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TOWN CLERK'S OFFICE

Town of Seymour Economic Development Commission

Minutes
Tuesday, May 6, 2008
7:00 pm – Flaherty Room

Members Present: Jon Szuch, Rosalie Averill, Michael H. Horbal, Ted Holly, Marietta Sabetta, Joseph Cass, and Ron Balabon arrived @ 7:30 pm. Michael H. Horbal, left to attend another meeting at 8:05 PM

Others Present: John Criscuolo, Economic Director, Nancy Onofrio, Economic Secretary, and Lauren Garrison, New Haven Register

- Meeting called to order by Chairman Jon Szuch at 7:00 pm
- Everyone saluted the Flag and stated the Pledge of Allegiance

ITEM # 3 – First Selectman Comments

First Selectman, Robert J. Koskelowski not present.
No action taken

ITEM # 4 – Approval of Tuesday April 8, 2008 Minutes

Motion to approve minutes with one change: under Directors Report 'The ED Director continues to attempt contact with Olin Corp. manager, with no success.'

Motion: Rosalie Averill

Second: Michael H. Horbal

Vote: 4-Yes (Michael H. Horbal, Rosalie Averill, Ted Holly, Joe Cass) 0-No
2-Abstain (Jon Szuch, Marietta Sabetta) 0-Disqualified
1-Not Present (Ron Balabon)

ITEM # 5 – ED Director Report

Met with Tom Tkacz from Seymour Lumber who has just closed his business last week. Discussed plans to develop his property with the possibility of medical offices. Also met with Alex Budzinski from Housatonic Wire who is looking to develop or sell his property. New prospect for car wash on Derby Avenue to take over Joe Mocki's project. We referred them to Bob Looker and they are now working on design to meet Planning and Zoning criteria. Planning on having two base car-wash up and running by the end of summer. Met with George Temple, Town Counsel and Joe Kusiak, Assessor, to discuss Tri-Town Plaza.

As part of our business retention plan met with business owners from the Industrial Park. So far we have met with Basement Systems, MPI, Casperi, Precision Aerospace, Vernier Metal. Actively seeking to meet with the rest of the business owners in the Park and will continue to do so until we meet anyone who will see us. So far the common concern is the condition of the road during the winter, better and quicker clearing of the road during storms.

Second issue is the condition of the road from Route 67 up to the park. The First Selectman is working closely with the Director of Public Works to repair the bottom of the hill and the curbing. The First Selectman has also committed to help improve with signage to identify the Industrial Park. Continue to communicate and work with Tom Haynes. Vin Daddio's land on Derby Avenue is up for sale. CVS is still working with DOT to agree on traffic plans. Similar issue with the Walgreen's Project. Awaiting for DOT to approve plans. Continue to have Downtown Merchant Meeting. Met with the owner of 26 Main Street Café and helped them get some outside sitting. Also discussed with Lou Regina the next phase of his Starbucks Plaza project, but he is focusing on solving the CVS issue first. Met with Roger Ludwig from Coldwell Banker about Kerite parcel of land across from Main Street to see if the Town had some interest in buying. Keep updating list of available Business space. Keep contact with Brian Nesteriak. We have been made aware of graffiti on the Walgreens wall and we have talked to the land owner and he is taking care of it. Discussion about different options to keep Slickbar in town. Discussed ideas and steps to create a town guide. Plan possible joint meeting with all departments involved to have a comprehensive guide for all businesses to refer to.

Motion to allow Economic Development staff to spend up to \$400.00 out of Economic Development Commission General Supply line item to be transferred to Economic Development General Supply.

Motion: Michael H. Horbal Second: Joseph Cass

Vote: 7-Yes 0-No 0-Abstain 0-Disqualified 0-Not Present

ITEM # 6 – Update for Annual Business to Business Forum and EDC Forum
Not a big response for the Business Gathering. Some options for next year concentrating our efforts to downtown and Silvermine Industrial Park and using email to get to everybody. Try to get newspapers more involved.
No action taken

ITEM # 7 – Discuss New Haven Copper Concept Plan
Board reviewed Michael H. Horbal concept plan on how to develop the New Haven Copper Site.
No action taken

ITEM # 8 – Discuss CERC Membership
Motion to approve \$500.00 for CERC Membership.
Motion: Joseph Cass Second: Ron Balabon
Vote: 5-Yes (Jon Szuch, Ted Holly, Marietta Sabetta, Joseph Cass, Ron Balabon) 0-No 1-Abstain (Rosalie Averill) 0-Disqualified 1-Not Present (Michael H. Horbal)
Rosalie Averill abstained from making any comments and participating in any discussion.

