



TOWN OF OXFORD
ECONOMIC DEVELOPMENT COMMISSION

MINUTES FOR SPECIAL MEETING
Thursday May 22, 2014

1). CALL TO ORDER

The meeting was called to order at 7:27 PM by Augie Palmer.

2). AMENDMENTS TO THE AGENDA

No Amendments to the agenda were made.

3). REVIEW AND ACCEPTANCE OF REGULAR MEETING MINUTES

MOTION:

Augie Palmer moved to approve the minutes from the last meeting. This was seconded by Andy McGeever. All 6 Ayes. Motion carries.

4). AUDIENCE OF CITIZENS

No audience of citizens at this meeting

5). SECRETARY'S REPORT

There was no report at this meeting

6). OLD BUSINESS

Discussion:

Pat Blanko discussed a marketing visual and showed examples of how this would work for the Town.

MOTION:

Augie Palmer moved to spend \$7,000.00 on development of a town visual for the marketing of the Town of Oxford. This was seconded by Michael Macchio. All 6 Ayes. Motion carries.

MOTION:

Michael Macchio moved to recess for 15 minutes at 7:39 PM. This was seconded by Ed Carver. All 6 Ayes. Motion carries.

Augie Palmer called the meeting back to order at 7:48 PM.

7). NEW BUSINESS

MOTION:

Ed Carver moved to make Michelle Walsh an observer in EDC. This was seconded by Michael Macchio. All 6 Ayes. Motion carries.

8). TREASURER'S REPORT

This was discussed.

MOTION:

Ed Carver moved to accept the Treasurer's Report. This was seconded by Daniel Wall. All 6 Ayes. Motion carries.

9). DIRECTOR'S REPORT

See attached notes.

Discussion:

Augie Palmer praised Andy McGeever and First Selectman George Temple for their hard work in implementing the Waterbury-Oxford Airport Development Zone. Andy McGeever mentioned Rob Kane's involvement in this as well.

10). OTHER BUSINESS

None


11). ADJOURNMENT

MOTION:

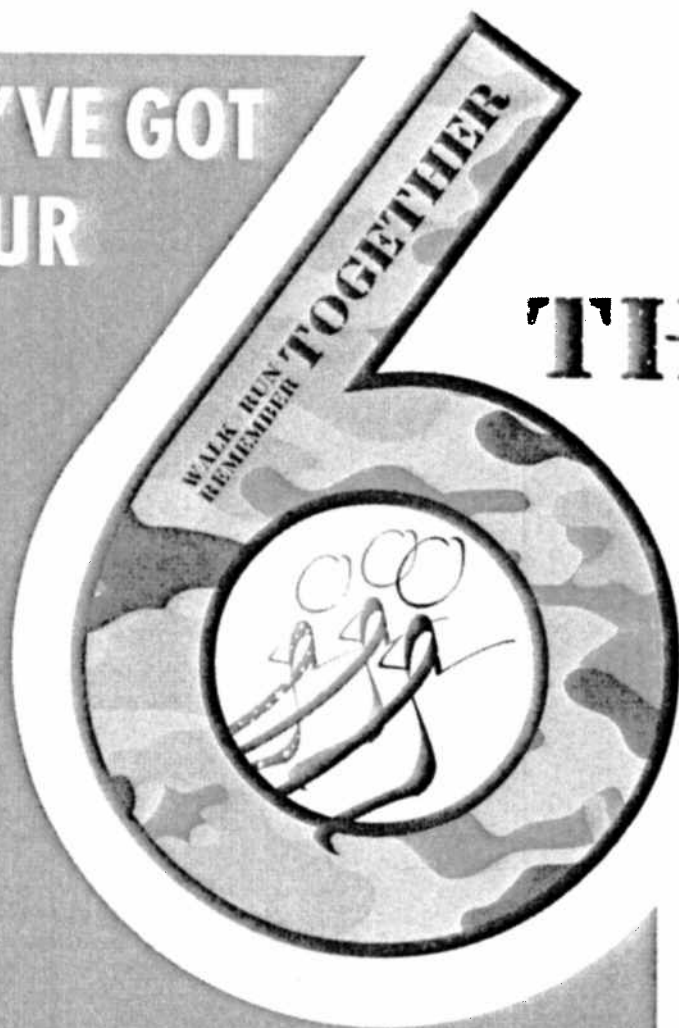
Ed Carver moved to adjourn the meeting at 8:30 PM. This was seconded by Daniel Wall. All 6 Ayes. Motion carries.

