

**SOUTHINGTON ENTERPRISE ZONE AND ECONOMIC DEVELOPMENT  
COMMITTEE (SEED)  
Minutes of Regular Meeting  
October 18, 2011**

The Seed Committee held a regular meeting on October 18, 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; David Cayer; Attorney Tony Sheffy; Chief Daly; Michael Ferreri; Terri Carmody; Lucille Cusano; Steven Palmieri and Economic Development Coordinator, Louis Perillo

Those absent were: Chairman Rickard and Erik Semmel

**1. Call to Order**

The meeting was called to order by D. Cayer at 4:30 p.m.

**2. Roll Call**

**3. Appointments to SEED Committee – Garry Brumback, David Pestillo and Dr. Stephanie Urillo**

**4. Review and approve the minutes of the August 16, 2011 regular meeting**

Motion was made by T. Carmody, seconded by Town Manager, G. Brumback to approve the minutes of the August 16, 2011 regular meeting as presented. The motion passed unanimously.

T. Sheffy entered the meeting at 4:36 p.m.

**5. Review and approve the meeting dates for calendar year 2012**

Motion was made by L. Cusano, seconded by Chief Daly to approve the meeting dates and time for calendar year 2012. The motion passed unanimously.

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

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

CERC Site Finder – The Economic Development was busy with several different site searches looking for 10 to 15 acres. CERC requested a site search for a distribution center, but Southington was not selected. The Sepko property was on the “short” list.

Sepko Property – There has been activity with this property. Unfortunately the site has not been surveyed. The Sepko property is a 112 acre site and has not been mapped for wetland delineation.

Duksa Property – There was a site search for the Duksa property. The pricing was not in line with the search committee parameters.

Pratt and Hartford Insurance Showing – There were a couple showings at the former Pratt building and the Hartford Insurance Company. No leasing commitments evolved. The Economic Development Department did get a phone call today for a search for a 90,000 square foot user. Large users with short time frames seem to be the norm at this time.

Yarde Metals – Yarde Metals is progressing. We are trying to facilitate their needs as they are a very important company in Town. The Economic Development Department did apply for a Small Town Economic Assistance Program (STEAP) grant in the amount of \$250,000 for Yarde Metals. The STEAP grant may be announced in November. T. Tranquillo is working on getting the numbers in for a bid for a portion of Newell Street.

Retail Assemblage - The Economic Development Department is working on a retail assemblage on Meriden Waterbury Road adjacent to Home Depot.

Panera Bread – Panera Bread is coming into the Shoprite Plaza.

Redevelopment of Loper/Queen Street – There is a redevelopment proposed opposite from the Price Chopper in the former Erika's Diner. The corner is 3.4 acres and is under contract for a retail redevelopment.

Medical Office on West Street – There is a medical office breaking ground on West Street. The heavy equipment is already on site. It is on the East side of West Street.

Medical Office across from Oak Hill Cemetery – There is a medical office proposed across from Oak Hill Cemetery.

Rezoning of West Street – There is a Planning and Zoning Commission meeting tonight at 7 p.m. They will be discussing the rezoning of the entire corridor of West Street. The Town has hired the consultant, Milone & MacBroom to do the study on a lot by lot basis. This will invoke proper planning. Discussion followed.

Hotel/Motel Abatement – The Economic Development Strike Committee reviewed an abatement proposal for hotels and motels larger than 10 rooms for a 100 percent, 5 year abatement. The idea of this abatement is to allow existing hotel and motels in Town to reinvest in their property.

Lights/Poles Downtown – The Chamber of Commerce is trying to raise \$4,000 to put lights on the poles downtown. The previous solar lighting on the trees had issues and did not work.

Potential I-3 Development – The Economic Development Department is working with John Senese on a potential I-3 development behind B.J.'s. There have been several requests for tractor trailers to park and the Town has difficulty accommodating them.

D. Pestillo questioned the I-3 development. L. Perillo stated I-3 is heavy industrial, but on half-acre lots with minimal infrastructure. Discussion followed.

T. Carmody questioned how many acres the former Erika's Diner is. L. Perillo stated there is 3.4 acres.

T. Sheffy questioned if the site behind Price Chopper is for sale. L. Perillo stated it is being advertised for 10 acres but feels it may be misrepresented in the marketing. There is floodway, floodplains and wetlands. There may be approximately two to three acres of developable land.

L. Cusano questioned where the Panera Bread will be in the Shoprite Plaza. L. Perillo stated they will be going into the former bank space and Panera Bread will have a drive through.

**7. Other business**

**a. STEAP Grants**

- Library Parking Lot STEAP Grant – The parking lot has been paved and striped.
- Southfarms Resubdivision Project – The road on Triano Drive has been paved.
- Newell Street and Aircraft Road – The STEAP grant is still pending. The pole has been moved. We are waiting on AT&T to move a line. We are also waiting on Northeast Utilities to move the high tension wire.

**b. Miscellaneous**

There was no miscellaneous discussion.

A motion was made by Chief Daly to enter executive session excluding the press and the public and inviting the entire committee. Town Manager, G. Brumback seconded. The motion passed unanimously on a voice vote.

(Whereupon the meeting was adjourned to executive session at 5:00 p.m.)

**8. Executive Session: Tax Abatement**

The Southington Enterprise Zone and Economic Development Committee entered executive session immediately following the SEED meeting with the following in attendance in order to discuss: Tax Abatement matter.

The following were present: Town Manager, Garry Brumback; Economic Development Coordinator, Louis Perillo; David Cayer; Attorney Tony Sheffy; Chief Daly; Michael Ferreri, Terri Carmody, Lucille Cusano and Steven Palmieri

No motions were made or votes taken during executive session.

(Executive session was adjourned at 5:12 p.m.)

**9. Adjournment** - Upon motion by Chief Daly, seconded by Steve Palmieri and unanimously carried, the meeting was adjourned.

**The meeting was adjourned at 5:13 p.m.**