

Middlefield Economic Development Commission

January 6, 2011

Minutes

(Not approved at time of filing)

1. Call to order

Chuck Kreitler called the meeting to order at 7:06 p.m. Present are Cheryl Pizzo, Mike Waller, Bill Warner and First Selectman Jon Brayshaw.

2. Approval of minutes November 4, 2010

A motion was made by Cheryl Pizzo to approve the minutes of the November 4, 2010 meeting. This motion was seconded and approved by all voting members.

3. Meeting dates for 2011

The schedule was set for the first Thursday of each month, except for August, where there is no meeting.

A motion was made to approve the meeting dates as presented. This motion was seconded and approved by all voting members.

4. Hubbard Street property status

Chuck Kreitler reported that he spoke with Brett Eagleson, the broker from OR&L who indicated there are six clients interested in the property in varying degrees. It was noted the access road has been installed so potential buyers can visit the property.

5. Lyman Golf Course

Next week there is a public hearing for the expansion of Lyman Golf Course, to build the training center.

Mike Waller provided additional information on the plan.

It was explained that the Planning and Zoning Commission approval had expired due to the lack of construction and now they have to reapply, which requires the public hearing.

Jon Brayshaw suggested the Economic Development Commission write a letter supporting this project to present at the public hearing.

Chuck Kreitler stated he would draft a letter and send it around for the commissioners' approval.

6. Powder Ridge

Jon Brayshaw reported there is a lot of things still in process with the deal and that the attorneys are working on it. Jon Brayshaw described some of the

issues that are being discussed including whether or not it is an establishment, and whether or not there is pollution on the site. Jon Brayshaw discussed the approvals that are still valid on the property, including a dormitory, and other living quarters. Jon Brayshaw noted the DECD's \$500,000 will be available however, what conditions will be attached to those funds are not yet clear. He explained that he is negotiating this deal without counting on those funds as they are not confident in them. Jon Brayshaw was hopeful they will have a signed contract soon, but noted there are no guarantees.

Commission members discussed various scenarios that could take place if/when the property is sold and survives or fails.

7. Route 66

Jon Brayshaw stated that he sensed some movement in the Route 66 area.

8. Visitors Bureau

Jon Brayshaw noted that Mike Waller has been the liaison to the visitor's bureau and they are currently looking for an additional person to work on this.

Mike Waller provided some history on Middlefield's involvement with this group, explaining their purpose is to support business and tourism. He noted he has been involved for quite some time and would like to find a replacement to represent Middlefield.

9. Adjourn

A motion was made to adjourn at 7:59; this motion was seconded and approved by all voting members.

Middlefield Economic Development Commission Special Meeting – May 18, 2011

Minutes

(Not approved at time of filing)

1. Call to order

Chuck Kreitler called the meeting to order. Present are Mike Waller, Cheryl Pizzo, Chuck Kreitler and Bill Warner.

2. Discussion of sale of Powder Ridge

Chuck Kreitler noted their purpose for this meeting was to discuss the sale of Powder Ridge Property to Alpine Ridge LLC. He noted that the Economic Development Commission was not a party to the negotiations regarding this sale, nor were they asked nor did they perform any due diligence on Alpine Ridge LLC. It was stated that once the commissioners had voiced their opinions a letter would be sent to the Board of Selectmen regarding any recommendations.

Mike Waller stated his support of the sale of Powder Ridge property to Alpine.

Cheryl Pizzo stated she was not opposed to the sale, but had concerns regarding the town not getting the money up front which could be used to reduce the town's debt. She also noted concerns about the costs of interest the town is going to pay. She questioned why the town is going to give up all of the land rather selling part of the land now, and allowing the buyer the option to purchase or lease more for future expansion. She also suggested that this should not be voted at a town meeting but rather a referendum in order to have a larger percent of the population voting.

