

**TOWN OF HEBRON
ECONOMIC DEVELOPMENT COMMISSION
NOVEMBER 16, 2009 REGULAR MEETING
TOWN OFFICE BUILDING – MEETING ROOM
15 GILEAD ST., HEBRON, CT**

2009 NOV 23 P 3: 21
HEBRON TOWN CLERK
A. Thompson

RECEIVED

Members Present L.Preston, V.Avelis, J.Lesisko, P.Casarella, D.Moon
Members Absent: Bruce Raymond
Staff Present: Michael O'Leary
Guests Present: R.Anagnostis, J.Celio

V.Avelis called the meeting of the EDC to order at 7:00 p.m.

Approval of Minutes:

L.Preston moved to approve the October 19, 2009 minutes as presented. J.Lesisko seconded the motion and it carried, with D.Moon abstaining.

J.Lesisko moved to add to the agenda item "Discussion on 12 Main St." P.Casarella seconded the motion and it passed unanimously.

Discussion on 12 Main St. – J.Celio

J.Celio presented to the EDC a background summary regarding the development of 4 Main St., 10 Main St., and 12 Main Street. He noted the Town had paid for the paving of the parking area in these locations (4 Main Street and 10 Main St.) in exchange for public parking rights. J.Celio also stated a concept plan is being implemented in which a coffee/bake shop is going in on the first floor and a residential apartment will be on the second floor. Discussion ensued.

J.Celio presented map #70, which clearly depicts parcel #33. It was noted that the Town Engineer has put together a layout of design and engineer costs. The property owners did the prep work (the development plan) and the town took care of the pavement. It was noted that if the Town agreed to pay the paving cost for the parking areas (12 Main Street) they will not be liable for snow removal.

M.O'Leary reviewed the map depicting the layout of the parking area as it currently exists and showed what the expansion would look like. He indicated this will give the Town six months to discuss the concept and think about it.

V.Avelis stated the goal here is to have the plan in place so that when the time comes an agreement is already in place.

J.Celio stated there is a possibility of three to four more opportunities arising, which reflects the second phase of planning. A lengthy discussion followed.

P.Casarella moved that the EDC secretary send a letter of support and recommendation to the BOS (Board of Selectmen) that the Town would offer to pave eight (8) parking spaces on 12 Main Street in return for a public parking easement on the property. The property owners will do the prep work. L.Preston seconded the motion and the motion passed unanimously.

Secretary, J.Lesisko will write the letter and submit it to the BOS for their November 19, 2009 meeting. V.Avelis stated to include in this letter that the EDC recommends the BOS take action before the end of the month. It was also noted by V.Avelis that the agreement may not take place this fiscal year but can be appropriated to the next fiscal year rather than the calendar year.

Nominating Committee Discussion

M.O'Leary distributed copies of the By-Laws. The EDC reviewed the By-Laws noting that the officers nomination are to be made by a nominating committee chosen by the November meeting.

V.Avelis moved to nominate P.Casarella as the nominating committee. J.Lesisko seconded the motion and it unanimously passed.

V.Avelis moved that the nominating committee look to amend the By-Laws during this month (specifically look at 4.3.3.). D.Moon seconded the motion and it passed unanimously.

It was noted that EDC will revisit the entire By-Laws at their January meeting.

2010 Calendar Meeting Dates

J.Lesisko moved that the EDC will continue to meet on the third Monday of every month (excluding the months of January and February – due to a conflict with holidays- in which they will meet on the fourth Monday during these months and as for the month of August they will not meet at all), at 7:00 p.m. at the Horton House in the Conference room. L.Preston seconded the motion and it carried.

A calendar will be filed with the Town Clerk's office.

Tax Abatement Program Discussion

It was noted at the last meeting of the BOS, M.McCorrison stood up and asked that the EDC do something with the Tax Abatement program. M.O'Leary distributed packets that include the adopted policy along with examples from other Towns for the EDC to review. M.O'Leary also distributed copies of the Economic Development Incentive Plan (August 1997), along with 2004 EDC Memo.

