

Economic Development Commission
Meeting Minutes of **December 14, 2021**

Call to Order: The monthly meeting of the Economic Development Commission was called to order at 7:00 p.m. by Chairman, Geoffrey Cooper.

Members' Present: Craig Bein, Renee Bein, Scott Blinkhorn, Marlene Cook, Geoffery Cooper, Ross Farrugia, Dean Roussel, and Steve Hebner.

Members' Absent: Judy Andrade and Ulric Deojay.

Staff Present: Link Cooper and Jack Joslyn.

Audience of Citizens: Thomas O'Brien, Robert Zavistoski and Robert Young.

Approval of Previous Meeting Minutes: D. Roussel made a motion, seconded by R. Bein to accept as written the monthly meeting minutes of 10/12/2021 and 11/9/2021 as presented. All voted in favor of the motion.

Unfinished Business:

a. 1110 Plainfield Pike - a.k.a. Old Town Library: S. Hebner went over handouts that he put together for 1110 and 1114 Plainfield Pike detailing the status of the land and building, as well as detailing the profit and loss to the Town. Tom O'Brien made an offer for the parcel and was only interested in the building and not the land. The town wishes to sell both the land and the building together. An individual has expressed interest in purchasing the landlocked 11 +/- acres if an easement were to be granted. D. Roussel made a motion, seconded by R. Bein to accept T. O'Brien's offer in the amount of \$60,000 to purchase the building located at 1110 Plainfield Pike and the language of the deed to reflect an easement to the 11 +/- landlocked acres. All voted in favor of the motion.

b. Church Street – Town Owned Property (Additional Letters of Intent): Steve Weidele is interested in purchasing the property located at 0 Church Street for recreational purposes. Rob Zavistoski submitted a letter of interest dated 10/28/2021 for a Christmas tree farm and Richard Young also submitted a letter of interest dated 11/1/2021 to keep the land as is. After initial contact with the appraiser, Platt & Associates, several telephone calls have not been returned. The Town will contact another appraisal company. The Commission cannot move forward until an appraisal is completed. D. Roussel made a motion, seconded by R. Farrugia to table this item until we get an appraisal. All voted in favor of the motion.

c. Phase II Industrial Park Parcel (Additional Interest): John Thompson of Lanark, LLC is interested in purchasing Phase II in the Industrial Park and Valentina Solomita, Founder and CEO of Sterling Property, LLC and Pure Hedge, LLC submitted an email dated 12/13/2021 stating that she and Russell Gray had come to an agreement for Pure Hedge, LLC to acquire both parcels of land for a solar farm in the amount of \$200,000 and/or a lease to acquire for \$12,000 per year, of which \$7,000 of the \$12,000 per year would go toward the acquisition price (email on file). The parcels have been appraised for \$400,000. The Town has no record of this agreement nor was R. Gray in a position to make that agreement. To date, the Town does not have an offer from Lanark. Both potential buyers shall need to make a presentation to the Commission before any action can be taken. R. Bein made a motion, seconded by D. Roussel to table this item to the next meeting. All voted in favor of the motion.

d. Industrial Park Lot #13: After initial contact with the appraiser, Platt & Associates, several telephone calls have not been returned. The Town will contact another appraisal company. The Commission cannot move forward until an appraisal is completed. D. Roussel made a motion,

seconded by R. Farrugia to table this item until we get an appraisal. All voted in favor of the motion.

New Business:

a. New Member introduction: G. Cooper introduced Steven Hebner to the Commission.

b. Discussion Regarding the Sale of 11.7 +/- Acres of Vacant Land for Property Located at 0 Plainfield Pike Independently from the Sale of 1110 Plainfield Pike – a.k.a. Old Town Library: L. Cooper reported that he received a telephone call last week from Heather Allen expressing interest in purchasing the landlocked 11.7 +/- acres located behind the old Town library. She stated that she has access to the parcel. L. Cooper reported that he received a second call from H. Allen and due to a death in the family, she could not be at tonight's meeting but feels that she would no longer have access to the parcel. Discussion was held earlier tonight to accept T. O'Brien's offer to purchase the building with language in the deed to include an easement to the landlocked parcel. D. Roussel made a motion, seconded by R. Bein to table this item to the next meeting giving H. Allen time to submit an offer. All voted in favor of the motion.

c. Consider & Act on Extending Time for Beginning and Completion of Construction for Jeffrey Joslyn – 91 Industrial Park Road – Lot 6: Jeff Joslyn of Rock Solid Solutions submitted a letter dated 12/10/2021 requesting an extension on the deadline to erect a building on the site (copy on file). J. Joslyn closed on this lot in December 2020. According to the Industrial Park Covenants, Section 4 under Town of Sterling Industrial Park Regulations – Time for Beginning and Completion of Construction – The time within which the buyer shall begin construction according to the Construction Plans approved by the Agency shall not be later than 365 days from the date of closing, and construction shall be completed and all improvements (hereinafter defined in Section 2 hereof) made within three years from the date of closing. D. Roussel made a motion seconded by R. Bein to extend the deadline to erect a building for one (1) year, expiring December 2022. All voted in favor of the motion.

d. Consider & Act on the 2022 Schedule of Meetings: Discussion was held on moving the meeting time from 7:00 p.m. to 6:30 p.m. D. Roussel made a motion, seconded by M. Cook to approve the 2022 Meeting Schedule with a change from 7:00 p.m. to 6:30 p.m. All voted in favor of the motion.

e. Discussion Regarding Mailing of Industrial Park Covenants to Tenants: It was suggested that the Economic Development Coordinator mail the Covenants to all tenants on a yearly basis. D. Roussel made a motion, seconded by C. Bein to have the Economic Development Coordinator mail the Covenants to all tenants on a yearly basis. All voted in favor of the motion.

Any Other Business to Come Before the Commission: 1) L. Cooper reported that a committee interviewed Renee Bein and the recommendation to hire her as Economic Development Coordinator will go before the Board of Selectmen. The start date shall be 12/20/2021 with office hours on Wednesdays from 2:00 to 6:00 p.m. 2) It has been suggested that all the lots in the Industrial Park be photographed by a drone on a yearly basis so the Town can better monitor activity in the park. R. Bein will explore this suggestion.

Adjournment: R. Bein made a motion, seconded by M. Cook to adjourn at 8:10 p.m. All voted in favor of the motion.