



TOWN OF OXFORD
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
Oxford Town Hall
Tuesday, November 19, 2013— 7:00 PM

I. CALL TO ORDER

The meeting was called to order at t 7:04 PM by Chairman Mr. August Palmer

In Attendance:

August Palmer, Chairman
Ed Carver, Vice Chairman
Michael Macchio, Treasurer
Pat Blanko, Member
Dan Wall, Member

Other's in Attendance:

Andrew McGeever, Director
Christine O'Dell, Secretary
Voices Reporter

Absent:

Barry Schiff, Member
Eric Tichy, Member
Dave Stocker, Alternate

II. AMENDMENT TO AGENDA:

None

III. REVIEW AND ACCEPTANCE OF REGULAR MEETING MINUTES:

The motion to accept the September 17, 2013 minutes was made by Ed Carver. The Motion was seconded by Michael Macchio. The motion passed unanimously.

IV. AUDIENCE OF CITIZENS:

None

V. SECRETARY'S REPORT:

Introduction of new Secretary (Christine O'Dell), the December 17, 2013 meeting will be off site, 2014 Calendar of Meetings submitted and amended to remove the July 2014 and the December 2014 meetings from the calendar. A motion to amend the calendar was made by Ed Carver and the motion was seconded by Michael Macchio, motion passed unanimously.

VI. OLD BUSINESS/ DIRECTORS REPORT:

#1 Airport Development Zone (ADZ) Timeline: August 16, 2013 Gov. Malloy declares 2 mile radius of Waterbury-Oxford Airport an Economic Development Zone; September 16, 2013 Press Conference with Gov. Malloy regarding ADZ announcement; ADZ Symposium hosted by Oxford Economic Development Commission at the 121 Restaurant, 7 Juliano Drive, Oxford, CT attended by approximately #60 attendees: land owners, developers, realtors, and potential business organizations, Sen. Rob Kane, Selectman George Temple, Oxford EDC Commissioner and members, EDC Director,

Andy McGeever, Director CAA, Kevin Dillon, VP Valley Chamber, Bill Purcell, President Waterbury Chamber, John DiCarlo, and members of the Oxford EDC Commission.

#2 Discussion of the incentives available to businesses in the ADZ: (1) The Town of Oxford is offering an Oxford corporation tax incentive of 80% not depreciating for a 5 year period (will not be Oxford burden State of CT will reimburse Oxford). (2) 25 – 50% State corporate tax incentive, dependent upon size of business for a 10 year period.

#3 These incentives are available for existing Oxford businesses for any current growth and development if building is same size or larger and the number of employees increases, as well as for any company that currently leases or rents in the ADZ.

#4 Mr. Palmer added that there is also a manufacturing incentive for personal property equipment that is new to the ADZ; not new business only or new equipment - it is ANY equipment in the ADZ.

#5 These incentives have been coordinated over an 18 month time frame through the work of Sen. Rob Kane, Sen. Dave LaBriola, and Director Andy McGeever.

#6 Masonic Care will be adding an Assisted Living Facility to Oxford, CT adding to the current Masonic Care developments in Wallingford, CT and Newtown, CT. The purchase of the 160 Acre Kerski property at the end of Riggs Street will house #250 assisted living condominiums, #75 individual assisted living apartments, a medical facility affiliated with Danbury Hospital will be a skilled nursing facility as well as an urgent care center for those area residents in need. They are anticipating #200 - #270 full-time and up to #2,500 per diem/part-time positions; a swimming pool, barber/hairdresser, banquet hall etc. AND there will be a golf cart path to the Oxford Greens.

#7 Mr. Palmer added that this will be a taxable property as the land was purchased and will be developed then leased to Masonic Care for a 20 year period. This has been a 10- 11 year project in the making.

#8 The Town Center property developments are underway through the efforts of George Temple and Tom Haynes the Planning and Zoning stage is complete; a grocery store, and several large chain upscale and smaller business availability of 60-80 stores. Site work for the grocery store must be complete by April 2014 and it will take 1 year for the grocery store to build and expected opening will be April 2015.

#9 Billy Griffin Property, Corner of West St. and Route 67; building demolished and lot leveled, will be seeded in the spring and will be sold as property or built to suit. – Route 67 is an important growth area for Oxford.

#10 Fred D'Amico (across from Global) is actively cleaning area and remodeling the buildings

#11 Reliable Excavating, Tower Industrial after Willenbrock has (3) more lots to clear for (3) buildings: 10,000, a 16,000 and a 17,000 sq. ft. to lease.

#12 Riverbend/Technology Park Property, the shrubs are in, area cleaned up, and paved

#13 The Oxford House is remodeling, a central elevator has been installed, there will be three floors; future 1st floor tenants will be an upscale bakery/coffee shop and an Irish Pub; 2nd floor will be professional office areas, and the 3rd floor is a yoga salon

#14 Dr. D'Souza's property – medical building remodeling will begin soon, and an additional 16,000 sq ft. building

#15 RBC (Roller Bearing) – new building and the 1st to receive the ADZ incentives (28,000 sq .ft.)

#16 Mark Oczkowski – property Christian and Hawley Rd. 9 lots available as lot #10 is not useable

#17 Heavenly Donuts is coming to Oxford, south of the Legion Hall (Owners are Ernie and Effie Basos and are 27 year Oxfordians

#18 Triple Play of Trumbull, athletic field development looking at 21-25 acres for a sports complex in Oxford

#19 Hurley Property n Morse Road is actively engaged with a multi-national organization to build the world HQ in Oxford, a 60, 000 – 75,000 sq. ft. area needed, prefer 2-3 buildings – Lot have been purchased.

