

Economic Development Commission
Meeting Minutes of **May 9th, 2023**

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: Judy Andrade, Scott Blinkhorn, Marlene Cook, Geoffrey Cooper, Ross Farrugia, Mark Jordan, Steve Hebner

Members' Absent: Tom O'Brien, Dean Roussel, Lincoln Cooper; First Selectman (ex-officio)

Staff Present:

Audience of Citizens: Jeffrey Joslyn of Rock Solid Solutions

Approval of Previous Meeting Minutes: R. Farrugia made a motion, seconded by S. Blinkhorn to accept, as written, the April 2023 Regular meeting minutes as presented. All voted in favor of the motion.

Unfinished Business:

a. Industrial Park Lot #13: R. Bein presented the members and J. Joslyn with the questions/answers and a timeline that J. Joslyn had emailed her. R. Bein also presented a Purchase and Sales Agreement for 19 Industrial Park Road, Parcel ID 03842-017-IP13 for \$42,000. J. Joslyn explained his plans, and stated it would likely take 3 years for a building due to the terrain of the lot. Members asked questions to J. Joslyn. There was a discussion. M. Jordan made a motion, seconded by S. Blinkhorn to accept the price of \$42,000 for 19 Industrial Park Road, Parcel ID 03842-017-IP13. All voted in favor of this motion.

b. 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 reported, the answers that she received from Attorney M. Zizka from the previous EDC meeting questions. S. Hebner made a motion, seconded by M. Jordan, based on what the Town Attorney says, the EDC is not interested in selling this land at this time. All voted in favor of this motion.

c. Phase II, 10 Acres, Letters of Interest: There was discussion. Both S. Hebner and R. Bein reported that neither one heard from V. Solomita on her plans for an easement. R. Bein reported that she had contacted the Town Attorney Mike Zizka and let the commission know that the "verbal agreement" between V. Solomita and Former First Selectman Russell Gray, Connecticut did not recognize verbal agreements for the sale of the land and Russell Grey does not have the independent authority or independent power to make such a deal. R. Bein reported that she talked with F. Bood and at the time he is pursuing land for the business in another town. He is talking to other businesses and may pursue land in Sterling in the future. R. Farrugia made a motion, seconded by J. Andrade, that R. Bein will contact V. Solomita to let her know she has 30 days to respond with her plans for an easement. All voted in favor of this motion, with one not voting.

New Business:

a. Leases/Documents for the Incubator Building: R. Bein handed out the most current leases of Westmark and Detotec to the members. There was discussion and questions. R. Bein will contact the attorney to have the questions answered. S. Hebner made a motion, seconded by R. Farrugia that R. Bein will contact the Town Attorney to see about the process of eviction based on the leases. All voted in favor of this motion.

Any Other Business to Come Before the Commission:

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

Renee Bein, Economic Development Commission Coordinator