

ECONOMIC DEVELOPMENT COMMISSION  
MEETING  
OCTOBER 21, 2014

**Present:** Andy McGeever, Dan Wall, Pat Blanko, Augie Palmer, Ed Carver, Mike Macchio

Meeting called to order by Chairman Augie Palmer at 7:02pm.  
There were no amendments to the agenda.

**Review minutes:** Clerk will e-mail minutes to members. Minutes were tabled to next meeting.

**Audience of citizens:** None

**Secretary's report:** Remove from agenda

**Visual-** They went out on Monday and have begun work, Andy will be going out with him soon,

**Old business:** Visual- They went out on Monday and have begun work, Andy will be going out with him soon, Ed Carver passed out web pages, discussion followed on web site, should have pamphlet updated

**New Business:** Discussion on the meeting with the greens regarding power plant, Augie made motion to remove Eric Tichey for lack of attendance with a second by Ed Carver. Motion passed unanimously, Augie would like to have meetings every other week starting with October 28, 2014,

**Treasurer's report:** Motion by Ed Carver with a second by Mike Macchio to accept report. Motion passed unanimously.

**Directors report:** see attached

**Other business:** Motion made by Dan Wall with a second by Mike Macchio to accept minutes. Motion passed unanimously.

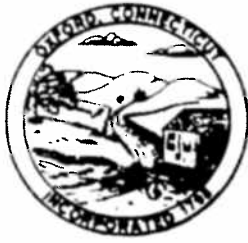
**Adjournment:** Motion made by Dan Wall with a second by Ed Carver to adjourn at 8:10pm. Motion passed.

Respectfully submitted,

Kathleen O'Connell  
Clerk

14 OCT 27 AM 11:32  
TOWN CLERK  
Kathleen O'Connell

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## **TOWN OF OXFORD**

**Andrew M. McGeever**  
**Oxford Economic Development Director**

**S.B. Church Memorial Town Hall**  
**486 Oxford Road, Oxford, Connecticut 06478-1298**  
Phone: (203) 828-7541 Fax: (203) 888-2136  
E-mail: [andrew.mcgeevers@oxford-ct.gov](mailto:andrew.mcgeevers@oxford-ct.gov)

## **Economic Development Directors Report**

**October 21<sup>st</sup>, 2014**

### **Welcome:**

It is October and the trees are in their Fall splendor after a brilliant summer weather-wise. Oxford has a number of projects as varied as the colors of the Fall leaves. We continue to have weekly inquiries from businesses on what is happening here in Oxford and how they might be part of it.

### **Important Announcement:**

Anna Rycenga's replacement Steve Macary has been named as Enforcement Officer of the P & Z effective October 14, 2014. Steve Macary is a former P & Z officer for the City of Naugatuck.. He brings a number of years of experience to the position at a time when Oxford 's growth has exploded. On behalf of the Commission I know we all wish Steve, much success and many years of service to Oxford .

### **Economic Updates:**

#### **1) The ADZ. @ the Airport:**

+ Karoteck, Morse Rd. ,XAL, Patriot Park, Hawley Rd. and Jasco Battery, Christian

St. have all have submitted a CAA. pre-application to the CAA. in Windsor for acceptance into the

ADZ. The State Incentive program in the industrial zone.

I expect their approval for full incentives at the next CAA. Meeting this month.

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+ **B. United International-** with Town approval has started having weekend brew tasting as well as gourmet food on Friday nights and Saturdays. A very upscale touch to the Fox Hollow development and to Oxford.

**Note:** We have another four to five companies including Applebloom Construction Company, Hofmiller Energy, McDonald Corp and other that are doing their due diligence before they put a "Footprint" down in Oxford.

We are in negotiations on a daily basis with companies wanting to know more about Oxford.

## 2) **Town Center:**

- At the September 8, 2014 meeting of the P & Z, Phase 1 of the Town Center project was approved, by a vote of 7 to 1, after much discussion. Clearing of the site has been underway for some time and has made real progress. This clearing had very few aware of what was happening due to minimal increase in traffic and noise.

OTC folks met with Oxford's Emergency Services last week to iron out a question that Emergency Services had regarding the entrance and exit to Phase 3, the CONDO'S. They all agreed to work together to keep the project moving along and come up with a reasonable solution and eventual approval.

- \* The library at Town Center is being worked on by the Library Board. It looks good at this time. George Mitchell seems very positive as do other members.
- A number of Hospitals have shown real interest in the Medical Arts Building that the Center will offer. Griffin Hospital in Derby seems to have the inside tract on the facility. This Center will include a walk-in clinic.
- \* The pad for Price Chopper has been delayed until Spring 2015 with an opening in Fall 2015 due to the problems with the additional entrance and exit to the project.

## 3) **Power Plant:**

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- **CPV.** has had a number of meetings discussing the Plant. The meetings were held both in Town Hall and in the surrounding areas. These meetings were structured to describe the pluses of the Plant to Oxford residents and businesses and those in the surrounding areas. Since our last meeting CPV has spoken with the Greater Valley Chamber at breakfast in Ansonia. There are many meetings planned including Oxford Greens on Oct. 26<sup>th</sup>. and many more locations.

As expected, Middlebury has shown, as they did in the past, a dislike for the plant. Their concerns were safety and pollution. Both, safety and pollution were discussed by CPV with up-dated information. The start date according to CPV will be late 2015, with a completion date of 2018. During those three years the Town of Oxford and the surrounding areas should enjoy additional economic growth with 300 to 500 tradesmen working in the area.

#### 4) **Masonic Care**

George Temple, Kevin Condon (Town Attorney), the Town Assessor, Eva Lintzner and I met recently with the Masonic Care folks concerning the Pilot Tax assessment for the development. We expect that this facility will generate currently about one million dollars in new tax revenue plus many more economic possibilities that Masonic will be offering to Oxford. This facility will employ over 500 employees on a 24/7 schedule. There will be residents from all over Connecticut. Also 60/70 % of those residents will own a car, which will increase auto tax revenue each year. I expect The Pilot Tax Assessment will be settled within the next few weeks...

#### **Commercial (other than the ADZ) Developments:**

- **Dr. D'Sousa's Medical Arts Buildings:** (3) 50,000 s/f. buildings are ready for the pad. Robert Scinto, the builder, has quite a number of tenants signed up at this time and may construct all 3 buildings, at same time. He has a current project in Monroe and has been slow to start the Medical Buildings here in Oxford. According to Mrs. DeSousa the construction may start in October 2014. and that seems to be the schedule Bob Scinto anticipates also..
- **The Cat's Corner:** is held up waiting for certain vet medical permits from Hartford. Nothing from Hartford yet. The board only meets certain times of the year. The good Vet tells me soon, soon, soon.
- **Heavenly Donuts:** Ernie is moving very slowly on his approved by P & Z project. He has a deal of work to get this property ready for his building.

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- **Oxford House:** is completing its occupancy certification. This month another professional tenant signed a lease and will be located at the Oxford House .All seems to be moving along as planned.
- **The Oxford Baking Company:** has run into a problem with former owners, as well as the Bank that holds a lien. Hopefully this can be worked out in the near future so they can get to work on the building.

**Economic Development has a number of additional projects that will be coming to light in the next few weeks.**

**Finally, I want to welcome Bob Costigan to the Commission, as an Alternate. There will be occasions where will need Bob's advice and vote. He was appointed by George at the last Selectmen's Meeting.**

**Respectfully submitted by Andrew McGeever - EDD.**