

MINUTES  
ECONOMIC DEVELOPMENT COMMISSION  
September 10, 2019

PRESENT: Chairman John Allen, Commissioners Hank Teskey, Richard Juel, John Hussaini, Michael Knudsen and Andrea Reu

Also present: Bob Werner, Kevin Bielmeier and Tim Guerra

Guests: Representatives from B&E Construction

The meeting was called to order at 6:30 p.m.

All stood to recite the Pledge of Allegiance

Minutes:

- A motion was made by J. Hussaini, seconded by R. Juel to approve the minutes of August 13, 2019 as submitted. The motion carried unanimously.

Correspondence: None

Guests:

- Three representatives from B&E Construction (Bob, Melanie and Jason) were present
- J. Allen explained the charge of the EDC

Old Business:

Business Outreach Updates:

Hospitality Group:

- The next meeting for the Hospitality Group needs to be scheduled

Manufacturing Group Update:

- Bausch had a ribbon cutting for their addition on August 13, 2019
  - There was no recognition in the paper regarding this important event
  - K. Bielmeier explained this event can be promoted after the fact
- DECD representatives have visited the manufacturing companies
  - They have listened to the needs of the companies and will bring it back to Hartford
- The Department of Labor – New Haven Workforce Alliance have visited 4 of the 6 companies
  - They have been productive, done follow ups and been very positive
- The next meeting for the Manufacturing Group will be scheduled in December at the Tower Labs facility
- After the elections, the Board of Education will be asked if they are interested in meeting with the Superintendent of the Wallingford School
  - A. Reu will be the liaison to the Board of Education
- The Roper CEO feels the manufacturing group needs to give back to the community, possibly doing some community service such as Habitat for Humanity
- It is critical to have a town representative visit each company

Additional Business Categories: No report

New Business:

- K. Bielmeier discussed EDC 101 – Business Retention and Expansion (BRE)
- The Town Council and Town Manager should visit all the companies
  - Visit, talk and meet with the companies to keep existing companies here in town
- A list of recommended actions will be prepared for the Town Council

- After November the Economic Development Commission will get two alternate members
- The new town government change should/may address the concerns of businesses

Clinton Developer Tax Abatement Policy Approval:

- Tax Fixing Plan is a cornified legal plan for a town for tax incentives for businesses to relocate or expand
- The plan was initially presented to the Board of Selectmen and approved with modifications
- Since then the Tax Collector and two attorneys have reviewed the draft and made comments
- H. Teskey reviewed the final draft of the Town of Clinton Tax Abatement Program
  - Explained this would be a tool to incentive businesses to build or expand in Clinton
  - Reviewed the comments from the attorneys
  - Reviewed and explained the changes to the final draft
- A draft boiler plant for an agreement/ application needs to be drafted
  - H. Teskey will work with K. Beilmeier on these documents for the next meeting
- The Economic Development Commission would vet the applications and make recommendations to the Board of Selectmen/ Town Council
- A motion was made by A. Reu, seconded by J. Hussaini to submit the final draft of the Town of Clinton Fixed Tax Assessment Policy to the Board of Selectmen for approval. The motion carried unanimously.

Create a format of report and recommendations to the Board of Selectmen/ Town Council:

- A report of Where the Town Is, What Needs to be Done and How will be created to give to the Board of Selectmen/ Town Council
  - Create a 20 minutes presentation for the Board of Selectmen/ Town Council

Business Updates:

- An update on the Unilever property and Route 145 property was given

TIF District:

- K. Bielmeier explained the TIF district concept and how it can propel economic growth

Committees:

- The Library asked if a representative from the Economic Development Commission would join a Small Business Committee for a Small Business event on November 30<sup>th</sup>
  - J. Allen volunteered
- Westbrook Town Hall is hosting a small business event on September 19<sup>th</sup> at 5 p.m.
  - J. Hussaini will attend

The Clinton Arts Council is hosting a Monthly Arts and Main Street Business Development Event on October 3, 2019  
The Clinton Arts Council is presenting Clinton Live On-Stage Series

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Wendy McDermott  
Clerk