



TOWN OF MIDDLEBURY

ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday February 27, 2018 6:30 p.m.
Town Hall Conference Room**

Present: Commissioner Terrence McAuliffe
Commissioner Anthony Minchella
Commissioner Frank Mirovsky
Commissioner Armando Paolino
Commissioner Mark Petrucci

Also Present: Dr. Dean Yimoyines
Alex Yimoyines

Absent: Commissioner David Cappelletti
Commissioner Ted Mannello

CALL TO ORDER

The meeting was called to order at about 6:30 p.m. by Terrence McAuliffe.
Pledge of Allegiance was said by all.

APPROVAL OF MINUTES

Anthony Minchella MOTIONED to approve the January 23 minutes, SECOND by Mark Petrucci and unanimously voted.

TAX INCENTIVE APPLICATIONS

1. Tax Incentive Application by Dr. Dean Yimoyines d/b/a Middlebury Consignment, LLC., for expansion of the former Trucking Museum.

Commissioners reviewed the application and, after discussion, found the submission complete with the condition Dr. Yimoyines supply an audited or reviewed written financial statement from the most recent fiscal year and a Certificate of Legal Existence from the Secretary of State. The increase in assessed valuation of the building was estimated at \$500,000 or more, potentially sufficient to qualify for a four year tax abatement of 35% in the first year, declining 5% in each of the next three years.

MOTION by Anthony Minchella to forward the application to the selectman's office, after receipt of the two items listed above, with a recommendation that

the commission's review is complete and the applicant is in compliance with our policy. SECOND by Frank Mirovsky and unanimously voted.

2. Tax Incentive Application by Dr. Dean Yimoyines d/b/a VYNE LLC, for conversion of the building at 1365 Whittemore Road from a consignment shop into a full service restaurant and banquet facility.

After discussion on whether the planned conversion would have sufficient taxable improvements to qualify for the Tax Incentive Program, members agreed to hold the application until more information was known.

3. Environmental Maintenance Services, Inc., 1100 Southford Road

The applicant did not submit a final application to the Selectman's office for review by the commission.

OLD BUSINESS

Tax Incentive Program expansion and application requirement change.

After discussion, members agreed there was no need for a financial statement because no money was being advanced to the applicant. MOTION by Armando Paolino to eliminate the requirement for applicants to submit "Audited or Reviewed Financial Statements", SECOND by Anthony Minchella and unanimously voted.

Members discussed consistency of the Town's tax incentive program with Connecticut State Statutes and the plans of other Connecticut towns. Armando Paolino said he wanted to propose a new higher bracket to expand the current program so it would appeal to larger investments. After discussion, Mr. Paolino said he would consult with his associate Edward Mailey who was familiar with the statutes.

Streetscape and Main Street

Armando Paolino agreed to invite Waterbury's Carl Rosa to the April 24th meeting.

Drone Photography

Anthony Minchella distributed a two page proposal for a promotional video that would utilize drone photography to highlight the abundance of commercial opportunities and lifestyle benefits of Middlebury. He estimated costs of between

\$2,200 to \$4,200 depending on the length and complexity of the video, and he cited two production companies. Mr. Minchella said the video could be used for our marketing in many ways and forms, but would require brainstorming and planning, as well as funding.

Grants

Mark Petrucci said he had spoken with Rick Dunne, Executive Director of the Naugatuck Valley Council of Governments. He said Mr. Dunne recommended STEAP grants and recommended a list of infrastructure projects, but the process can be difficult. After discussion, Mr. Petrucci agreed to invite him to the April 24th meeting.

EDC funding of Southbury, Woodbury, Newtown and Oxford.

Frank Mirovsky said the neighboring towns of Woodbury, Oxford, Newtown and Southbury organized Economic Development in different ways. A cursory look at efforts and resources for these towns goes from nothing to volunteer committees complimented by part and full time paid professional staff. None of the volunteer staff felt they had enough financial resources.

Economic development in the various towns is a function of their towns history, geography, political will, character of the town, availability of financial and human resources, and the skills and energy of individuals both paid and volunteer who work for economic development.(ie, prior marketing, governmental, or entrepreneurial experience and training)

NEW BUSINESS

Armando Paolino suggested inviting John Famiglietti - Owner/Broker at Drubner Commercial Real Estate, to talk with commissioners at a future meeting.

MOTION TO ADJOURN by Anthony Minchella, SECOND by Armando Paolino and unanimously voted at about 8:20 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission
cc. Town Clerk, Barbara Whitaker, Commission Members