

Board of Selectman  
January 6, 2014

THESE MINUTES ARE SUBJECT TO APPROVAL BY BOARD OF SELECTMEN

The Board of Selectmen held a regular meeting Monday, January 6, 2014 in the Council Chamber of the Municipal Center, Newtown. First Selectman Llodra opened the meeting at 7:30 pm.

**PRESENT:** First Selectman Llodra, Selectman William F.L. Rodgers, Selectman James Gaston, Sr.,

**ALSO PRESENT:** Director of Economic and Community Development Elizabeth Stocker, three members of the public and one member of the press.

**VOTER PARTICIPATION:** none.

**ACCEPTANCE OF THE MINUTES:** No action taken; the meeting minutes of 12/16/13 and 12/18/13 will be acted on at the next meeting.

**COMMUNICATIONS:** none.

**FINANCE DIRECTOR REPORT:** none.

**ADD TO AGENDA:** Selectman Gaston moved to add to the agenda as item #1 under new business an update on the GE Newtown Team Accomplishments Fourth Quarter, 2013. Selectman Rodgers seconded. All in favor.

**UNFINISHED BUSINESS:**

**Discussion and possible action:**

1. **Newtown Parent Connection:** The Town is waiting of the Department of Social Services to provide a sample sub-recipient agreement as one will be needed between to the Town and the Newtown Parent Connection. No action taken. This item will be addressed at the next meeting

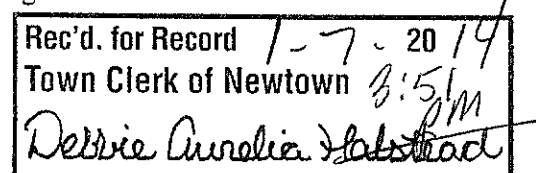
**NEW BUSINESS:**

**Discussion and possible action:**

1. **GE Fourth Quarter Update:** Anne Alzapiedi was present to go over the GE Newtown Team Accomplishments for the Fourth Quarter of 2013 (Att. A), saying it was the busiest quarter yet with the largest impact. First Selectman Llodra said we have to get the DOJ grant moving to be able to fund the demands placed on charitable organizations for clinicians, programs and service providers.

2. **Tax Incentive for Lexington Village:** Ms. Stocker was present along with Alan and Keith Weiner, the principals of the Lexington Village project. The business incentive program application and the project were discussed. The entry will be aligned with the Boulevard and include a traffic light. They hope to begin the project in the spring and be finished by fall. The proposal will go back to the Economic Development Commission for further analysis and come back to the Selectmen at the February 18 meeting.

3. **Elizabeth Stocker update:** Ms. Stocker went over the active and pending grant projects (Att. C). The abatement of Danbury Hall and the white house's should be going by mid February; the footprint cleared by April. Application preparation is underway for a state grant program, Municipal Brownfields Assessment grant. Ms. Stocker recommends we apply to complete the assessment on the rest of the buildings on the campus. Work is underway at the Watkins property in three parts, a hazardous building materials assessment, a phase one and a phase two. There is \$168,000 remaining in the STEAP grant for Sandy Hook businesses. The grant is good until December 2014. There are three ideas for the remaining funds: sidewalks from Riverside to Sandy Hook School and beyond if possible, sidewalks on Glen Road, sidewalks toward Dauti on Church Hill Road. Ms. Stocker explained that an incubator is a support unit to help get new businesses off the ground which can come in various



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forms (Att. D). It takes time to get going and needs an organization to drive it. The Economic Development Commission is very interested in this. First Selectman Llodra said Chambers of Commerce, in terms of a regional entity, can combine for this type of an effort.

**4. Appointments/Reappointments:** Selectman Rodgers moved the fifteen reappointments as noted on document dated January 6, 2014. (Att. E). Selectman Gaston seconded. All in favor. First Selectman Llodra announced an Economic Development Commission opening, it will be advertised in the Bee on Jan.10, last day to apply is Feb. 3 with an anticipated appointment date of Feb. 18.

**5. Driveway Bond Release:** none.

**6. Tax Refunds:** Selectman Rodgers moved tax refund No. 10 in the amount of \$18,300.98. Selectman Gaston seconded. All in favor.

