

**TOWN OF MONTVILLE**  
**Economic Development Commission**  
**Regular Meeting Minutes – November 19, 2018 – 7:00 p.m.**

1. Call to Order  
Chairman Hewitt called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance  
All stood and pledged the flag.
3. Roll Call  
Commissioners present were Mickey Gillette, Jim Toner, Christopher Napierski and Chairman Walter Hewitt. Also present was Town Council Liaison Jeff Rogers. Absent were Commissioners Karl Butzgy, Christopher DiNoto, and Brian Quinn. A quorum was present.
4. Alterations to the Agenda  
Motion by Commissioner Gillette; seconded by Commissioner Toner, to add agenda Item 8.c, Consideration and action to approve the 2019 Meeting Schedule and file with Town Clerk prior to January 31, 2019. Discussion: none. Voice vote, 4-0, all in favor. Motion carried.
5. Remarks from the Public regarding items on the Agenda (3-minute limit)  
Chairman Hewitt asked three (3) times for remarks. There were none.
6. To Consider and Act on a Motion to approve:
  - a. The Minutes of Special Meeting September 17, 2018.  
Motion by Commissioner Toner; seconded by Commissioner Gillette to approve the Special Meeting Minutes of September 17, 2018, as written. Discussion: none. Voice vote, 4-0, all in favor. Motion carried.
  - b. Meeting Minutes of Special Meeting July 16, 2018.  
Motion by Commissioner Gillette; seconded by Commissioner Toner to approve the Special Meeting Minutes of July 16, 2018, as written. Discussion: none. Voice vote, 4-0, all in favor. Motion carried.
  - c. Meeting Minutes of August 20, 2018.  
Motion by Commissioner Napierski; seconded by Commissioner Gillette to approve the Regular Meeting Minutes of August 20, 2018, as written. Discussion: none. Voice vote, 4-0, all in favor. Motion carried.
7. Unfinished Business
  - i. 125 Depot Road  
Town Councilor Rogers commented on the proposal for a windmill plant at this location.

ii. Montville Commons

Town Councilor Rogers asked Commissioner Toner for the contact information for the Utah based owner of the Commons with the intent to have the Town Council Chair send a letter about its vacancies. Commissioner Toner noted that in his telecom to the corporate office it was communicated to him they were willing to make deals but were negligent in returning calls. But, he said a letter from Corporate indicated that it had “exhausted all common avenues” for occupancy at the Commons. Chairman Hewitt commented that he also tried to contact corporate but per information he obtained at work he learned that the current rate for commercial rentals per square foot was approximately \$18. Commissioner Napierski noted that at a recent meeting with seCTer N. Cowser said EDC involvement is felt as being threatening.

b. EDC Website

i. Town of Montville – *No discussion*

ii. Facebook

Commissioner Napierski said that he would bring to the next meeting about the Facebook proposal but the Commission concurred that he move forward with it.

iii. seCTer

Chairman Hewitt said there no changes to discuss.

iv. Blog for EDC (Currently at <http://whewitt.com>)

Chairman Hewitt said that if the letter discussed previously by Commission Toner regarding agenda Item ii, Montville Commons, is found he would post it to the blog.

v.

1. To reconsider due to realization that port is not nearly as deep as we had been led to believe

Commissioner Toner spoke about the request for verification of the depth of the Town’s deep port that was found to be 19 feet, not 35 feet as it was originally thought to be. Considerations for use of the port include 1) anyone looking for a port with a depth of 19 feet and 2) having a conversation with the harbormaster.

2. May still be interest DECD is working with a company related to wind energy that is looking for 50+ acres on the water with good proximity to the New London port.

The Commission discussed the New London State Pier and the proposed windmill project in New London that may hinder access by large ships to the port. If the plans for New

London move forward, alternative locations for large ships will be needed such as the port in Montville. This item will be kept on the agenda for an update from Chairman Hewitt.

vi. Montville Commons

Commissioner Toner reported that six (6) of the eleven (11) retail spaces at the Commons are vacant. He explained that lessees have chosen to move instead of renewing their leases due to the cost of rent per square foot. He also said the Commons owner resides in Utah and has similar malls throughout the country. Commissioner Gillette asked what the EDC could do to help.

c. New Business Report.

