



TOWN OF MIDDLEBURY

ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday July 23, 2019 6:30 p.m.
Town Hall Conference Room**

Present: Commissioner David Cappelletti
Commissioner Ted Mannello
Commissioner Anthony Minchella
Commissioner Frank Mirovsky
Commissioner Mark Petrucci
Chairman Terrence McAuliffe

Also Present: Robert LaFlamme
Kim Keegan
Kolin Keegan

Absent: Commissioner Armando Paolino

CALL TO ORDER

The meeting was called to order at about 6:35 pm.
Pledge of Allegiance was said by all.

NEW BUSINESS

Tax Incentive Application by Pomeroy Enterprises, LLC for a new building at 835 Straits Turnpike.

Mr. LaFlamme discussed the 10,740-sq-ft building, saying it was intended for four tenants of mixed use. He said he currently has one tenant who will occupy two of the four spaces. Chairman McAuliffe read through the application for comments and responses. The missing NAICS code could be filled as Real Estate, 531390. Mr. LaFlamme acknowledged that an existing building, containing Le Bobadel and other tenants, was also on the 7.728 acre property. He acknowledged that the tax abatement would only apply to the new building. He described his business as a "family LLC". Members agreed the copies of past year tax, sewer and water payments (for the Timex building) were on file at Town Hall and not needed for the application. Mr. LaFlamme confirmed the taxable real property improvements would increase the \$150,000 assessment of the land to approximately \$1.8 to \$2 million dollars.

Members agreed the \$1.6 million dollar improvement would place the abatement into the second tier, a four-year abatement of 35%, 30%, 25%, and 20% over successive years.

Having no further questions from commissioners, Anthony Minchella MOTIONED to forward the application to the Board of Selectmen with EIDC approval, SECOND by Frank Mirovsky and unanimously voted.

Tax Incentive Application by Pomeroy Enterprises, LLC for a new building at 835 Straits Turnpike.

Mr. LaFlamme discussed three possible building designs for a parcel of 12.41 acres on the northerly corner of Park Road Extension and Straits Turnpike. Each of the proposed building designs would be about 25,000-sq-ft or more of mixed use including retail, medical or commercial. The land was purchased for \$650,000 with an assessed value of the completed building at about \$3-\$4 million dollars.

After discussion, the commissioners agreed that Mr. LaFlamme should submit the application after the project was more completely defined.

Other Discussion

Mr. LaFlamme was asked if he could comment on issues and disincentives to developing in Middlebury. He mentioned the cost of grease traps for restaurant businesses which he said were high, mentioning \$25,000 to \$30,000 fee, even for a small bagel business. In other towns he said the fee was \$1,500 to \$2,000, far less. He said he wasn't able to get a permit to share a grease trap between co-located restaurants in one of his buildings, but was forced to provide a grease trap for each at a fee of \$25,000. He recommended the fee be lowered at least to \$5,000 to be competitive with other towns.

APPROVAL OF MINUTES

Ted Mannello MOTIONED to approve the June 25, 2019 minutes, SECOND by Mark Petrucci and unanimously voted.

OLD BUSINESS

Chairman McAuliffe said there was no contact yet with Fire Chief Brett Kales regarding the proposed "Taste of Middlebury" event.

He also reminded members of the September 21st Celebrate Middlebury event.

ADJOURNMENT

Tony Minchella MOTIONED to adjourn, SECOND by Frank Mirovsky and unanimously voted at about 7:47pm.

Respectfully submitted,

Terrence McAuliffe

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