

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
COMMUNITY CENTER
7 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441
WEDNESDAY, 11 OCTOBER 2017
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Kate Anderson, Secretary/Treasurer (6:42 p.m.)
X	Stephen Bayley, Vice Chairman
A	Joe Bergin
X	Mike Farina
A	Dave Fleig
X	Lori Maggi
X	Cindy MacNeil Sola, Chairman
X	Rudy Sturk
X	Lori Tharin
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mrs. Sola, chairman, called the meeting to order at 6:32 p.m.

2. Attendance

Attendance was taken.

3. Approval of Agenda

There were no additions/corrections to the agenda.

4. Public Comment

None.

5. Approval of Minutes

MOTION: Steve Bayley moved to approve the 9 August 2017 minutes as submitted. Cindy Sola second. Motion carried unanimously.

MOTION: Cindy Sola moved to approve the 13 September 2017 minutes as submitted. Lori Maggi second. Motion carried unanimously.

6. Old Business

a. Haunted House with Trunk or Treat Event

Mrs. Sola reported the head of the PTO is heading the Trunk or Treat, the band that plays in front of Brewed Awakenings on Fridays will be set up and playing at the gazebo on Saturday night, and Chuck Cook is moving ahead with the Haunted House and Graveyard. Mrs. Sola also reported Mr. Cook has volunteers to help with the set up/clean up.

Mrs. Sola asked Mrs. Maggi if she and her husband, Larry, will be at the event with the pizza truck. Mrs. Maggi stated yes. Mrs. Sola stated she will check with Mr. Cook to see if he's contacted Red Neck Donut to see if they're available for Saturday night.

Mr. Farina asked if the State Police or Fire Police have been contacted to help with this event. Mrs. Sola stated the road will be blocked off. Mrs. Sola stated she will ask the Fire Department and Ambulance to see if they will do a Trunk or Treat with their respective vehicles.

Mr. Bayley asked if there is a high demand of vehicles, will it go down Route 154. Mrs. Sola stated she would like to see it go down Route 154 just on this side so the kids do not have to cross the street and will know more when she knows how many cars are participating.

Mrs. Sola reported there will be an outside tent between the Veterans Museum and the Community Center where face painting and kids' games will take place.

Mrs. Sola noted the Pumpkin Run will be taking place on Sunday, 29 October 2017, and they will be storing items in the garage. Mrs. Sola will also check with the organizers of this event in regard to the Port-'o'-Lets because they are typically delivered on Fridays and are placed across the front of the garage bays which will be a problem.

b. Main Street Grant and Mucket - Status

Mrs. Sola reported that she and Ms. Anderson met with Art Wiknik a few weeks ago and it went well. Mrs. Sola stated they discussed the image of the Mucket (Ed Rossado's sketch v. the original image) and it was agreed upon to have the body with scales from Mr. Rossado's sketch with additional teeth (Mr. Wiknik was adamant it had more teeth), some nostrils, perfect position to be sitting on a pedestal, liked the attitude of the arms, and the face will be changed a bit. Mrs. Sola stated Mr. Wiknik was adamant about the face of the original Mucket, but after some discussion about making the Mucket somewhat cute in order to not scare off people, he agreed. Mrs. Sola reported she believes Ms. Anderson has emailed Mr. Rossado to receive permission to use the image of the body from his sketch.

Mrs. Maggi asked if there will be anything explaining what the Mucket is on the statues. Mrs. Sola stated that hasn't been figured out yet; and the only thing figured out at this point is how it will sit on the platform. Mr. Farina suggested a sign outlining the folklore be placed on Kelsey Park (owned by the Village Parks Society) opposite DaVinci's (Route 81 and Maple Avenue), but would need to check to see if allowable.

Mrs. Sola stated the Mucket spawns in the spring, possibly April, and that would be a good time to have a celebration and the unveiling. Mr. Bayley asked how big of a base the statue will sit on and perhaps a plaque could be added. Mrs. Sola stated it would depend on how much is put on it.

Mr. Bayley stated there appears to be sufficient funds for the design; however, how much money is needed to make the statues. Mrs. Sola stated the money raised will be for the design and prototype. Mr. Bayley stated then more money is still needed. Mrs. Sola stated EDC has \$4,000 in the budget for Marketing and maybe a little can be used towards this. Mrs. Sola also stated she is working on a Capital Plan and perhaps this can be incorporated in. Mr. Farina suggested the celebration be held during the Town Wide Tag Sale Weekend as there will be a lot of people around town.