**VOTER COMMENTS:** none.

**ANNOUNCEMENTS:**

**ADJOURNMENT:** Having no further business the Board of Selectmen adjourned their regular meeting at 9:00pm.

Respectfully submitted,



Susan Marcinek, Clerk

Att. A: GE Newtown Team Accomplishments Fourth Quarter 2013

Att. B: Business Incentive – Lexington Village

Att. C: Active and Pending Grant Projects, January 2014

Att. D: two pages regarding Incubators

Att. E: Appointments

# GE Newtown Team Accomplishments

## Fourth Quarter 2013

Focus Areas	Accomplishments
<b>One Year Anniversary Planning</b>	<ul style="list-style-type: none"> <li>Partnered with First Selectman to craft and execute media strategy resulting in almost no media presence on December 14<sup>th</sup>.</li> <li>Served as Town media point of contact, successfully managed 150+ reporters/media outlets, and conducted three press conferences for local/national print and television/radio media.</li> <li>Produced Town spokespeople biographies, first ever Town press kit, and talking points for Town employees.</li> </ul>
<b>Communication</b>	<ul style="list-style-type: none"> <li>Managed release of 911 tapes and press interaction including Town press releases, blogs (onenewtown.org), and television interviews.</li> <li>Successfully utilized social media for rapid distribution of information increasing Facebook reach from 600 average views to 4,600+ views and launched Town Twitter.</li> <li>Worked with Permanent Memorial Commission to craft their mission and operating structure of the commission.</li> <li>Partnered with the GE Foundation to deliver \$15 million multi-year grant to build Newtown Community Center, managing communications with local officials and press.</li> <li>Released Q&amp;A #7 – Update on Sandy Hook Elementary School.</li> </ul>
<b>Funds, Community Relations &amp; Project Management</b>	<ul style="list-style-type: none"> <li>Facilitated four meetings of fund and service providers to ensure awareness among organizations, share best practices, and develop financial soundness and sustainability plans.</li> <li>Creating Community Resilience Organization &amp; Plan to organize social service providers and develop organizational structure and budget of a Town organization to meet Newtown's longer term social service needs.</li> <li>Assisting CT Office of Victim Services on \$6 million Department of Justice grant to ensure consistency and transparency in grant submission.</li> <li>Continue to manage Sandy Hook School rebuilding project and projects within the Newtown Police department.</li> </ul>
<b>Newtown Public Schools</b>	<ul style="list-style-type: none"> <li>Assist Interim Superintendent in reviewing communications sent to parents on school events, emergency/crisis events, information disseminated by the press, press events, etc.</li> <li>Working with the Board of Education sub-committee to ensure all district policies are up to date and communicated.</li> <li>Provide crisis guidelines to school support staff to use in case of emergency and organize mock drills and refresher crisis training with Newtown district office and principals.</li> </ul>

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ELIZABETH STOCKER, AICP  
DIRECTOR

## TOWN OF NEWTOWN

OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT

### MEMORANDUM

DATE: January 3, 2014

TO: E. Patricia Llodra, First Selectman

FROM: Elizabeth Stocker, AICP, Director of Economic & Community Development

RE: Business Incentive Program Application – Alan Weiner for Mesa General Contractors, Inc. – Lexington Village – 30 Church Hill Road

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Alan Weiner filed an application for the planned Lexington Village project located at 30 Church Hill Road in the Borough of Newtown.

Mr. Weiner purchased the former Lexington Gardens property (6.1 acres) from Newtown Savings Bank in December 2012 with approvals in place for the redevelopment. The site will contain multiple buildings. An existing 16,000 sf commercial building and a proposed 6,500 sf building are not part of this application. Mesa General Contractors plan to construct 5 of the proposed commercial buildings which will total 54,000 square feet of office and retail space. The estimated cost for the proposed improvements is \$7,064,000 which includes a traffic signal on Church Hill Road.

The applicant estimated that approximately 80 permanent jobs will be created as a result of the development. The development will add value to the existing real property which is currently assessed at \$616,000 with a \$20,525 tax bill. Should the value increase to \$10,500,000 after improvements are completed, the annual real property tax has the potential to increase to \$349,860. The tenant businesses will also increase the value of personal property on site.

