



**City Middletown, CT
Economic Development Committee
Minutes from the Economic Development Committee Meeting
May 11, 2021**

Meeting was conducted via video conference call

Present: V. Loffredo, T. Gennaro, J. Blackwell, E. McKeon, P. Pessina Absent: Executive: Mayor Florsheim Staff: J. Samolis, T. Marano
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Meeting Minutes

1. Call to Order: Chairman V. Loffredo called the meeting to order at 7:20 PM
2. Minutes: P. Pessina made a motion, seconded by J. Blackwell to approve the minutes of the Regular Meeting of April 13, 2021.

Vote: Unanimous in favor of the motion.

3. Public Session: J. Pugliese, Vice-President of the Middlesex County Chamber, said it supports the economic development efforts of the City.
 - i. V. Loffredo closed the public session
4. Communications: There were no communications from the public.

5. Old Business

- a. **Update on \$55 Million Bond:** J. Samolis stated since the April meeting, the City has invested \$3.4 MM of the fund for land acquisitions and buying land for the riverfront. Members discussed progress on other properties and hiring a riverfront planning consultant and the planning process.

Vote: No vote was taken

- b. **Restaurant RFP for 80 Harbor Drive (aka Canoe Club):** J. Samolis provided an update on the responses to the RFP. The City has received six responses, which have been narrowed down to four. Mayor will develop a review committee to recommend a new restaurant. The members discussed the selection process.

Vote: No vote was taken

- c. **Planning, Conservation and Development Staff Restructuring:** J. Samolis reviewed the restructuring of the PCD department by sharing a DRAFT presentation to be given to the Common Council. The members discussed the draft plan, new positions, budget changes, and location of departments in relation to how the public has to move about the building to visit the various departments.

Vote: No vote was taken

- d. **339 Main Street, Bob's Building:** J. Samolis reviewed the status of this building. The proposed developers have withdrawn their offer. The members directed staff to draft up a more proactive plan for marketing the building.

Vote: No vote was taken

- e. **Small Business Grants:** J. Samolis reviewed the new applications for the City's Small Business Grants. The members asked staff to provide update on the remaining budget.

- i. **Mad Murphey's Ventures, LLC**
- ii. **Step to Beauty Inc.**

P. Pessina made a motion, seconded by J. Blackwell, to move both applications to the full Common Council.

Vote: Unanimous in favor of the motion.

6. New Business

- a. **60 Dingwall Drive:** J. Samolis reviewed the status of this project. The Mayor has been working with Vallone Ventures for the last couple of months. Mayor Florsheim discussed the nature of the negotiations with Vallone.

1. Vote: No vote was taken

- b. **R. M. Keating Park Leases and Federal Earmark:** J. Samolis updated the members of the status of the leases at Keating Park. The City has submitted a request through Rep. Rosa DeLauro's office for a \$1,000,000 earmark to upgrade Keating's infrastructure. It would include upgrades to the electrical system, rebuilding the stairs, and adding an elevator to make the building more usable to small businesses.

Vote: No vote was taken

The Kilo (sp) Coalition is requesting to lease 1,000 sf for a weightlifting club. The members discussed the gym's operations. E. McKeon made a motion, seconded by P. Pessina, to move the lease to the full Common Council.

Vote: Unanimous in favor of the motion.

Rocket Hard Seltzer (RHS) has requested to lease 7,000 sf – split between both floors. RHS will complete some of the buildout. The members discussed the company's operations. V. Loffredo made a motion, seconded by E. McKeon, to move the lease with the base rent to the full Common Council.

Vote: Unanimous in favor of the motion.

- c. **Downtown events/activities:** J. Samolis updated the members on downtown events and activities. The department has been working with Mayor's office, DBD, Arts office, Chamber and others to develop small, pop-up events to attract consumers to downtown. The members discussed the plan which is in its early stages.

Vote: No vote was taken

- 7. **Adjournment:** P. Pessina made a motion, seconded by E. McKeon, to adjourn the meeting.

Vote: Unanimous in favor of the motion

Chairman Loffredo adjourned the meeting at 8:52 pm