

Economic Development Commission
Meeting Minutes of **March 8th, 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, Marlene Cook, Geoffrey Cooper, Dean Roussel, Steve Hebner, and Judy Andrade

Members' Absent: Ulric Deojay, Ross Farrugia,

Staff Present: Link Cooper (till 7:00).

Audience of Citizens: Diane Mobilio, Rudy Mobilio, and Joe Tivadar

Approval of Previous Meeting Minutes: D. Roussel made a motion, seconded by Marlene Cook to accept as written the monthly meeting minutes of 2/8/22 as presented. All voted in favor of the motion.

Unfinished Business:

a. Church Street – Town Owned Property: D. Roussel made a motion, seconded by S. Hebner to table till we receive a time frame from Russ Appraisal Services on how long he will be out for. All voted in favor of the motion.

b. Phase II Industrial Park Parcel: R. Bein presented that she has been talking with Valentina Solomita from Pure Hedge LLC. V. Solomita is requesting a letter from the EDC stating that the town approves a Solar Energy Farm and a Data Center. R. Bein will contact V. Solomita for more information. Roussel made a motion, seconded by C. Bein to table this till we have more information from V. Solomita. All voted in favor of the motion. R. Bein will contact V. Solomita.

c. Industrial Park Lot #13: : D. Roussel made a motion, seconded by S. Hebner to table till we receive a time frame from Russ Appraisal Services on how long he will be out for. All voted in favor of the motion.

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 has been in contact with Attorney Kari Olson from Murtha Cullina, LLP. Once Attorney K. Olson provides more information, R. Bein will share this with the EDC. D. Roussel made a motion, seconded by C. Bein to table till R. Bein receives more information from Attorney K. Olson to see if it possible to do a Line Adjustment of the Property Line in the Center of the Driveway. All voted in favor of the motion.

e. Rental of the Cell Tower, Lot #16: R. Bein provided to the commission an email of an offer from SBA regarding the leasing of the Cell Tower. The Commission had discussion. D. Roussel made a motion, S. Blinkhorn seconded the motion to decline the offer of a lump sum payment of \$465,000 for Cell Tower. All voted in favor of the motion. R. Bein will look into contacting a cell tower consultant who does cell tower negotiations.

f. Industrial Park Lot #5: Guest Speakers; Rudy Mobilio, Diane Mobilio, and Joe Tivadar came to the Commission to present they purchased Lot #5 in the Industrial Park by David Perrone. The Guest Speakers presented a map that was previously approved by the EDC Commission to David Perrone. R. Mobilio, D. Mobilio, and J. Tivadar would like the Commission to approve the same plans as the previous Commission did for D. Perrone. D.

Roussel made a motion, seconded by S. Blinkhorn to approve the same plans that the EDC Commission previously approved for D. Perrone for Lot #5. All voted in favor of the motion.

g. Taber Realty, Doug Taber, Drone Services: R. Bein provided the commission with an invoice from Doug Taber for his Drone services of the Industrial Park and Phase II. D. Roussel made a motion, S. Blinkhorn seconded the motion to approve to pay the invoice of the amount \$912.50 for the drone services provided by D. Taber. All were in favor of the motion.

h. Town Owned Property: R. Bein provided the commission of two town own properties. D. Roussel made a motion, seconded by C. Bein that the EDC approves to market the 1.3 acres on Bailey Road that is owned by the town and the Sterling Fire District. All were in favor of the motion. D. Roussel made a motion, S. Blinkhorn seconded the motion to have R. Bein contact developers to see if the 44.3 acres on Sterling Road if it is buildable and if the land could possibly be developed. All voted in favor of the motion.

i. EDC Accounts/Financial Reports: R. Bein presented the Commission with the Financial Reports. S. Blinkhorn made a motion, C. Bein seconded the motion that R. Bein will update the Commission with an updated version of the accounts monthly. All were in favor of this motion.

New Business:

a. For Sale Signs: S. Blinkhorn made a motion, D. Roussel seconded the motion to have R. Bein look into prices for signs to advertise lots for sale in the Industrial Park. All were in favor.

b. Security Cameras in the Industrial Park: D. Roussel made a motion, C. Bein seconded the motion to have R. Bein look into the cost of added cameras to the Industrial Park and seeing how the cameras work in the Incubator Building. All were in favor of this motion.

Any Other Business to Come Before the Commission:

Adjournment: C. Bein made a motion, seconded by S. Blinkhorn to adjourn at 8:05 p.m. All voted in favor of the motion.

Renee Bein, Economic Development Commission Coordinator