

Middletown Economic Development Advisory Committee

Wednesday, July 12, 2017, 4:00 pm

Middletown Town Hall, 2nd Floor Conference Room

Members Present:

John Bagwill

Joseph A. Cirillo, Vice Chair

Nick Coogan

Liana Ferreira Fenton

David Lepore

Robert M. Silva, Chairman

Barbara VonVillas, Town Council ex-officio

Ron Wolanski, Town Planner

Members absent:

Erin Donovan-Boyle, Chamber of Commerce ex-officio

Tom Kowalczyk

Dennis Turano, Town Council ex-officio

The meeting was called to order by Mr. Silva at 4:00pm

1. Approval of the minutes of the June 14, 2017 MEDAC meeting.

Motion by Mr. Cirillo, seconded by Ms. Fenton, to approved the minutes of the June 14, 2017 meeting. **Vote:** 8-0-0.

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 underway. A site walk with VHB has been tentatively scheduled for July 27th at 9am.

Mr. Bagwill stated that he will be away that week and requested that the site walk be rescheduled if possible. Mr. Wolanski stated that he will contact VHB about rescheduling.

3. Update on status of investigation of potential TIF funding for improvements in the Atlantic Beach district.

Mr. Wolanski stated that the town's consultant, MuniCap, has presented the draft report on the proposed TIF district. The report demonstrates that approximated \$16 million in incremental increased tax revenue over 25 years would be available to dedicate to the TIF district if adopted.

Mr. Bagwill raise concerns over the anticipated value of five properties currently undergoing renovations. MuniCap should have talked with tax assessor George Durgin to get his estimated future values for these properties.

Mr. Durgin confirmed that he had concern with some of the assumptions use in the report including projected values and how they were generated, particularly for the five properties undergoing redevelopment. However, he is not willing to provide his anticipated assessments for individual properties to MuniCap. He would be willing to provide a total projected assessment for the five properties together.

Mr. Wolanski stated that he is in the process of scheduling a conference call with MuniCap to review the report, and requested that Mr. Durgin participate.

The results of the conference call, and a revised report if available, will be discussed during the August MEDAC meeting.

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

Mr. Silva requested that this matter be continued to the July meeting so that all members are able to participate in the discussion. By consensus the matter was continued to the August 9, 2017 MEDAC meeting.

5. Update on status of regional economic development efforts.

Mr. Wolanski stated that Ms. Donovan-Boyle of the Chamber of Commerce announced during the June meeting that the funding to establish and staff the regional economic development office had been secured. He will request an update on the status of hiring and report back to MEDAC for the August meeting.

6. Discussion of regular MEDAC meeting schedule.

Mr. Silva stated that Mr. Turano has expressed concern with the MEDAC meeting time, as his work schedule makes it difficult for him to attend meetings during the workday. Mr. Silva requested that this matter be added to the agenda for the August MEDAC meeting for discussion.

The meeting adjourned at 4:50 pm.

Respectfully submitted
Ronald M. Wolanski, Town Planner