

TOWN OF BETHEL
TOWN CLERK

2013 NOV 21 P 12:07

RECEIVED

ECONOMIC OUTREACH COMMITTEE

C.J. Hurgin Municipal Center
1 School Street Bethel, CT 06801
(203) 794-8501 Fax (203) 778-7520

MINUTES OF SPECIAL MEETING

Joint Meeting with Economic Development Committee

Tuesday, November 26, 2013

6:00 p.m.

CJH Municipal Center -Meeting Room "A"

Present: Chairman, Mike Boyle, Members: Bill Shannon, Roy Steiner, and Bonnie Brown.

Absent: Robert Stosser, Mike Struna, Paul Rinaldi

Also Present: Janice Chrzescijanek, Economic Development Director. Economic Development Commission members. Peter Olson, Counsel for Monocrete Step.

Call to Order:

Chairman Boyle called the Special Meeting to order at 6:00 p.m. followed by the pledge of allegiance.

Public Comment: None

Approval of Minutes:

Bonnie Brown made a motion to accept the minutes of September 24, 2013. The motion was seconded by Bill Shannon. Vote, all in favor, motion approved.

Finalize Recommendation for Planning and Zoning-Monocrete Step: Chairman Boyle introduced a letter from the Economic Development Commission's Attorney Daniel O'Grady (see attached). He then made a motion to open the floor for discussion regarding a recommendation for Monocrete Step to propose a crematorium in Clarke Business Park. The motion was seconded by Kevin McMahan.

Discussion:

Roy Steiner stated that their needs to be caution taken in the decisions regarding the proposal.

Sharon Straiton stated that she doesn't feel this would be the proper location for this type of business. Although we should be of assistance should they wish to locate elsewhere.

A vote was had to make a recommendation to the Planning and Zoning Commission to allow the creation of this proposal. Motion was unanimously denied.

Economic Development Director Report:

Janice Chrzescijanek presented her report to the Committee and Commission (see attached).

Chairman Boyle reported that the CEDS report is done and being submitted to EDA for approval.

With Janice's dedication and assistance we have had great success in dealings with the DECD. She has accompanied businesses up to Hartford. Roy Steiner remarked that her hard work has made a large impact, and has created notoriety for Bethel, something he has not seen before.

A project of working on assisting Janice in rewriting the Clarke Park Rules and Regulations was assigned to Sharon Straiton. Roy Steiner also volunteered as he had a hand in writing the originals.

The visit by the Commissioner of DECD was a huge success with a full house of attendees. She has offered to return at a point in the future.

Janice discussed the very active Culture and Arts subcommittee; they will be holding an Artwalk this upcoming Friday and Saturday. The Artwalk will be utilizing the vacant storefronts downtown.

Chairman Boyle discussed working on a Tax Abatement program as an incentive for businesses locating in Bethel. A presentation would need to be done to the Board of Finance and the Board of Selectmen. A comparison to other towns programs should be presented.

Roy Steiner agrees and feels this subject needs discussion.

Economic Development Payment of Invoice: Erik Anderson made a motion to approve Attorney Dan O'Grady's invoice dated November 18, 2013 in the amount of \$370.00.

The motion was seconded by Bonnie Brown.

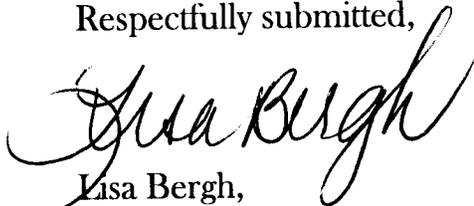
Motion approved.

Updated Priorities: Chairman Boyle asked that by the next meeting in December all members come prepared with updated priorities for the upcoming year.

A motion to adjourn was made by Bonnie Brown; the motion was seconded by Bill Shannon. Vote taken, motion unanimously approved.

Meeting adjourned at 7:00p.m.

