

Economic Development Commission
Meeting Minutes of **January 11th, 2022**

Call to Order: The monthly meeting of the Economic Development Commission was called to order at 6:30 p.m. by Chairman, Geoffrey Cooper.

Members' Present: Craig Bein, Scott Blinkhorn, Geoffrey Cooper, Ross Farrugia, Dean Roussel, Steve Hebner, and Judy Andrade (7:00 p.m.)

Members' Absent: Marlene Cook, Ulric Deojay.

Staff Present: Link Cooper.

Audience of Citizens: Frank Bood, Thomas O'Brien, and Steve Williams (7:00 p.m.)

Approval of Previous Meeting Minutes: D. Roussel made a motion, seconded by Steve Hebner to accept as written the monthly meeting minutes of 12/14/2021 as presented with an amendment - Steve Hebner originally voted not in favor of the sale of 1110 Plainfield Pike due to the offer being too low and the property not being on the market. After discussion, other members stated the town had placed the property on the market for number of times over the years and has received no interests. All voted in favor of the motion.

Unfinished Business:

a. Church Street – Town Owned Property: R. Bein updated the members that she contacted Howard Russ from Russ Appraisal Services. H. Russ will send the EDC members an appraisal once completed. He is currently backed up a few months. R. Bein presented a quote in the amount of \$2,400.00 for properties located at 0 Church Street & 19 Industrial Park Drive North from H. Russ. H. Russ is requesting to be paid half up front (\$1,200.00) D. Roussel made a motion, seconded by R. Farrugia that we table this item to the next meeting and pay Russ Appraisal Services half the cost \$1,200.00 up front. All voted in favor of the motion.

b. Phase II Industrial Park Parcel: R. Bein presented the members an email from John Thompson of Lanark of the changes that would have to be made in order for his project to go through. Members looked at the email and had a discussion. D. Roussel made a motion, seconded by S. Blinkhorn to have a special meeting and to have Valentina Somomita of Pure Hedge, LLC present her project to the members of the EDC. All voted in favor of the motion. R. Bein will contact V. Somomita.

c. Industrial Park Lot #13: R. Bein updated the members that she contacted Howard Russ from Russ Appraisal Services to have this property appraised. H. Russ will send the EDC members an appraisal once completed.

d. 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: R. Bein presented to the members a letter of interest from Heather & Matthew Allen, dated 1/10/2022, for their interest in the property. After discussion, D. Roussel made a motion, seconded by R. Farrugia to market the 11.7 +/- acres of vacant land of property owned by the Town. All voted in favor of the motion. R. Bein will contact Realtor, Demian Sorrentino from Kazantis Real Estate to market the land.

New Business:

a. Discussion regarding possible updates – Industrial Park Covenants/Tenants: All EDC members received a copy of the covenants. After a discussion, the members will table for now on making any amendments to the Covenants. R. Bein will contact Westmark on their plans on wanting to expand the Incubator Building and the rent that is being paid. The Covenants will not be sent out to the businesses in the Industrial Park at this time.

b. Rental of the Cell Tower, Lot #16: L. Cooper mentioned he believes the Cell Tower's rental lease is up for renewing. D. Roussel made a motion, C. Bein seconded the motion to table the Cell Tower lease/rent till we have more information. All voted in favor of the motion. R. Bein will look into this. All voted in favor of the motion.

Any Other Business to Come Before the Commission:

Lot #5, David Perrone: R. Bein mentioned that she talked with David Perrone. R. Bein presented a letter of interested, dated 1/10/2022, from David Perrone requesting a two/three (2/3) year extension of building a building on Lot #5. R. Bein also presented the paperwork from 01/10/2011 of a signature from David Perrone of the agreement of building on the site.

Members had a discussion. D. Roussel made a motion, seconded by S. Blinkhorn that R. Bein will investigate and see what the EDC can do if someone doesn't follow the Covenants for the next meeting. All voted in favor of the motion.

Taber Realty, Doug Taber, Drone Services: R. Bein talked with Doug Taber and presented an email, dated 12/30/2021, from D. Taber to the members. The email included a price along with pictures of past images he has taken with the drone to give the members an idea. R. Bein will follow up with D. Taber to see the price of Phase I and Phase II for the Industrial Park.

Town Owned Property: R. Bein presented to the members a file with all town owned property. R. Bein will provide a copy of the list with the information, a few properties at a time, to the members for the next meeting. D. Roussel made a motion, seconded by J. Andrade that R. Bein will make copies of a few of the town owned properties for the next meeting. All voted in favor of the motion.

EDC Accounts: R. Bein presented the funds in the accounts from 6/30/21. Discussion was held. The consensus of the Commission is to spend the money. R. Bein will update the members with an updated version of the accounts and understand it a little better before the next meeting. R. Bein will also contact Kyle Collins, Sterling Building Official on the Plan of Action the EDC would need to blast stone.

Adjournment: D. Roussel made a motion, seconded by R. Farrugia to adjourn at 7:50 p.m. All voted in favor of the motion.

Renee Bein, Economic Development Commission Coordinator