



**City Middletown, CT
Economic Development Committee
Minutes from the Economic Development Committee Meeting
June 8, 2021**

Meeting was conducted via video conference call

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

1. Call to Order: Chairman V. Loffredo called the meeting to order at 7:15 PM
2. Minutes: P. Pessina made a motion, seconded by J. Blackwell to approve the minutes of the Regular Meeting of May 11, 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 nothing new to report since the May meeting. Mayor selected Cooper Robertson (CR) as the planning consultant for the riverfront plan. The members discussed the limited agreement with CR. Funding will come from economic Development Line Item. Members asked staff to forward agreement to EDC.

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 Mayor's committee reviewed the four

responses and chose two respondents to submit more information on financing and their concept, among others. The members discussed the selection process.

Vote: No vote was taken

- c. **339 Main Street, Bob's Building:** J. Samolis reviewed the status of this building. The members discussed an idea to develop "pre-approved" tax abatement resolution or ordinance for any developer interested in the building.

Vote: No vote was taken

6. New Business

a. Arcade Development - Next Steps

J. Samolis reviewed the status of this project. Mayor is entertaining an MOU with one developer who continues to work on his design. The City has commissioned an appraisal and survey of the City and privately owned properties.

- b. **Community Boathouse 40% Design Cost Estimate** – Members of the Boathouse Committee G. Daley, Lorrie DiBattisto, and Christina Wasch presented on how they will develop the 40% design and cost proposal for the two boat houses. The members discussed the 40% estimate which is a basic design framework. V. Loffredo made a motion, seconded by E. McKeon, to move the expenditure of \$275,000 to develop the 40% design cost estimate to F&G and then the Common Council. The members discussed how the funding can come from an appropriation, bonding or look to ARPA funds.

Vote: Unanimous in favor of the motion

- c. **Land Acquisitions – Open Space** – J. Samolis reviewed the two parcels being purchased and received.

- i. **Majestic Oaks – Purchase:** This is the 3rd highest ranked lot for open space. City is to receive a \$375K grant from DEEP in support of the purchase. P. Pessina made a motion, seconded J. Blackwell, to move recommendation the purchase with caveat of receiving the State grant to the Common Council. The members discussed the balance of Open Space Bond (\$4.2MM) and the purchase of this property. Staff to develop and send a spreadsheet of the Open Space Fund and the \$55 MM bond Fund.

Vote: Unanimous in favor of the motion

ii. 148 Arbutus Street –Donation: J. Samolis discussed this property. It is already open space with an easement for W/S. Owner wants to deed the property to the City. The members discussed the nature of the property. P. Pessina made a motion, seconded by J. Blackwell, to accept the donation of the parcel as open space.

Vote: Unanimous in favor of the motion

7. Adjournment: J. Blackwell made a motion, seconded by A. Gennaro to adjourn the meeting.

Vote: Unanimous in favor of the motion

Chairman Loffredo adjourned the meeting at 8:55 pm