

**TOWN OF HEBRON
ECONOMIC DEVELOPMENT COMMISSION
OCTOBER 19, 2009 REGULAR MEETING
HORTON HOUSE CONFERENCE ROOM
15 GILEAD ST., HEBRON, CT**

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HEBRON TOWN CLERK

Members Present L.Preston, V.Avelis, J.Lesisko

Members Absent: Bruce Raymond

Staff Present: Michael O'Leary

Guest Present: Peter Casarella, Dottie Moon, Peter Harrington

V.Avelis called the meeting of the EDC to order at 7:10 p.m.

Approval of Minutes:

J.Lesisko moved to approve the September 21, 2009 minutes with the following amendment: "L.Preston was elected to be Vice-chairman." L.Preston seconded the motion and it carried.

EDC Goals & Objectives

M.O'Leary distributed a memo dated 2/25/09 regarding the EDC goals. V.Avelis talked about gathering business listings and utilize it to survey local businesses in Town. The main question will be why not join the HBPA. It was noted the EDC may use "Survey Monkey" or another program. M.O'Leary stated he will obtain the excel format from the list of businesses on the Town website in the morning and give it to V.Avelis.

V.Avelis reported former Chairman N.Dorval had met with Don Lee from Colchester regarding the ISO. V.Avelis plans to contact D.Lee to get his advice on doing the ISO review.

M.O'Leary gave a brief update on the status of 501 Church Street. Phase I, and Phase II testing has been completed. Phase III testing and installation of some monitoring wells is about to commence. The EDC determined that it is best to wait until the Town wishes to raze the building before making a recommendation to the Board of Selectmen on this matter. The property owner has given their approval.

Village Green Progress

V.Avelis gave a brief update regarding the Village Green and the traffic light required by the State DOT. The Town has organized a negotiating team to come up with a solution with the property owners.

A Public Hearing is scheduled for October 26, 2009 on a Special Services District Ordinance for the Village Green District. The Board of Selectmen needs to approve the ordinance. A Town Meeting will then be held on November 23rd, 2009 to consider a supplemental appropriation to determine if the Town should enter into an agreement and

spend the money to install the improvements. The Town should be reimbursed through the Special Service District tax. Both the Town and the property owner would have to enter an agreement. The final expense of \$281,000 is to be paid back over a five-year period.

Survey of Business Community

(Tabled until the November meeting).

Façade Improvement Program Update

M.O'Leary reported that the Façade Improvement Program funded by the STEAP Grant (Small Town Economic Assistant Program) is underway. M.O'Leary proceeded to explain that the STEAP Grant is a program offered by the State to small towns that have a population under 30,000. He noted the latest active award for Hebron is for the sidewalk project on Main Street as well as for the Façade Improvement Program. The application process was explained in detail.

M.O'Leary proceeded to explain that the B&L Companies has hired an architectural firm to design improvements to the exterior of the Ace Hardware Building, Gina Marie's Restaurant, Country Side Realty and Dr. Mawson's office. All of these designs have been approved. The grant is set up such that the owner is required to maintain the improvements for a ten-year period.

V.Avelis recommended submitting information to the River East regarding the improvements being made along Main Street. She noted she plans to contact reporters from the River East and the Hebron / Marlborough Life newspapers.

Tax Abatement Program

V.Avelis stated the Tax Abatement Program is being offered as an incentive to get businesses up and running in the Town of Hebron. She suggested that the EDC start thinking about and exploring different scenarios to come up with an action plan. It was noted that the Town policy on this program needs to be updated. V.Avelis stated a meeting is going to be scheduled to further discuss this.

Adjourn

The meeting adjourned at 8:45 p.m.

The next meeting of the EDC is scheduled for November 16, 2009 at 7:00 p.m.



Sandra J. Kamis
Board Clerk