

Economic Development Commission  
Meeting Minutes of **April 11th, 2023**

**Call to Order:** The monthly meeting of the Economic Development Commission was called to order at 6:32 p.m. by Chairman, Geoffrey Cooper.

**Members' Present:** Judy Andrade, Scott Blinkhorn, Marlene Cook, Geoffrey Cooper, Ross Farrugia, Mark Jordan, Steve Hebner, Tom O'Brien (6:40), Dean Roussel, Lincoln Cooper; First Selectman (ex-officio)

**Members' Absent:** Craig Bein

**Staff Present:**

**Audience of Citizens:** Valentina Solomita of Pure Hedge LLC & Sterling Property LLC, Frank Bood

**Approval of Previous Meeting Minutes:** J. Andrade made a motion, seconded by R. Farrugia to accept, as written, the December 2022 Regular meeting minutes with one correction; Member Ross Farrugia was absent, not present. All voted in favor of the motion. S. Hebner made a motion, seconded by R. Farrugia to accept, as written, the January 2023 Special meeting minutes as presented. All voted in favor of this motion. S. Hebner made a motion, seconded by R. Farrugia to accept, as written, the March 2023 Special meeting minutes as presented. All voted in favor of this motion.

**Unfinished Business:**

- a. **Church Street – Town Owned Property:** R. Bein let the commission know that she wrote an 8-24 and sent it to the Board of Selectmen. R. Farrugia made a motion, seconded by S. Hebner, to remove this item from the agenda. All voted in favor of the motion.
- b. **Industrial Park Lot #13:** S. Hebner made a motion, seconded by D. Roussel to table till next meeting. All voted in favor of this motion.
- c. **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:** S. Hebner made a motion, seconded by D. Roussel to table till next meeting. All voted in favor of this motion.
- d. **Lot 6 Bailey Road:** R. Bein let the commission know that she wrote an 8-24 and sent it to the Board of Selectmen. R. Farrugia made a motion, seconded by S. Hebner, to remove this item from the agenda. All voted in favor of the motion.
- e. **Phase II, 10 Acres, Letters of Interest:** R. Bein made sure all the commission members had a copy of the letters of interest for Phase II from Frank Bood and Valentina Solomita. Frank Bood spoke on behalf of his letter of interest in 10 acres of land including at least a 40' easement for an access road for V. Solomita to have to access Lot 21F, 61.18 Acres. R. Bein handed out to the Commission Members a copy of an attachment to an email that was sent by V. Solomita about a verbal agreement. Valentina Solomita spoke on behalf of her letter of interest for Industrial Park Lot 16 (Cell Tower Lot) & Phase II, both Town owned property, and an access road leading to Lot 21F, 61.18 acres. F. Bood rescinded his letter of interest. There was a discussion on the two proposals, including potential conflicts between the two. Solomita stated she would consult with her representatives on a required easement for her plans should Bood purchase the 10-acre parcel.

**New Business:**

**a. Financial Reports 1/1/23 to 3/31/23:** R. Bein handed to all the members a copy of the financial reports for 1/1/23 to 3/31/23. There was a discussion. S. Hebner made a motion, seconded by R. Farrugia, to accept the Financial Reports as presented. All voted in favor of this motion. S. Hebner made a motion, seconded by J. Andrade, to remove this off the agenda. All were in favor of this motion.

**b. Leases/Documents for the Incubator Building:** S. Hebner made a motion, seconded by R. Farrugia to table till next meeting. All voted in favor of this motion.

**Any Other Business to Come Before the Commission:**

**Adjournment:** D. Roussel made a motion, seconded by J. Andrade to adjourn at 7:42 p.m. All voted in favor of the motion.

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Renee Bein, Economic Development Commission Coordinator