

**AMENDED**  
**TOWN OF MONTVILLE**  
**Economic Development Commission**  
**Regular Meeting Minutes – January 22, 2019 – 7:00 p.m.**  
**Montville Town Hall – Room 203**

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, Christopher Napierski, Jim Toner (7:10 p.m.), and Chairman Walter Hewitt. Also present were Mayor Ron McDaniel, Town Councilor Rogers and Town Council Chairman Tom McNally. Absent were Commissioners Karl Butzgy, Sheelagh Lapinski, and Brian Quinn. A quorum was present at 7:10 p.m.
4. Alterations to the Agenda -- None
5. High Level Discussion with Mayor Ron McDaniel (Points we hope to touch on):
  - a. 125 Depot Road (a/k/a “Rock 10” for “Montville’s Port”) A 19-foot deep slip does not seem to be enough to interest the port authority, but it might still be important for DECD and the plans for Wind Farm development.  
Mayor McDaniel spoke of the interest and viability of the project hampered by a need for rail improvement repair of the leaking Oxoboxo Dam. He talked about the potential for flooding of other dams and Route 32 explaining that the developer must submit a plan for approval by DEEP for repairs. He also said the port would be best suited for imports and exports adding no dredging had been done for years.
  - b. Desired direction for EDC going forward. (Blight, data collection were mentioned in the past but the Commission was not clear regarding how they might in fact approach such issues or if they would fit the Commission’s charter.)  
Mayor McDaniel stated that the EDC was doing the job of recognizing business potential for the Town to fill empty spaces on Route 32. He also mentioned infrastructure to Route 85 to push forward water, sewer, and gas. Chairman Hewitt asked how the EDC could support these efforts, Mayor McDaniel said by determining how not to inhibit business and to support the Eastern Investment Board that is working on a study on how to get workforce housing. Commissioner Toner gave a 19-page executive summary with detailed information concerning Montville that Chairman Hewitt will review. Chairman Hewitt spoke about an economic development corporation for Town development purposes given the limited time of commissioners have as volunteers and posed the idea of putting together a steering committee to explore the same. Mayor McDaniel commented EDC’s are typically in urban areas, not rural areas. He mentioned tax incremental finance zones whereby taxes are paid up front by developers. Town Councilor Rogers referenced the upcoming housing developments on Maple Avenue and Fitch Hill and asked how to remedy the vacancies on Route 32 referencing his discussion with Greater Norwich

Chamber of Commerce and the how Commission could help the Town. Mayor McDaniel spoke of his relationship with the Southeastern CT Chamber of Commerce Chairman Sheridan stating finding proper space is the incentive for growth and developers come to Town often *but said the Mohegan Tribe is unwilling to assist*. Referencing Mayor McDaniel and his party, Town Councilor Rogers asked how to develop a partnership with those who come to Town and go to the casino. Chairman Hewitt asked how it would be possible to market the Town that the Commission discussed in detail.

c. Town employee participation with EDC

Chairman Hewitt commented he understood Town Planner Vlaun used to attend EDC meetings. Town Councilor Rogers stated the EDC needed direction and asked what the EDC had accomplished. Commissioner Toner replied the Commission has tried to connect with new businesses and added he is the only one on the Commission who is retired. He also spoke about Commissioner Napierski's work with the website. Chairman Hewitt said an economic development corporation would require full staff working 9 a.m. -5 p.m. to promote Town growth. Discussion followed by Mayor McDaniel about water, sewer, and utilities on Route 85, access to I-95, and safety improvements by the State on Route 85. Commissioner Toner spoke about the need for contact with legislators and visits to Hartford.

d. Outlook for 2019 and beyond

Mayor McDaniel commented he would follow up with Town Planner Vlaun about meeting with the Commission, possible EDA funds for and review of rural 501(c) (3)'s; speak with the Mohegan Tribe about obtaining feedback on businesses leaving the casino; and provide updates regarding Rock 10.