The EDC determined that the project is eligible under the Business Incentive Program (BIP) as the project is located in the Borough Business District and is for office and retail use. On December 10, 2013, the EDC recommended approval.

Using the program schedule, 45% of the increase in assessment may be forgiven for a period of three years. Should the assessment increase to \$10.5 million, the tax abatement would be approximately \$148,200 per year for three years.

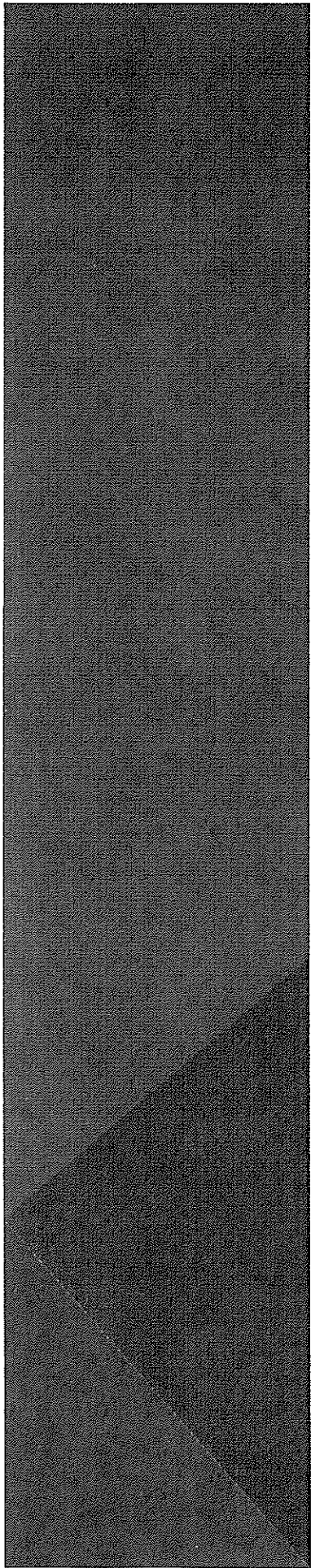
Cc: Jean Leonard, Chairman, EDC  
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**Town of Newtown**  
**Office of Economic and Community Development**  
**Active and Pending Grant Projects**  
**January 2014**

Project Title	Funding Source	Amount of Grant Award	Award Year	Status
Newtown Parent Connection (Duplex at Fairfield Hills)	CT Dept. Social Services	\$500,000	2008	Contract btwn. State & TON and contract btwn. NPC & TON in process Work completed DECD Monitoring Visits 7/30/13 & 11/14/13 - Final Signoff Pending
Nunnawauk Meadows Housing Rehab	HUD CDBG	\$546,000	2010	Work Completed Final Report due by Jan. 31 2014
Fairfield Hills Streetscape/Infrastructure	STEAP	\$400,000	2011	Work Underway Bids Due 1/14/14
Brownfields Clean-up Danbury Hall & SF Homes - Fairfield Hills	EPA	\$200,000	2012	VCOG Work Underway
Regional Brownfield Partnership - Hazardous Materials Cleanup - Batchelder	EPA/COG	\$150,000	2012	Phase I completed - Phase II underway
Business Assistance Program following 12/14/2012	STEAP	\$500,000	2013	Work Underway
Regional Brownfield Partnership - Hazardous Materials Assessment - 28A & 28B Glen Road /Wakins	RBP/COG	\$30,000	2013	Approved for HBMA & Phase I 1/3/2014
Regional Brownfield Partnership - Hazardous Building Materials Assessment - Batchelder	EPA/COG	\$25,000	2013	Decision due in February 2014
Preservation of Place Grant Program Sandy Hook Village Parking Study	CT Main Street Center CT Dept.	\$10,000	Pending	Application Due by Feb. 7, 2014
Municipal Brownfields Assessment and Inventory Grant Program - Buildings at Fairfield Hills Campus	Econ. & Comm. Dev.	\$200,000		Application preparation underway Project submitted to NVC EDD and WCEDA
Hawleyville Sewers	EDA	TBD		
<b>Total Amount (Active &amp; Pending)</b>		<b>\$2,561,000</b>		

