

Downtown Business District
Meeting Minutes
Wednesday, July 24, 2014
330 Main Street, Middletown, CT

Attendees

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|---------------------------------------|--|
| Diane Gervais (Chair) | Jeff Pugliese (Chamber) |
| Mike Dipiro (Commissioner) | Pamela Steele (Business owner) |
| Mike Stone (Commissioner) | Shane Grant (Downtown Business District) |
| Sean Moriarty (Police) | Tom Ford (Commissioner) |
| Trevor Davis (Commercial Real Estate) | Marc Levin (Commissioner) |
| Geen Thazhampallath (Parking) | Bill Russo (Public Works) |
| Tom Marano (Economic Development) | |

Minutes

- Motion made by Marc Levin to approve June minutes.
- Minutes accepted.

Treasurer's Report

- Motion to approve Treasurer's Report.

Maintenance Report -

Middlesex Mutual will be starting the painting process of Thai Gardens at the end of this month, removing old paint down to bare wood, and applying new paint. (2 month process).

Beautification

Planters are planted. They look beautiful. Geen advised the city waiting on quotes for planters (including Buds & Blossoms) and would talk to Bill Russo about getting rid of dead plants.

Marketing Report

None.

Lead Guide Report - Shane Grant

DBD reported the downtown businesses are doing well. There has been great energy and positive interactions. Many people from out of town are looking to dine and check out the town. Summertime is relatively slow period being hit or miss.

One incident with a young man was looking to engage into a conflict, acting inappropriately. Shane and the young man had an altercation, which was resolved in short order. Cathy from the Chamber handled the situation and advised the police.

Jim Lesser has guys cleaning up kiosks, pulling staples etc. - community service.

Police Report - Sean Moriarty

Citizens Bank Road Race: Road closures as follows:

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14 DEC - 2 PM 2:02
TOWN CLERK
MIDDLETOWN, CT 06451

- Between Court and Dingwall- Closed from 2:00 PM - until 9:00 PM
- High Street to Washington Street to Church closed from 6:00PM (approximately 1 ½ hours)

The following roads will be closed and reopened as soon as they can: High Street, Broad Street, William Street, and College Street. Garage exit on Court Street will be closed.

Sean from Police Department will send Cathy list of closings. She will then email it out to prospective businesses.

No issues in the North End.

There are a couple new areas of graffiti but not much.

Beat officer, Larry Willard came in and chatted with Diane; nice kid. (John's has taken him under his wing).

Public Works - Bill Russo

Will assist tonight with road closures; weather dependent.

Putting in last order in for big belly trash bins; six left. Good feedback with cleanliness, no picking through cans and bottles.

Center lined Main Street—everything painted/completed during evening hours/whole town in two nights. Quite a bit of paving going on up by Wesleyan Hills Road, Brown Street, Norfolk Road by Midstate Tractor. Cooley Avenue, areas around Grant View, Entrance to Westlake off East Street.

There are colored marks on the sidewalk that are noticeable in front of Chamber of Commerce and Amato's. Also, blue and orange colored marks on the road on the corner of Rt. 66 and Washington Street. It could be from dead trees or from water and sewer road work to bridge. Once water and sewer has completed what road work needs to be done the State will be paving the area to the bridge.

Parking Report - Geen Thazhampallath

Replacing the gates at Melilli and Arcade. Ty brought information to council, alot of IT questions. Bringing in a vendor to discuss expense and functionality It would be a self-op which would eliminate calls to dispatch and police department and bring in the latest technology. Predecessor bought some machinery for bells and whistles but it had lack of utility and functionality.

The new garage project is scheduled to go to the council for a workshop on August 18th at 6:00 PM. Garage Plans will come from architectural firm as early as this Friday. Council members expressed they want to see garage plan in totality, comprehensive view and how it relates to metro square. Michiel, Joe Samolis and I met with development team on that project. That report is due back to city on July 31st. It will be a conceptual market study, as they show you in a drawing. The preliminary information is very favorable. Metro Square workshop scheduled after garage workshop at 7:00 PM. It is a presentation by PNZ or me to council but not necessarily public comment at this time. If we continue along timeframes, has to be voted on by September meeting to go on November Ballot. It is up to council to decide going forward. Garage will not have street level retail because of Federal Money restrictions. It will play along with Metro Square plans.

From the citizen's point, if there is no plan with parking garage, it will be a tough sell. The council members want to see two plans back to back because unlikely this will go forward without both.

Trevor Davis added that this is an important juncture for downtown business to connect with riverfront—Pedestrian bridge... from River View Plaza over, would be a relatively lower cost project. If garage is not built with that visual in mind, it will be lost. Need to push for connection to river.

Geen advised that one of the conceptual drawings (three in total) did have a connection not an overpass. It is costly to put a walkway that goes over Dekoven etc. Money to rebuild walkway from Main Street to garage is already there. There are many discussions surrounding the garage. There is a possibility of building something at ATD (Attention to Detail) site.

Parking and entrance to Main Street behind Amato's and Chamber. Need Constructive easements. The probability is that it will not be done by September. Church needs some renovations before we can make it accessible. Church has slate roof -ice and snow comes down very fast. There is a liability factor of putting on rails to break the momentive of ice and snow falling down. If we open up as pedestrian walkway, we do not want to send them to an icy zone. The project will be done in phases. Will be dealing with some drainage issues and add some catch basins etc. Possibly by next spring.

North End

None

Planning - Tom Marano

Continue with tour and visiting 35 or 40 businesses. We brought in Tim Sullivan from New Brownfield to see the waterfront; moving forward with new grant to clean out old gas station. Looking at entertaining a couple of restaurants. We have engineering firms and other companies looking for space and land. Involved in overall planning of major projects. Working with Chamber-resurrecting real estate showcase (brokers and Mayor and Larry) Bringing in Developers, Brokers and Property Owners in.

Mike's Building is really amazing. The new windows are in and new store front on order. They have some prospects from a restaurant ready to go, unfortunately conflict with Emporium. There is a possibility of two -one bedroom apartments on the second floor.

Chamber - Jeff Pugliese

One of our very valuable staff members Paul Hughes was killed in a traffic accident this weekend. It was a very tough loss. He was a very valuable asset to City (in small development etc). In addition, he was a resource to Side Street to main street program. Paul was very involved in community and will be greatly missed.

The Chamber of Commerce is looking forward to road race tonight.

Today is actual midpoint of 2014 summer youth employment program. Offer thanks to host sites and our funders. We had over 90 kids working at host sites. All the support is greatly appreciated in all sectors.

- Motorcycle Mania coming up on August 13th with a rain date Aug 20th.
- Member breakfast August 20th with Bob Diaco, Head Football Coach at UCONN.
- Business after work event on August 11th down in Westbrook at Water's Edge
- Business after work event on September 10th in Middletown at Water's Edge.

Chamber very pleased with Buds and Blossoms. Planters look great.

Motion to Adjourn, seconded and accepted at 9:09 AM.