

DISCUSSION NOTES
Economic Development Commission
Wednesday, September 15, 2004
Town Council Chambers
7:30 p.m.

1. **Call to Order:** Chairman Al Clemente called the meeting to order to 7:35 p.m.

Members Present: Al Clemente, Kevin Grant, Jim Mahoney, Economic Development Coordinator and Jim Greening

Members Absent: Dawn Pearson

Guests: Town Manager, Karl Kilduff and Councilor Joanne Wentworth

2. **Approval of Previous Minutes:** Due to a lack of a quorum, minutes could not be approved.
3. **Economic Development - Staff Report:** The Town Manager, Karl Kilduff advised the committee that the Council tabled the proposed Tax Abatement Policy and stated that the abatement threshold for new construction was too low. The committee discussed the type of incentive and the need to balance a desire to encourage large development with the need to support small businesses. The Commission voted to increase the new construction threshold to \$200,000 with the flexibility to consider a lower construction value if the project serves a public policy benefit. The change was approved unanimously with a motion by Kevin Grant, seconded by Al Clemente.

Jim Mahoney spoke about Business Visitation. Jim Mahoney mentioned that he stops by the businesses without an appointment and that system seems to work. Businesses are happy that there is a business visitation program in place. Jim Mahoney passed out the business retention interview format with questions that pertain to businesses. Jim Mahoney passed out a letter to Realtor in the Town explaining CERC is working with the Town of North Branford in finding available commercial property that is for sale or lease. Jim Mahoney also passed out his monthly report stating his economic development activities for the month of August.

Implementation of Economic Development Strategy: The revised Tax Abatement Program Policy Statement will be presented to the Town Council on September 21 for possible action.

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5. **Any Other Items Member May Wish to Discuss:** The Community Day will held on Saturday, September 18th at the Memorial Field. This event will be rain or shine. No rain date has been put in place. To date there are 25 businesses participating along with door prize.

Chairman Al Clemente introduced and welcomed Jim Greening to the Economic Development Commission. Jim Greening was appointed the Commission due to Judy Murphy resignation.

6. **Adjournment:** The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Gina A. Cox
Secretary

Cc: Town Clerk, EDC Members, Town Manager, Karl F. Kilduff, Mayor Michael Doody, Town Planner, Carol Zebb, Councilor Joanne Wentworth, Marie Burkle and Steven Montesano

AGENDA
Economic Development Commission
Monday, October 4, 2004
909 Foxon Road
Town Council Chambers
7:30 p.m.

1. Call to Order and Roll Call
2. Approval of Previous Minutes
 - a. February 2, 2004
 - b. March 1, 2004
3. Economic Development - Staff Report
4. Any Other Items Members May Wish to Discuss
5. Adjournment

NOTE: Please call the Town Manager's Office (484-6000) by Monday, 2:00 p.m. if you cannot attend.

Cc: Town Clerk, EDC Members, Mayor Michael Doody, Town Manager, Karl F. Kilduff, Town Planner, Carol Zebb, Councilor Joanne Wentworth, Marie Burkle, Steven Montesano, Brian Miller, CERC and Jim Mahoney, CERC