6. Remarks from the Public regarding items on the Agenda (3-minute limit)

Chairman Hewitt asked three (3) times for remarks. There were none.

7. To Consider and Act on a Motion to approve:

a. The Minutes of Regular Meeting of December 17, 2018.

Motion by Commissioner Gillette; seconded by Commissioner Toner to approve the Regular Meeting Minutes of December 17, 2018, as written. Discussion: none. Voice vote, 4-0, all in favor. Motion carried.

8. Unfinished Business

a. EDC Website

i. Town of Montville

Commissioner Napierski stated there were no changes to report but that he does provide content to the Town IT Department. Chairman Hewitt commented there have been a lot of comments from the pictures on the site. Town Councilor Rogers said the Town's website is in need of help

ii. Facebook – *No report*

iii. seCTer

Commissioner Napierski commented on the better relationship with seCTer although he said they have not made a lot of progress with their updated website but are adding statistics. Chairman Hewitt asked if he had forwarded an email from N. Cowser regarding the CT Department of Economic Development that is launching a new website. He said he would forward the email to the Commission. Commissioner Toner commented that seCTer has been involved in the Hartford Boat Show to the Mohegan Sun Convention Center, discussions on town housing development, and the promotion of STEM due to the Sub Base and Electric Boat expansion.

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

Chairman Hewitt commented he should do more to use the blog which he needs to work on.

c. New Business Report.

Comment was made that the December report was not received. Town Councilor Rogers said he will try to get it.

d. Potential formation of a Montville Community Development Corporation – 501(c) (3)

This item was discussed under Agenda Item 5.b. Town Council Chairman McNally said he felt the next development area would occur on Galvin Lane.

9. New Business

2019 Small Business Forum Event Planning

Commissioner Toner commented that work on the Forum should begin soon and asked whether the Commission wanted to follow the same format as last year's--how to start, grow, fund, and deal with bureaucracy when creating a new business--or do things differently with those who are already entrepreneurs. Town Councilor Rogers asked if Town Planner Vlaun could assess the Town for new businesses and seek help from seCTer to help with mailing list. He also suggested assistance from the two (2) area Chambers of Commerce with the Forum target audience looking for space and property. Commissioner Napierski suggested increasing the time for the Forum such as a half-day 4-hour session and possibly changing the venue. Town Council Chairman McNally proposed a series of workshops on how to develop and LLC, how to create a business plan, and how to obtain financing. Per discussion, the Commission proposed a full day session with general information for the first half and resources for the second half. Commissioner Toner and Town Councilor Rogers will meet with the two (2) Chambers and seCTer, find target items to present and provide resources to start and grow a business serially, not simultaneously, and develop a draft plan of the Forum for review by the Commission.

b. Businesses leaving Mohegan Sun – Opportunity to them to Rte. 32?

This item was discussed under Agenda Item 5.d.

10. Townpeople and Business Feedback
  - a. Proposed Recipients for Business Recognition Award  
Chairman Hewitt commented the Commission had previously voted on the list of recipients to June 2019 and confirmed the recipient for February that will remain anonymous until the presentation.
11. Report from Town Council Liaison

Town Councilor Rogers reported he met with Angela Adams of the Greater Norwich Chamber of Commerce concerning small business development. He also reported on housing developments on Maple and Fitch Avenues that have been vetted by WPCA. Town Councilor Rogers also asked the Commission to visit Oakdale Pizza on January 23 as their appreciation of the Business Award they received.
12. Remarks from the Public (3-minute limit)

Chairman Hewitt asked three (3) times for remarks. There were none.
13. Remarks from the Commissioners and Town Council Liaison

Commissioner Napierski reported his availability for the forum may be iffy due to the impending birth of his baby.
14. Adjournment

Motion by Commissioner Toner; seconded by Commissioner Gillette to adjourn the meeting at 8:55 p.m. Discussion: none. Voice vote, 4-0, all in favor. Meeting adjourned.

Respectfully submitted by,

Gloria J. Gathers  
Recording Secretary, Town of Montville