

**SOUTHINGTON ENTERPRISE ZONE AND ECONOMIC DEVELOPMENT
COMMITTEE (SEED)
Minutes of Regular Meeting
December 21, 2010**

The Seed Committee held a regular meeting on December 21, 2010 in the Town Council Chambers, Southington Town Hall, 75 Main Street, Southington, Connecticut, at 4:30 p.m.

Those present were: Town Manager, John Weichsel; Economic Development Coordinator, Louis Perillo; Councilman Palmieri; Elaine Bedard; Erik Semmel; David Cayer; Attorney Tony Sheffy and Stephen Palmieri.

Those absent were: Chairman Rickard, Chief Daly, Terri Carmody, Michael Ferreri, and Lucille Cusano

1. Call to Order

The meeting was called to order by Vice Chairwoman, E. Bedard at 4:32 p.m.

2. Roll Call

3. Review and approve the meeting dates for calendar year 2011

Motion was made by Councilman Palmieri, seconded by Tony Sheffy to approve the meeting dates for calendar year 2011 as presented. The motion was approved.

4. Review and approve the minutes of the October 19, 2010 regular meeting

Motion was made by Councilman Palmieri, seconded by S. Palmieri to approve the minutes of the October 19, 2010 regular meeting as presented. The motion was approved.

5. Economic Development Coordinator's report on the following activities:

Mr. Perillo gave a status update on the following matters:

BJ's – BJ's opened an 111,300 square foot retail complex off Spring Street. BJ's opened November 20, 2010. They hired 138 full and part time employees.

Shoprite – Shoprite opened on November 15, 2010. They hired approximately 280 full and part time employees.

Moe's Southwestern Grill – Moe's Southwestern Grill is proposing to open February in the Shoprite Plaza. The restaurant will be 2,730 square feet.

Sports Complex – The property concerning the sports complex is mired in Probate.

Dee Zee Ice – Dee Zee Ice is under construction for a 12,350 square foot building on 93 Industrial Drive. Dee Zee Ice is an ice manufacturing company.

Zoning Text Amendment – The Planning and Zoning Commission has approved the zoning text amendment to allow doggy day cares in an I-1 zone. The text amendment will be effective December 25, 2010.

South Farms Resubdivision Project – L. Perillo gave the committee an update on what lots have been sold and which lots are under negotiation.

6. Other Business

a. STEAP Grant – South Farms Resubdivison Project

The South Farms Resubdivision was previously mentioned, but L. Perillo did update the committee that the Town Engineering Department will be going to out to bid for the road in January. The road will be done in sections to spend the grant in its entirety.

b. Local “Site Finder”

L. Perillo informed the committee that the Economic Development Department was going to purchase a program to link our properties available to the state’s website. There were problems with the program, which caused the Economic Development Department to refrain from going forward with purchasing the program. The original cost was \$10,000.

The program has been revived and Economic Development is looking to purchase the program. The program now costs \$1,000. L. Perillo stated he hopes to have the program up and running by this summer.

c. Marketing-Networking/Golf Event

L. Perillo informed the committee that the Strike Committee is discussing having a golf networking event. A significant number of properties are on the market. Economic Development is concerned with attracting people to the properties. Northeast Utilities is willing to be a sponsor and help with the cost of the event. Northeast Utilities has national contacts with site finders. L. Perillo stated his goal is to attract 24 brokers and site finders locally and regionally that have listings in our Town. It is a networking event to develop relationships and contacts. Discussion followed.

d. Miscellaneous

The Economic Development Department is participating in the Construction and Career Expo the Southington High School holds for students who may not be going forward with a secondary education. The Career Expo will let the students see what is involved in construction and manufacturing. The Expo will also give the students exposure to businesses and how they work.

L. Perillo informed the committee the Economic Development Department would like to do a “How It’s Made” type of video clip in conjunction with the Southington High School’s Audio Visual Department to put on our website with four to five different manufacturing firms showing their products.

D. Cayer questioned the status on the Biodiesel Plant. L. Perillo informed the committee he has not heard of any hurdles and they are producing biodiesel fuel.

Lastly, L. Perillo informed the committee the Town may have more industrial lots available. Chuck and Eddie's on Old Turnpike Road is removing 97,000 yards of material. He has the potential for a subdivision with approximately eight lots. The development would not be ready for two years due to the material that would need to be removed.

7. Adjournment - Upon motion by Town Manager, John Weichsel, seconded by D. Cayer, and unanimously carried, the meeting was adjourned.

The meeting was adjourned at 4:50 p.m.