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TOWN CLERK'S OFFICE
CROMWELL, CONN.

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING**

6:30 pm WEDNESDAY OCTOBER 19, 2016

**ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Gloria Prendergast, Asst.
TOWN CLERK

Present: Chairman Joe Fazekas, Vice Chairman Ann Halibozek, Jennifer Donohue and Richard Nobile

Also Present: Director of Planning and Development Stuart Popper

1. Call to Order

The meeting was called to order by Chairman Fazekas at 6:36 pm.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

A **motion** was made by Ann Halibozek to approve the agenda. Jennifer Donohue **seconded** the motion. *All were in favor; the motion passed.*

4. Public Comments

No public comments at this time.

5. New Business:

- a. Discussion of RFP for 60 and 61 River Road

Stuart Popper explained that the Town Council has directed him to prepare and advertise an RFP for 60 and 61 River Road. He said that through a Request for Qualifications process, it is the objective of the Town to identify a preferred developer or development company to purchase or lease and develop 61 River Road. Stuart Popper said that 60 River Road will contain water oriented recreation and commercial uses and shall be developed as a joint public and private partnership between the Town and the developer.

Stuart Popper explained that the deadline for the submission of the RFP/RFQ is Friday October 21, 2016 at 2:00 pm. He said that we have been notified by Joseph Vallone that he will be submitting an RFP/RFQ Thursday afternoon. The Redevelopment Agency members discussed the RFP/RFQ and the types of development they foresaw for the area. The Agency members and Stuart Popper talked about the time line for the RFP and the selection process in general.

6. Approval of Minutes

- a. September 21, 2016

Dick Nobile made a **motion** to approve the meeting minutes for September 21, 2016 with the amendment of the date of the minutes approved the being changed from 2/17/16 to 6/15/16. Ann Halibozek **seconded** the motion. *All were in favor; the motion passed.*

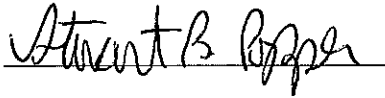
7. **Commissioner's Comments:**
No comments at this time.

8. **Adjourn**

Richard Nobile made a **motion** to adjourn the meeting. Ann Halibozek **seconded** the motion. *All were in favor; the motion passed.*

The meeting was **adjourned** at 6:51 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Stuart B. Popper", written over a horizontal line.

Stuart B. Popper Director of Planning and Development
Acting Recording Clerk

**Town of Cromwell
Economic Development Commission**

Regular Meeting
6:30pm Thursday, September 15, 2016
Room 219, Cromwell Town Hall

Minutes and Record of Votes

RECEIVED FOR FILING
10/13/2016 at 2:04 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Gloria Brenden Gast, Asst.
TOWN CLERK

Present: Chairman Dick Nobile, Joseph Fazekas Robert Jahn, Jay Polke, and Stanley Stachura

Also Present: Stuart Popper, Director of Planning and Development

1. Call to Order

The meeting was called to order by Chairman Nobile at 6:32 pm.

2. Roll Call/Seating of Alternates

The presence of the above members was noted.

3. Approval of the Agenda

A **motion** was made by Robert Jahn and **seconded** by Jay Polke to approve the agenda. *All were in favor; the motion passed.*

4. Public Comments – none

5. New Business:

a. Discussion of Trade Show Booth Display Materials

Mr. Popper said that the new trade show booth materials will be available for the Middlesex Chamber of Commerce Business to Business Expo on October 11, 2016.

b. Discussion of Tax Abatements

Mr. Popper said that the owner of Cobblestone Plaza asked us to consider offering tax abatements to Advanced Auto Parts a retail operation. Mr. Popper said he wants to know if this Commission will support this type of abatement. He said the issue is the language in the current tax abatement program. Mr. Popper said we would have to modify the language to permit the granting of tax abatements to retail operations. The Commission members discussed the idea and suggested Mr. Popper discusses this with the Town Attorney.

A **motion** was made by Joseph Fazekas and **seconded** by Robert Jahn to direct Mr. Popper to review this issue with the Town Attorney. *All were in favor; the motion passed.*

Mr. Popper said he will receive an application next week for a retail site on the Milane's property which will be subdivided by two separate entities.

6. Director of Planning and Development's report

a. Discussion of RFP for 60 and 61 River Road

Mr. Popper explained that the Town Council has directed him to prepare and advertise an RFP for 60 and 61 River Road. He said that through a Request for Qualifications process, it is the objective of the Town to identify a preferred developer or development company to purchase or lease and develop 61 River Road. Stuart Popper said that 60 River Road will contain water oriented recreation and commercial uses and shall be developed as a joint public and private partnership between the Town and the developer.

The Commission members discussed the RFP and the types of development they would like to see in that area. Mr. Popper talked about the time line for the RFP and the selection process in general

7. Old Business

a. Northern Tier STEAP Grant

Mr. Popper said we are still waiting to confirm the final amount of money remaining after all the bills have been paid.

8. Communications: (see attached P & Z minutes, Redevelopment Agency Minutes)

9. Chairman's Comments/Commissioners' Comments

Commissioners discussed various developments in town. Mr. Jahn asked that the Commissioner's receive a copy of Mr. Curtin's Permit Report.

10. Approval of Minutes

a. June 16, 2016

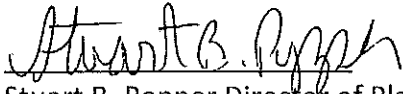
A **motion** was made by Joseph Fazekas **seconded** by Robert Jahn to approve the minutes of June 16, 2016. *Mr. Stachura abstained All others were in favor; the motion passed.*

11. Good and Welfare

12. Adjourn

A **motion** was made by Stan Stachura and **seconded** by Jay Polke to adjourn at 7:18pm. *All were in favor; the motion passed.*

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Stuart B. Popper". The signature is written in dark ink and is positioned above the printed name.

Stuart B. Popper Director of Planning and Development
Acting Recording Clerk