

ECONOMIC DEVELOPMENT COMMISSION
Minutes of the Meeting of
March 28, 2007

PRESENT

Members: Chairman Robert Kapusta, John DePalma, Robert Gregory,
Peter Spalthoff, and Bob Stanton

UI: Thomas Cariglio and Chris Ehlert

Press: Frank Juliano, CT Post and Chris Rhatigan, New Haven Register

I. Call to Order

Chairman Kapusta called the meeting to order at 12:05 p.m.

II. Approval of Minutes of Previous Meeting

A motion was made and seconded to accept the minutes of February 28, 2007 as distributed.

PASSED UNANIMOUSLY

III. Standing Reports

- A. Milford Chamber of Commerce – No Report
- B. Milford Progress, Inc. – Mr. DePalma stated that the signage study report is still pending. The Shuttle Bus Service will again be running this year as it was last year.
- C. Downtown Milford Business Association – No Report
- D. Real Estate Trends & Developments – Mr. Spalthoff reported that sales are up 17% over last year in the first quarter. He continued to say that Milford has been selling million dollar homes. A discussion continued regarding the sub prime mortgage situation. Foreclosures are expected. The inventory is high but Mr. Spalthoff believes Milford is doing well.
- E. Building Permit Task Force – No Report

IV. Devon, Downtown & General Economic Activity

Mr. Gregory reported the activity in the month of March as follows. The Pilates Center of Milford opened on Pepe's Farm Road. Blakeman Construction has filed again for a special permit to construct CVS and a HSBC bank on the Boston Post Road at the former Gathering space. CL&P has submitted a Coastal Area Site Plan Review approval to construct a substation for a building on Shelland Street. Elvio Trovini opened the Mortgage Store on the Boston Post Road. Bennigan's on Old Gate Lane closed. Chris Saley received approval for a new restaurant on Bridgeport Avenue.

V. Items & Matters of Continuing Interest

- A. Devon Revitalization Program – Mr. Gregory stated that the Committee did not meet this month. The Committee has proposals for a drainage study to correct the flooding problems on Naugatuck Avenue. Four firms will be interviewed at the next meeting. The Board of Aldermen has already approved monies to fix the flooding problem once they have a solution.

The Streetscape design phase will be started soon on Phase III. Milone and MacBroom will be the consultants again for design services on Phase III.

- B. Walnut Beach Redevelopment – Mr. Kapusta stated that the boardwalk construction would start in 2008. This boardwalk will be the longest in the State of Connecticut.
- C. Correspondence – Mr. Kapusta pointed out the letter of resignation from Lisa Arenberg. Ms. Arenberg recommended that the next person added to the Commission should be someone who does not have a business in downtown Milford. Mr. Kapusta stated that this decision was the Mayor's to make. A motion was made and seconded that they accept Ms. Arenberg's resignation and that a letter of appreciation be sent to her.

PASSED UNANIMOUSLY

- D. Proposed Courthouse Expansion/Milford Post Office/Downtown Parking Structure – Mr. Kapusta stated that they are still waiting for SLAM to finish their report.
- E. Eisenhower Park – Mr. Gregory stated that they are still waiting for the report.

- VI. Old Business** – Mr. Gregory and Mr. Kapusta concluded that the only old business was the Bill 7098 for UI to be able to generate their own power that was tabled from the last meeting that was held on February 28. After a brief

discussion on this topic a motion was made to table the bill again until the next meeting.

PASSED UNANIMOUSLY

VII. New Business

- A. Card Check Bill – Mr. Kapusta stated that this allows the unions to do just a card check and this eliminates the need for secret ballots. A discussion continued on this bill. Mr. DePalma made a motion to take a position to oppose this legislation.

PASSED WITH MR. SPALTHOFF
ABSTAINING

- B. Reinstatement of Tolls – Mr. DePalma continued a discussion on the reinstatement of tolls in Connecticut. Mr. DePalma made a motion that he will seek additional information on this subject.

PASSED UNANIMOUSLY

The meeting was adjourned at 12:50 p.m.