## 9. RECOMMENDATIONS

- Newtown's Incubator should be marketed as a general services incubator
- The Incubator should be funded through grants and corporate sponsorship and should partner with a university
- We recommend that the EDC look into a partnership with a Venture Capital
- There should be an oversight committee comprising representatives from the town, state, corporate sponsors, partner Universities and strategy director
- Newtown New Business Network should register with the National Business Incubator Association
- The incubator should be promoted throughout the town as well as neighboring towns as a place where small business can build relationships with venture capitalists and financial institutions, as well as a place to access facilities and professional services not normally available to the numerous home business that are in Newtown



SHA

# \$5M awarded to entrepreneur support networks

by Jennifer Bissell | November 5, 2013 11:30 am

CT Next, the state’s innovation ecosystem created by Gov. Dannel P. Malloy, announced the winners of its first round of funding to bolster organizations that help entrepreneurs.

A total \$5 million was awarded to 20 organizations, including the incubators Stamford Innovation Center and Danbury Hackerspace, b:Hive – a co-working space in Bridgeport – and the Business Council of Fairfield County. The grants are intended to support pathways for entrepreneurs to seek advice, mentorship and funding, as well as develop a robust community of innovation.

The funding was awarded by Connecticut Innovations, the state’s quasi-public financing entity, designed to help companies start and grow in Connecticut.

“In its first year of execution, CT Next has proven a valuable resource to entrepreneurs,” said Claire Leonardi, CI CEO, in a press release. “As the ecosystem continues to evolve, we would like to offer entrepreneurs a broader range of resources tailored to their needs. These resources will help them grow and scale their businesses by providing them with access to talent, industry expertise, services co-working spaces and a growing, vibrant entrepreneurial community.”

In its first year, CT NEXT networks assisted more than 500 companies access tools for growth. In addition to its first major round of funding, officials plans to continue evaluating other proposals for possible funding in the future.

**Source URL:** <http://westfaironline.com/58895/5m-awarded-to-entrepreneur-support-networks/>

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**BOARD OF SELECTMEN – January 6, 2014****RE-APPOINTMENT****Employee Medical Benefits Board, alt.**

(R) James Loring, 9 Cobblestone Lane, SH	1/6/14 – 1/6/16
(U) Paul Smith, 9 Galilee Way	1/6/14 – 1/6/16

**Sustainable Energy Commission**

(D) Barbara Toomey, 7 Skytop Drive, SH	1/6/14 – 1/6/17
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**Lake Lillinonah Authority**

(U) Susan Bot, 5 Lyrical La., SH	1/6/14 – 1/6/17
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**Constable**

(D) James R. Stiewing, 3 Taunton Lake Dr.	1/6/14 – 1/6/16
(R) Tom Catalina, 59 Butterfield Rd.	1/6/14 – 1/6/16

**Parks & Recreation**

(R) Pat Barczak, 21 Grand Place	1/6/14 – 1/6/16
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**Commission on Aging**

(D) Anna Weidemann, (alt.), 13 Clearview Dr., SH	1/6/14 – 1/6/16
(D) Sheila Torres, 10 Phyllis Lane	1/6/14 – 1/6/17
(U) Joan Plouffe, 9 Sturges Road	1/6/14 – 1/6/17

**Board of Ethics**

(R) Suzanne Copp, 10 Trout Brook Circle	1/6/14 – 1/6/18
(R) Ron Wilcox, 12 Cedarhurst Trail, SH	1/6/14 – 1/6/18
(R) Jacqueline Villa, PO Box 127, Stevenson (SH resident)	1/6/14 – 1/6/18

**Conservation**

(D) Ann Astarita, 32 Lyrical Lane, SH	12/31/13 – 12/31/17
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**Pension Committee**

(R) Joseph DiCandido, 4 Whitewood Road	1/6/14 – 1/6/16
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**ANNOUNCE: EDC** – open position, will be in Bee on 1/10/14; last day to apply 2/3/14, anticipated appointment date of 2/18/14.