Respectfully Submitted,


Robbi Costigan
Economic Development Commission Clerk

14 MAY 28 PM 12:45
TOWN OF OXFORD, CT

TOWN CLERK

**WE'VE GOT
YOUR**



TH *Annual*

**5K FREEDOM RUN
2M FITNESS WALK**

**KIDS ROCKHOPPER
FUN RUN**

OXFORD, CT

MAY 26, 2014

KIDS-8AM ADULTS-8:15AM

- T-Shirts for the first 300 registered participants
- Awards for different age categories
- Wheel chairs and baby strollers welcome
- 5K USATF CERTIFIED COURSE !!!

**\$25: adults • \$10 Kids rock hopper fun run
veterans and military run/walk for free !!**

- On-line registration available @ fasttracktiming.com
- Race Day Registration Until 8am
- Early race packet pickup: Sat May, 24th 9am - noon
@ the Oxford Town Library

**PROCEEDS TO BENEFIT:
WOUNDED WARRIOR PROJECT,
AMERICAN WARRIOR AND
OXFORD AMERICAN LEGION**

WANT MORE INFO??
5kfreedomrun.com - oxfordrec.com



April 22, 2014

REPORT TO THE ECONOMIC DEVELOPMENT COMMISSION FROM THE DIRECTOR.

Good evening folks,

As of tomorrow AM, I will not be available until May 12th. If you need an answer to a question within a reasonable time, please leave me an e-mail and I'll get back to you asap, when I find an internet salon. It has been a long year the ADZ, the elections, the onslaught of inquiries on development here in Oxford and the day in and day out pressure of the job. You all know what I mean. I look forward to the next couple of weeks.

Enclosed is a projected proposed tax agenda that Dick Burke asked for at the yearly Finance Committee meeting two weeks ago.

As you will see the proposed tax estimate is broken into 3 different areas:

- 1] The Industrial
- 2] The Commercial
- 3] The Miscellaneous

These estimates are based on square footage per building and does not include personal property, cars, trucks, etc. Additional tax will added when the company takes possession and the Assessor computes additional tax due.

The \$ 945,350,063 does not include the tax due from Masonic Care that George is currently negotiating, or the Power Plant taxes that will be paid starting this month by CPV or the anticipated tax available once phase 1 @ the Town Center is completed.

Every day we have folks either moving in or considering a company moves to Oxford.

The 5 K race on Memorial Day is Oxfords next event and Fran Teodosia is the man in charge.

We are currently lining up sponsors for him...the proceeds go to the war vets and the Wounded Warriors, both great charities.

ATI LLC currently is preparing to move into 353 Christian St. on a lease w/ Dave Sippin an electrical parts manufacturer on GOVT contract for Electric Boat and Sikorsky. They are moving their Oregon operations to Oxford and will be the first ADZ incentive recipient at the airport.

George is having lunch with them on April 30 @ 121 to meet CEO and CFO w/ Dave Sippin, property owner.

Many more to come. Hang in there!

Thanks you all for your attendance this evening and I'll see you all on May 20th, our next meeting.

Respectfully Submitted.

Andrew McGeever – EDD – Oxford Ct.

May 22, 2014

MAY'S ECONOMIC DEVELOPMENT COMMISSION DIRECTORS REPORT

April 2014 meeting was cancelled due to lack of a quorum.

The Commission has only 5 active Commissioners and all 5 are needed for a quorum.

