

The Newtown Economic Development Commission held a regular meeting on Tuesday, December 9, 2014, at 3:30 pm in Meeting Room #3 at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470

Present: Jean Leonard, Chair; Michael Boyle, Paul Fadus, James Gulalo, Bob Rau and Al Roznicki;
Not Present: Elana Bertram, Vice Chairman; Martin Gersten and Matthew Mihalcik; **Also Present:** Betsy Paynter, Economic Development Coordinator and Tammy Hazen, Clerk

CALL TO ORDER – Ms. Leonard called the meeting to order at 3:34 pm.

PUBLIC PARTICIPATION – None

APPROVAL OF MINUTES – Mr. Fadus motioned to approve the minutes of November 18, 2014. Mr. Gulalo seconded the motion and all were in favor. The minutes were approved as written.

REPORTS / DISCUSSION / ACTION

Chairman's Report

Fairfield Hills Zone Change Status – The commissioners discussed the zone change and mixed use regulations. Ms. Paynter discussed the commission's Strategic Plan and the Master Plan noting that the entry way into Fairfield Hills is slated to be renovated for economic development. She explained that banks are not willing to offer loans for commercial without a residential component. Entities who are coming in for proposals need to do their due diligence. Ms. Paynter said that Tax Assessor felt that retail and restaurants are the best generators of tax income. Mr. Roznicki discussed his vision for Fairfield Hills and a tax stabilization plan. The commission agreed to revisit and update the Strategic Plan and then create a plan to follow through it.

2014 Schedule – Mr. Fadus motioned to approve the 2014 schedule noting that the change in time for the meetings will be 7:00 pm. Mr. Boyle seconded the motion and all were in favor.

Attendance – The commissioners discussed attendance of the commissioners.

Fairfield Hills RFP (\$1 lease) – Tabled

CIP 2014 POCD & EDC 2011 Strategic Plan – The commissioners reviewed the POCD and Strategic Plan.

ONGOING / OLD BUSINESS DISCUSSIONS AND ACTIONS

SHOP – Mr. Boyle updated the commission on his meeting with SHOP.

Tech Park – Tabled

Fairfield Hills Development – Tabled

Hawleyville Sewers – Tabled

Business Incubator – Tabled

NEW BUSINESS / ACTIONS

Ms. Paynter suggested the commissioners review Planning and Zoning Commission's minutes.

Ms. Paynter and Ms. Leonard attended a SERC meeting where Media Associates in Sandy Hook received an award.

The commissioners were asked to come to the next meeting with a list of budgetary items, ideas of what should be in the Strategic Plan. Mr. Roznicki said EDC should develop a survey to get public input.

ADJOURNMENT: Mr. Fadus motioned to adjourn the meeting at 5:00 pm, Mr. Boyle seconded the motion and all were in favor.