

## **Middletown Economic Development Advisory Committee**

Wednesday, August 9, 2017, 4:30 pm  
Middletown Town Hall, 2<sup>nd</sup> Floor Conference Room

### **Members Present:**

John Bagwill  
Joseph A. Cirillo, Vice Chair  
Nick Coogan  
Liana Ferreira Fenton  
David Lepore  
Dennis Turano, Town Council ex-officio  
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

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

### **1. Approval of the minutes of the July 12, 2017 MEDAC meeting.**

**Motion** by Mr. Cirillo, seconded by Ms. Fenton, to approved the minutes of the July 12, 2017 meeting. **Vote:** 9-0-0.

### **2. Discussion with Allen Shers of potential economic development opportunities.**

Mr. Silva introduced Mr. Shers, who discussed property he owns on Valley Road, and how it could fit into the Town's plans to redevelop the Two-mile Corner area. Mr. Shers provided sketches of several potential development scenarios for his Valley Rd. property, which could include municipal, office, and residential uses. He stated that he has approached the Town Council to solicit the town's interest.

Mr. Silva stated that the MEDAC is limited in its ability to be proactive in considering potential development opportunities. The committee is established to respond to matters as directed by the Town Council.

Mr. Turano noted that the property has been on the market for a period of time. He questioned why the property hasn't sold.

Mr. Shers stated that there has been some interest in the property over the past few years. He noted a prior effort to rezone the property from limited business (LB) to general business (GB) which was not approved by the town. In response to a question he stated that the property is on the market for \$3.2 million.

Mr. Shers thanked the committee for its time.

### **3. Discussion of MEDAC webpage update.**

Mr. Wolanski stated that the MEDAC website had recently been moved on to the town website. There is an opportunity to add content and otherwise revise the site. He requested that committee members review the site and provide feedback at the next meeting.

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

Mr. Silva discussed the site walk taken of the Atlantic Beach District on August 2<sup>nd</sup> by some MEDAC members, town staff, and representatives of engineering firm VHB. The need for improvements in the area was obvious to those on the walk. The committee looks forward to receiving conceptual design plans from VHB for review.

**5. 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, provided its draft report prior to the July MEDAC meeting. Following committee and staff review, a conference call with MuniCap was held to discuss requested revisions and additions. Additional data has been provided to MuniCap, and a revised report will be produced.

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

Due to the limited time Mr. Silva requested that this matter be continued to the September meeting. By consensus the matter was continued to the September 13, 2017 MEDAC meeting. Mr. Turano suggested that the program include incentives for filling empty commercial spaces in town.

**7. Update on status of regional economic development efforts.**

Mr. Wolanski stated that the Chamber of Commerce is about to begin the process to hire a director for the regional economic development office. Public and private funding is in place for year one of the program. He will be participating in the hiring effort.

**8. Discussion of regular MEDAC meeting schedule.**

Mr. Silva stated that there was a request to consider changes to the MEDAC meeting schedule. He noted that the regular meeting time of the second Wednesday of the month at 4:30pm seems to work well most of the time.

Mr. Cirillo suggested that special meetings could be held on an as-needed basis for special topics or if the regular meeting time is a problem in a given month. By consensus this suggestion was agreed to.

The meeting adjourned at 5:35 pm.

Respectfully submitted  
Ronald M. Wolanski, Town Planner