#20 Route 67, variance to convert a residence into a commercial feline veterinary hospital, in process with Planning & Zoning

- #21 A few rentals are available for immediate occupancy; Dave Sippin has 16,000 sq.ft. @ 353 Christian Street, Collins Box Company has a 15,000 sq. ft. for purchase or lease, End of Jacks Hill and Riggs has 3,000 sq. ft. second floor space available for immediate occupancy.
- #22 Oxford Greens – current Phase has sold #14 units (2 & 3 plex condos) since May 2014
- #23 Hurley Group of New Haven purchased (2) Morse Rd. lots and have options for (2) additional lots and perspective clients.
- #24 Electric Plant Site – has attracted numerous inquiries, CPV, property owner that February 2014 there will be new federal incentives and they will be better suited to discuss options at that time.
- #25 Joe Raspberry is involved in the Oxford Town Website – in serious need of repair, updating all information is from 2007 and VERY inaccurate. Ed Carver investigating
- #26 Oxford Jobs – website needs classified section for residents

VII. NEW BUSINESS:

1st Selectman George Temple took the floor. Mr. Temple has plans that directly involve the Economic Development Commission and the effective and efficient marketing of the Town of Oxford. Mr. Temple expressed that all members have been appointed and he would like to see continued involvement of the members in town-wide actionable areas. Since the election win by 72% now is the time to focus on making Oxford dynamic, the website needs renovations, a professional look, someone to monitor and upgrade daily, Ed Carver and Pat Blanko are very interested in this endeavor. Mr. Temple also expressed a need for a virtual tour of the Town of Oxford (the ‘real’ Oxford), to be used for PR on the website and DVD’s available to promote the Town. Marketing Oxford to Commercial and Residential opportunities is imperative, the EDC must be proactive with a strategic plan; short and long-range. The existing brochure is antiquated and a new one needs to be developed, the EDC can brainstorm ideas for a professional pamphlet. Mr. Temple asked that any ideas from the EDC must be feasible and have a return on investment that is substantial enough to fund the projects.

Mr. Temple and Mr. McGeever are developing a symposium of Health Care, Insurance and Medical experts for January 2014 to address the Health Care and Insurance issues that everyone is experiencing. Ideal location is the Oxford High School auditorium. An invitation has been extended (or will be) to Gov. Malloy, and legislators, mayors and selectmen, business entities, insurance companies. Oxford needs to lead the way in this B2B relationship making opportunity. Suggestions were made by Mr. Palmer to have quarterly EDC informational meetings/receptions for the business and business leaders in Oxford. Relationships must be fostered to the industrial community, promotion of the ADZ, and connections between commercial and manufacturing – relationship development via EDC receptions. Thank you to Mr. Temple for addressing the priorities for the EDC for the second term.

Ed Carver suggested that two sub-committees be formed from the EDC, a Strategic (Long-Range) committee and a Marketing Committee. And reiterated that the website is an integral tool in the marketing of the Town of Oxford, it needs to be up-to-date, inviting, informational and ACCURATE.

Mr. Palmer continued with stressing the importance of infrastructure and taxes, one supports the other, and suggested that the Kissel property is in need of 3-phase power and pumping station upgrades to make the property ‘sellable’ “if you build it they will come.”

VIII. TREASURES REPORT:

Review of the appropriation summary for the 3rd quarter to date give to members, expenses detailed determination that funding needs to be appropriated into the EDC budget to enable the prior suggestions to be implemented. Mr. Palmer asked that Mr. McGeever send the Appropriations Report to the EDC Treasurer in advance of the meeting so there is ample time to review the details and conversation between Director, Chairman, and Treasurer prior to the meeting.

A motion was made by Mr. Palmer to accept Christine O'Dell as the EDC Secretary and to grant the funds to pay a salary the motion was seconded and the motion was seconded by EDC member Mr. Dan Wall, and passed unanimously.

A Motion was made to stop paying the web-hosting company in the Midwest as they are not providing any services and are receiving payment every month by Mr. Palmer. Mr. McGeever will speak with Jim Hliva regarding any contractual issues with the stopping of payment. Michael Macchio seconded this motion, and the motion passed unanimously, pending conversation with Jim Hliva.

Mr. Palmer is concerned about the payment of dues to the Waterbury Chamber of Commerce, Oxford also belongs to the Valley Chamber and the Tribury Chamber, and there are no dues involved. Mr. McGeever will investigate this payment.

A motion to accept the Treasurers report was made by Michael Macchio and was seconded by Ed Carver, and the motion passed unanimously.

Again, more funding will be necessary to accomplish all of the items on the EDC agenda for the next term. Before approaching the Board of Finance the EDC must have solid numbers and facts, as well as the value-added by these endeavors.

IX. OTHER BUSINESS:

There is a need for additional members of the Economic Development Commission to insure that the aforementioned items are implemented, investigated, and financially feasible.

Mr. Carver informed the committee that there are many State of Connecticut programs and grants available for local companies, this information must be on the EDC website and available for everyone to utilize.

February 25, 2014 was accepted at the first quarterly informational meet-n-greet hosted by the EDC for Oxford Businesses to develop relationship and business alliances.

Mr. Carver stated that it was a disappointment that there was not any press coverage at the ADZ Symposium, the 1st meeting of the #18 town Valley EDC Commission hosted by Town of Oxford, EDC. We need more press coverage, the Town Administrative Assistant has a working relationship with the press as a former journalist, and she needs at least 4 weeks lead time to have anything published and to express an invitation to the press.

X. ADJOURNMENT:

A motion to adjourn was made by Mr. Palmer at 8:55 PM and this motion was seconded by Michael Macchio, and the motion passed unanimously

Respectfully Submitted,



Christine R. O'Dell
Economic Development Secretary

13 NOV 21 AM 11:40
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK