

The Newtown Economic Development Commission held a regular meeting on Tuesday, September 8, 2014, at 1:30 pm in Meeting Room #3 at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470

Present: Chairwoman Jean Leonard, Michael Boyle, Paul Fadus, James Gulalo and Al Roznicki;
Not Present: Vice Chairman Elana Bertram, Martin Gersten and Matthew Mihalcik; **Also Present:** George Benson, Director of Planning; Christal Preszler, Grants Coordinator; and Tammy Hazen, Clerk.

CALL TO ORDER – Ms. Leonard called the meeting to order at 1:30 pm.

PUBLIC PARTICIPATION – None

APPROVAL OF MINUTES – Mr. Fadus motioned to approve the minutes of August 12, 2014. Mr. Gulalo seconded the motion and all were in favor. The minutes were approved as written.

REPORTS / DISCUSSION / ACTION

Fairfield Hills Zone Change Status – Mr. Benson said this is on hold for now but will be discussed next month. Ms. Leonard asked about the changes in the structure of Land Use. Mr. Benson explained that Christal Preszler and Betsy Paynter will be under Land Use Agency and that he will be the Director of Planning. Mr. Roznicki asked about the cost savings. Mr. Benson said it will be approximately \$20k and that the budget will need to be revisited.

Fairfield Hills RFP (\$1 lease) – Ms. Leonard asked what the steps would be to get this back into circulation. She has a draft that was proposed in October of 2012. After a thorough discussion over leasing options, particularly offering a 99 year lease at \$1 per year with an option to renew, and the need to set a policy for potential tenants on campus, Mr. Boyle motioned to finalize the language of the RFP and terms of lease and bring it to the Fairfield Hills Authority. Mr. Fadus second the motion and all were in favor. The motion passed.

CIP 2015-2016 to 2019-2020 – Mr. Benson discussed the sidewalks planned for the Town. A portion of the sidewalks are included in the CIP; the section from the flagpole to The Bee is being financed by Joe Draper and his Dad, Dr. Draper. A grant from DOT will provide a sidewalk from Glover Avenue to Walgreens and then continuing down to the Reed School.

ONGOING / OLD BUSINESS DISCUSSION AND ACTIONS

SHOP – Mr. Boyle opened discussion on the success of the Sandy Hook summer concerts and Art Walk. The commissioners discussed marketing options. Mr. Boyle said it was on Facebook.

Tech Park – No update

Fairfield Hills Development – The commissioners and Mr. Benson discussed the difficulties of promoting interest in the campus. Mr. Benson said that policy and procedures need to be in place [see Fairfield Hills RFP (\$1 lease) above].

Business Incubator – Ms. Leonard said that business incubator facilities are usually funding through a university or a corporation; Sacred Heart University and GE is being looked into. The success of the Innovation Center in Danbury was discussed as well as how expensive it is to start one up. Ms. Leonard will call Ms. Bertram to see what information she has collected. Ms. Preszler will forward information from Sacred Heart to the commission.

Other – The commission discussed changing the time of day for the remaining regularly scheduled meetings. After discussion, Mr. Fadus motioned to change the time of each meeting to 3:30 pm. Mr. Gulalo seconded the motion and all were in favor.

NEW BUSINESS / ACTIONS – None

ADJOURNMENT: Mr. Fadus motioned to adjourn at 2:30 pm, Mr. Roznicki seconded the motion and all were in favor.