Respectfully submitted,



Lisa Bergh,
Recording Secretary

From: Daniel OGrady [mailto:atty.daniel.ogrady@gmail.com]
Sent: Monday, November 18, 2013 11:20 AM
To: Mike Boyle
Subject: McLaughlin proposal

Memo

To: M. Boyle, Chairman
Frm: D. OGrady, EDC Counsel

Re: Crematory/Light Industrial Use in FJ Clarke Industrial Park

Mr. Boyle,

After listening to the presentation by attorney Olson, his basic argument is that a proposed crematory should be considered light industrial use under the FJ Clarke rules and regulations and the Bethel Zoning regulations. The Bethel P&Z will need to interpret its regulations. We (the EDC) need to interpret ours.

In that regard, the original spirit and intent of the FJ Clarke and its rules and regulations was to encourage and create economic activity in Bethel in the industrial park. i.e., creation of jobs and industry.

While a crematory facility is a necessity in this day and age, its location is a highly contentious matter that should be strictly regulated. Any location should be away from public view and other businesses. I believe it would be detrimental to the existing owners in the park and negatively affect prospective owners in the future. To casually mention that it is a light industrial use similar to the Bethel Funeral Home on Greenwood Avenue is inaccurate. It is one thing to reverently view a decedent in private within an appropriate facility. Bethel is a small town and has perhaps 1-2 funerals per week. A regional crematory would most likely have tens if not hundreds of vehicles per month delivering human remains including hospital waste for destruction.

Thus, I would opine that the proposed use should not be interpreted as "light industrial use" under the FJ Clarke Park rules and regulations.

Respectfully submitted,

Attorney Daniel W. O'Grady
152 Greenwood Avenue
Bethel, Ct 06801
203-798-1009 ext. 1
203-790-1361 fax
203-241-2772 cell



OFFICE OF ECONOMIC DEVELOPMENT

Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, CT 06801

Telephone: 203-794-2822 - Fax: 203-778-7520

Email Address: eddirector@bethel-ct.gov

Economic Development Update - November 2013

Introductions

1. New and existing businesses
 - Personal introductions – Total of 66 business visits
2. Meet and Greets/Advisory Committees
 - Clarke Park Property Owners – Week of December 16th
3. Economic Development
 - CEDS – See attached briefing paper. Full report can be found at http://www.hvceo.org/Draft_CEDS_Economic_Plan.pdf

ED Communication

1. Database Development –
 - Business listing - Intern assisting in the development. Currently adding phone numbers for all businesses. Total of 1800 businesses.
 - Business Assistance (relocation, financial, expansion, location) – 15, Permit Assistance – 3
 - Available Commercial Properties listed – 26, Available Sites listed – 4

Marketing Materials

1. CGI Communication, Inc. - Town video for the website
 - Scrip and video complete. Awaiting version 1 of video
2. Permitting Process – “Checklist for Opening a Business” is in department final review.

Business Growth/Supporting Existing Businesses

1. Programs
 - C-PACE – Contract is in final legal review
2. Workshops
 - November 14th - *Emergency Preparedness and Disaster Recovery*
 - December 5th - *Is Franchising Right for You?*

Bethel Businesses

1. Relocation
 - Advantage Payroll – Downtown. Relocation from Sandy Hook, CT.
 - ARtech Packaging – Downtown. Relocation from New York.
2. New business
 - At the Square – Downtown
 - Bethel IT Services – Downtown
 - Doug Muckell CPA – Route 6
 - Goodinuff Gift Shoppe – Downtown
 - Juice Barre – Downtown
3. Expansion
 - Byrd's Books – Downtown
4. New Ownership
 - Stella Restaurant – Downtown
 - Wine World of Bethel – Downtown
 - Tonelli's – Downtown

Clarke Business Park

1. Expansion

- Received feedback from second notice
- Working with Andrew Morosky to create a RFP for engineering services and environmental testing
- Once RFP's are received we will put a formal funding request together for DECD

DECD Commissioner Visit

1. Luncheon was on October 30th
2. Over 100 attendees
3. Emailed Commissioners presentation to attendees, and posted on facebook, linkedin and our website
4. Sent Bethel businesses an email and created an article for the Chamber and town newsletter with the presentation and highlights from the presentation.

