


Oxford Economic Development Commission
Regular meeting
March 24, 2015
Oxford Town Hall

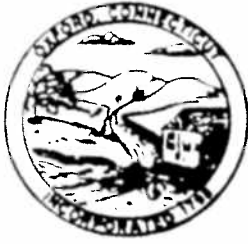
1. **Call to order:** Meeting called to order by chairman Augie Palmer at 7:12.
Members present Mike Macchio, Dan Hall, Augie Palmer, Ed Carver
2. **Amendment to the Agenda:** None
3. **Review and Approval of Minutes:** Motion made by Mike Macchio and seconded by Dan Hall with the following corrections: Andy McGeever is not a member and add dollar amount to minutes, Motion carried unanimously.
4. **Audience of Citizens:** Tanya Carver
5. **Secretary's Report:** None
6. **Old Business:** - All pictures taken of town will be laid out for next month's meeting for commission to look at. George Temple would like a visual tour of Oxford to be put on a disk.
7. **New Business:**
 - Power plant see attached director's report
 - Town Center- Quarry Walk Town Center chosen for name
 - Urgent Care Center is a go
 - Library is on hold because of recent developments
 - Newtown Savings Bank has signed
8. **Treasurer's report:** The current operating amount is \$~~40~~^(KO)700. Motion to accept report made by Mike Macchio and seconded by Ed Carver. Motion carried unanimously.
9. **Directors Report:** See attached
10. **Other business:** Motion made by Mike Macchio and seconded by Ed Carver to pay clerk. Motion carried unanimously.
11. **Adjournment:** Motion made by Ed Carver with a second by Mike Macchio. Motion carried unanimously.

Respectfully submitted,


Kathleen O'Connell
Clerk

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CLERK

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TOWN OF OXFORD

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Oxford Economic Development Director

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Economic Development Directors Report

March 24, 2015

Welcome: SPRING IS HERE! OK MAYBE!

It is late March and we still have snow on the ground. Enough already. Although the weather has been poor, economic development continues to move right along without fanfare.

1] The power plant continues to move along through the Siting Council with two meetings this week and as many as 3 additional meetings in April. May 14th is the date the Council announces its decision. CPV to this point seems very positive on what the decision will be. Mrs Larkey of Middlebury has already prepare interrogatories for a court case once the decision is announced, should it be positive, At that point it will go before a judge to make a decision on the merits. In 1999 and again in 07 the court found no merits in the Siting Council's decision and those decisions will be looked at this time as well. The Oxford Greens group continue to oppose the plant as nimby's and they are supported by the Middlebury folks who live near the airport. Oxford and CPV. have come to an agreement once a shovel goes in the ground that CPV. will start paying Oxford Over 100 million dollars in taxes over the next 20 years. These taxes ,even without the taxes pertaining to Oxford's additional growth, will solidify Oxford's positive tax base far into the future.

Economic Updates:

2] The ADZ. @ the Airport:

Please note that Ed. Godin has left Matthews Real Estate and has formed his own company. ED. GODIN REALTY MGMT.
He will be taking over the Matthews properties as their current agreements run out.

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You'll notice that the blue signs will soon start to disappear from the ADZ. Ed's new signage will be white and much smaller. Great say George!

The ADZ continues to grow without fanfare.

XAL on the corner of Halley and Christian St. is well on its way to a 100,000 s/f project and will be completed by late fall, Phil Clarke tells me.

On the same Mark Oczkowski property a 163,000 s/f complex is in the final stages of being agreed too. It is a power tool mfg. from Stratford.

Executive Airplane Interiors have purchased and have move into the Triem Bldg. on Christian St. as their second bldg at the airport.

This gives Executive an additional 21,000 s/f of operating space in the airport zone.

The building at 66 Halley has a binder on it from Roller Bearing Corp. This will add to there current 2 buildings. They plan to hold the space in inventory, to be used as needed. This an additional 20,000 s/f of space to there holdings in the Zone.

Adams Scales are going into the permitting phase of building a 35,000 s/f complex at 1 Fox Hollow Rd. They are moving from Danbury where they have outgrown their current location.

Kovaes Construct ,Danbury is in process of purchasing the Collins Box bldg on Riggs St. They also own lot 11 in Woodruff Hills and will be developing that property in the near future.

Mark Oczkowski has informed me he is about to make another offer for lot 10 at Woodruff Hills. He also mentioned that he will be building an Oszkowski owned flex building on Fox Hollow Rd.

^{Kirski}
The Kirski property on Towner is about to come into play. In fact Mark Oczkowski asked me to line up some new properties he might consider for future development. He is running out of land to develop.

Onyx France has been in to wetland with a plan for their new headquarters on N.Larkey 48,000 s/f of warehouse and offices. They should be underway by Fall 2015.

The Hurley Group began clearing their lots on Morse Rd. last fall and will be continuing this spring. They are building 75,000 s/f of both flex space and regular space on the property.

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

3) Town Center:

In a very short time , QUARRY WALK TOWN CENTER will have the pad laid for Market 32 and our Town Center will be underway.

The high stone façade that faces Route 67 will soon be taken down to allow for the blvd.entrance to the Center to be built.

The library at Town Center is being worked on by the Library Board. It looked good until this problem with Miriam Strong's money [1/3 of cost] disappearing from her estate. Time will give Oxford answers I trust.

The Urgent Care Center overseen by Griffin Hospital is a go and will be built when the super market is being built. They will also partnered with Market 32 on a "healthy cooking school" adjacent to the super market.

Newtown Savings Bank has already signed an agreement for a free stand bank at the entrance to the Center. A very upscale operation to come.

We are working on prospects for the Center. Any leads you may have please bring them to my attention or to Tom Haynes 's attention. National Companies if possible.

The pad for Market 32 has been delayed until now with an opening in Fall 2015 due to the problems with the additional entrance and exit to the project.

4) Masonic Care

George Temple, Kevin Condon (Town Attorney), the Town Assessor, Eva Lintzner and I met this AM. with the Masonic Care folks concerning the Pilot Tax assessment for the development. Oxford and Masonic Care have come to an agreement on a 50% pilot tax for the Town. This will add approx. \$1,000,000 a year to Oxford's tax income. The project will be built in stages and hopefully completed by 2018.

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Commercial developments along Route 67.

Dr. D'Sousa's Medical Arts Buildings: (3) 50,000 s/f. buildings are ready for the pad. Robert Scinto, the builder, has had a long delay in getting this project up and going. He has been tied up with Farrel Corp. in Ansonia. Dr. D'Sousa tells me they are ready to go this spring. He is pretty confident. We will see.

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. I have no idea what is up here???

Heavenly Donuts: Ernie is moving very slowly on his approved by P & Z project. He has a great deal of work to get this property ready for his building.

The Oxford Baking Company: Is finally under way . The owner is currently gutting the building and will be adding to the structure as he goes. They believe summer of 2015 weill be their opening date.

Please note that Oxford Paint and Hardware has been sold to a large Mass. firm. Mike and his bothers are still there and will be for sometime. I know we all wish this family that has served Oxford and it's residents for over 60 years the best of luck, health and prosperity in their future endeavours.

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

As we moved into Spring 2015 a time of rebirth for the earth, I would like each of us to think about what each one of us might be willing to do in the coming months to help in Oxford's growth over the coming years ahead.

Thanks as always for your support.

Respectfully submitted by Andrew McGeever - EDD.