

Economic & Community Development Commission

Conference Room #201

Tuesday, February 13, 2024, 8:30 AM

Join Zoom Meeting

<https://us06web.zoom.us/j/86783158400?pwd=KxRRXsKaKKgfzaEiweYTB5qTiF5y4d.1>

Meeting ID: 867 8315 8400

Passcode: 9jzBKM

1. Roll Call
2. Approval of Meeting Minutes*
3. Reporting of Expenditures
4. New Business:
 - I. Appoint Secretary*
 - II. Executive Session – Potential Real Estate Transactions*
 - III. Lots 1, 3, 4 – Possible Action*
 - IV. Eastern Connecticut Land Bank – 2024 Donation *
 - V. FOIA Workshop – March 21, 6PM
 - VI. By Laws
- 5 Old Business:
 - i. 49 Front Street - Possible Action*
6. Updates:
 - i. Available Commercial Properties
 - ii. Trade Name Certificates
 - iii. Chickering Building
7. Other:
8. Public Participation:
9. Adjournment*

*Vote Required

Town of Putnam	
Economic & Community Development Commission	
Conference Room #201	
Tuesday, January 9, 2024, 8:00 AM	
Join Zoom Meeting: https://us06web.zoom.us/j/86993210390?pwd=CA6Zf7JuWRn8XYxDUtu5dgPmRvKI8a.1 Meeting ID: 869 9321 0390 Passcode: qhJm1F	
	Meeting opened at 8:33 am
1. Roll Call	Chair Paul Grenier, New PRA Director Mary Ann Chinatti, Consultant Delpha Very, Vice-Chair Lee Konicki, Agency members: Dawn Krasnecky, Doug Taylor, and Mike Bogdanski. Recording Secretary Jackie Lefevre and Land Use Agent Bruce Fitzback Addition to the agenda: Chair Grenier stated there is need for an addition to the agenda, under New Business "Tree Plantings". Vice-Chair Konicki motioned to add #5 Tree Plantings to the agenda under New Business, seconded by Member Krasnecky, motion passed.
2. Approval of Meeting Minutes*	
	i. November 14 th : Member Taylor motioned to amend the minutes to include the addition of Mike Bogdanski as present on roll call at the November 14, 2023, meeting, seconded by Vice-Chair Konicki, motion passed. ii. December 12 th : Member Krasnecky motioned to approve the meeting minutes as presented, seconded by Vice-Chair Konicki, motion passed.
3. Reporting of Expenditures	Expenditures: None for December 2023
4. New Business	
	i. Introduction of new Director: Delpha introduced Mary Ann Chinatti and added Ms. Chinatti has expertise in Brownfield Grants and Planning and Zoning. ii. Election of Officers*: Vice-Chair Konicki motioned the officers to be same, as nominated and voted on in Redevelopment Agency meeting, Lee Konicki as Chair and Dawn Krasnecky as Vice-Chair, Member Krasnecky seconded, motion passed. iii. Restaurant Referral: two local area restaurants are pursuing locations in Putnam. Delpha explained due to confidentiality, names can't be shared at this point. Updates to be provided as they become available.

	iv. 32 & 44 Highland Dr.: These parcels are located within the Industrial Park. It was recently discovered back taxes were owed on the parcels. The owner was contacted and claimed he wasn't aware of the back taxes. Updates to be provided. v. Tree Plantings: A parcel of land, located on Rte. 44, on the right side toward Walmart is owned by the Town. A tree died and never replaced. There is uncertainty as to the official name and if the parcel is under the auspices of the Recreation Dept./Highway Dept. Land Use Agent Fitzback, Town Administrator, and Member Bogdanski all provided knowledge on the parcel. Knowledge such as it was dedicated to President George Washington and the Daughters of the American Revolution were directly involved with original plaque and dedication. Recreation Dept. mows the grass. Consensus is to research and confirm the information, find funding and return with costs and types of trees adequate for the size parcel, and to discuss the potential of holding a rededication.
5. Old Business	
	i. 49 Front St.: Town Administrator Sistare shared the owner of parcel has agreed to donate the land to the Town. Town Attorney and parcel owner's attorney are working to complete the agreement. Potentially there will be closing costs involved even though the parcel is being donated. ii. Trails Committee Reporting: The meeting of January 11, 2024 has been cancelled due to nothing to report. At it's November 2023 meeting the Committee voted to have quarterly meetings in 2024, unless there was an immediate report/update that was to be addressed, then a Special meeting would be called prior to a regularly scheduled meeting. Next meeting is scheduled for Thursday, April 11th at 5pm in Community Room # 113. All invited to attend.
6. Updates	
	i. L.L. Bean: the pop-up shopping event, held Tuesday, December 19th, was a success! This is the 3rd event held in Putnam. ii. Arts Council: an Art Heist event will be held on March 9th, at 112 Main Street, Putnam. Tickets will be available. Come out and support the local Arts Council.
	iii. Available Commercial Properties: list provided and reviewed.
	iv. Trade Name Certificates: listing of businesses who recorded their trade names with Town Clerk's office in December 2023 were reviewed.

