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## Town of Seymour Economic Development Commission

Minutes  
Tuesday - June 3, 2008  
Flaherty Room

Members Present: Jon Szuch, Ted Holly, Marietta Sabetta, Rosalie Averill

Members Not Present: Michael H. Horbal, Joseph Cass, Ron Balabon

Others Present: Al Yagovane, Board of Finance, Paul Roy, Board of Selectmen

- 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 May 6, 2008 Minutes

Motion to approve minutes from May 6, 2008.

Motion: Rosalie Averill      Second: Marietta Sabetta

Vote: 4-Yes (Jon Szuch, Ted Holly, Rosalie Averill, Marietta Sabetta)

0-No      0-Abstain      0-Disqualified      3-Not Present

(Michael H. Horbal, Joseph Cass, Ron Balabon)

Motion Carries.

### ITEM # 5 - ED Director Report

- Two potential parties interested in a parcel up at the industrial park. Working closely to assist in the process.
- Housatonic Wire Co. - Alex Budzinski is looking to sell. Asking price \$1.6M for 4.5 acres. Have contacted Haynes as possible buyer. Discussed vision for the lot: medical offices, nice retail boutiques and restaurant with upper deck overlooking the falls. Focus on capitalizing on the location. Contact culinary schools to see if any graduates are interested in opening a restaurant.
- Both CVS and Walgreen's Projects still awaiting DOT approval.

- Meeting with owner of parcel of land located on Route 67 and Cogwheel. Will discuss plans to develop the parcel.
- Daddio property on Derby Avenue is available for sale. Asking price is \$7 million for 67 acres. The site needs to be excavated before it can be developed and estimated cost is to prep the site is between \$25-40 million.
- Town is still in court with Tri-Town Plaza over the assessment. According to owner Ron Spector he is actively pursuing to rent the plaza.
- Seymour Lumber is available for development. Owner Tom Tkacz wants to keep the 1 acre property in the family. Possibility to develop the site with medical offices.
- Second parcel at Starbucks Plaza available for development.
- Carwash project on Derby Avenue is no longer underway.

ITEM # 6 – Recap of Annual Business to Business Forum

The event was not as successful as the Commission hoped. All members present agree that we should host the event one more year and be a little creative with reaching out to businesses and use e-mail and formal town mail to get a better response.

In attendance at the Forum were the following businesses:

Housatonic Wire – Alex Budzinski  
 Xamax Industries – Martin Weinberg  
 Seymour Janitorial – Liz & Ted Holly  
 MAD Solutions LLC – Brian & Dave Sciaraffa  
 Kirk Products – John Viets  
 Cars on Location – Howard R. Enquist  
 Allen's Plumbing Supply – John Allen  
 Action Realty – Nickie O'Toole

Others Present: the entire Economic Development Commission, Board of Finance Members Michele Pavlik, Trisha Danka, Peter Jeziorny, Bill Paecht, and Board of Ed Member Bruce Baker.

ITEM # 7 – Discuss New Haven Copper Concept Plan

A map from Michael H. Horbal was passed around showing all available parking spaces in the area between Rt. 67 and Broad Street. Again discussed the possibility of acquire the parking lot across New Haven Copper.

ITEM # 8 – Chairman Report

Chairman Jon Szuch highlighted few articles in the news.  
 No Action Taken.

ITEM # 9 – Public Comment

Resident and Board of Finance Al Yagovane, 27 Washington Avenue, recalled plans that were in the works for a museum to come to town. Also the DARP Proposal from the seventies was discussed and the possibility of revisiting the proposal or to use it as a starting point to develop a new proposal for the Derby Ave. stretch.  
No Action Taken.

ITEM # 10 – Update New Business & Projects in Seymour – EDC Team  
No Discussion.  
No Action Taken.

ITEM # 11 - Correspondence Update  
No correspondence.

ITEM # 12 – Adjournment

Motion to Adjourn at 8:12 pm.

Motion: Rosalie Averill                      Second: Marietta Sabetta

Vote: 4-Yes ( Jon Szuch, Rosalie Averill, Marietta Sabetta, Ted Holly)

0-No              0-Abstain              0-Disqualified              3-Not Present

(Michael H. Horbal, Ron Balabon, Joseph Cass)

Motion Carries.

Respectfully Submitted by

Reviewed by

Nancy Onofrio  
Recording Secretary

John Criscuolo  
Economic Dev. Director

#### Possible Developments

There are two parties possibly interested in a parcel of land at the industrial park.

Housatonic Wire is looking for buyers. Asking price is \$1.6mil for 4.5ac.

CVS and Walgreens remain at DOT for approvals.

The owner of a parcel of land located at Rte 67 & Cogwheel would like to develop the site. Will meet on June 4<sup>th</sup>.

The Daddio property on Derby Ave is for sale, asking \$7mil for 67 ac.

Tri town remains available and according to the owner he is trying to rent the two vacant buildings.

Seymour Lumber is available for future development.

Starbucks plaza, second parcel is available for development.

Possible carwash