

Economic Development Commission
Meeting Minutes of **April 14, 2015**

Attendance: Geoff Cooper, chairperson; Neil Cook, Cindy Donall, Andre Benoit, Scott Blinkhorn, Judy Andrade.

Absent: Ross Farrugia, Ulric Deojay, Andy Hadfield, Ernest Bessette.

Audience of Citizens: Sharon L. Chviek, Coordinator & Meeting Minutes Secretary.

Meeting was called to Order by Geoff Cooper at 7:12pm.

Approval of previous Meeting Minutes: Neil Cook made a motion to accept as written, seconded by Andre Benoit and unanimously carried.

Approval of Coordinator's Report: Andre Benoit made a motion to accept the report as read, seconded by –Judy Andrade and unanimously carried.

OLD BUSINESS:

I-Park Wetlands Issue: Per recommendation of the state, the Economic Development Coordinator has hired independent soil scientist, Robert Russo, of CLA Engineering of Norwich, to review lots 16 and lot 2 in the Industrial Park. The written report shall be sent to both Russell Gray and to Geoff Cooper.

Future Expansion Plan for lot #8/Incubator Site: The addition of a new driveway is being handled by Boundaries of Griswold, and a site review and proposal is being done by Bob DeLuca of CLA Engineering. Bob is going to review whether or not the initial building can/should be added on to, and if not, potentially where the second building should be built on that site, in preparation for future site development plans.

Expansion needs/Westmark: No further information to date.

NEW BUSINESS:

Sale of ProTech Computer Supply/lot #10: KDM Products has purchased the business, and will be expanding its inventory. ProTech maintains ownership of the Real Estate.

Sale of Lot #7: Clark Patterson, owner/representative for Patterson Paving & Plowing, has asked for a pay-off #, so when his accountant completes the company's income tax return for this year, Clark plans to pay off the remaining balance on the land, so he in turn can use the land for collateral to finance the cost of his proposed building.

Cancellation of sale of Lot #6: Mike Sangermono of Magnum Racing Products of Maple St., Danielson, stated the cost is too much for his budget, to move forward at this time. With this cancellation, Neil Cook made a motion to refund the \$500.00 deposit, (which has been the procedure of this commission) seconded by Scott Blinkhorn, and unanimously carried.

Deposit on Lot #2: Craig Porter, owner/supervisor of Cerrato Electrical, placed a deposit on lot #2, over 1 year ago. Mr. Porter had test pits done, and ledge was found less than 12" below the surface. Mr. Porter stated his budget could not afford the site development costs, and this relinquished his intentions on that site. He did state he wanted to locate in the Sterling Industrial Park if at all possible, but has not responded to offers of other sites, such as space directly behind ReEnergy, etc. Thus, per request of Coordinator, Neil Cook made a motion to refund Mr. Porter his \$500.00, seconded by Judy Andrade, and unanimously carried.

Incubator Building Property: Commission discussion was, that, since this is town-Owned property, the snow removal, lawn maintenance and general property maintenance

would be up to the Selectmen, as of May 4th, 2015, with the Coordinator retiring, and this office no longer having a Coordinator. (Coordinator did the maintenance.)

Each month the report for the Incubator building will be mailed by the Town Treasurer, to Geoff Cooper, as Chairperson for the EDC, so he may keep a handle on the funds in that account. (Coordinator has been receiving these reports, but again, due to retirement, this account must be tracked by someone.)

Dave Perrone/owner of Lot #5: Dave stated he looking for more stone to extract.

Commission Discussion was that with Mr Perrone working other sites, he would not be working on Lot #5, and the commission has already given him a “Special Allowance” of 5 years in which to get his site development done and get his building built, and it has already been 3 years. Thus, if any further work were to be given to Mr. Perrone, specific rules and regulations need to be set up on paper and signed.

CHOICE Tire/Lot #15: Due to the influx of tires placed all over that site, a letter is to be given to the Fire Marshal, requesting a review by him. The consensus of the commission is that the entire lot not only looks terrible, it may be a fire hazard, a DEEP issue, and a liability for the Town of Sterling, regardless of the property being owned independently. CHOICE Tire also rents space on Lot #16, to store trailer truck boxes: some boxes are full with tires & doors are not closed tight on the trailers. Again, a Town Liability?

Economic Development Coordinator: Retiring. Last day in the Ec. Dev. Ofc. is Monday, May 4, 2015. “It has been my pleasure to serve the Town of Sterling for 18 years. I now plan to find the true meaning of the “Golden Years”. I will be moving to Englewood, Florida”. As of this point in time, there are no plans for the Town to replace the Coordinator. First Selectman Russell Gray has stated he will be handling the issues of this office. Thus, all calls are to be directed to his office.

NOTE: with uncertainty about future EDC meetings, do not plan on any, unless you receive an Agenda.

A motion was made by Neil Cook, to adjourn the meeting at 8:15pm, seconded by Andre Benoit, and unanimously carried.

Sincerely,

Sharon I. Chviek, Ec. Dev. Coord. (for only a few more days) & Recording Secretary