

Economic Development Commission
Meeting Minutes of May 10th, 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, Ross Farrugia, and Dean Roussel,

Members' Absent: Ulric Deojay, Steve Hebner, and Tom O'Brien

Staff Present: Link Cooper

Audience of Citizens: Dana Peloso

Approval of Previous Meeting Minutes: D. Roussel made a motion, seconded by Marlene Cook to accept as written the special meeting minutes of 4/19/22 as presented. All voted in favor of the motion.

Unfinished Business:

a. Church Street – Town Owned Property: D. Roussel made a motion, seconded by C. Bein to table till we receive an appraisal from Russ Appraisal Services. All voted in favor of the motion.

b. Phase II Industrial Park Parcel: R. Bein presented that she has emailed Valentina Solomita from Pure Hedge LLC with contact names and phone numbers for V. Solomita to contact in the State. R. Bein followed up with V. Solomita, R. Bein is waiting to hear back from V. Solomita. D. Roussel made a motion, seconded by S. Blinkhorn to table this till further notice. All voted in favor of the motion.

c. Industrial Park Lot #13: Dana Peloso presented an offer on behalf of Jeff Joslyn to purchase Industrial Park Lot #13. R. Bein presented the email from D. Peloso. R. Bein also presented the commission with an email from Real Estate D. Sorrentino. D. Roussel made a motion, seconded by S. Blinkhorn to go into Executive Session. All voted in favor of this motion. **Executive Session to Discuss Industrial Park Lot #13 Offer present by D. Peloso representing J. Joslyn.** Commission Members C. Bein, S. Blinkhorn, M. Cook, G. Cooper, R. Farrugia, and D. Roussel. EDC Coordinator R. Bein. Ended at 6:53PM.

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 and Demian Sorrentino with Boundaries, LLC about the easement for 1110 Plainfield Pike property. D. Roussel made a motion, seconded by C. Bein to table till further confirmation of the easement. All voted in favor of the motion.

e. Rental of the Cell Tower, Lot #16: D. Roussel updated the commission on some information from research he has been doing for Cell Tower rentals. The Commission had discussion. D. Roussel made a motion, C. Bein seconded the motion to continue the contract with some existing conditions and to send it to the Attorney for review before signing the contract. All voted in favor of the motion.

f. Town Owned Property: R. Bein let the commission know that she has been in contact with D. Sorrentino about marketing the 1.3 acres on Bailey Pond Road. R. Bein has been unsuccessful on getting information on builders for the 44.3 acres on Sterling Road. D. Roussel will contact a builder and get information for the commission for next meeting.

g. EDC Accounts/Financial Reports: R. Bein presented the Commission with the Financial Reports. D. Roussel made a motion, C. Bein seconded the motion that R. Bein will update the Commission with an updated version of the accounts quarterly starting April 1st, 2022, to June 30th, 2022 then every three months. All were in favor of the motion.

h. For Sale Signs: R. Bein presented the commission with an email from Gagnon Signs with pricing. D. Roussel made a motion, R. Farrugia seconded the motion to approve to pay Gagnon Signs \$238.32 for one 5 ½” X 31 ½” custom carved, and painted sign panel to say, “Lots for Sale” and the EDC Coordinator’s telephone number and installation of carved sign for \$100.00 for a total of \$338.32 plus tax. All were in favor of the motion.

i. Security Cameras in the Industrial Park: R. Bein mention the camera working in the Incubator Building is no longer working and hasn’t been for ten plus years. D. Roussel will contact a company about getting information about security cameras for the Industrial Park.

New Business:

a. EDC Membership: R. Bein notified the commission that as of May 31st, 2022, Marlene Cook’s, Craig Bein’s, and Ulric Deojay’s membership for the EDC Commission will be ending. Marlene Cook will continue her active membership on the commission. C. Bein will continue his active membership on the commission. The commission will wait till Ulric Deojay’s membership ends on May 31st, 2022, to discuss his membership on the commission.

Any Other Business to Come Before the Commission:

Adjournment: D. Roussel made a motion, seconded by R. Farrugia to adjourn at 8:07 p.m. All voted in favor of the motion.

Renee Bein, Economic Development Commission Coordinator