Ms. Anderson stated she has not heard back from Mr. Rossado, but she did speak to the Icon Poly Company, who will be making the statues, in regard to the copyrights. Ms. Anderson asked if Mr. Wiknik has a current copyright on the Mucket with Mrs. Sola responding yes. Ms. Anderson reported since EDC has Mr. Wiknik's permission to use the image, if someone calls the company to obtain a statue, the company will advise them to contact EDC to obtain permission. Therefore, EDC owns the design and the molds.

Ms. Anderson asked the company if they could make small table top figurines; and she was told so long as it is a part of the design for the large Mucket, it will be free for the development fee. If it were to come later, there will be a charge. Ms. Anderson stated she does not have a cost per piece for the figurines,

but if the profits from the sales could be put into an account to purchase larger statues later on, she feels Mr. Wiknik would be agreeable.

Mr. Bayley asked if all the approvals are in writing. Ms. Anderson and Mrs. Sola stated no, not at this time, but they will be obtained. Mrs. Sola stated approval also needs to be obtained from Mr. Rossado.

Ms. Anderson stated the original quote was for the Mucket to be lying on its belly (similar to a fish), now with him standing up so long as the surface area is the same the price should stay the same. This will be confirmed once the company sees a rendering.

Ms. Anderson again complimented the company on their professionalism – timely responses and thorough explanations.

c. Plan of Conservation and Development (POCD) - Update

Mrs. Sola reported the document is going back to the company for the final draft. Mrs. Batzner stated once Horsley Witten, the consulting company handling the POCD, has finalized on their end and it will go before P&Z in December for their approval.

d. Progress on Jail and Scovil Hoe Buildings

Jail - Mrs. Sola reported Lizz Milardo, First Selectman, put an update in Haddam Now; and asked if everyone had read it. Mrs. Sola read from the update that the town is awaiting a final report and would like to go forward with the best mixed use; and once the report is submitted, the Building Committee will solicit a Request for Proposal (RFP) from developers interested in renovating/developing the building.

Scovil Hoe – Mrs. Sola reported she did not believe much has changed on this matter other than a walk through and trying to evaluate the contamination. Mr. Bayley asked if the State still owns the property. Mrs. Sola stated she believes the State still owns the property and that everyone is waiting to see exactly what it will involve and as to who will clean it up before the town will make a decision.

Ms. Anderson asked if the town received a grant to do work. Mrs. Sola stated yes, a \$200,000 grant for the assessment. Ms. Anderson asked if the assessment has been done. Mrs. Sola stated an assessment is being done now. Mr. Bayley stated it should cover soil samplings, etc.

e. Welcome to Haddam Brochure - Update

Ms. Anderson reported she has nothing new to report at this time.

Mr. Bayley stated in reading the minutes it sounded as if there would be two brochures. Ms. Anderson stated her suggestion is merely focusing on residential – something that can be printed and not need a lot of updating. Ms. Anderson also stated there was discussion about a business package for business owners and she felt that would be something the EDC Coordinator should handle. Mrs. Sola stated she could bring that idea forward.

7. New Business

a. Welcome Rudy Sturk and Lori Tharin to EDC

Mrs. Sola welcomed Mr. Sturk and Ms. Tharin and asked if they had any questions. They did not.

Mr. Bayley asked if Mr. Sturk and Ms. Tharin had been voted in. Mrs. Sola stated she didn't believe so. Mrs. Batzner stated the Commission would not vote them in; they would need to go before the Board of Selectmen (BOS) for appointment. Mrs. Maggi stated Ms. Tharin received her letter of appointment from the BOS. Mrs. Sola stated she received a letter via email. Mrs. Maggi stated there needs to be a follow up in regard to Mr. Sturk's appointment. Mr. Bayley stated the minutes from the 4 October 2017 BOS

meeting are not online yet and the information may be there. Ms. Tharin stated the letter came in the mail (27 September 2017).

b. 2018 EDC Moving Forward Possibly Working with Buildings Committee

Mrs. Sola stated she merely wanted to review this again to make sure everyone is in agreement to hold off on this until January after the final POCD is approved.

