

Oxford Economic Development Commission
Regular meeting
September 15, 2015
Oxford Town Hall

Call to order: Meeting called to order by chairman Augie Palmer at 7:05.

Members present Pat Blanko, Ed Garver, Mike Macchio

Review and Approval of Minutes:

Audience of Citizens: None

Secretary's Report: Minutes were tabled. Minutes will be e-mailed to members.

Treasurer's report: Mike Macchio reported there is \$130850.62 in treasury. Motion made by Ed Garver with a second by Pat Blanko. Motion passed.

Old Business: - Economic updates- see attached

Directors Report: See attached

Motion to accept Director's report made by Mike Macchio with a second by Ed Garver. Motion carried.

New Business:

- Town Center: Global gas station bought by Sunoco and will be connected to Market 32, Newtown Savings Bank Broke Ground in September. Discussion on the town library.
- Discussion on formation of Oxford Club for businesses.
- Motion made by Mike Macchio with a second by Pat Blanko to put together a fact sheet

Other business: Motion made to pay clerk made by Ed Garver with a second by Mike Macchio, Motion passed.

Adjournment: Motion to adjourn at 8:30pm made by Ed Garver with a second by Pat Blanko, Motion passed.

Respectfully submitted,



Kathleen O'Connell
Clerk

15 SEP 22 PM 12:06
TOWN OF OXFORD, CT
Margaret A. Clark
TOWN CLERK



TOWN OF OXFORD

Andrew M. McGeever
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Economic Development Directors Report

SEPTEMBER 15, 2015

Welcome:

As you all know our August 18 th. meeting was cancelled due to lack of quorum . I have added pertinent information that has come to the fore to this meeting , to keep the Committee up to date.

As the summer of 2015 come to an end, economic development is full steam ahead here in Oxford. As you have probably seen in the news print, Oxford is getting quite a bit of press on its current economic growth. Three plus years of hard work is finally coming to fruition. even Dave Heim has to admit that we are growing economically.

Important Announcement:

As we look forward to the coming elections in November. Both the Parties have caucused there candidates. George Temple and Jeff Haney have been re-nominated by the Republicans for First Selectmen and Selectmen. The Democrats have named Kathy Johnson and Peter Bonzil as candidates for First Selectmen and Selectmen. We all look forward to a spirited race.

Economic Updates:

Attached is an up date on the economic development currently underway here in Oxford. As you can see things are perking and going to get even better, Also enclosed is a projected additional tax breakdown that shows approximately the tax Oxford will add to the coffers over the next 23 years. This added tax income to the Town is based on the current \$24.97 Mil rate. other than the agreed on Pilot Program and the agreed CPV. tax. as George Temple has stated “ this additional tax income to the Town should allow a decrease in the Mil rate that will affect

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everyone living or doing business in Oxford. “ These figures may have to be revised due to the results of the Town vote of August 27th. at the High School This vote has the potential of costing Oxford some \$60 million dollars in guaranteed tax revenue over the next 22 and ½ years. The administration is currently working to see what steps that can taken to retrieve at least a portion of this loss. I’ll keep you all up to date as we go forward.

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

Town Center:

As we all can see “Quarry Walk” on Route 67 is well underway; The huge sign is up,. the majority of the quarry fascia has been reduced to pebbles and the ground for the Newtown Savings Bank was broken on September 28th... Market 32 ground breaking is on the agenda for late September or early October.. The Global gas station on Route 67 has been sold to Sunoco and will be affiliated with Market 32. The Haynes Group and our office are currently searching for up scale tenants for the “ Quarry” Tom Haynes has offered the Town an adjusted Library site of 10,000 to 12,000 s/f on either the first or second floor of the proposed bldg. at a cost of 2.5 million dollars with the same maintenance costs as the proposed bldg up on Great Oak Road. This offer is one million dollars less the Library Committee brought to the table. The agreement allows the Town to purchase the bldg. at any time the Town may desire. With Mariam Strong’s money that Jim Hliva feels will be about one half million dollars after the smoke clears, and together with a possible one million State grant as well as private funded grants. The final cost could be as low as a million dollars in a building that if for any reason could be sold at a profit for the Town. The Committees proposal is going to referendum in the November 2015 elections. It is now time for Tom Haynes to present his proposal to the Selectmen so it too can be put on the referendum as an alternative to the Committees proposal.