Downtown Advisory Committee

1. Culture and Arts Subcommittee – artwalk November 29th and 30th

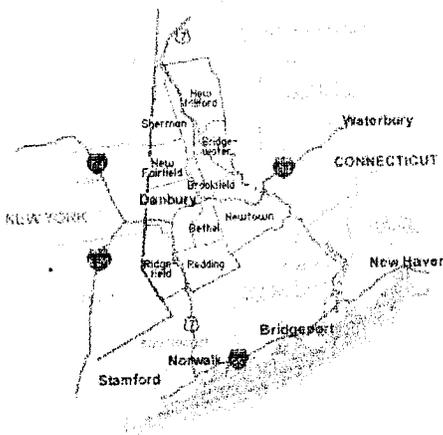
Future Projects

1. Business Directory on the website
2. Guide to Starting a New Business in Bethel Packet
3. Office of Economic Development Newsletter
4. Business Incentive Program
5. Economic Development Business Plan

WESTERN CONNECTICUT ECONOMIC DEVELOPMENT ALLIANCE

Comprehensive Economic Development Strategy

CEDS Briefing Paper



What is a CEDS and Why Did We Do One?

- A CEDS is an economic development strategic plan prepared and structured in a way that meets the requirements of the U.S. Economic Development Administration (EDA).
- Projects included in a CEDS may be eligible for EDA or other government funding.
- Having a CEDS is a first step in making the region eligible for receiving federal and state designation as an Economic Development District, which in turn may open up other funding or programmatic opportunities.
- Most importantly – preparing a CEDS provides a regionally oriented Action Plan to promote economic development.

Major Elements of the CEDS Process

- Broad-based CEDS Committee with majority private sector membership approves all CEDS elements.
- Review of many existing regional and local documents and plans.
- Multi-faceted public engagement process.
 - Two regional meetings for public officials
 - Widely distributed business survey using SurveyMonkey
 - Five focus groups (Advanced Manufacturing, Affordable Housing, Retail and Downtown Services, Health Services, Life Sciences)
- Project Solicitation.

CEDS Content

- Executive Summary.
- Detailed Regional Data Analysis.
 - Demographic Analysis
 - Fiscal Analysis
 - Economic Analysis
 - Cluster Synergies
- Competitive Assessment (Regional Strengths and Weaknesses).
- Regional Vision Statement.
- Four Major Goals.
- Eight Initial Objectives.
- Seventeen Priority Projects.

Implications from the Data Analysis

- The ten-town WCEDA Region outperforms other nearby regions on a number of economic indicators, enabling this region to recover and grow faster since the end of the most recent economic recession. In addition, Danbury outperforms most other large cities in Connecticut in terms of economic growth.

- In general, there is adequate fiscal capacity that enables area municipalities and the region as a whole to invest in supportive economic development activities.
- Healthcare and Education are widely considered to be growth sectors and are the foundations of sustainable economic development.
- Traditional forms of manufacturing have declined both in the region and across the state. However, the ten-town WCEDA region retains a strong competitive advantage in the manufacturing sector. There is a need to transition this sector's accumulated physical and human capital towards a focus on new high technology forms of manufacturing, while building on existing competitive advantages.
- The presence of a concentration of highly skilled financial services workers living in the WCEDA Region, but commuting to jobs in other areas, could be marketed as an inducement to firms in the emerging financial activities sector to move to and expand their operations within our region.
- Industries that are strong for the WCEDA Region and also strong in nearby regions include the Financial & Business Services; Aircraft Engine Components; Entertainment; Food Manufacturing; Jewelry and Precious Metals; and Publishing and Printing.
- The Hispanic/Latino community will continue to grow in this region, which requires specific strategies to meet different cultural demands. The population of the WCEDA Region has grown substantially, especially since the year 2000. The majority of the population growth originated from growth in the Hispanic or Latino community in Danbury, which accounted for 93 percent of all population growth in the WCEDA Region between 2000 and 2010.
- The WCEDA Region's aging population means that fewer workers in the WCEDA Region will be available to fill labor market gaps left by the aging population, and is expected to depress consumer spending slightly due to more individuals living on fixed incomes after retirement and more individuals dependent on Medicare benefits. The distinctly older population of the region will create an elevated demand for additional health and social services.
- The WCEDA region will best enhance regional cohesion by identifying those economic opportunities that will appeal to a variety of income demographics as well as strategically selecting development locations for those sectors with a more narrow appeal.

