

Middletown Economic Development Advisory Committee

Wednesday, April 12, 2017, 4:30 pm
Middletown Town Hall, 2nd Floor Conference Room

Members Present:

John Bagwill
Joseph A. Cirillo, Vice Chair
Nick Coogan
Dennis Turano, Town Council ex-officio
Barbara VonVillas, Town Council ex-officio
Ron Wolanski, Town Planner

Members absent:

Liana Ferreira Fenton
Tom Kowalczyk
David Lepore
Robert M. Silva, Chairman
Erin Donovan-Boyle, Chamber of Commerce ex-officio

The meeting was called to order by Mr. Cirillo, acting a chairman at 4:35pm

1. Approval of the minutes of the March 8, 2017 MEDAC meeting.

Motion by Mr. Bagwill, seconded by Mr. Coogan, to approved the minutes of the March 8, 2017 meeting. **Vote:** 6-0-0.

2. Update on status of design of roadway improvements in the Atlantic Beach district.

Mr. Wolanski stated that he had provided MEDAC members with copies of the proposal from VHB for roadway improvement design work and renderings for the Atlantic Beach District. Award of the contract will be considered by the Town Council during an upcoming meeting.

3. Continued discussion of potential funding opportunities to pursue undergrounding of utilities and other improvements in the Atlantic Beach District.

Mr. Wolanski provided copies of the contract with MuniCap, a firm that will perform initial analysis of the potential to create a tax increment financing district (TIF) for the Atlantic Beach area. He will be providing the data needed to the firm to allow for the analysis.

Mr. Bagwill offered his analysis of the potential tax revenue that could be dedicated to the TIF over the next several years.

Mr. Turano stated that he is aware of some discussions that increased tax revenues should benefit the town by reduction in residential tax burden, rather than being restricted for improvements in the Atlantic Beach District. MEDAC must be prepared to answer this concern.

Ms. Von Villas stated that there is need for strong leadership in support of the proposal if it is going to succeed.

Regarding concerns about potential over development in the area, Mr. Turano suggested that commercial property owners could be offered some form of incentive to discourage them from pursuing maximum buildout of a property.

Related to improvement in the Atlantic Beach area, Mr. Wolanski provided copies of an earlier grant proposal regarding a trail system that could connect the beach area to The Valley park and to other town properties, and eventually connecting to the Sakonnett Greenway Trail.

4. Continued discussion of potential revisions to the town's economic development tax incentive ordinance.

Discussion on this matter will continue during the May 10th MEDAC meeting

5. Update on status of regional economic development efforts.

Discussion on this matter will continue during the May 10th MEDAC meeting

6. Update on business outreach efforts.

Discussion on this matter will continue during the May 10th MEDAC meeting

The meeting adjourned at 5:35 pm.

Respectfully submitted
Ronald M. Wolanski, Town Planner

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