Bill Warner noted the economic benefits include local jobs, and other businesses benefiting. He noted regarding the deal he did not feel there was anything to loose in the way it was written. He noted that he felt the \$1million for the property without the development rights was right. Mr. Warner discussed the various aspects that he looked at and found there was very little risk but the potential for a lot of reward and supported the deal.

Chuck Kreitler stated his support for the sale of the property and provided some of the reasons behind his support.

Lucy Petrella stated she had concerns about a referendum noting that people need to attend the public hearing on the 25th to hear what Alpine has to say and decide then before the information becomes distorted. She brought up the continuing costs and noted her support for selling the property.

Board members discussed other positive reasons for supporting the sale of the property. There were discussions regarding the potential uses for the land that will not be utilized for skiing. Cheryl Pizzo questioned why they are selling that portion of the land.

A motion was made to support the sale of the Powder Ridge Property to Alpine Ridge LLC as outlined by the Board of Selectmen. This motion was seconded and approved by Bill Warner, Mike Waller and Chuck Kreitler. Cheryl Pizzo abstained from the vote.

Chuck Kreitler explained that he will draft a letter and send a copy to each member. He noted it will be clear that the Economic Development Commission was not part of the negotiations nor were they requested to do any due diligence on Alpine Ridge. Board members discussed their lack of participation in this issue.

Mr. Waller discussed what a gem Middlefield is regarding the tourism potential and the reasons behind that, noting what a positive impact it will be to move forward with this deal.

3. Adjourn

A motion was made to adjourn; the motion was seconded and approved by all voting members.

Middlefield Economic Development Commission

Special Meeting

July 14, 2011

Minutes

(Not approved at time of filing)

1. Call to order

The meeting was called to order by Chuck Kreitler at 7:40 pm; present are Cheryl Pizzo, Mike Waller, Bill Warner and Chuck Kreitler. Also present is Lucy Petrella, Brett Eagleson and Steve and Debbie McClarity of Coastal Enterprises.

2. Agenda (53)

A motion was made to approve the agenda as presented; the motion was approved.

3. Minutes to previous meeting (1:01)

This item was tabled.

4. Presentation by Coastal Enterprises (01:11)

Mr. McClarity of Coastal Enterprises provided a brochure to the commissioners as well as a resume and other documents and provided some history of himself and his company. He went over a document showing a particular site and the engineering plans that were done on this site. (Hubbard Street property) Commission members noted some limitations regarding the zones and uses for the property. All agreed it was an attractive area. Mr. McClarity did not feel there was a need to immediately bring in sewer and water. Commissioners reviewed the documents/plans. It was noted there is a potential issue regarding contamination of certain areas of the parcel that would suggest wells could not be installed. Lucy Petrella provided suggestions about how the property should be zoned. Commissioners were giving drawings of how the business park might look.

Mr. McClarity explained the proposal is that Coastal Enterprises would install their own road into the property and develop the lots and put in pump houses if desired. He explained that Middlefield would own the property and he would develop it. When the property sells, a percentage would go to the town to pay toward the costs of the property and the balance to Coastal. These percentages would need to be worked out. Various financial structures were discussed as well as various ways to split/develop the property. Board members discussed the various STEAP grant restrictions regarding this property as well as noting the requirements of town votes for certain activities.

It was suggested that they set it up so that ownership of the property transfers immediately to Coastal, with a lien on the property that the town can release incrementally as parcels are sold. Coastal would also be responsible for paying for permits etc. Various incentives were brought up and discussed.

It was agreed that Chuck Kreitler would bring this to the Board of Selectmen meeting, and recommend that the 30% remain zoned as it is and not be changed to

residential, and possibly used as the open space requirement. It was agreed that the Economic Development Commission would like to remain involved in this.

5. Adjourn

A motion was made to adjourn; the motion was seconded and approved by all voting members.

Middlefield Economic Development Commission

September 1, 2011

Meeting Minutes

(Not approved at time of filing)

1. Call to order

Chuck Kreitler called the meeting to order at 7pm. Present are board members Mike Waller, Cheryl Pizzo and Chuck Kreitler. Also present is Brett Eagleson from OR&L Realty, Steve McClarity from Coastal Enterprises and Lucy Petrella. Bill Warner arrived during the discussion with Coastal Enterprises.

2. Agenda (:41)

A motion was made to approve the agenda; the motion was seconded and approved by all voting members.

3. Minutes to previous meeting (:54)

A motion was made to approve the minutes to the last meeting. This motion was seconded and approved by all voting members.

4. Coastal Enterprises (1:23)

Chuck Kreitler reported that board member Bill Warner wrote up a draft proposal which was revised by Chuck and Brett and then provided to Steve McClarity of Coastal Enterprises.

Mr. McClarity noted there needs to be a buffer on Hubbard Street, and using maps/drawings discussed its location. Board members noted the limited areas of access and wetlands areas. Board members noted that they need to review the Zygo easement to determine if a certain line could be moved. It was discussed that working in a certain area may require an Army Corps permit- this had to do with the wetlands and how they were determined to be wetlands and of what type. Chuck Kreitler promised to research the issue about changing the line.

Mr. McClarity stated he would be talking with Middletown about water and sewer service. He continued reviewing the proposal with the board. It was noted that six lots would make it worthwhile. It was noted this proposal was just to be used as a framework to see if all the parties are in general agreement with the concept. Board members discussed covenants and how they are enforced. There was one item regarding the abatement of taxes which was said to be illegal and an alternative will need to be discussed. Board members discussed who would be paying legal fees, and the realtor costs. It was noted they will need to work this up with the First Selectman. Brett Eagleson explained that OR&L may work with the town by taking a portion of their fees up front, followed by the balance when lots start selling in order to help facilitate this deal.

Mr. McClarity asked if he could get permission to mow the area to see what is out there. There were no objections from the Economic Development Commission members, and they advised to ask the First Selectman. It was suggested to ask Public Works as the town owns the property, they should maintain it.

Brett agreed to send the document to Chuck Kreidler via email in a word document so it can be revised. Once revised, Chuck Kreidler will send copies to all board members. Economic Development Commission members agreed they need to add to the interest, 1% or something. Chuck will discuss with Jon Brayshaw the down payment noting \$100,000 was a starting point.

5. OR&L proposal (57:49)

Brett Eagleson reported that there was another interested person in the property who is considering an age restricted, 65+, assisted living development. This person has indicated they would pay the \$500,000 asking price, but has inquired if the town will go to the state to allow this on the land despite the grant limitation. Board members discussed the pros and cons of pursuing that buyer. Chuck Kreidler said he would discuss with Jon Brayshaw about working with the state in that regard to see if it is even plausible to consider.

6. Future Meeting (1:00)

Board members agreed they would try to have a meeting in less than a month to consider what they want to bring to the selectmen regarding the Coastal Enterprise proposal.

7. Route 66 & Powder Ridge (1:03)

These items were tabled.

8. Adjourn

A motion was made to adjourn at 8:10 pm; this motion was seconded and approved by all voting members.

Middlefield Economic Development Commission

Regular Meeting

October 5, 2011

Minutes

(Not approved at time of filing)

1. Call to order

Cheryl Pizzo called the meeting to order at 7:03 pm; present are commissioners Bill Warner, Cheryl Pizzo, Seb Aresco.

2. Agenda

A motion was made to approve the agenda.

3. Minutes to September 1, 2011

A motion was made to approve the minutes of the September 1, 2011 meeting.

4. Coastal Enterprises

Commissioners discussed Coastal Enterprises and possible conditions for a sale of the Hubbard Street properties. It was noted that the town must get written letter of approval from state before the sale can take place. A down payment of \$75,000 to \$100,00 was discussed as well as taxes and possible tax abatements.

They would sell only 70% of the property for industrial development and leave the 30% for town, which is accessed by Hubbard Street. The town could sell property for residential lots in the future, but would have to earmark 58.8% of the funds received for Economic Development purposes to comply with the STEAP grant.

No decision was made at this time as additional information is being gathered.

A motion was made by Bill Warner to table the passing of the resolution, and to schedule a special meeting. The motion was seconded and approved by all voting members.

The special meeting was tentatively scheduled for October 20, 2011.

5. Adjourn

A motion was made to adjourn at 7:28 pm; the motion was seconded and approved by all voting members.

Middlefield Economic Development Commission

Special Meeting

November 10, 2011

Minutes

(Not approved at time of filing)

1. Call to order

Chuck Kreitler called the meeting to order at 7:02 pm. Present are Mike Waller, Cheryl Pizzo and Chuck Kreitler. Seb Aresco arrived during the approval of the minutes.

2. Agenda

A motion was made by Mike Waller to approve the agenda; this motion was seconded and approved by all voting members.

3. Minutes to previous meeting (:47)

A motion was made to approve the October 5, 2011 meeting minutes. This motion was seconded and approved by all voting members.

4. Hubbard Street Property (1:53)

Chuck Kreitler provided a copy of the current offer regarding the Hubbard Street property. He stated he would like to submit this to the Board of Selectmen for their approval so they can begin negotiations with Coastal Enterprises. Commission members asked that it be noted it is a draft copy.

Seb Aresco noted this would be a sale of the property for \$500,000 over a five year period, however, it was purchased for close to a \$1 million. He noted concerns that this was a little on the low side, and also having the town act as the bank. He stated his preference for having any potential buyer come with their own financial backing. It was noted that they are only looking at selling 70% of the property, the part that abuts Zygo and is accessible from Brookside Drive, and the other 30% will be owned by the town and could be changed to residential and used for building lots. It was noted that they will also need to get the sale of the land approved by the state Economic Development Commission who provided the STEAP grant. Board members discussed who the key people are and what their roles are likely to be. It was noted as soon as the property transfers, Mr. McClarity would be responsible for the taxes. Board members discussed if they would rather request \$100,000 than the \$75,000.

A motion was made to submit the proposal to the Board of Selectmen as drafted for their comments, changes, corrections, etc. with the thought if they approve this, they will begin negotiation with Coastal Enterprises.

Board members further discussed if they want to take time to further adjust the draft or leave it to the Board of Selectmen of work with knowing there is a deadline in March.

Commission members modified the draft in various ways (not clear on tape)

A motion was made to make the changes as agreed and get the draft to the selectmen. This motion was seconded and approved by all voting members.

Chuck Kreitler noted the OR&L agreement has expired and he recommended extending it for another six months.

A motion was made to extend the agreement with OR&L for an additional six months. This motion was seconded and approved by all voting members.

5. Industrial lots (38:59)

Chuck Kreitler reported there is a 3.85 acre parcel in the industrial zone owned by the Dumas family that the town has the right to buy back, if there is a buyer-currently there are Christmas trees being grown on the land. It was noted they could sell that property to the Dumas property.

6. Powder Ridge (39:46)

Chuck Kreitler noted the commission's frustration that they have not been a part of any of the negotiations regarding Powder Ridge and he would like to write a letter to the First Selectman indicating the commission's desire to participate in future negotiations. Seb Aresco noted the value in requiring performance bonds. Mr. Waller noted there was a non-refundable deposit required, and perhaps it could be larger. A letter of credit was suggested as a way to indicate the financial ability of a potential buyer to actually be able to consider a purchase.

7. Route 66 (47:18)

Chuck Kreitler noted the town owns no property on Route 66, and there are a few properties for sale, but there has been no one before the commission to be offered assistance.

8. Other business (49:11)

There was no other business to discuss

9. Adjourn

A motion was made to adjourn; the motion was seconded and approved by all voting members.