Competitive Assessment

Extensive list of both regional strengths and weaknesses – too detailed to provide here.

Regional Vision Statement

In 2034, the Western Connecticut Region will be nationally known for its exceptional quality of place that attracts both businesses and people. The region's diverse communities will offer the education, housing, workforce skills, arts and culture, and infrastructure that make Western Connecticut a global leader in attracting, creating, and expanding businesses that promote innovation and effectively respond to the economy of the future. Its communities will be fiscally sound and its town centers and neighborhoods will be business centers and magnets for population growth that provide a growing labor force and support the region's retail and service businesses.

CEDS Goals

Goal 1: Economic Development Tools and Resources: Assure that the WCEDA Region and its 10 communities have a full-service economic development program with the necessary tools and programs to support effective economic development efforts.

Goal 2: Workforce: Assure that the existing and future businesses of the WCEDA Region have access to the workforce skills and training programs required for profitable business operations in the global economy of the future. Assure that the Region's workforce has access to high quality jobs and the programs and services necessary to keep their skills current.

Goal 3: Economic Expansion and Diversification: Carry out an aggressive set of business attraction, retention, expansion, creation, and transition programs and services to strengthen the WCEDA Region's existing sectors and clusters and grow new ones.

Goal 4: Creating Great Places: Continue and strengthen community and regional efforts to make the WCEDA Region a highly desirable place to live, work, play, and run a business.

Regional Objectives/Initiatives and Action Agenda

- Objective 1 Organization and Funding – Position WCEDA, or establish a new organization, as the designated entity to implement the CEDS goals and objectives, with adequate structure, staffing, funding and other resources.
- Objective 2 Regional Marketing Program – Create a cost-effective regional economic development marketing program including a "prospect" servicing protocol and marketing activities such as a series of familiarization tours for "site selectors."
- Objective 3 Business Retention and Expansion Program – Develop and operate an effective business visitation, relationship building, information collection, and service provision program.
- Objective 4 Regional Economic Development Infrastructure Plan – Develop and implement a regional infrastructure plan specific to supporting economic development.
- Objective 5 Future Skills Needs Task Force – Establish a Future Skills Needs Task Force to continually identify new skills that will be needed by the region's employers and develop training programs or other methods to provide those skills when they are needed.
- Objective 6 Sector and Cluster Advisory Groups – Create sector/cluster advisory groups for target sectors to identify tools, programs, and policies necessary to stimulate growth in those sectors and clusters, including:
- Advanced Manufacturing
 - Value-Added Food Manufacturing
 - Wellness and Life Sciences
 - Retail
 - Financial Services
 - Logistics/Distribution/Wholesaling
 - Arts & culture

- Objective 7 Western Connecticut Cultural Center – Create a regional multi-purpose cultural center including space for the display of art as an attraction and destination. (Consider using the Charles Ives identity in the same fashion as the Rockwell Museum uses the Norman Rockwell identity in Stockbridge, MA.)
- Objective 8 Regional Main Street Program – Collaborate with the Connecticut Main Street Program to establish and operate a regional Main Street Program to support Town and Village Center revitalization and vibrancy with a focus on Transit Oriented Development (TOD), Pedestrian, Bicycle and Complete Streets initiatives.

Regional Projects

- 17 submitted – all scored as Vital

Individual Community Projects

- Bethel- Expansion of Clarke Business Park
- Bethel- Bethel Station Area TOD Capital Improvements
- Bethel- Water System Improvements
- Brookfield- Four Corners Revitalization Plan
- Brookfield- Lower Route 202 (Federal Road) Traffic Improvements
- Brookfield- Still River Greenway
- Danbury- West Side/Route 6 Traffic Improvements
- New Milford- Century Brass Remediation/Demolition (Brownfield)
- New Milford- Still Meadows Business park
- Newtown- Hawleyville Sewer Extension
- Newtown- Fairfield Hills Campus Infrastructure
- Redding- Georgetown TOD Intermodal Transportation Facility
- Ridgefield- Branchville TOD Capital Improvements
- Ridgefield- Abatement/Demolition of Former Schlumberger Building Complex (Brownfield)

Multi-Community/Regional Projects

- Danbury I-84 Widening
- Danbury Branch Commuter Rail Improvements

FRIDAY NOVEMBER 29TH &
SATURDAY NOVEMBER 30TH

12 NOON - 4PM BOTH DAYS!

BETHEL CHAMBER OF COMMERCE &
THE OFFICE OF ECONOMIC DEVELOPMENT
PRESENT...



BETHEL artwalk

WWW.BETHELARTSCT.ORG

YES, THAT'S RIGHT...FINALLY...
THE ARTISTS AND ART LOVERS OF BETHEL UNITE!!!

SEVEN VENUES

EIGHTEEN ARTISTS

PAINTERS & SCULPTORS & MORE

TWO DAYS OF OPEN DOORS &

A WHOLE LOT OF CREATIVE

COOL IN DOWNTOWN BETHEL

BROUGHT TO YOU

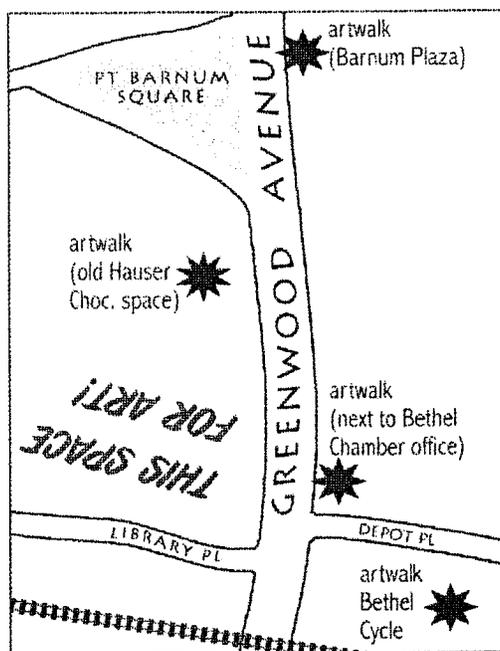
BY THE ALL NEW...



*Bethel Arts is a committee under the Bethel Chamber of Commerce

MAP OF
ARTIST
VENUES SO
YOU CAN
COLLECT
'EM ALL!

AIM YOUR
FANCY PHONE
HERE TO
URL
YOURSELF
TO
ADDITIONAL
INFO



ENRICHING LIVES AND CREATING COMMUNITIES THROUGH THE ARTS

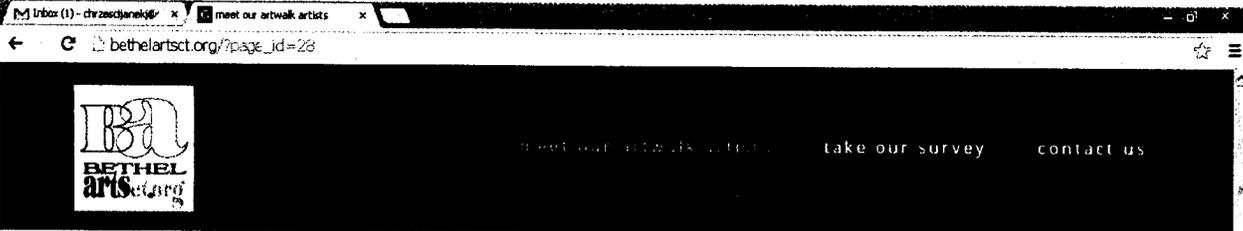


BETHEL artwalk

November 29-30, 2013

What is Bethel Arts?