ITEM # 9 – Chairman Report
Comment about the email sent on April 3rd, 2008 about having the town and school investing into solar panels to help alleviate the rising cost of heating oil. Chairman just highlighted numerous articles in the news concerning the

Nancy Onofrio

From: Jon Szuch [jon.szuch@comcast.net]
Sent: Tuesday, April 08, 2008 1:59 PM
To: Bob Koskelowski; Trisha Danka; Maryann Mascolo
Cc: Michele Pavlik; Ronald Balaban; John Criscuolo; Nancy Onofrio; Deirdre Caruso
Subject: Fw: i think the town should look into this.....

Bob/Maryann - am in San Francisco and look what pops up on email - see below - this is what I was discussing with you at the EDC forum and subsequent email letter I sent out to the group last week. The town and school system should go GREEN as much as possible on our largest buildings. Jon

reply to jon.szuch@comcast.net

-----Original Message-----

From: tedholly@comcast.net

Date: Tue, 08 Apr 2008 20:52:47

To: jon.szuch@comcast.net, "Jon Szuch" JSzuch@healthscienceusa.com

Subject: i think the town should look into this.....

Hey Jon: I believe this is what we were talking about for the Seymour schools. Thule received grants and the schools should look into it also!!!

Thule to Install 318-Kilowatt Solar System on Roof of Seymour, CT US Headquarters
PRNewsWire News Releases
Published: 04/08/08 09:29 AM EDT
Released By:
Thule, Inc.

Company Expands Green Initiative with Solar Photovoltaic (PV) Integration by American Capital Energy

SEYMOUR, Conn., April 8, 2008 /PRNewswire/ -- Thule, Inc., the world leader in the manufacturing of transportation accessories including vehicle roof rack systems, innovative RV solutions and truck racks and boxes for professional contractors, today announced that a 318-kilowatt (kW) DC solar photovoltaic (PV) system will be installed by North Chelmsford, Massachusetts-based American Capital Energy on the roof of Thule's Seymour, Connecticut US headquarters.

"We are experts in maximizing a vehicle's roof space and we are pleased to be able to use our building's roof space to reduce and stabilize our energy cost," said Fred Clark, President of Thule, Inc. "This installation represents yet another step Thule is taking to minimize our energy footprint. We have made substantial improvements in lighting, maintenance and operations over the past few years to achieve significant energy savings. We encourage our employees to ride bikes to work and provide facilities for those who do so -- leading to Thule being recognized as an industry leader in going green by Bicycle Retailer and Industry News. In deciding to move forward with going solar at our facility we chose American Capital Energy as our integrator because of their extensive and proven experience in large commercial solar projects," concluded Mr. Clark.

The Thule solar PV system will consist of two separate arrays with a total of 1,876 solar panels. The PV system will supply an estimated 324,800 kWh annually, or about 26% of the facility's total electrical needs. Thule will be hosting the system under a power purchase agreement (PPA), where Nautilus Solar Energy, LLC, a developer of distributed generation and utility scale solar power projects, will own the solar system and Thule will purchase energy produced at a fixed price below current utility rate. This allows Thule to stabilize its energy costs and Nautilus to receive federal tax incentives, rebates and renewable energy credits associated with the project. The Connecticut Clean Energy Fund's (CCEF) On-site Renewable Distributed Energy (DG) Program is providing a \$1.3 million grant

to subsidize the system.

"Thule will enjoy two distinct advantages by using the power purchase agreement model to go solar -- controlled energy cost and minimal capital investment," stated Tom Hunton, President of American Capital Energy, the company designing and installing the Thule system. "We look forward to working with Thule, Nautilus Solar Energy and the CCEF to provide Thule with a system that will generate low cost electricity for a minimum of 25 years."

Connecticut Governor M. Jodi Rell commented, "Once the Thule solar PV system is installed, Connecticut as a whole will benefit from reduced demand on the grid and greenhouse gas reduction. I am delighted that many of our resident businesses have been eager to embrace clean, renewable forms of energy generation. They are to be congratulated for their environmental stewardship and resolve to make a difference."

