

**WATERFORD ECONOMIC DEVELOPMENT COMMISSION**

**APRIL 16, 2014 REGULAR MEETING**

**LOUISE T. APPLEBY CONFERENCE ROOM**

**6:30 PM**

**MEMBERS PRESENT:** Chairman Rodney Pinkham, Peter Karpinski, Richard LaCombe

**MEMBERS ABSENT:** None

**STAFF PRESENT:** None

1. CALL TO ORDER/APPOINTMENT OF ALTERNATES

A quorum was established and Chairman Pinkham called the meeting to order at 6:33 PM.

2. APPROVAL OF MINUTES

**MOTION:** Motion made by R. LaCombe, seconded by P. Karpinski to approve the minutes of the March 26, 2014 special meeting

**MOTION:** Friendly motion made by P. Karpinski seconded by R. LaCombe, to amend the minutes to move discussion regarding new membership from heading "Waterford Division CoC of Eastern CT" to the "WEDC Membership" heading.

**VOTE:** 3-0

**VOTE ON MINUTES AS AMENDED:** 3-0

3. COMMISSION PROJECTS AND INITIATIVES

- Economic Development and Policy Advancement

- Downtown Destination & Jordan Village Study

R. LaCombe continues to investigate kitchen incubators with similar setups to the one envisioned at the old Big Y property. He is considering attending an upcoming 'Main Street CT' seminar for additional information.

Chairman Pinkham briefed the commission on the Jordan Village steering committee meeting, which occurred on Monday April 7.

- Energy (C-PACE)

Chairman Pinkham continues to work with CEFIA to promote C-PACE.

- Impact of Taxes

It was noted and discussed that in the latest property assessment appeal hearings that the town's 2012 revaluation of commercial property values in the eastern end of Boston Post Road showed a small increase/reduction in property values. With further analysis this would possibly equate to a reduction in business property income.

Chairman Pinkham agreed to contact the Assessor's Office to get a synopsis of the commercial assessment process/income valuation approach.

- Infrastructure

- Microgrid

Chairman Pinkham reported that he had lengthy and productive conversations with both Pace Center for Energy & Climate (Pace) and Connecticut's Clean Energy Finance & Investment Authority (CEFIA). Pace is coordinating the use of CEFIA's Commercial & Industrial Property Assessed Clean Energy (C-PACE) pre-application process to gather energy use information in the microgrid district.

The information collected will be supplemented by CL&P and combined with the project map for use in the feasibility study. The map itself will be provided by Waterford's Planning Department later in the month.

Chairman Pinkham agreed to contact UConn (at their request) in the near future and determine how they might participate at this point in the concept study.

- Review of Utility Commission Activity

Chairman Pinkham reviewed the Waterford Utility Commission agenda and discussion from their April 15 regular meeting.

It was discussed that the WUC had inadvertently missed charging for multiple meters at several businesses in Town, and would be required to charge back-bills since services were rendered.

Discussion continued on a mechanism to reimburse private developers for the installation of water and sewer lines that result in further development advantageous to the Town. A planned meeting between WUC, Finance Department and Town Council was cancelled due to illness and will be rescheduled.

- Transportation

Nothing new to report.

- Business / Government Relations & Operations

- Commercial Properties Database (GIS Interface)

GIS update continues.

- Budget Proceedings (BOS, BOF, RTM)

Budget cleared the BOF on March 10, that board reduced the budget by \$ 200. Next step in the process is the RTM's budget meeting in May.

- Promotional Package

Promotional bags have been ordered from Sportees. C-PACE fliers have been received to include with contents of the bag.

- Resource Organizations & Personnel

– Waterford Division CoC of Eastern Ct

The Chamber has commenced a program of sending a welcome note to new members. Chairman Pinkham has sent several of these notes to Waterford and regional businesses.

– WEDC Membership

Nothing new to report

4. DEVELOPMENT PROJECT STATUS

The development project status report was reviewed and discussed by the Commission.

It was noted that the Commission would like to review plans for the condo development at the site of the old drive-in on Boston Post road.

5. PAYMENT OF BILLS - NONE

6. CORRESPONDENCE – NONE

7. OTHER BUSINES - NONE

8. ADJOURNMENT

**MOTION:** Motion made by P. Karpinski seconded by R. LaCombe, to adjourn the meeting at 7:55PM

**VOTE:** 3-0

Respectfully submitted,

Rodney Pinkham, Chairman  
Economic Development Commission