The EDC reviewed and discussed the relevance of the issues being still valued today. V.Avelis recommended that they advise the BOS to act upon the 1997, 2001, 2004 EDC

ideas that had been presented and bring it up to date with the 2209 version. The EDC reviewed and discussed at length.

P.Casarella moved that 12-65 B under the adopted Incentive Program current statute , to strike current reference to Public Act 85-573 and replace it with Section 12-65 B of the Connecticut State Statutes. D.Moon seconded the motion and it passed unanimously.

V.Avelis questioned the second paragraph noting it is not specifically related to the Statute but an add on. She recommended to strike the second and third paragraph under A. Tax Assessment Freeze under PA 85-573. The EDC were in agreement to read over this document and be ready for further discussion at the December meeting.

Value of GIS System

V.Avelis suggested to call a Land Use Board Meeting and extend an invitation to the BOS. This may be done in the month of January at the Douglas Library where the EDC will host the forum. An open forum will be used to discuss the value of a GIS system.

R.Anagnostis noted that most Town's have found it important to have a strong IT department to manage and supervise the system. It was noted the Town has used RHAM in the past for their IT support. Discussion followed regarding organizing and facilitating a workshop in January to educate and receive feedback on how the GIS system can apply to all the departments.

It was also suggested to invite a speaker from CROGG/CIRC who can explain in detail how the GIS are being utilized in other municipalities. The EDC may choose to invite the vendor as well so that the audience gets both the practical and technical information. A workshop may be scheduled in the first quarter of 2010.

Budget

V.Avelis posed the question as to how much and what exactly are we budgeting for? It was determined that M.O'Leary will obtain budgeting information for the EDC members to review.

R.Anagnostis presented to the EDC an advertising email website that has contacted the Town of Hebron seeking to secure access to the Town's website. After some discussion all were in agreement that the company seeking to connect with Hebron which resides in the UK would not be a favorable choice. It was noted that the Town will not be able to control or manage the content that may become affiliated with the Town's website. It was determined to deny access to this offer.

The EDC discussed various ways and opportunities to offer benefits to the Hebron Businesses through the Town's website. Ways of reaching out to the local businesses to help promote each were addressed. V.Avelis asked R.Anagnostis to check into the feasibility of offering a pod cast service.

R.Anagnostis agreed to check into the website and offer suggestions to help promote businesses and get them actively involve with the links. R.Anagnostis agreed to research the costs associated with these ideas and report back to the EDC with his findings.


It was also noted that the original survey is getting to be quite dated and the goal posed was to define where Hebron is going and determine what type of businesses will survive.

It was determined that the EDC will come up with a plan of action to promote one business per month. A budget needs to be put in place to allocate promotion and publicity.

Adjourn

The meeting adjourned at 9:53 p.m.

The next meeting of the EDC is scheduled for December 21, 2009 at 7:00 p.m.


Sandra J. Kamis
Board Clerk

MEMO

TO: Carla Pomproicz, Town Clerk

FROM: Sandra J. Kamis, Board Clerk

DATE: November 17, 2009

RE: Hebron Economic Development Commission 2010 Meeting Dates

RECEIVED
2009 NOV 23 P 3: 27
CARLA POMPROICZ
HEBRON TOWN CLERK

Please be advised that the Hebron Economic Development Commission will meet on the third Monday of the month at 7:00 p.m. (with the exception of the months of January and February in which due to a conflict with holidays will meet on the fourth Monday of these months, and for the month of August they will not meet at all) at the Horton House Meeting Room, 15 Gilead Street, Hebron, CT.

The Schedule will be as follows:

January 25, 2010

February 22, 2010

March 15, 2010

April 19, 2010

May 17, 2010

June 21, 2010

July 19, 2010

August -no meeting

September 20, 2010

October 18, 2010

November 15, 2010

December 20, 2010

January 24, 2011