

Minutes of the Economic Development Commission held at 8:15 A.M., on Thursday, March 24, 2011.

Members Present: Todd DePino, Frank Maher, Radha Prasad, Walter Mann, Stephen F. Darley, Deborah Moore, First Selectman Freda, Richard LoPresti

Members Absent: William Gambardella

MINUTES

Chairman LoPresti opened the meeting with a discussion of the Minutes of the Regular meeting held on March 24, 2011. Ms. Moore moved their acceptance, seconded by Mr. Maher.

VOTE: Maher - Yes Mann - Yes Prasad - Yes
 DePino - Yes Darley - Yes Moore - Yes
 LoPresti - Yes

COMMISSION UPDATE

Ms. Moore is working with the North Haven Trail Association and has met with First Selectman Freda to discuss all options.

Mr. Mann said that the Show and Sell is tentatively scheduled for Saturday, October 15th. He still has to confirm the date with the high school. Their first meeting will be sometime in the May after the budget passes.

Mr. Maher said that he has a meeting today with Alan Fredricksen and Jonathan Bodwell to look at maps of North Haven. The intent is to create a marked up map which shows vacant sites, sites for development, and sites which cannot be developed, e.g., wetlands. He will bring the map with him to our next meeting.

Mr. LoPresti said that he noticed that the property near Exit 9 has been neglected and is in disrepair. He spoke with Alan Fredricksen who informed him that letters have been sent out to the property owners. Another property on 585 Washington Avenue is covered with graffiti.

Mr. DePino said that there are several blighted properties in town and asked if the Town had a blight ordinance.

Mr. Freda said that he has spoken to the Town of Orange about their blight enforcement policies. He said that both he and Mr. LoPresti would like to create a Redevelopment Agency that would decide on violations to properties and enforce them. It would have to be brought to a Town Meeting.

Ms. Moore said that the City of Meriden has a blight ordinance. A charge of \$100/day is assessed against the property and after a month if the property is not brought into compliance, a lien is placed on the property. The goal is to have the property owner repair the property. They also have a program called Clean and Lien whereby the City has the authority to clean/mow the property and then place a lien on the property.

Mr. DePino, Ms. Moore and Mr. Freda will work on drafting a blight ordinance for the Town.

Mr. LoPresti reminded commission members that the Town is a member of CEDAS and are welcome to attend their activities/meetings.

Mr. LoPresti said that the Economic Development Breakfast has been changed to Thursday, May 12th at the Holiday Inn. Mr. LoPresti said that there will be three speakers. He also said that we are looking for a sponsor for the breakfast food at a cost of \$4.95 per person with a total of about 100 people.

Mr. LoPresti and Mr. Freda met with a North Haven website company to discuss the development of an economic development site for the Town. There is a possibility that UI may have a program to fund this endeavor. Mr. DePino said that Guilford and Madison have great economic development websites. Mr. Freda suggested that commission members look at other Town websites and bring their ideas/suggestions to our next meeting.

Mr. LoPresti said that he has spoken to a few of the commission members and will be in contact with the rest of the commission in the near future.

M. FREDA UPDATE

Mr. Freda said that there is a Work Force Alliance Workshop taking place today in Town Hall for displaced workers to educate them and reintroduce them into the workforce

Mr. Freda said that both applications for Yale and Castle have passed through the Inlands & Wetlands Commission and will now proceed to Planning and Zoning.

The Yale Medical Facility is a total of 120,000 square feet of which 30,000 square feet is an emergency room. The rest of the building will be filled with various doctors' offices. The Castle complex which is to the east of the Yale medical facility is 52,000 square feet and is proposed to be built in two phases. These two facilities will contain every medical service that the Town could possibly need.

Mr. Freda reported that Ulbrich Steel will be expanding their facility in North Haven.

Mr. Freda said that Doug Gray is very interested in developing other properties in North Haven. Mr. Freda has shown him several available sites.

Mr. Freda said that he has been working with the Post Office since January 2010. He said that progress is very slow when working with government agencies. Their lease ends in October and they have narrowed their selection to three locations. They will be consolidating both locations (Middletown Avenue/Washington Avenue) and need approximately 7,000 square feet and 106 parking spaces.

Mr. Freda said that he has been working with Dean Bruce Coeppen of Quinnipiac University in forming a Citizen Advisory Board. Mr. Freda has proposed five (5) individuals to be on the Board. Mr. Freda feels that Quinnipiac University and Yale will be great corporate banners for North Haven.

Mr. Freda said that he is currently a member of three economic development boards and is working collaboratively with other mayors and selectmen. The goal of these boards is to attract companies to this region.

Further discussion followed.

PUBLIC COMMENT

A resident, Mr. Robert Lockery, introduced himself to the Commission. He said that he wanted to become more involved in the Town and was especially interested in the economic development area.

The next meeting of the Commission is scheduled for April 28, 2011, at 8:15 a.m.

There being no further business before the Commission Mr. DePino moved to adjourn the meeting at 9:30 AM, seconded by Mr. Darley.