

DRAFT MINUTES
BROOKFIELD ECONOMIC DEVELOPMENT COMMISSION MEETING
TUESDAY, JUNE 21, 2016 ROOM 209
7:00 PM

1. Convene Meeting: Chair Kurfehs convened the meeting at 7:00 PM, with the following in attendance:

Present: Chair Kurfehs; Commissioner LaTerra; Commissioner Rositano; Commissioner Doré

Absent: Vice Chair Dembowski; Secretary Matte; Commissioner Fisher

Also Present: Recording Secretary E. Cole-Prescott

The Commission briefly reviewed a draft article written by Chair Kurfehs. Commissioner Rositano and Commissioner LaTerra mentioned the ongoing decrease of net worth throughout the State of CT. Chair Kurfehs mentioned, that as it is quite difficult to attract new businesses to CT, the State's goal is now to focus on working with its current businesses.

2. Approval of Meeting Minutes (05/17/16): On page two, Chair Kurfehs asked that the following revision be made: “. . . changed from mandating more retail than the area can absorbed and which could result in having too much of the same type of use in the area, for example, restaurants. The competition would be too great . . .” The draft minutes could not be approved at this meeting, due to the lack of present members. The minutes will be added to the next upcoming agenda.

3. Update and Discussion on Town Center District: Chair Kurfehs stated that the developers of Brookfield Village have worked with the Town to revise the previously signed agreement. Based on the revision, construction of the building with the retail use will be delayed, as the construction sequence will change to permit the developer to build the residential units before the retail space. There will be four buildings at the Brookfield Village development, with some rented at market rate pricing and a few rented at incentive rates.

Chair Kurfehs mentioned Barnbeck (398 Federal Road): Chair Kurfehs informed the Commission that he has been told that the first building is 85% leased and the other sections have 35 to 40% leased.

Selectman Flynn briefly stopped by the meeting.

Chair Kurfehs asked for the Commission's questions, and Commissioner Rositano asked for the status of the other projects within the Town Center. Chair Kurfehs mentioned other locations throughout the Town that have approved projects which have not yet been built. Chair Kurfehs explained the trend of many moving toward condominium-style living. Now, many homes and residential properties are losing value because of this trend. Many of the millennial generation are looking to rent homes instead of purchase them. Commissioner LaTerra noted that there is a small percentage of people who live in the city looking to move out due to increasing rental prices.

4. Discussion of New EDC Initiatives: Suggestion of Commissioner Mike Doré: Chair Kurfehs stated that Commissioner Doré had contacted him a couple of weeks ago, regarding this topic. Commissioner Doré explained his concerns regarding the mission of and work of the EDC. Commissioner Doré stated that he is learning a lot, but he is looking for a task to complete. Commissioner Doré stated that he had done strategic planning for many companies in the past, and suggested that the Commission compile an overall plan. Commissioner Doré suggested that the Commission ask First Selectman Dunn to attend a meeting so the Commission can ask him how collaborative work for what is best for Brookfield may be accomplished.

Chair Kurfehs replied that Commissioner Fisher is the longest-standing member of the Commission, and attends a variety of Commission and Board meetings. Commissioner LaTerra summarized that the new Commissioners need some time to adjust, as there is a learning process involved. Commissioner Rositano suggested that the EDC approach the First Selectman with their ideas of how to work collaboratively for the benefit of the Town.

5. Update on Website Functioning & Newsletter Contact List: The Commission briefly discussed how people looking to move to residential areas generally review educational rankings.

6. Information for News & Blurb Write Ups: E. Cole Prescott will post the article which has been sent by Chair Kurfehs.

7. Other Discussion: None.

8. Adjournment: **At 8:08 PM, Commissioner Rositano made a motion to adjourn, and Commissioner M. Doré seconded the motion. It carried unanimously.**