

# TOWN OF DURHAM

## **Economic Development Commission P.O. Box 428 Durham, CT 06422**

### **Minutes**

#### 1. Call to Order

The special meeting of the EDC was held on Tuesday, December 11, 2007 at 7 PM, at the library lower level, both the Chair, Rick Hanley, and the Secretary, Carl Montagano, being present. The chair welcomed the group at approximately 7:15pm.

#### 2. Roll Call

The following board members were present: Peter Cascini, Jerry Lipchus, Ona McLaughlin and Diana McCain. Gary Sheldon was absent.

#### 3. Approval of Minutes

The minutes for EDC meetings on 11/27 were approved unanimously.

#### 4. Correspondence

There was no correspondence to discuss.

#### 5. Old Business: Silver Eagle Development Project Presentation

- Don Klepper-Smith presented the Fiscal Impacts of Galaxy Development Project to, and fielded questions from the EDC. Don concluded that the project makes sense for Durham from an economic and fiscal standpoint.
- Attorney John Corona also spoke on behalf of the developer, advising there was no commitment from any retail grocer, nor were there any commitments for the 1-6 retail spaces in the smaller buildings.
- Rick Parmalee addressed the commission. Rick thought Don's presentation was a good presentation, and looked forward to hearing him speak again. Don also discussed the NIMBY concept (Not In My Back Yard). Rick stated that many Durham residents want the tax revenue, but do not want the businesses that generate it.
- Hugh Curley addressed the commission. Hugh would like to see the post office in the small retail buildings.
- Attorney Corona mentioned that one use of the small retail buildings could be for the town to lease it for a senior center.
- Joe Pasquale addressed the commission. Joe asked if the applicant is asking for the EDC to take a position on the project. Attorney Corona responded that he wants the EDC to understand the project, and speak favorably about it. Joe cautioned the EDC re: endorsing a project without criteria, and a process. While most commissions use a public hearing,

'we got a one-sided sales pitch'.

5. Old Business: CERC Draft Economic Development Strategy:

- Marge Stahl addressed the commission. Marge found the draft strategy interesting, and was impressed by the scope, but felt the Silver Eagle project did not fit well with the strategy, in particular, the character of the town.
- MaryAnn Boord addressed the commission. Maryann's feedback on the draft strategy resulted in the following:
  - The Chair, Rick Hanley moved that the Village District recommendation and references be removed from the strategy. The motion was unanimously approved.
  - See attachment for additional comments from MaryAnn:



"EDC draft strategy  
feedck from M Boord.

- The group tabled a discussion for next meeting on whether a goal of the strategy should be job creation.

5. 2007/2008 EDC Budget discussion (continued from 11/27)

- 2008 Budget Proposal. The group discussed a proposed EDC budget as follows:
  - \$550 for CERC Sitefinder service.
  - \$250 Postage and mailing
  - \$1,500 produce annual business survey.
- Rick will obtain an estimate of CERC's consulting time to implement some of the items in the strategy, and present to the group at the next meeting.
  - Web Site Update: Jerry Lipchus. Discussion was postponed until the next meeting.

6. New Business

- Ona McLaughlin moved that the group approve the following 2008 EDC Regular Meeting Calendar. The motion passed unanimously.
  - 1/22, 2/26, 3/25, 4/22, 5/27, 6/24, 7/22, 8/26, 9/23, 10/28, 11/18, 12/16

7. Adjournment:

The meeting adjourned at approximately 10:00pm

Next Meeting: 7:00 PM, on January 22<sup>nd</sup> at the Durham Library, Lower level.

Prepared by:

Carl Montagano, Secretary, EDC  
860 349-1132  
carlmontagano@comcast.net