

**SOUTHINGTON ENTERPRISE ZONE AND ECONOMIC DEVELOPMENT
COMMITTEE (SEED)
Minutes of Regular Meeting
June 21, 2011**

The Seed Committee held a regular meeting on June 21, 2011 in the Town Council Chambers, Southington Town Hall, 75 Main Street, Southington, Connecticut, at 4:30 p.m.

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

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

1. Call to Order

The meeting was called to order by Vice Chairwoman, E. Bedard at 4:30 p.m.

2. Roll Call

3. Review and approve the minutes of the February 15, 2011 regular meeting

Motion was made by Councilman Palmieri, seconded by D. Cayer and unanimously passed to approve the minutes of the February 15, 2011 regular meeting as presented.

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

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

SRS National – SRS National is in the Planning and Zoning Commission for a 25,000 square foot building. Meade Landscaping, Strollo Brothers, and Dlugos Tree Service are all approved. Malconn Towing will be coming before the Planning and Zoning Commission soon.

1115 West Street – There is a medical office being proposed for 1115 West Street. It is adjacent to Mark Lovely's building.

Fascia's Chocolates – At the Economic Development Strike Committee Meeting a presentation was given by Carmen Romeo from Fascia's Chocolates and Dave Cayer to entertain a retail and tourist destination location.

Procaire – Doug Grant from Procaire is looking for 5,000 to 6,000 square foot building. They have a requirement for an oxygen tank stored outside. It is an accelerant and not a combustible as the Fire Department informed.

Dexon Tech – Derek Dworak from Dexon Tech is looking to relocate his manufacturing company into a 15,000 square foot building. The Economic Development Department is working with him on two parcels.

Sno White Power Equipment – The Town Council has approved the abatement for Sno White Power Equipment on Townline Road.

63 East Summer Street – Mike Graham from Bristol, CT is looking to relocate his 5,000 square foot manufacturing company to this location and is looking for an equipment abatement. We are currently waiting on the landlord to provide leasing information.

FIPCO – The Town Council approved a contamination abatement for the former Forestville Industrial Plating Company, which is located at 811 Queen Street. It will result in a 30,000 square foot retail building being built by John Senese.

Beaton & Corbin Grant – The Economic Development Department is continuing to work on the assessment EPA Grant.

Annual Report – The Economic Development Department is working on the annual report.

Morin's Special Car – The Economic Development Department is trying to find a buyer for Morin's Special Car. We are working with a company from Bristol with an AAA towing contract.

Councilman Palmieri asked L. Perillo for an update on The Hartford. L. Perillo explained The Hartford's situation that it is moving 529 employees to corporate owned locations. Discussion followed.

5. Other Business

a. STEAP Grant – South Farms Resubdivison Project

The project is progressing well. The road improvements are in process and being monitored by the Engineering Department.

Newell Street and Aircraft Road – The Town is applying for a Small Town Economic Assistance Program Grant in the amount of \$250,000 to widen and resurface the area. Yarde Metals is one of the largest taxpayers and employer in Town. The existing concrete road is putting wear and tear on their trucks. The Town has allocated \$260,000 to do some of the work. Yarde Metals has paid for the design work and the utility work.

b. Downtown Marketing Lighting Project

Next month the Economic Development Department will be purchasing Christmas style lights to string up on the lamp posts. The lamp posts have been wired for electric with an outlet. It will create ambiance and allow downtown merchants to have power for any future festivities. Discussion followed.

c. Networking Golf Event

L.Perillo informed the committee the Economic Development Department held a networking event at Pine Valley Golf Course. L. Perillo feels it was very successful. The event had 45 to 50 in attendance with 22 different firms represented.

d. Miscellaneous

The Planning and Zoning Commission has a subcommittee that is looking for a change in the Northwest quadrant. They are looking to change the R-40 zone to I-1 to begin and transition to I-2 and I-3 zones. The Economic Development Department and Planning and Zoning Department do not feel R-40 is suitable adjacent to a landfill. This will open up development opportunities. A public hearing is scheduled for the first week of August for a request for proposal for a consultant to do a study of the West Street corridor to determine the highest and best use of the area.

L. Perillo brought the MLS listing trend to the committee's attention. There are 267 homes, 96 condos, 18 multi-families, 56 commercial properties, and 51 lots available. The trend with more inventories available is not considered beneficial. This is not the worst it has been, but if it keeps rising it is something to think about. Discussion followed.

6. Adjournment - Upon motion by Councilman Palmieri, seconded by Attorney Sheffy, and unanimously carried, the meeting was adjourned.

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