City Middletown, CT
Economic Development Committee
Minutes from the Economic Development Committee Special Meeting
May 17, 2022

Meeting was conducted via video conference call

Absent: T. Gennaro
Executive:
Staff: B. Knoll Peterson, T. Marano, B. Smith
Council:

Meeting Minutes

1. Call to Order: Chairman V. Loffredo called the meeting to order at 7:08 PM

2. Minutes Special Meeting of February 23, 2022: P. Pessina made a motion, seconded by V. Loffredo to approve the minutes of the Special Meeting of February 23, 2022.

   Vote: Unanimous in favor of the motion.

3. Public Session: Brian Stewart disapproves of transfer of property transfer to MYSL. Todd Berch former Councilman calls for formal subcommittee to review the transfer. Jill Harris thought this was expensive property to let go for $1.00. Does not support the transfer to MYSL. Stephen DeVoto raised issue that the CCA is responsible for providing advising on all open space acquisitions. Kristen Rzasa is working with the City on several projects and is going through the City’s process. MYSL should follow the same process. Charlotte McCoid has experience with this project. Opposes the transfer because of the cost.

   V. Loffredo closed the Public Meeting

4. Communications:
   1) A “Concerned Citizen” submitted a letter with objecting to the transfer and some history of the MYSL soccer fields.
   2) The Middletown CCA submitted a letter opposing the transfer to MYSL.
   3) Mayor Florsheim responded to the CCA’s letter.
All three documents were read into the record.

5. Old Business
   a. Update: $55 Million Bond: B. Knoll Peterson said there were no new updates.
   b. Update: Arcade Development New RFQ: B. Knoll Peterson said the submittal process closed on May 10th. We received five proposals. Copies will be passed on to the members and the vetting and selection process will be made public at a later time.
   c. Update: Riverfront Master Plan: The City and Copper Robertson are developing a public kick-off plan on July 2nd.

   Vote: No vote was taken

6. New Business

   a) Amended Tax Stabilization Agreement – MiddletownConn Realty, LLC, Pappas-DiMauro: General Counsel Brig Smith explained the need for the amendment to this agreement. The developer had to delay starting construction due to lack of approvals from the CT DOT; so he could not meet the original commencement date, making the agreement null and void. The amendment moves the commencement date to this year. P. Pessina made a motion, seconded by J. Blackwell to move the amended agreement to the full council.

   Vote: Unanimous in favor of the motion.

   b) Keating Leases: New and Renewals: B. Knoll Peterson discussed the details of each of the new leases.

      New
      a. Celtic Cavern – 5-year lease of 1,500 sq. ft. space. E. McKeon made a motion, seconded by J. Blackwell to move the new lease to the full common council.

      Vote: Unanimous in favor of the motion

      Renewals
      b. Brown & Wimler - 5 year renewal for 6,300 sq. ft.
      c. Coughlin Services - 5 year renewal for 9,000 sq. ft.
      d. David Lenz Landscaping - 5 year renewal for 2,300 sq. ft. and 3,00 sq. ft. outdoor storage
      e. ID Mail – 5 year renewal for 11,000 sq. ft. and 2,400 sq. ft. of storage
f. Joe LaBella, dba Riverside Painting - 5 year renewal for 2,400 sq. ft.
g. MD Lawncare - 5 year renewal for 3,000 sq. ft.
h. Stacy Stucco - 5 year renewal for 3,500 sq. ft.
i. Whey Station - 5 year renewal for 1,000 sq. ft.
   B. Knoll Peterson discussed the details of the leases. The members
discussed each lessee and the status of their rent payments. Some
have arrearages. Leases for companies with arrearages will not be
executed until the City and the lessees agree to repayment schedules.
J. Blackwell made a motion, seconded by E. McKeon to move the new
leases to the full common council.

   Vote: Unanimous in favor of the motion

c) David Roan – Proposal for 206 Incorporated: Item was tabled due to technical
problems. It will be rescheduled to a future meeting.

   Vote: No vote was taken

d) Council Resolution 48-22 Rescindment – Country Club Road City Land: This was an
informational item. Several council members will draft a new rescindment
resolution for the next full Council meeting. The members discussed the EDC’s
standing in this matter.

   Vote: No vote was taken

Adjournment: V. Loffredo made a motion, seconded by P. Pessina, to adjourn
the meeting.

   Vote: Unanimous in favor of the motion

Chairman Loffredo adjourned the meeting at 8:28 pm