

Economic Development Commission
Special Meeting Minutes of **March 21st, 2023**

Call to Order: The special meeting of the Economic Development Commission was called to order at 6:36 p.m. by Chairman, Geoffrey Cooper.

Pledge of Allegiance:

Members' Present: Craig Bein, Marlene Cook, Geoffrey Cooper, Ross Farrugia, Steve Hebner, Mark Jordan, Lincoln Cooper; First Selectman (ex-officio)

Members' Absent: Scott Blinkhorn, Judy Andrade, Tom O'Brien, Dean Roussel,

Staff Present:

Audience of Citizens: Frank Bood; Planning & Zoning Commission, Demien Sorrentino; Kazantzis Real Estate, LLC

Unfinished Business:

a. Church Street-Town Owned Property: D. Sorrentino talked about the two offers for the Church Street, Town owned property. There was discussion. C. Bein made a motion, seconded by Mark Jordan to except the offer from Mr. Camodeo of an offer of \$65,000 with no conditions. All voted for this favor except one opposed.

b. Industrial Park Lot #13: R. Bein provided the commission with Jeff Joslyn's letter of interest for Lot #13. There was discussion. The commission would like to formally invite Jeff Joslyn to the next monthly EDC meeting. The commission would like J. Joslyn to provide a written plan and a Purchase & Sales Agreement. R. Bein will contact J. Joslyn and let him know of the Commission's decision. S. Hebner made a motion, seconded by C. Bein to table to we hear back from J. Joslyn. All were in favor of this motion.

c. Discussion Regarding the Sale & letter of interest 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 submitted Tom O'Brien's letter of Interest for 0 Plainfield Pike. There was discussion. S. Hebner made a motion, M. Cook seconded the motion to have R. Bein reach out to the Town Attorney and ask him to clarify some questions. All were in favor of this motion.

d. Discussion Regarding Lots for Sale Sign for Industrial Park: R. Bein informed the Commission that Gagnon Signs has been paid. S. Hebner made a motion, C. Bein seconded the motion, this is resolved and to remove this off the agenda. All were in favor of this motion.

e. EV Charging Station: There was discussion. S. Hebner made a motion, M. Jordan seconded the motion to refer EV Charging Stations to the Board of Selectmen and remove this off the agenda. All were in favor of this motion.

f. Lot 6 Bailey Road: D. Sorrentino let the Commission know of the \$10,000 offer for Lot 6 0 Bailey Road. There was discussion. C. Bein made a motion, M. Jordan seconded the motion to accept the \$10,000 offer with no conditions from Adam Vaughan and Amanda Malbaurn. All were in favor of this motion.

g. Permit for Excavation for around the Incubator Building: There was discussion. S. Hebner made a motion, R. Farrugia seconded the motion to not renew the permit for excavation around the Incubator Building at this time and to remove this off the agenda. All were in favor of this motion. S. Hebner made a motion, seconded by M. Jordan for R. Bein to

pull all the documents and leases pertaining to the Incubator Building. All were in favor of this motion.

h. Industrial Park Lot #5: R. Bein let the commission know that she has been working with the owner of Lot #5 and the Town Attorney and is in the process of resolving some paperwork. There was discussion. C. Bein made a motion, M. Jordan seconded the motion to remove this off the agenda. All were in favor of this motion.

New Business:

a. Impact Fire: R. Bein handed out papers regarding Impact Fire she received from L. Cooper. S. Hebner made a motion, C. Bein seconded the motion to except the information and remove this off the agenda. All were in favor of this motion.

b. Phase II, 10 Acres Letter of Interest: R. Bein handed out Frank Bood's letter of interest and Valentina Solomita's letter of interest. There was discussion. G. Cooper made a motion, seconded by M. Jordan to change the regular monthly EDC meeting on Tuesday, April 11th to a Special Meeting to discuss Phase II and the letters of Interest that were submitted. All were in favor of this motion.

c. Financial Reports 10/1/22 to 12/31/22: R. Bein handed out the financial reports for 10/1/22 to 12/31/22 and the Memorandum from Steve Hebner. S. Hebner mentioned his findings from previous bills. There was discussion. M. Cook made a motion, M. Jordan seconded the motion to accept the financial reports and to remove off the agenda. All were in favor of this motion.

Adjournment: S. Hebner made a motion, seconded by C. Bein to adjourn at 8:36 p.m. All voted in favor of the motion.

Renee Bein, Economic Development Commission Coordinator