

Economic Development Commission  
Meeting Minutes of **June 13th, 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, Lincoln Cooper; First Selectman (ex-officio)

**Members' Absent:** Mark Jordan, Steve Hebner, Tom O'Brien

**Staff Present:**

**Audience of Citizens:** Nelson Stalker Sterling Resident, Pete Grillo Sterling Resident

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

**Unfinished Business:**

**a. Industrial Park Lot #13:** R. Bein let the commission know she wrote an 8-24 to the Board of Selectmen. The Board of Selectmen approved the sale, and it is now in the hands of the Board of Finance and Planning and Zoning. J. Andrade made a motion, seconded by R. Farrugia to remove Industrial Park Lot #13 from the agenda. 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 to the commission that she had a conversation with Tom O'Brien. Even though he has not submitted a Letter of Interest yet, he would like to purchase 2 acres of the 11.7 acres of vacant land to possibly build a shed on. S. Blinkhorn made a motion, seconded by R. Farrugia, for the EDC not to break up the 11.7 Acres of land at this time and to remove off the agenda. All voted in favor of this motion.

**c. Phase II, 10 Acres, Letters of Interest:** There was discussion. R. Bein let the commission know that there is a lien on all of V. Solomita's property for lack of Fire District Tax payments. R. Bein has been in contact with V. Solomita, through email, but V. Solomita has not let R. Bein know her plans for an easement within the 30 days that were allowed. S. Blinkhorn made a motion, seconded by R. Farrugia, to remove Phase II, 10 Acres, off the agenda. All voted in favor of this motion.

**d. Leases/Documents for the Incubator Building:** There was discussion. R. Bein will investigate surrounding towns to see what the going rate is for rent per square foot and send it to all the EDC members prior to the next EDC monthly meeting. R. Farrugia made a motion, seconded by J. Andrade to have R. Bein write a letter, with the review from the Town Attorney, to Westmark and Detotec to remind them their leases have run out, the Incubator Building is meant for manufacturing for businesses to start up, and invite them to the next EDC scheduled monthly meeting. All voted in favor of this motion.

**New Business:**

**a. Cell Tower Lease:** There was discussion. R. Bein let the commission know that she was contacted by Bret Victor of Towerpoint. R. Bein sent B. Victor a copy of the leases and the amounts of the monthly rents. He responded there is a clause that was inserted by the Tower Company and Towerpoint cannot put forth an offer. R. Farrugia made a motion, seconded by S. Blinkhorn to remove Cell Tower Lease off the agenda. All voted in favor of this motion.

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

**a. Covenants:** There was discussion. J. Andrade made a motion, seconded by R. Farrugia, for R. Bein to write a letter, with the review from Town Attorney, to V. Solomita as she is not obeying by the covenants and there is not a building on neither (10 acres on Sterling Road and 61.18 acres on Main Street) of the properties owned by V. Solomita. All voted in favor of this motion.

**b. EDC Commission, Open Vacancies:** L. Cooper mentioned to the two Sterling Residents that we are looking for EDC members, we have two open vacancies.

**Adjournment:** J. Andrade made a motion, seconded by S. Blinkhorn, to adjourn at 7:35 p.m. All voted in favor of the motion.

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Renee Bein, Economic Development Commission Coordinator