

DRAFT

Middletown Economic Development Advisory Committee

Wednesday, May 10, 2017, 4:30 pm
Middletown Town Hall, 2nd Floor Conference Room

Members Present:

John Bagwill
Joseph A. Cirillo, Vice Chair
Nick Coogan
Liana Ferreira Fenton
Tom Kowalczyk
David Lepore
Robert M. Silva, Chairman
Dennis Turano, Town Council ex-officio
Barbara VonVillas, Town Council ex-officio
Ron Wolanski, Town Planner

Members absent:

Erin Donovan-Boyle, Chamber of Commerce ex-officio

The meeting was called to order by Mr. Silva at 4:35pm

1. Approval of the minutes of the April 12, 2017 MEDAC meeting.

Motion by Ms. Fenton, seconded by Mr. Cirillo, to approved the minutes of the April 12, 2017 meeting. **Vote:** 10-0-0.

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

Mr. Wolanski stated that the contract with engineering firm VHB is on the May 15th Town Council docket for approval. There was discussion of the scope of the contract.

There was discussion about the need for MEDAC to provide its endorsement of the contract to the Town Council.

Motion by Ms. VonVillas, seconded by Mr. Cirillo for MEDAC to provide a letter of endorsement of the VHB contract to the Town Council. **Vote:** 10-0-0.

Mr. Wolanski was asked to draft a letter to the Town Council for Mr. Silva's signature.

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

Mr. Wolanski stated that he is in the process of compiling the data necessary for MuniCap, the town's tax increment financing (TIF) consultant, to complete the initial feasibility analysis for a potential TIF district in the Atlantic Beach District.

There was discussion that the business community must be provided information on the proposed public improvements in the area and the potential TIF once sufficient information is available, including the renderings that are part of the engineering contract with VHB.

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Mr. Bagwill reiterated his concern that the town act promptly to ensure that increasing tax revenue in the district as a result of new development is set aside for proposed improvements. A motion was made by Mr. Silva and seconded for MEDAC to send a letter to the Town Council requesting that such tax revenue collected before implementation of the TIF be set aside. Concern was raised about taking such action before knowing if or when a TIF might be implemented. Several members indicated that they would not support the motion. Mr. Silva withdrew the motion.

Mr. Wolanski was asked to discuss with the Town Administrator the appropriate timing for action regarding capturing the increasing tax revenue in the proposed TIF district.

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

Mr. Wolanski provided copies of the tax incentive ordinance with potential amendments previously discussed identified. There was a brief discussion of the potential amendments. It was suggested that the members be allowed an opportunity to review the draft. By consensus the discussion on this matter will continued to the June 14th MEDAC meeting.

5. Update on status of regional economic development efforts.

Mr. Wolanski stated that he had contacted Ms. Donovan-Boyle regarding the status of the effort to create a regional economic development office to serve Newport and Bristol County towns. The office would be located within the Newport County Chamber of Commerce. Agreement has been reached with participating towns and an effort to secure private funding is underway. Effort to staff the office with a director will begin shortly. It was noted that the regional office will provide much needed assistance with promotion and outreach to the business community.

The meeting adjourned at 5:40 pm.

Respectfully submitted
Ronald M. Wolanski, Town Planner