Bethel Arts is a non-profit organization that provides a platform for artists to showcase their work. We are looking for artists in all disciplines to participate in our artwalk. We have a variety of opportunities for artists to showcase their work. We have a variety of opportunities for artists to showcase their work. We have a variety of opportunities for artists to showcase their work.



meet our artwalk artists



Eric Camiel *sculptor* | ecamiel@snet.net | ericcamiel.com

I was born and raised in Brooklyn, New York and passed my young summers in a community in Connecticut. I was an English major and art history minor at the University of Pennsylvania and was in the masters program at New York University Film School where I won the National Student Film Festival. I now live in a house in Connecticut which I designed and built.



Frank Kara *ceramics* | frank@karakupottery.com | karakupottery.com

When I am in the studio, I am in my own world. My hands, my thoughts, my music. I am lost in my own creativity. I never stop learning - never stop seeing the beauty, the textures and forms. The clay and fire become my vision to share with those who can see what I see. I can't imagine living in some other world and I am grateful to all who make my life as a potter possible.



Dominique Gillain-Regney *murals/portrait/illustration* | dominiqueregillain@mac.com | artistdominiquegillain.com

Belgium-born Dominique is (almost) always drawing. Dominique reaches out for her goal when drawing, to freeze an expression that captures the soul of that person, the gleam of mischief, the spark of intelligence, the awe of innocence, the irony in the corner of a smile.

Michael Morris *Sculptor* | sweet.potato@mac.com | artistmichaelmorris.com

HELP BETHEL ARTS -TAKE OUR SURVEY!

We want to hear from you! Please take a few minutes to complete this survey and drop it off at any participating artwalk venue. Want to take the survey online (and send it to your friends to take too)? Visit bethelartsct.org today.

How would you describe the overall quality of culture and arts in Bethel? (check one)

- Excellent
- Very good - One Of The Best In The Area
- Average - Similar To Other Local Towns
- Below Average - Other Local Towns Do It Better
- Poor - None To Speak Of

What cultural/arts events have you attended --- or have participated in --- in Bethel? (check all that apply)

- School Events (e.g. High School Concerts/Plays/Art Shows)
- Bethel Summer Concert Series
- Previous Art walk Events
- Craft Fairs
- Contests
- Coffeehouse or Bookstore Events
- Music at Restaurants/Bars
- Art Openings at Area Businesses & Pop-Up Installations
- Farmer's Market
- Other _____

Are you interested in participating in Bethel Arts?

- Yes
- No
- Maybe

(Survey continues on other side of page...)

What types of cultural events do you want to see more of in Bethel? (check all that apply)

- Visual arts
- Music
- Drama or Performance Art
- Literary
- Sculpture/Public Art
- Ethnic/Heritage Events
- Culinary Arts
- Other _____

Please indicate any of these things you might be interested in doing (check all that apply):

- Exhibiting Art
- Performing (Music/Drama/Other)
- Hosting an Event
- Fund Raising
- Working as Event Staff
- Event Promotion
- Recording or Reporting Events
- Maintenance or Restoration of Outdoor Art
- Research
- Translating Event Materials into Spanish or Portuguese
- Other - (tell us more below!)

Want us to keep in touch with you? Give us your email address.
We promise not to spam or share with any 3rd parties.

Anything else on your mind? Write below (or if you prefer, draw a picture, compose a short story or write a one-act play.)

From: Daniel OGrady [mailto:atty.daniel.ogrady@gmail.com]

Sent: Monday, November 18, 2013 11:20 AM

To: Mike Boyle

Subject: McLaughlin proposal

Memo

To: M. Boyle, Chairman

Frm: D. OGrady, EDC Counsel

Re: Crematory/Light Industrial Use in FJ Clarke Industrial Park

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Respectfully submitted,

Attorney Daniel W. O'Grady

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