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TOWN OF NORTH BRANFORD

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Special Meeting
Economic Development Commission
May 05, 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 6:00 pm

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

Town Staff: Town Manager Michael Paulhus and Town Planner Carey Duques

Guest: Mr. Jeff Dow

2. Guest - Mr. Jeff Dow

Mr. Dow introduced himself and shared his background and an overview of Dow Realty. He also spoke about his history and involvement as a resident in Town.

Chairman Finch explained the EDC has been looking for commercial property and were interested in Mr. Dow's opinion on finding and developing commercial properties in Town.

Mr. Dow suggested most available present properties are retail, some office with a small amount of industrial space. He also stated raw land is as hard to find in North Branford as it is many parts of Connecticut.

There was a discussion on the lack of city water and sewers and the need for adding it to specific areas. Mr. Dow complemented the fact that business is always

easier to do in North Branford and encouraged North Branford to continue on that path. There was a discussion on zoning and wetland regulations.

Mr. Dow overviewed his involvement with the Charette and initial contact with Centerplan for 1599 Foxon Road. He explained the advantages of having the property listed with a broker and discussed potential obstacles for development with the site.

There was also discussion on how best the Town might restrict certain usage of the property as well as maximize strategies with marketing the property to obtain the desired use.

Mr. Dow gave detailed information on the broker relationship should the Town decide to hire a broker.

Town Planner Carey Duques gave suggestions on ways to suggest desired use rather than restricting use.

Mr. Dow informed the members that he is the leasing broker for Central Plaza and gave a brief overview of the history of the property.

Member Diana Pelliccio arrived at 6:31 p.m.

There was discussion on finding developers with interest in both commercial/residential development.

Mr. Dow gave some suggestions on ways to make North Branford a destination, suggesting passive recreation around Lake Gallard.

Town Manager Michael Paulhus reported that he would be meeting with Larry Bingaman of the RWA and would begin dialogue for suggesting passive recreation on Lake Gallard.

Mr. Dow expressed his excitement on the recent news regarding North Branford joining the Shoreline Chamber. His expressed the importance of the positive networking potential.

3. Approval of minutes – April 18, 2016 Special Meeting

Member Tutor moved to accept the minutes of April 18, 2016, seconded by Member Caplan. With all in favor, motion passed.

4. Old Business

a. Business Visitation

Member Tutor reported that she and Chairman Finch visited approximately 10 businesses. She stated the businesses were very receptive; they left business cards and welcomed phone calls. They will continue with more visits within the upcoming weeks.

Member Kranick reported he and member Caplan visited J Cakes and Save and Discount, both having difficulties with their landlords. Member Caplan reported that she was able to network and introduce one business with a commercial property owner. They will be meeting with Dalton's and Country Paint and Hardware in the near future.

Town Manager Paulhus reported he and Town Planner Carey Duques met with ESI about their expansion. They are looking at a property on Commerce Drive for an additional building, Mr. Paulhus and Ms. Duques will continue to stay in touch with them.

Mr. Paulhus reported he and Town Planner Carey Duques met with Vincent Capasso. He reported they are moving across the street and in the process of renovating the building. They are discussing a potential tax abatement requested by the property owner. Mr. Paulhus has informed the Council with initial information. Mr. Paulhus discussed more on the importance of retaining this business and sparking interest among other businesses.

Mr. Paulhus also reported that Town Planner Carey Duques has taken some calls with interest on 1599 Foxon Road. There will be two conference calls taking place resulting from those calls. Members overviewed potential topics they might discuss on the initial calls.

There was discussion on Globe Electric.

b. Shoreline Chamber Progress

Chairman Finch informed members on the upcoming business after hours to introduce North Branford businesses to the Shoreline Chamber. The event will be held at the Sportsplex, May 25th from 5:30-7:30. All members will attend.

c. Discussion of Land Parcels Available

Will be discussed at a future meeting.

d. Breakfast for Business Owners

Will be discussed at future meeting. Member Caplan expressed interest in chairing this event.

Member Tutor and Member Kranick left the meeting at 7:30 pm

5. New Business

a. Report of REX Meeting-April 22, 2016

Chairman Finch informed members she would be attending the next meeting at 12:00 noon. She overviewed the last meeting of April 22nd and stated it was an interesting presentation.

Chairman Finch reported that UI would present their annual Economic Development Conference, which will be held at the Stoney Creek Brewery on May 20th at 12:00 noon.

Chairman Finch reported on the CEDAS Academy Webinar to take place on Friday May 12 from 11:00-12:00.

b. Tony Bialecki EDC Specialist/UI to discuss Business Outreach Programs – Discussion

Chairman Finch shared information on Mr. Bialecki and asked if members would like to invite him for a presentation. After discussion, Chairman Finch stated she would invite him to the June 6th meeting.

c. REX Meeting Discussion – Survey Forms

Chairman Finch is working on the survey forms and will check in with REX.

d. Connecticut Trust Grants – Discussion

Chairman Finch shared information on the grants and stated they would discuss more at the next meeting.

6. Adjournment

Member Caplan made a motion to adjourn at 7:49 p.m., seconded by Member Pelliccio. With all in favor, motion passed.

The next meeting will be held on May 23, 2016.

Respectfully Submitted,

Mary Caruso
Recording Secretary