So needless to say it is important for now until we fill these spots that all Commissioners attend our monthly meetings.

Enclosed is the updated April 22, 2014 report, with updates since then. I have just returned from 15 days away and little happened when I was not here..

Please note also that the Finance Board has chopped our budget to nothing for 2014-2015.

I have spoken to George about the remaining dollars we have left in our current budget Approx. \$7,000. Working with Pat Blanko she has someone who can develop an Oxford Visual that can be used to promote the Town. George will have to get an OK from the Board of Selectmen and then the Finance Board to allow these funds to be used for this project.

I want this Visual to be Pro Economic.

Dr. D'Sousa has broken ground on his medical arts buildings [3 and 50,000 s/f] on route 67.

Scinto is the developer and has 2 of the buildings rented, so the third building is a go at this time.

Brennan's Shebeen, Irish Pub will hopefully be completed by Memorial Day or soon after.

Looks good so far!

The Hurley Group, New Haven, has passed muster with the P&Z last Tuesday night and will be completing the permit trail in the very near future. The 2 lots on Morse Rd. have been combined into a single unit and will be developed as expandable industrial units of 75,000 s/f.

ATI Corp. has finalized its lease with Dave Sippin for 17,000 s/f @ 353 Christian St. and has been designated the ADZ 's first recipient of the State's Economic Incentives of the Governor's Program. Many more to come.

There are a number of additional projects in the works and I'll bring them to your attention as we go.

We are all looking forward to "We got your 6" Walk and 5K Run on Memorial Day on Route 67.

A great cause to support the Vets!

Please let me or George know if you are aware of anyone , who lives in Oxford, and would be willing to be part of our Commission.

Thank you all for your attendance and enjoy Memorial Day and the weekend.

Respectfully,

Andrew McGeever – EDD.

From: Andy McGeever

To: Dick Burke

DICK,

As per your request please find listed below new companies either already in ADZ. {Airport Development Zone} or going into the permit stage of setting up shop in Oxford. They qualify for the CAA incentives and the 60% tax base that will be paid to Oxford, 40% from state and 20% from the business.

These figures are the result of information from Oxford's Assessor Eva Lintzner and Jim Hliva ,Finance Director. The formula is simple: s/f x \$104.47 X .70% x \$24.75 mil rate x 60% taxes receivable.

These estimated taxes are for basic square footage and do include personal property, car, trucks etc. which will be determined at a later date. As you know this will add additional taxes to each property.

INDUSTRIAL -

1] Masonic Care Assisted Living- Riggs St - 131 million dollar project - Pilot Tax base [in negotiations]

See George for Amt [NO ADZ]

2] XAL Lighting Corp. - 100,000 s/f at Christian St. & Hawley Road [Patriot Industrial Park] \$108,596.59

3] Snyder's-Lance - 21,000 s/f.@ 66 Hawley Rd. \$22,805.28

4] Fairview @ Oxford Greens- 55 new permits pull an average tax of \$ 6,000 for total of \$330,000

5] Hurley Group, New Haven – 2 lots on Morse Rd. permits started for 75,000 s/f of Flex Space
\$81,447.42

6] Bedoukian – 50,000 s/f on Nichols Rd. to go to permit stage in next few months \$54,298.28

7] ATI Oregon - renting 17,000 s/f @ 353 Christian St mfg & distribution \$18,461.42 is 60% in ADZ

8] Precision Grinding Solution - Wallingford- purchase Collins Box on Riggs St. 16,000 s/f \$17,375.45 is 60% of current taxes

9] PTA - Christian St & Jacks Hill making an addition to their building est. 10,000 s/f \$ 10,859.66

10] Eckert & Zeigler Corp. - new German Owner of Ero-Tech in Hurley Park- to build 50,000s/f in ADZ - \$54,248.28

11] Farrel Corp. – Negotiating on Kissel property to build 60,000 s/f \$108,596.56

12] Electric Plant in Woodruff Hills—20 acre project- CPV to pay Oxford \$100,00 on April 15,2014

and another \$100,000 on December 30,2015 and the owed

taxes paid the first week of 2016 in amount \$6.2 million dollars

13] B.United International – additional 25,000 s/f of brewery \$27,149.14

-

COMMERCIAL -

Is not in the ADZ – Taxes at full rate.

a] The Oxford House - Main floor 2/3 Brennan's Shebeen and 1/3 upscale bakery & coffee shop.

