

**BLOOMFIELD TOWN COUNCIL**

**LAND USE & ECONOMIC DEVELOPMENT SUBCOMMITTEE**

There was a special meeting of the above referenced subcommittee held on Monday, April 20, 2015 at 7:00 p.m. in Conference Room #5, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Committee members present were: Mayor Schulman, Deputy Mayor Gamble, Councilors Neuwirth, Rivers and DeLorenzo

Also present were: Philip K. Schenck, Jr., Town Manager and India Rodgers, Clerk of Council

Absent was: Councilor Washington, Jose Giner, Director of Planning & Economic Development

The meeting was called to order at 7:03 p.m.

**Discussion regarding status update with Wintonbury Mall**

Mr. Philip K. Schenck, Jr. stated that the town is awaiting for this property to be scheduled for auction. There is a firm (L&R) in Boston in charge of hiring Keypoint from Burlington, MA. Both firms are responsible for the overall maintenance and collections of rents from business owners. It was noted that there is sufficient cashflow to pay expenses of the property.

Mr. Schenck, Jr. also stated that there have been expression of interest regarding the future of Wintonbury Mall.

Goman & York, economic development consultants will continue to communicate weekly with L&R and Keypoint firms.

**Discussion regarding status update with Valco building**

There will be a status report to be distributed to Council via e-mail by the next scheduled Council meeting, April 27, 2015.

Thus far, the demolition is on schedule with the initial flow chart presented to the Council.

The property owners are currently negotiating with contractor regarding abatement process.

### **Consider and Take Possible Action on S.O.S. Electric for blighted property**

Mr. Mike Kosilla, Zoning Officer and Mr. Jose Giner, Director of Planning and Economic Development will check the status of this property.

### **Discussion regarding status update on Bloomfield Apartments (Jerome Avenue)**

Mr. Schenck, Jr. signed the tax abatement agreement and the set aside agreement for the Bloomfield Apartments contract. The subcommittee also discussed the requirement of regular reporting to the Council regarding the hiring process and procedures of minority contractors.

Mr. Schenck, Jr. suggested to the developer to attend the next Business Association Meeting for possible partnership agreement with project.

They currently have financing in place, detailed plans and schematic drawings for the project. Once the project has been presented with the Town Plan and Zoning Commission, staff will review possible wetlands and approval to begin construction.

The developer has plans to demolish existing homes to construct upscale apartments. The following phases have been outlined:

- Phase 1 – 230 apartments
- Phase 2 – Jerome Avenue – east side
- Phase 3 - Bloomfield Avenue

The ground breaking for this project is expected in the Fall 2015. It was noted that if there are any inquiries of minority firms, please refer them to the Town Manager's Office.

### **Discussion regarding South Cottage Grove Road**

The subcommittee ensued in a discussion regarding resident concerns about the lack of storm drains and/or sewers in the South Cottage Grove Road area. If installed, there could be an additional development of housing or businesses in the area.

In order for the town to possibly assist the current residents, it must have an easement on the properties. The town has not been able to locate some property owners.

It is possible to get copies of title searches on South Cottage Grove Road from a previous developer of this location.

### **New Business**

The Business Merchant's Association Meeting for Bloomfield Town Center businesses meet on a monthly basis. The last meeting had 30 attendees and the next meeting will be held on May 18, 2015 at 8:30 a.m.

Several businesses have partnered with town activities such as: "Celebrate Bloomfield", Book Lovers with Carbone's and the Leisure Services summer concert series.

Mr. Schenck, Jr. also gave brief updates on Metlife, CIGNA and Gillette Ridge Golf Course.

### **Adjournment**

**It was moved by Councilor Neuwirth, seconded by Councilor Rivers and voted unanimously to adjourn the meeting at 7:45 p.m.**