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MICHAEL J. DOODY

DEPUTY MAYOR
JOSEPH E. FAUGHNAN

TOWN MANAGER
MICHAEL T. PAULHUS



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DANIEL M. ARMIN
ANTHONY S. CANDELORA
MARIE E. DIAMOND
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GEORGE I. MILLER
ALFRED D. ROSE

TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
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Special Meeting
Economic Development Commission
April 11, 2016
Town Manager's Conference Room
6:00 p.m.

1. Call to Order and Roll Call

Chairman Finch called the meeting to order at 6:04 pm

Present: Jan Finch, Joan Tutor, Chris Kranick, and Liz Caplan.

Guest: Town Manager Michael Paulhus and Town Assessor David Ambrose

2. Approval of Minutes - March 21, 2016 Special Meeting

Member Caplan moved to accept the minutes of March 21, 2016, seconded by Member Tutor. With all in favor, motion passed.

3. Town Manager's report

a. Update on grant status

Town Manager Michael Paulhus reported they are still waiting for information on the grant.

Mr. Paulhus informed members of a business in town planning on moving.

Members discussed ways to reach out to the business. Mr. Paulhus stated the Town Planner is currently working with the business owner.

Mr. Paulhus introduced Town Assessor David Ambrose to explain a potential program for North Branford.

Tax Assessor David Ambrose presented information on Enterprise Zone as a designated area in a targeted Investment Community. Incentive benefits are provided for business relocation or expansion. Eligible businesses are manufacturers and warehouse distributors for both new construction and expansion. Mr. Ambrose gave background on his experience with the program in other Towns. He gave an example of a specific scenario to better explain the program and benefits to the Town and the business.

There was discussion on finding available grants for water sewer through this program.

Town Manager Michael Paulhus pointed out the value of the program for the ability of all businesses, whether new or existing, to take advantage of the program.

Mr. Ambrose overviewed some of the potential obstacles to qualify for the program through legislation. He cited a bill introduced, creating a precedent for North Branford to utilize it. It was decided that The Commission would contact Representative Vincent Candelora to attend the next meeting.

Mr. Ambrose additionally overviewed a part B of the program, and the benefits to those that are not industrial.

4. Old Business

a. Report on Economic Summit

Member Caplan gave members an overview on the Summit explaining there were three panels each with different topics and different perspectives on the economic climate in the area. She felt it was helpful and very interesting to hear the different perspectives.

Town Manager Michael Paulhus spoke about the diversity of the program and the people who spoke positively on business in the area. He stated how interesting it was to hear of potential jobs being generating. Mr. Paulhus expressed the value of being part of a larger networking group.

b. Topics for Jeff Dow at April 18th meeting

Members held off discussion for a later meeting.

c. Identifying parcels of available land

Town Manager Michael Paulhus passed out information on 30 Fire-Lite Place & Clintonville Road and spoke about his recent tour of the land. There was discussion on the potential of the landowner developing the parcel.

Chairman Finch shared with members an email sent from the Town Planner regarding a piece of land owned by a local business. Ms. Finch suggested the property owner attend a meeting.

There was a brief discussion on competing businesses in Town and the role of the EDC. Members decided that this is not within their scope of responsibilities and could create conflicts.

Town Manager Michael Paulhus updated members on the Town owned property on Route 17 in Northford. He informed members that due to the topography along with the usage of some of the land by the Town make the property difficult to sell. Members discussed getting information on the wetlands, and usable land with the property.

5. New Business

a. Support for Shoreline Chamber letter

Chairman Finch distributed two suggested letters of support to be submitted to the Shoreline Chamber. Members decided on one letter with Chairman Finch stating she would send the letter to Mr. Lazarus, the Shoreline Chamber President.

Member Tutor reported on a potential meeting to be held at Atwater Library for the Shoreline Chamber Members to meet with previous North Branford Chamber members. Ms. Tutor expressed difficulty in attracting enough past members. She felt the time of day might be the problem. Ms. Tutor informed members she would contact Mr. Lazarus and discuss it with him.

Member Tutor moved, seconded by Member Kranick to send the letter to the Mr. Ed Lazarus of the Shoreline Chamber to show support of the Shoreline Chamber coming to North Branford. With all in favor, motion passed.

b. Visitors appointments and Material

Member Caplan reported the badges were made up by the Board of Education. Town Manager Michael Paulhus prepared business cards and folders. Members discussed prospective visit sites with each team emailing to stay informed.

Chairman Finch reported on an upcoming REX meeting to be held in North Haven. She additionally distributed information to each member with contact numbers as well as specific information on REX.

c. Badges

Discussed under Visitor Appointments and Material.

d. Report on Visit to available properties with Town Planner

Members discussed some of the properties they were able to see with the Town Planner.

Some of the properties were discussed earlier in the meeting.

e. Discussion on Town Council plans for 1599.

Chairman Finch overviewed a recent correspondence with Town Planner Carey Duques regarding research on potential restrictions for 1599 Foxon Road. Ms. Finch read suggestions made by the Town Planner on ways to keep zoning in line with best use of the property.

Members discussed differences between presenting an RFP and selling 1599. Members discussed their desire to request another RFP once the availability of the STEAP Grant is known. There was also discussion on incentives to potential buyers of the property to help with sewers, etc. Members discussed the potential costs of abatement of the property as well as the demolition.

There was discussion on having conversations with Town Council about Town owned properties that have the potential for selling or leasing.

6. Adjournment

Member Caplan made a motion to adjourn at 8:10 p.m., seconded by Member Kranick. With all in favor, motion passed.

Respectfully Submitted,

Mary Caruso
Recording Secretary