James Rice, CEO of Nautilus Solar Energy, LLC, applauds both Thule and the CCEF for their commitment. "Nautilus Solar is very excited to provide renewable energy to Thule for many years to come. Their leadership will reduce dependence on fossil fuel, demand on the distribution system and greenhouse gas emissions."

About Thule Inc.

Thule Inc. is a wholly owned subsidiary within the Thule Group. It is the leading US manufacturer of transportation accessories with production sites in Seymour, CT, Chicago, IL, Perry, FL, Thomasville, GA and Blackwell, TX. Thule's extensive product line features multi-purpose roof racks, roof top boxes, rear mount racks, truck boxes, side steps and accessories for transporting and organizing outdoor equipment (Thule), professional contractor equipment (Thule Professional and UWS) and recreational vehicles (Thule SMART RV). For more information visit www.thuleracks.com.

About American Capital Energy

American Capital Energy provides full-service solar energy project integration and installation for large commercial enterprises. The company is committed to furthering the utilization of solar energy by America's most forward thinking companies by offering customized turnkey solar systems designed for long term performance and verifiable return on investment. For more information, visit www.americancapitalenergy.com.

About the Connecticut Clean Energy Fund (CCEF)

CCEF was created by the Connecticut General Assembly and is funded by the electric ratepayers. CCEF's mission is to promote, develop and invest in clean energy sources for the benefit of Connecticut's ratepayers in order to strengthen Connecticut's economy, protect community health, improve the environment, and promote a secure energy supply for the state. CCEF is administered by Connecticut Innovations, a quasi-public authority. For more information on CCEF, please visit www.ctcleanenergy.com.

About Nautilus Solar Energy, LLC

Nautilus Solar Energy, LLC is a leading electric power company that develops, constructs, finances, owns and operates distributed generation and utility-scale solar electric systems. Under long-term power purchase agreements, Nautilus Solar provides commercial, government, non-profit and utility customers low-cost renewable energy. The company has projects in operation, construction and development in the Northeast, Southwest and Western US. For more information on NSE, please visit <http://www.nautilussolar.com>.

Source: Thule, Inc.

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*ECONOMIC DEVELOPMENT DIRECTOR UPDATE
MAY 6, 2008*

- 1. MET WITH LOCAL BUSINESS OWNER/ELECTRICAL CONTRACTOR*
- 2. MET WITH PROSPECTIVE BUSINESS OWNER (car wash)*
- 3. MEETING WITH ATTY. TEMPLE REGARDING TRI-TOWN PLAZA*
- 4. BEGAN SERIES OF MEETINGS WITH SILVERMINE BUSINESSES
SO FAR: BSMT. SYS., MPI, CASPERI, AERO SPACE, XAMAX, VERNIER
METAL*
- 4a. LETTERS HAVE BEEN SENT TO OTHER BUSINESS IN SILVERMINE*
- 5. MET WITH OWNER OF HOUSATONIC WIRE*
- 6. MET WITH TOM HAYNES*
- 7. CONTINUE TO WORK ON CVS PROPOSED SITE WITH DEVELOPER*
- 8. SPOKE WITH VIN DADDIO REGARDING DERBY AVE PROPERTY*
- 9. CONDUCTED D.T. MERCHANT MEETING*
- 10. MET WITH OWNERS OF 26 MAIN CAFÉ*
- 11. TELEPHONE MEETING WITH LOU REGINA REGARDING STARBUCKS
PLAZA, NEXT PHASE*
- 12. MET WITH REALTOR REGARDING KERITE PARCEL ACROSS TRAIN
TRACKS*
- 13. MONTHLY UPDATE TO AVAILABLE BUSINESS SPACE*
- 14. CONTACTED BY BUSINESS OWNER LOOKING FOR SPACE*
- 15. SPOKE WITH BRIAN & JOE NESTERLAK JR.*
- 16. SENT LETTER TO WALGREENS PLAZA OWNER RE: GRAFITTI REMOVAL*
- 17. MET WITH PETE ZHIEL FROM SLICK BAR*
- 18. SENT LETTER TO NH COPPER REQUESTING STATUS OF PROPERTY*
- 19. TELEPHONE CALL FROM PROSPECTIVE BUSINESS OWNER*
- 20. RECEIVED EMAIL FROM COMM. REALTOR REGARDING AVAILABLE
PROPERTY*
- 21. NANCY TO UPDATE ON THE GUIDE FOR TOWN DEPT. PROCEDURES*