Power Plant:

With the approval of both the Siting Council and the FAA. the CPV. power plant is moving right along. The agreement with the Town and CPV. went before the Selectmen on August 8 th.. The agreement states that the Town will accept 112 million dollars over 23 years as tax payments or with a negative vote the agreement will revert back to the original agreement of 1999 for 53 million dollars over the same 23 years. Unfortunately the 3 prong proposal was voted down “ to make a point.” DO THE MATH ! If a path can be cleared , ground could be broken early next year .and 7 million dollars will be paid to Oxford in January 2016.. CPV. has also negotiated an agreement with River Bend to lease a piece of their land on Christian Street as a storage area for the needs of

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building the plant. The agreement is for 2 to 3 years as needed. If passed by the Selectmen on August 19th, the agreement will go to a Town Meeting on August 27th..

The three phase proposal was passed by the Selectmen and sent to a Town Meeting on August 27th, where it was voted down as afore mentioned.

But to the chagrin of to those who vote negatively. THE PLANT WILL BE BUILT BY

CPV.AS PER THE 1999 AGREEMENT WITH THE TOWN.

Masonic Care

The Masonic Care “Pilot” agreement has been completed and will be signed in the near future. Masonic is having a meeting with Mark DePecol and his new attorney on Sept. 21 st. At that meeting I hope that the \$300,000 for a fire truck will be resolved. The “ Pilot “ should be signed by then. Masonic has asked me about a sales presentation at Oxford Greens. I suggested that they hold off at this time, until the power plant discussions quiet down.. The “ Pilot “ calls for a 50% of Mil rate payment to the Town each year. That amounts to a payment of nearly one million dollars a year in perpetuity. The most Masonic pays to any Town for a Health Care facility. The project will be done in phases beginning in 2016 and completed in 2020.

ADZ. Industrial Zone

Everyone ,who is interested, can see what is happening in the ADZ.

The XAL building structure is up on Hawley Rd. 100,000 s/f

**Adam Scale, steel is up on Fox Hollow and will be completed this Fall.
30,000 s/f.**

**Stihl Mfg. Co. ready to break ground at Patriots Park just off Hawley Rd.
300/000 to 500,000 s/f of office and distribution space.**

Evergreen Energy Solutions moved into 9,000 s/f of rental space at 119 Hawley Road, Sinapoli Bldg.

**Kovacs Construction bought the Cox box bldg on Riggs Street and moved
in September 1 st. 16.000 s/f**

**B. United International, the upscale brewery on Fox Hollow will be breaking
ground this fall to add an additional 25,000 s/f to the complex.**

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Kara Tech Corp. has purchased the buildings on Morse Rd. that XAL are vacating for their new headquarters on Hawley Road. They will now own the entire building.

Many more to come.

Commercial

As most can see , Oxford Baking Company is well underway for a late Fall or early Spring opening of this very upscale coffee shoppe and bakery.

Pints and Pies are in the final stages of the renovation of Rolando's and should have a October 1 st. opening.

"Quarry Walk" falls under the Route 67 commercial development of Oxford. As the center develops , Route 67 will become a hot bed of commerce for the Town. One can see even now how property owners on 67 have the For Sale signs out, looking for offers. The Market 32 construction trailer is now on site. Ground breaking is close at hand.

Sunoco also falls under this category of old but new. A new cleaned up station will add to the appeal of the commercial zone as an offshoot of Market 32.

Heavenly Doughnuts has finally received , with help of Towns grant writer, the financial help he needed to get his project started.

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

I would like this evening to discuss a Town Business Club, Overseen by this Committee and having as members , executives from both Industrial and Commercial communities that would meet once a month at either a breakfast meeting or a late afternoon get together to discuss the economic growth in Oxford and working together how we can continue and enhance the growth Oxford is having as we go forth.

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**As we begin what I consider is the next phase of Oxford's Economic Growth.
Fall 2015 to Spring 2016. I look forward to what has been achieved
and what can and will be achieved as we go forth. Oxford is in a
renaissance of growth with much more to come.**

I look forward to all of us working together as a team. as we go forth.

**Whether it's the formation of the Oxford Club, growing business we currently have
in Oxford, enticing major companies to seriously consider Oxford and what it has
to offer as a footprint for their future growth. and a great place to work and live.**

**Developing a fuel cell distribution center to supply electricity to the Town at lower
rates. This program would be available to both residential, industrial and
commercial. A 30 MW. set up could do it. We are working with Fuel Cell Corp.
located in Danbury. Our First Selectmen is most anxious for just such program**

**Oxford continues to move ahead. The path to success is always filled with "pot
holes" which I work hard to overcome and do. The rejection of \$ 60 million dollars
was not easy to take. But like most "pot holes " they get filled and we move on.**

Respectfully submitted by Andrew McGeever - EDD.