Tristany and Recording Secretary Donna Szall

Also present: Kevin Skulczyck, First Selectman, Leona Sharkey, Borough Secretary/Tax Collector

Absent: Erica Bevis

3. Determination of Quorum

T. Giard stated that there was a quorum for this regular meeting of the Economic Development Commission.

4. Approval of Minutes

A. Minutes of Regular Meeting of December 18, 2013.

T. Giard asked for any corrections or omissions on the minutes. He asked for a motion.

MOTION: P. Lach moved to approve the minutes as corrected. C. Geer seconded the motion. All were in favor. The motion was carried.

5. Matters Presented for Consideration

A. Discussion and update of request for commercial incentives through the Buy-in/Tie-in-in Fee Credit Program

T. Giard stated that he received an email from Ken Sullivan of the JCDPU. He read this email for the record. regarding the final Economic Stimulus package between the Public Utilities and the Town of Griswold regarding the temporary revised rate structure was approved by the Borough Burgess and the JCDPUC and will have to be approved by the rate payers in a public hearing set for February 4, 2014.

T. Giard stated that this T. Giard explained the Amortization scheduled was a three year plan based on the cost of the buy-in tie-in fees: \$0 - \$10,000 was an immediate payment; \$10,000 – \$100,000 was 15 percent down with an equal payment in year one and an equal payment in year two; \$100,000 - \$250,000 was 25 percent down with two equal payments per year for three years; Over \$250,000. They stretched out the payments.

T. Giard stated that the problem that he was with this program was that the entry level EDU flowage rate was set as 1000 gallons of flowage per date. The higher the EDU the lower the fee is. P. Lach stated that a small company would never reach the 1000 gallons a day. T. Giard stated that the entry level was 1000 gallons a day is not economic stimulus because it requires a very large building or company. There was discussion of this matter.

K. Skulczyck stated that will be speaking to the Borough warden and burgesses so that we can better understand how those numbers were arrived at and how we can be more flexible to make it more positive to attract downtown activity. He stated that he will also speak to K. Sullivan.

Leona Sharkey, Burgess stated that the stimulus package was presented to use by Ken who give us information on how it works, what the regulations are and what the current policies are for commercial and residential activity; and he will tell them what he feels is the best for the utilities and the best interest of the rate payers should there be a loss. She suggested that the EDC and the First Selectmen to speak to Ken and his commissioners. There was discussion of this matter including that the EDC let our First Selectman handle any future contacts with the JCDPUC.

K. Skulczyck stated that he has three projects that he is working on and that they are in the Borough such as the playhouse, the arts and tourism funds, to help to improve the downtown area. M. Tristany stated that the only growth to the waste treatment plant have come from Griswold with the AmericInn, Petro Max, and the Pleasant View Apartment project; the Borough has lost Triangle PWC, Wire Wynd, and other smaller businesses. He explained that the DEEP is tightening the discharge requirements of what types of matter are regulated going through the plant and there will need to be upgrades that will be paid by the rate payers. K. Skulczyck stated that the Borough Burgesses are aware of this situation. M. Tristany stated that as a member of the Griswold WPCA that as of the meeting last week had not received a draft of this document. T. Giard stated that this has not been presented to the WCPA or the Board of Selectmen. L. Sharkey will relay the EDC concerns to the Borough Burgesses. K. Skulczyck stated that he will go over the numbers and they will presented to the boards what opportunities for expansion and enhance monies to be brought in. There was discussion of this matter.

B. Discussion and update of STEAP grant downtown streetscape improvements

M. Tristany gave an update in his report. He stated that Frank Blanchard of Prime Electric submitted a copy of the construction plans to District II CTDOT that stated because of being in the State ROW if the Route 12 will be trenched for the lighting, of the North and Southbound Lanes of Route 12 the whole road must be milled and paved. M. Tristany stated that we met with the Consultants and Prime Electric to come up with an alternative for the lighting have a cut in the sidewalk 2.5 feet wide, do the installation then fill the trench using bituminous concrete patch which is cheaper and if we can do it this way we can install more lights. We will have the revised number by next week. He explained the difficulty this installation because of very old utilities that are located in the area. P. Lach asked about the crossings. M. Tristany stated that there are two crossings but that they are minimal. T. Giard asked if DOT was contacted when these There was discussion of this matter.

C. Discussion of programs through the Borough for improvements presented by Leona Sharkey.

Leona Sharkey explained the Borough Low Interest Loan Program to the Commission. She stated that the loan is a five year loan at 4 percent for \$25,000 to \$30,000 to help businesses get started, or to keep a business thriving, or to purchase equipment. She stated that SouthEast Insurance Agency used this Borough loan to do the new façade. L. Sharkey stated that a loan amount is based on the number of loans that are open. She explained the process for applying for this low interest loan which is considered a second mortgage that is approved by the Borough's attorney. P. Lach asked where the loan came from. L. Sharkey stated that this

originally was a grant obtained from the Department of Housing to be used for commercial businesses. There was discussion of this matter. M. Tristany suggested that the EDC make a request to the Borough Burgesses to have a requirement that for any façade restoration be a historical restoration. M. Tristany stated that as part of the Main Street Plan, it was designed for historical remodeling. K. Skulczyck asked if this can be required in the language. L. Sharkey stated that she would have to ask since there were conditions set for the language of the loan since it is a revolving account.