Chairman Hewitt stated that per the email from Tiffany Williams there were no new businesses in the month of October.

d. 501(c)(3)

Chairman Hewitt asked the Commission if it had looked at the information he emailed concerning an economic development corporation that he said would need approval by the Town for consideration. He asked whether the Town had a grant writer to which Town Councilor Rogers said that most Town departments had one on staff. Chairman Hewitt explained that Mayor McDaniel was overbooked and was unable to attend the meeting but he said the topic of an economic development corporation was one he wanted to discuss with him. He questioned whether the Town would support (monetary support in-kind for grant writing), recognize the concept, value, work collaboratively, or feel threatened by the proposal. He also said he recognized the need of the Town for more resources, not taxes. Town Councilor Rogers suggested the need to build a presentation for the same that Chairman Hewitt said would be proposed to Mayor McDaniel and Town Council Chair McNally. The Commission engaged in discussion about business development and government versus business aspects of said development. Commissioner Toner suggested the development of a 1-2 page concept document that would outline the economic development corporation, where funds would be obtained, and its goals, stating that a lot of money was available for incubator. Chairman Hewitt commented, "a design incubator so it is self-sustaining."

8. New Business

- a. Opportunity Zones Workshop – Tuesday, November 27, 2018, 8:00 – 10:00 a.m.  
Norwich City Hall.

Register: <https://www.evenbrite.com/e/opportunity-zone-workshop-tickets-52326956335>

Chairman Hewitt reported that N. Cowser had sent an email about this event. He said the event is free but advance registration is required.

b. Budget.

Chairman Hewitt reviewed the proposed budget for 2019-2020. The need for additional business cards was also discussed.

Motion by Commissioner Gillette; seconded by Commissioner Toner to approve proposed the 2019-2020 budget. Discussion: none. Voice vote, 4-0, all in favor. Motion carried.

c. Approval of the 2019 Meeting Calendar.

Motion by Commissioner Toner; seconded by Commissioner Napierski to approve the 2019 meeting calendar and forward it to the Town Clerk by January 31, 2019. Discussion: none. Voice vote, 4-0, all in favor. Motion carried.

9. Townspeople and Business Feedback

a. Proposed Recipients for Business Recognition Award

The Commission discussed and chose recipients of the award for January – June 2019.

Motion by Commissioner Toner; seconded by Commissioner Gillette to present the EDC Business Recognition Award to the recipients for January – June 2019 and will remain anonymous until presented. Discussion: none. Voice vote, 4-0, all in favor. Motion carried.

10. Report from Town Council Liaison

Town Councilor Rogers commented on the following:

- The one (1) new business in October, Thames River Motor Cars, originally Sanford Motors in Norwich.
- Thanked the Commission for its work and said he appreciated and felt comfortable working with the Commission.
- Expand and the bar for the EDC Business Forum by beginning work for in December.
- To raise the benchmark by creating a flyer originally proposed by Commissioner Quinn by November 2019.
- Commented on a meeting he had with local legislators about an economic development forum concerning tourism with Montville, Norwich, New London, and Mohegan Sun with a suggestion for a multi-town bike trail.
- Create incentive for business to come to Montville—sell the Town.
- November 28, 2018, seCTer Annual Breakfast at the Port & Starboard in New London

Chairman Hewitt suggested a billboard on Route 2A for “selling” the Town.

11. Remarks from the Public (3-minute limit)  
Chairman Hewitt asked three times for remarks. There were none.
12. Remarks from the Commissioners and Town Council Liaison -- *None*
13. Adjournment  
Motion by Commissioner Toner; seconded by Commissioner Gillette to adjourn the meeting at 8:32 p.m. Discussion: none. Voice vote, 5-0, all in favor. Meeting adjourned.