Mr. Bayley asked if it were possible to obtain more information from the town in regard to when things are happening with other commissions – such as GCI's industrial zone application and Higganum Pharmacy's addition application – a means of keeping the EDC in the loop. Mr. Bayley stated he feels the Commission is doing more event planning than economic development. Mr. Bayley also stated the Commission is in the loop in regard to the Jail and the Scovil Hoe buildings, but that he hears things about certain things taking place in town and wonders if it's really happening. Ms. Anderson stated she notice that Mrs. Batzner had provided a report to the Conservation Commission and asked if she could do the same for EDC. Mrs. Batzner explained that when she was hired, that was a part of her job to be a liaison between the commissions; and if EDC would like a brief report, she would be more than happy to provide one. Mrs. Sola stated that would be great.

Mr. Bayley asked about P&Z. Mrs. Batzner stated P&Z has been relatively quiet and that their biggest meeting was on 7 September in regard to Higganum Pharmacy; and after some lengthy conversation in regard to landscaping and building materials, an approval was granted. Mrs. Batzner also stated P&Z will meet again on 19 October and will send an email outlining what is on the agenda. In regard to Lisa Wadge's property in Tylerville, Mrs. Batzner reported there has not been an application submitted for an Incentive Housing Zone (IHZ) development; however, there has been some conversation, no application and nothing before P&Z, about a potential developer who is interested in the property right after Brookside on Route 81 (property for sale). Using her cell phone, Mrs. Sola pulled up the realtor's page.

Mr. Bayley stated not all economic development is going to go before P&Z and that's why he said something. As an example, Mr. Bayley stated the Fitness Center next to the pharmacy was approved by P&Z, but it wasn't on EDC's radar and it would have been nice to have been aware of it as well as any new businesses within town.

Mr. Bayley asked if there was an estimate as to when the GCI business would open on its new site. Mrs. Batzner stated initially Mr. Polk had said October/November, but typically an applicant will not come back unless there are time constraints such as signing off on a Mylar or permits are expiring.

Mr. Farina stated at the end of the day, the location for GCI isn't bad as there's already a small mall (doctors' offices, professional offices) just down the road and there's easy on and off access to Route 9. Mr. Farina stated although it may be spot zoning, there could be worse locations; and noted that abutting neighbors could convert their properties to commercial. Mr. Bayley stated in his opinion, it was a precedent that was set. Discussion followed in regard to the area.

c. Form Smaller Committees Branching Out of EDC

Mrs. Sola stated after some additional thought, a large volunteer base would be required and she doesn't see it happening at this time. Mrs. Sola asked the Commission members for thoughts/ideas. Ms. Anderson stated she doesn't feel it's necessary at this time. Mrs. Maggi stated she felt the Commission already does this - Fall River Day, Halloween event. Mr. Farina noted the Tourism subcommittee.

Mr. Farina asked what happened with the collaboration with East Haddam as they just held their Fall Festival event this past weekend. Mr. Bayley asked if Haddam was ever approached to participate in East Haddam's event. Mrs. Sola explained that EDC did not want to hold an event in October (potential weather issues and shorter days) and September seemed to be a better time, especially with the fireworks. Mrs. Maggi asked if Haddam was asked to join East Haddam. Mrs. Sola again explained noting

that East Haddam wants to hold their event in mid-October while Haddam would prefer the beginning of September.

Mrs. Sola reported she will be meeting with Robin Munster and DEEP toward the end of October to work out things for 2018's Fall River Day event. Mrs. Sola stated she would like to be able to do more and push it towards Eagle Landing. Mrs. Maggi stated she likes it at the Meadows. Mrs. Sola stated she likes the event at the Meadows, but it would be nice to combine both towns, use the train and the boat, and assist the businesses in both towns. Discussion followed in regard to fireworks being discharged from a barge and the river.

Returning to the discussion about smaller committees, Mr. Bayley stated he was thinking about some of the upcoming projects such as the Swing Bridge; and asked Mrs. Sola if she would like someone to attend these meetings and report back to the Commission. Ms. Anderson stated she read the town is forming an Infrastructure Committee. Mrs. Sola stated if people would like to come forward to volunteer she would be fine with that. Mr. Bayley asked if the Infrastructure Committee had been formed. Mrs. Sola stated to the best of her knowledge the BOS will ask certain people to be on the committee. Mrs. Maggi stated she felt it would be important to tie EDC with the Infrastructure Committee. Mrs. Sola agreed and will obtain additional information.