T. Giard asked if the Borough researched addition grants to grow the loan amount to work with. L. Sharkey stated that she did not know since every grant is treated separately and the requirements have changed for grants. She stated that we can apply for façade improvements and infrastructure. K. Skulczyck stated that he met with Housing Commissioner and she is willing to take a tour of Jewett City and Griswold. L. Sharkey stated that the State needs to know who and where we are. There was discussion of this matter.

K. Skulczyck left the meeting.

D. Discussion of Southeastern Connecticut Enterprise Region services provided to municipalities.

M. Tristany sent out the executive summary of what SECTER does. He stated that we have not had success with what they do. He stated that he gets emails looking for space in the region. He stated that there is a per capita cost to the town. He asked if the Borough belonged to COG. L. Sharkey stated that they will meet with them next month. FY13 was \$3,782 and for FY 14-15 it is \$4,183.

E. Discussion of EDC Griswold Brochure and EDC Business Cards

M. Tristany sent a draft of the business cards for you to look at; but it can be whatever you would like. T. Giard asked D. Szall if she had all the emails. D. Szall stated yes. She stated that she didn't think that you would want your home address on the card. M. Tristany stated that 250 cards each would be enough.

M. Tristany asked about the brochure. D. Szall explained that this brochure was done by Garnet who were contracted for. T. Giard stated that these can be available at town hall. M. Tristany stated that some of the photographs can be removed from inside. T. Giard stated that the Layout is good and the Heritage Logo can be on the front of the Brochure. P. Lach asked if Button was good with his name there. D. Szall stated that Garnet has met with him. M. Tristany stated that we can ask him again.

M. Tristany stated that he met with Mike Giacobi of Slater Mill Fishing Company and was ready to come to the meeting. Mario stated that Mike spoke to Jim Deuriendt, co owner from Texas who was trying to get a flight from Texas to be here tonight. M. Tristany suggested to him to post pone it to our February meeting. He explained that they are dealing with Bass Pro Shops to build rods for them. We will send a notice out to the commissions and the burgesses to have a good number of people at the February meeting. He stated that in a year or two that will to have up to 50 employees.

Erin Witco wants to establish an indoor/outdoor sports complex and is looking for 12,000 s. f. of indoor space. He will meet with Jim Bardia to see what kind of space is at Wyre Wynd for things such as batting cages and sports training. T. Giard asked about across the street at the Rite Aid Building. M. Tristany stated that he had looked there. M. Tristany stated that it is about 11,000 s. f.; and that the Rite Aid has full control of the Pequot manages the property and the lease fees for the movie gallery is \$9.80 s.f. triple net lease but reduced it to \$8.00 triple net lease and the middle section is \$5 s.f. triple net lease plus utilities. M. Tristany stated that Mr. Witco may come to the February meeting with a pro form business plan and asked him to send the commission a letter. T. Giard asked if he wants to build. M. Tristany stated that he has a six figure number available to get this project started.

T. Giard asked for any other things going on economically. M. Tristany stated that G. Mackin is still looking for the balance to complete the cost of the hotel but they do have a bank commitment of \$9.2 million.

T. Giard asked if M. Tristany knew of the Wyre Wynd. T. Giard explained that K. Skulczyck and J. Bardia of Wind Change went to the DECD looking for \$500,000 grant; but the State does not do grants, just loans and if a certain performance point is reached the loan is forgiven and based on the numbers percentages of the loan are forgiven; so \$3 million is available to Wind Change Corporation. There was discussion of this matter.

T. Giard asked about the town-owned Triangle property. M. Tristany stated that the remediation is done; most of the contaminated soils have been removed. T. Giard asked about the players. M. Tristany stated that he has a meeting with David Kagen on January 21, 2014 who was doing the assisted living and he will have more information later. T. Giard stated that he had a list of the town-owned properties that are available to be sold to get the properties on the tax rolls from the First Selectman. There was discussion of this matter.

F. Report of activity from the Space Needs Committee

T. Giard stated that there have been no space needs meetings because of the New Years Day holiday. There is no report for December.

P. Lach stated that a letter from the EDC to the Borough about the loan program. T. Giard asked for a motion to send a letter to the Warden and Burgesses for tying the façade renovations through the loan process for historical. C. Geer so moved. P. Lach seconded the motion. All were in favor. The motion was carried.

T. Giard asked C. Geer what was happening with real-estate. C. Geer stated that her family was looking for investors for their Pachaug Village Plan and they also wanted a big anchor for Pachaug Village. There was discussion of this matter including having a multi-use building for such things juried arts and crafts shows, car shows and auctions and the like.

T. Giard asked the commission to review the Brochure for updated revisions for next month. T. Giard asked when the cards would be ready. M. Tristany stated that it would not take a long time usually with two weeks.

6. Correspondence

There was no correspondence.

7. Adjournment

T. Giard asked for a motion to adjourn.

MOTION: C. Geer moved to adjourn. P. Lach seconded the motion. All were in favor. The meeting adjourned at 8:17 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary