

Economic Development Commission
Meeting Minutes of **October 10th, 2023**

Call to Order: The monthly meeting of the Economic Development Commission was called to order at 6:30 p.m. by Vice Chairman, Steve Hebner.

Members' Present: Scott Blinkhorn, Marlene Cook, Ross Farrugia, Steve Hebner, Mark Jordan, Bill Phelps, Lincoln Cooper; First Selectman (ex-officio) till 7:00PM

Members' Absent: Judy Andrade, Geoffrey Cooper, Tom O'Brien

Staff Present:

Audience of Citizens: Victoria Robinson-Lewis till; Citizen till 7:00PM, Bruce Hayn; representing Guy Mozzicato for Lot #16,

Approval of Previous Meeting Minutes: R. Farrugia made a motion, seconded by B. Phelps to accept, as written September 12th, 2023, regular meeting minutes as presented. All voted in favor of the motion.

Unfinished Business:

a. Leases/Documents for the Incubator Building: There was discussion. It was mentioned that the funding received to build the Incubator Building was received under a grant per Small Cities under HUD. S. Blinkhorn made a motion, seconded by R. Farrugia, to table till we receive more information. All voted in favor of this motion.

b. New EDC Members: R. Bein welcomed Bill Phelps as a member of the EDC Commission. R. Bein updated the commission that she talked with member Tom O'Brien, due to his work schedule he will probably resign, she did let him know to put it in writing. R. Bein talked with Dave Malo, he had another commitment tonight but is still interested in attending the next EDC monthly meeting to possibly be on the EDC Commission. R Bein will check in with Judy Andrede and have Heather George update the Sign Board and Holly Wood to update Social Media post. B. Phelps made a motion, seconded by S. Blinkhorn, to table till next meeting. All voted in favor of this motion.

c. Phase II: R. Bein shared with the commission the Boundaries quote for surveying subdividing Phase II in the Industrial Park. R. Farrugia made a motion, seconded by M. Jordan send it out for a sealed bid. All voted in favor of this motion.

d. Letter of Interest #16: Bruce Hayn, representing Guy Mozzicato gave a verbal description of their plans and provided detailed maps. There was a discussion. The commission asked questions. V. Robertson-Lewis gave a written update. S. Hebner made a motion, seconded by R. Farrugia, to approve the business plan with the following qualifications: #1 no use of herbicides, #2 work with Fire Department to ensure appropriate foam/fire mitigation measures, #3 construct proper fencing around the solar field, #4 solar field access only through existing property on Lot 15, #5 power generated for the purpose of energy supply to their operations on Lot 15. All voted in favor of this motion.

e. Suggested Procedure for Sale or Lease of Land in the Sterling Industrial Park: There was discussion. S. Hebner asked everyone to review the Bylaws and other documents that were mailed and would like everyone to come up with a Mission Statement at the next monthly meeting. S. Hebner made a motion, seconded by R. Farrugia, to table till the next meeting. All voted in favor of this motion.

f. SBA, Cell Tower: S. Hebner informed the committee of a consultant for cell tower assessment and negotiations, Steel in the Air, Inc., R. Bein will be in contact with them for an

assessment of the current cell tower agreement. S. Hebner made a motion, seconded by M. Jordan, to table till we have more information. All voted in favor of this motion.

g. Lot #5 In the Industrial Park: There was discussion. V. Robertson-Lewis gave a written update. It was requested that R. Bein stays in contact with Joe Tivadar from 81 IPR LLC until to help facilitate timely resolution. S. Hebner made a motion, seconded by R. Farrugia, to remove off the agenda. All voted in favor of this motion.

h. Freedom of Information Act: S. Hebner made a motion, seconded by M. Jordan, to remove off the agenda. All voted in favor of this motion.

i. Lot #13 in the Industrial Park: V. Robertson-Lewis gave a written update. S. Hebner made a motion, seconded by R. Farrugia, to remove off the agenda. All voted in favor of this motion.

New Business:

a. Improvements on the Incubator Building and Parking Lot, ADA Signs: R. Bein provided a list of improvements and repairs for inside and outside the incubator building and the parking lot. There was discussion. R. Bein will be contacting a company to complete the parking lot lines and handicap ADA signage items. R. Bein will check with L. Cooper about the possibility of available Town employees, or hiring a maintenance worker, to complete the other items. There was discussion. S. Hebner made a motion, seconded by R. Farrugia, to table till next month. All voted in favor of this motion.

b. EDC Financial Reports: R. Bein reported she doesn't have the EDC financial reports, our Treasurer has been away at training. M. Jordan made a motion, seconded by R. Farrugia, to table till next meeting. All voted in favor of this motion.

c. Industrial Park Sign, Garden Club: R. Bein showed the Commission of a picture of the beautiful display around the Industrial Sign the commission was surprised with. There was discussion. S. Hebner recommended members consider a personal donation to the Sterling Garden Club. S. Hebner made a motion, seconded by R. Farrugia, to remove off the agenda. All voted in favor of this motion.

Any Other Business to Come Before the Commission:

Adjournment: S. Hebner made a motion, seconded by R. Farrugia, to adjourn at 7:54 p.m. All voted in favor of the motion.

Renee Bein, Economic Development Commission Coordinator