

TOWN OF HEBRON
ECONOMIC DEVELOPMENT COMMISSION
MAY 18, 2009 SPECIAL MEETING
RUSSELL MERCIER SENIOR CENTER
STONECROFT DRIVE, HEBRON, CT

2009 MAY 26 P 2:48
Diane C. Ferree
HEBRON TOWN CLERK

RECEIVED

Members Present: N.Dorval, L.Preston, V.Avelis, B.Raymond, J.Lesisko

Staff Present: Michael O'Leary

Guest Present: G.Mulligan, D.Ferree, B.O'Connell, L.Hinman

L.Preston called the Special Meeting of the EDC to order at 7:05 p.m.

Approval of Minutes:

V.Avelis moved to approve the April 20, 2009 minutes as presented. N.Dorval seconded, J.Lesisko and B.Raymond abstained.

Discussion of Village Green District

Project Leader V.Avelis welcomed G.Mulligan, D.Ferree, and B.O'Connell. She gave an overview of the STEAP Grant and discussed the possibility of putting in an amendment to divert the money awarded for the Peter's House to be used to put in a traffic light at the intersection of the new road off of Rte.66 across from Ted's. It was clearly defined that prior to any business owner opening their business the traffic light must be installed.

M.O'Leary stated that the last STEAP Grant was applied for the historic restoration of the Peter's House located on 150 East Street has been put on hold due to the State budget. Once the budget is settled on the State level, (most likely late summer or fall) then the money may be reassigned.

Discussion ensued regarding the STEAP Grant being a small town grant that has become very competitive now that more towns are applying for it. M.O'Leary reported the town of Hebron has done quite well in the past being granted funds, noting only one application had not been awarded. M.O'Leary also noted that if the money is awarded for the Peter's House, he is unsure as to how two different departments that have different objectives would respond. It is difficult to ask for money for one cause and then switch to another.

D.Ferree noted that Tarca's need to answer to their investor by the end of July or they may lose the sizable grant from the FDA. G.Mulligan added that the Tarca's have already re-applied for that grant and has plans ready to go but the only thing holding them up is the traffic light. She also noted that the Tarca's need one year to build the building and needs to know by the end of July that when they are ready to open, the traffic light will be there. Final approval is still needed from both the Wetlands Commission and the PZC.

EDC
May 18, 2009

M.O'Leary noted that the former Town Manager, Jarod Clark had applied for funding under the stimulus program, but the bigger cities were awarded money, as well as DOT. Now there is no money left. V.Avelis noted that the value of the streetlight is approximately \$375,000. Funding is to come through Courtney's office but she is unsure as to what came out of it with the BOS. G.Mulligan responded that the Selectmen did move forward this past Thursday evening but she was not sure of the timing of that funding.

V.Avelis stated we need to look at the big picture, noting that many interested parties had been lost. She asked if there are any other grants or funding mechanisms we have not discussed. Nothing was brought to the table.

B.O'Connell provided background history on the property located south side of Kinney Road that the town purchased approximately five years ago for passive recreation. An issue of concern is there is no access to the property. It was a million dollar project therefore the Town decided to take it off the table. Discussion continued regarding the developable piece of property. A map was reviewed depicting the property piece located between Kinney Road and Old Colchester Road. M.O'Leary noted that Jim Celio had in mind to apply for open space subdivision. B.O'Connell stated that it is very critical how we look at the piece of property and determine what it will do for the Town. After some deliberation it was determined to recommend to the BOS to pursue further negotiations.

L.Hinman stated this is a desirable piece of property but not at any price. M.O'Leary distributed handouts on the Village Green District Historic Timeline. He reviewed the plan depicting Phase I and Phase II. He also noted that developers had been interested but the deal never happened. Discussion ensued regarding determining the value amount per developable acre and come up with the language that states some portion of the money to be used for the traffic light. It was determined to come up with a specific idea to move forward with a concrete proposal.

V.Avelis stated that we have been appointed by the BOS to present it to the parties. She summarized the process as follows: The Open Space Commission will get an appraisal of the land (Kinney Rd and the land for the Village Green). The Town will move forward with the possible purchase of five acres in the Village Green (determine the amount of money to go toward the light). Portion paid by the Horton's for each purchase sold at a calculated rate. Discussion followed. D.Ferree suggested the Town purchase the light upfront and be reimbursed once the parcels are sold. V.Avelis recommended that we craft what we need to present to the BOS, BOF, Open Space and know exactly what we are willing and not willing to do. It was suggested to set up special tax authority to raise revenue to finance the light and develop a mechanism to get the money back to pay for the light. J.Lesisko recommended a separate tax authority to raise the money to finance the purchase of the light and offer the option to either pay up front or have twenty years to pay if off.

EDC
May 18, 2009

It was determined that V.Avelis will draft out Phase I and send it via email to the group and then come up with a final and ask Chairman J.Watt to set up a special meeting with all four boards (BOS,BOF, Open Space and EDC).

Adjourn

The meeting adjourned at 9:00 p.m.

The next meeting of the EDC is scheduled for June 15, 2009 at 7:00 p.m.



Sandra J.Machado
Board Clerk