6000 S/F total Second Floor - Wise Financial + 3 additional professional offices

2000 S/F each floor Third Floor - Proposed Yoga Salon. Total tax \$10,859.66

b] Dr. D'Sousa's Medical Arts Bldg. on Route 67 - Begin in April 2014. 50,000 s/f \$89,583.00

c] Heavenly Doughnuts—in permit stage - Route 67 \$3,619.89

d] Feline Vet adding 6,000 s/f to property she recently purchased In permit stage \$10,750

Dick, I will excel this info with additional companies as they come on board and keep a running total so we have a monthly update on what is going on. It will be available to you as list grows.

ESTIMATED TOTALS AS WRITTEN ABOVE are : \$945,350,063 + ADD Masonic Care & Power Plant when available.

11-18-74 10:00
11-18-74 10:00
11-18-74 10:00

TOWN OF OXFORD
APPROPRIATION SUMMARY
7/01/2013 TO 4/30/2014

PAGE 13
USER - FMC

17
14
11
8
5
2

THE 1990S ECONOMIC REFORMS IN CHINA

17-0000-0000	WAGES-PFT CLERK
17-0000-0000	ADVERTISING
17-0000-0000	DEVELOPMENT
17-0000-0000	COMPUTER MAINTENANCE
17-0000-0000	CONTRACTED SVCS - ECON
17-0000-0000	DOES
17-0000-0000	SUPPLIES - OFFICE
17-0000-0000	-----DEPT TOTAL

ORIGINAL BUDGET	CURRENT BUDGET	EXPENDITURES
1,000.00	1,000.00	562.85
3,000.00	3,000.00	405.17
5,000.00	5,000.00	1,820.00
700.00	700.00	
43,000.00	43,000.00	40,145.26
2,000.00	2,000.00	360.00
500.00	500.00	330.50
1,200.00	1,200.00	43,623.80

REMAINING BUDGET	PERCENT USED
437.15	56.3
2,594.83	13.5
3,180.00	36.4
700.00	0
8,854.72	81.9
1,640.00	18.0
169.50	66.1
1,576.00	71.3

SEPECTMAN PROPOSED BUDGET INCLUDING BOARD OF EDUCATION BUDGET

TOWN OF OXFORD

	2012-2013		2012-2013		2013-2014		2013-2014		DEPARTMENT		SELECTMAN		BOARD OF	
	ADOPTED	TRANSFERS	ACTUAL	ADOPTED	TRANSFERS	ADDITIONS	ACTUAL	YTD	REQUEST	2014-2015	PROPOSED	2014-2015	FINANCE	2014-2015
ECONOMIC DEVELOPMENT COMMISSION														
WAGES ECONOMIC DEVELOPMENT														
WAGES - CLERK														
ADVERTISING	3,000			1,000			562		1,500		1,000		1,000	
COMPUTER MAINTENANCE	1,000		21	3,000			405		15,000		7,500		3,000	
DEVELOPMENT EXPENSES	15,000		1,189	700					1,300		1,300		1,300	
CONTRACTED SERV CLERK	1,200		288	5,000			1,820		15,000		15,000		5,000	
CONTRACTED SVC - ECON. DEVEL.	49,000		49,000	49,000			33,454		56,500		56,500		49,000	
DUES	2,000		885	2,000			335		1,000		1,000		1,000	
SUPPLIES - OFFICE	800		133	500			331		500		500		500	
TOTAL ECONOMIC DEVELOPMENT	72,000		51,516	61,200			36,907		90,800		82,800		60,800	