

ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
Oxford Town Hall
Tuesday, March 19, 2013— 7:00 PM

- I. Call to Order The meeting was called to order at 7:13 PM.

-Members present:

Augie Palmer - (Chairman)
Edward Carver- (Vice Chairman)
Dan Wall— (Member)
David Stocker – (Seated Alternate)

-Members Absent:

-Others present:

Andrew McGeever, Economic Development Director
Denise Randall- Acting Secretary

II. Audience of Citizens

No audience of citizens present.

III. Review and Acceptance of Regular Meeting Minutes – Due to inclement weather, both January and February 2013 meetings were cancelled.

Motion to nominate Denise Randall as Acting Secretary by Chairman Augie Palmer and **seconded** by Mr. Dave Stocker. All in favor- 4-0

IV. Secretary's Report – None

V. OLD BUSINESS:

Committee Updates- New Committee in place.

VI. NEW BUSINESS:

VII. TREASURES REPORT: Not available. E.D. Director A. McGeever noted that there is \$9000 left from 2004 and he spoke with Webster Bank to explain the one signature that was on the Webster account has resigned and moved to Florida and we are not able to get in touch with her. Webster Bank is working with us to get this resolved.

VIII. DIRECTORS REPORT:

-E.D. Director A. McGeever stated and passed out information to the Commissioner members that included names, telephone numbers and emails as well as dates of the 2013 Economic Dev. Meetings. We will meet once a month and it will be the 3rd Tuesday of each month.

E.D. Director A. McGeever went on to discuss projects in place such as RBC's 28,000 square foot building which is in development at Willenbrock with Mr. Sinopoli as the Contractor.

Commissioner Member Pat Blanko asked: What is the building going to be used for?

Chairman A. Palmer replied: The company makes bearings and will be enlarging their business.

-E.D. Director A. McGeever stated that Mark Ozkowski has purchased a 9 lots on Christian Rd. and Hawley Rd and industrial buildings that are 25,000 to 50,000 square feet will be built. Mr. Ozkowski has also purchased lot 10 from the Town of Oxford for \$350,000.

-Lot 1 and lot 17 (Woodruff Hills) is a proposal for a Marriott Hotel and Conference center and the developer is negotiating 3 and a half acres with the State of Connecticut.

-The Oxford Airport will now be controlled by the Connecticut Airport Authority. Mr. Kevin Dillon is the Chairperson.

Commission Member Pat Blanko asked if this jeopardizes the safety of this area?

E.D. Director A. McGeever and other Commission members replied that it will become more safe as there will be no commercial flights and no cargo flights.

-Oxford has no appropriate buildings available for immediate occupancy other than Mr. Dave Sippin's rentals on 353 Christian St that are between 8000 and 16,000 square feet. Mr. Sippin does not want to sub-divide.

-E.D. Director A. McGeever stated he is in discussion with the First Selectman and a spec group from California called Tamkin Group.

-The Kirski property has a contract on it and the developer is currently doing his due diligence on it. Delwebb and Masonic Care are meeting discuss and a proposal would be 54 units built by an individual company and leased to Timberlake. Each unit would be around \$650,000 with indoor/outdoor pools, In house care unit and 1 building with cooking facilities.

-The Airport Development zone, information has been completed by Director A. McGeever and accepted by the DECD. They are currently waiting for Middlebury and Southbury to complete there requested information. We are getting closer and I had spent 2 days in February at the CAA with the Architect and Engineer for the Proposed Hotel and Conference at the Airport. I am also in discussion with DECD's Governors Appointed DECD Member in charge of Amazon to move to Connecticut with a 1,000,000 square foot of space, that would need 60 acres. This could also include about 1000 good paying jobs. This could be a very positive growth for Oxford and I will keep the Commission informed of the outcome.

-The Town Center at Haynes Quarry is moving along and a second major upgrade super market is being proposed. This could maybe mean a Big Y or Price Chopper and would keep a village like atmosphere. Mr. Temple met with Mr. Haynes and myself and a center is looking at a 2015 opening date.

-Tonawanda Gas will be adding another turbine in the very near future to fulfill increased demands for natural gas in the Northeast.

-There are bids out for the pump station at Woodruff Hills. Thirty one people applied for the bid. It will be built in the Spring of 2013, some four years after it was proposed.

-There are 2 folks interested in the Oxford House, one lives in Oxford and is a contractor and the other folks are a Mother and Daughter from Roxbury who are looking to turn it into a upscale bakery shop. The Oxford House was sold to Mr. Jay Borkowski who will immediately begin renovations and may rent to the Mom and daughter as will have office space available.

-The Hurley Group out of New Haven has purchased 2 lots on Morse Road and will commence breaking ground in the very near future. They have also taken options on the 2 remaining sites on Morse Road for future development.

-E.D. Director A. McGeever went on to discuss that he has been speaking with other EDD at meetings and there has been very little action in current development in rural areas such as this but based on this, I feel Oxford is holding its own as based on this, our Grand list is up 0.6% and \$1.2 million surplus. I will be meeting in Stamford with Dr. Hollander and the River Bend Group for development in Oxford. I am also working with Joe McGee, Economic Business Council of Stamford to get Oxford before members of the Council and their future growth. I will attend the Risk Conference of the Developmental and Construction Institute of Fairfield County. I will discuss Oxford as the Hub of Data Storage and a base for catastrophic existence corporate wise during perilous times. Its housing for corporate persons for a period of 21 to 28 days. There is an outfit in New England called "Offiscope" which is already happening. The Risk Conference will focus on exactly what we can offer those in Western Connecticut and Eastern, NY.

2013 will be a break out year for Oxford and I am thrilled to have this Commission on board. All of us working together will make the year a great one for Oxford and its future growth.

Chairman A. Palmer stated: He would like to get a sub-committee together for a long-range plan for growth and also focus on publicity for a better life for the town people of Oxford. Please contact Secretary Denise Randall about anything you need for the upcoming agenda. The Chairman and Commission went on more of a discussion regarding the need for a treasurer.

IX. OTHER BUSINESS: none

X. ADJOURNMENT:

Motion by Commissioner Ed Carver to adjourn **seconded** by Mr. Dave Stocker
There was no discussion, the motion passed unanimously, meeting adjourned at 8:24.

Respectfully Submitted,

Denise Randall,

Secretary

13 APR -9 PM 2:38
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK