



# TOWN OF MIDDLEBURY

## Economic Development Commission

**Regular Meeting Minutes, Monday, September 26, 2022 6:30 p.m.**  
**Shepardson Community Center, Room 26**  
**(approved)**

**Present:** Chairman Terrence McAuliffe  
Commissioner Nicole Griffin  
Commissioner Jesse Langer  
Commissioner Frank Mirovsky  
Commissioner Armando Paolino  
Commissioner Mark Petrucci

**Also Present:** Robert LaFlamme

**Absent:** Commissioner David Cappelletti

### CALL TO ORDER

The meeting was called to order at about 6:30 pm with roll call and pledge of allegiance. Chairman McAuliffe welcomed Jesse Langer as a new member.

### APPROVAL OF MINUTES

Frank Mirovsky MOTIONED to approve the August 22, 2022 Regular meeting minutes, SECOND by Nicole Griffin and unanimously voted.

### TAX INCENTIVE APPLICATION

#### Middlebury Edge, LLC

Owner Robert LaFlamme reviewed the Tax Incentive application for a new 16,000 square-foot medical building at 1625 Straits Turnpike. He estimated the assessed value of the property would increase a total of over \$3 Million as a result of \$400,000 improvement of the land, \$2.1 million of the building, and interior "fit up" improvements. Memos from the Tax Collector indicated no delinquent taxes and a memo from the Assessor indicated all other matters in order.

If approved, the tax abatement for a \$3 million improvement would qualify for the five-year tier, with abatements of 35, 30, 25, 20 and 15% in succeeding years. Final numbers are calculated by the Town Assessor.

After discussion among commissioners, a MOTION was made by Frank Mirovsky, SECOND by Armando Paolino and unanimously approved to forward the application to the selectman's office with a recommendation that the commission's review is complete, and the applicant is in compliance with our policy.

## **OLD BUSINESS**

### **2022 Business Survey**

Chairman McAuliffe distributed a chart of the survey ratings and a handout of statistics comparing this 2022 survey with the similar survey conducted in 2017. He also distributed the written comments.

A total of 467 total surveys (264 E-mail and 203 postal) were sent out, compared to 300 postal surveys in 2017. A total of 57 surveys were turned in (39 E-mail and 18 postal) compared to 54 in 2017, resulting in a yield of 12% in 2022 compared to 18% in 2017.

After discussion, Armando Paolino and Mark Petrucci agreed to work in a subcommittee with Chairman McAuliffe on October 17<sup>th</sup> to distill the survey comments into written recommendations and action plan for review at the next regular meeting.

The resultant report will be presented to the Board of Selectmen, Board of Finance, Planning and Zoning Commission, WPCA, the media, and possibly other boards.

### **Research on surrounding towns EDCs**

David Cappelletti was not present for a report.

### **Reports**

Frank Mirovsky told commissioners there were no new pertinent reports for the meeting.

### **Promotional Video**

Chairman McAuliffe said there probably will not be enough funding for a video as originally intended, but should be enough for a smaller effort focused strictly on orientation, demographics, town attributes, and similar data.

**ADJOURNMENT**

Frank Mirovsky MOTIONED to adjourn, SECOND by Armando Paolino, and unanimously voted 7:30 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Commission Members