A brief discussion followed in regard to potentially changing the meeting night of EDC.

d. Tylerville Christmas Event

Mrs. Maggi reported this event will be held on Saturday, 2 December 2017, in the area of the River Valley Provisions and Tony's Package Store, Bridge Street. Mrs. Maggi stated there will be a tree lighting, Santa, refreshments, music, gifts for the kids, and a bonfire. Mrs. Maggi also stated this event is all about the kids, family, and the community coming together. A flier will be prepared and distributed.

Discussion followed in regard to decorating the Welcome to Haddam signs in Tylerville – garland and solar lights.

e. Lighting of the Higganum Center Village

Mrs. Sola reported that there are two structures which still need to be adopted – Red Barn Feed Store and the bridge on Route 154. Lights are to be on from 1 December 2017, 4:30 p.m. to 10:30 p.m. and to be taken down by 15 January 2018 (weather permitting). Mrs. Sola also reported that former EDC members Mike Fortuna and Dan Dachelet will not be decorating the light poles as they have in the past; and thanked both of them for their many years of volunteerism and commitment to the town. Mrs. Sola stated the decorating of the light poles will now become EDC's project and the Commission will need to review the garlands and bows and setup a date to put up the decorations.

Mr. Farina stated he had approached the Knights of Columbus and they may possibly take on the Feed Store with the Teens in Action Group; however, additional details are needed before a firm commitment can be given. Mrs. Sola stated she has the bin of lights for the building.

A brief discussion followed in regard to whether or not the fire department or the Public Works department could assist in helping with installing the garlands and bows as well as the removal of the flags.

f. Farmers' Market for 2018

Mr. Sturk reported he is willing to head the Farmers' Market and that he's met with the first selectman regarding this. Mr. Sturk also reported he has been in email contact with Gail Reynolds, former Market manager, but they have not set a time to meet and talk. A brief discussion followed in regard to a time to hold the event, types of vendors, the need for publicity, and insurance.

g. Miscellaneous

Community Center Sign – Mr. Bayley asked Mrs. Sola if there's been any progress on the sign for the Community Center. Mrs. Sola stated Lynne Cooper and Nancy Meyer, Higganum Vision Group, met with the first selectman and the town planner to discuss the matter and it's in the process of being made.

Swing Bridge, DOT Informational Meeting - Mrs. Maggi reported there were two meetings held – 1) at the Chamber meeting, Saybrook at Haddam, and 2) Grange Hall, East Haddam. Ms. Anderson stated there was a good turnout, estimated cost for bridge repairs including adding a sidewalk is approximately \$55 million, and the project is currently unfunded in its entirety. DOT cannot guarantee the sidewalk will be built when the bridge is repaired, but the bridge will be designed to hold the sidewalk at some point. Mr. Bayley asked if DOT itemized the bridge and sidewalk. Ms. Anderson stated DOT did not. Mrs. Maggi stated it was ball parked at \$15 million and a Transportation Investment Generating Economic Recovery (TIGER) Grant is being written or applied for to cover the funding for that portion (RiverCOG working on this grant). Ms. Anderson stated the project is 80 percent Federal and 20 percent State funding. Ms. Anderson stated it's a pedestrian sidewalk and will be six feet wide (bicycles can travel over it, but it cannot be advertised as such because the sidewalk would need to be ten feet wide by ADA standards). Ms. Anderson stated DOT is looking at a lightweight material for the sidewalk. Discussion followed in regard to the detours – project to beginning, hopefully, in 2019; bridge closures will cover a two to three week span for half a day; Route 82 to Route 156 to I-95.

Mr. Farina asked if the sidewalk would run through Tylerville. Ms. Anderson stated no, it would only be for the sidewalk on the bridge. Mr. Bayley stated each town may have to put some funding into this game. Mrs. Maggi stated the road design will not be changing.

8. Adjournment

MOTION: Lori Maggi moved to adjourn. Cindy Sola second. Motion carried unanimously.

The meeting was adjourned at 7:44 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Wednesday, 8 November 2017.