7. Public Participation	None
8. Adjournment*	Vice-Chair Konicki motioned to adjourn the meeting, seconded by Member Taylor, motion passed. Meeting adjourned at 9:02 am

*Vote Required

ECD Town/Special Budgets FY 23/24
Accounts Payable
January 2024

ECD Town Budget /FY 23/24
 July 1, 2023 to June 30, 2024

Date	Name	Description	Amount
1/12/2024	Delpha Very	Consultant Fees-Nov. 2023 to Jan. 2024	\$ 8,000.00
1/23/2024	Darla Rilling- Little Lucy's Snack Shop	Reimb, 5-\$10 Small Bus. Saturday Coupons	\$ 50.00
1/12/2024	WINY Radio	Radio ads - L.L. Bean pop up shop	\$ 230.00
1/23/2024	Chase Graphics	Bus. Cards - Director Chinatti	\$ 90.00
			\$ 8,370.00

Arts Council

Date	Name	Description	Amount
1/12/2024	Chase Graphics	Poster -Corridor Gallery Display-L. Salo	\$ 50.00
1/4/2024	Vanilla Bean	The Bean publication quarterly Ads	\$ 140.00
			\$ 190.00

Community Garden

Date	Name	Description	Amount
1/4/2024	WPCA	Water usage from	\$ 47.69

Putnam Saturday Farmer's Market

Date	Name	Description	Amount
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Commercial Properties Available					
Putnam, CT					
Location	Listing Office	Listing Agent	SF/Acres	Sale Price	Lease
72 Canal Street	Bell Park/RE Max	Sean Sullivan	20,000 SF	\$ 995,000	
364 School Street	Broker Realty.com	Thomas O'Leary	2,064 SF	\$ 350,000	
211 Kennedy Drive	REMAX Bell Park Realty	Dick Loomis	5200 SF		\$15 pr/sf
17 B Kennedy Drive	REMAX Bell Park Realty	Dick Loomis	5,800 SF		\$ 14 pr/sf
203-267 Kennedy Drive	J Corp. Realty, LLC		1,100 to 6,720 SF		\$12-\$15 triple net
26 Union Street	Kazantzis Real Estate, LLC	Andrea Kazantzis	5,194SF	\$ 750,000	
4 Ridge Road	CR Premier Properties	Lisa L. Perry	850 SF		\$ 1,500 pr/mth
41A Grove Street #1	Berkshire Hathaway	Joseph S. Pempek	324 SF		\$ 600 pr/mth
112 Main St.	Kazantzis Real Estate, LLC	Andrea Kazantzis	700 SF		\$ Nego.
82+ 84 Providence Street	CR Premier Properties	Kerri Mullen	2,580 SF	\$ 399,000	
333 Pomfret Street	Real Broker CT, LLC	Anthony Chabot	8,062 SF	\$ 699,000	
o Providence Pike	REMAX Bell Park Realty	Sean Sullivan	2.1 acres	\$ 265,000	
117 Providence Pike	REMAX Bell Park Realty	Dick Loomis	2 acres	\$ 1,350,000	
51 Pomfret Street	Real Broker CT, LLC	Anthony Chabot	12,000 SF	\$ 1,000,000	
124 Pomfret Street	Glickman, Karvago & Jacobs	Jeffrey Borus	16,050 SF	\$ 850,000	
9 kennedy Drive	William Raveis Real Estate	Tina Lajoie	4.57 acres	\$ 350,000	
203-267 Kennedy Dr.:	JCorp Realty, Inc.	Dan Johnson 203-225-7600			
			6,720SF		\$12SF/Trip. Net
			4,820SF		\$15SF/Trip. Net
			5,800SF-12,620SF		Upon Req.
			1,200SF		\$12SF/Trip. Net
			1,100SF		\$12SF/Trip. Net
			2,000SF		\$12SF/Trip. Net
214 Park Road	Kazantzis Real Estate, LLC	Andrea Kazantzis	5.41 acres	\$ 350,000	

potential buyer

Realtor Contacts

Name	phone	Company
Dick Loomis	860-428-6616	Bell Park/RE Max
Donna Copeland	860-428-3049	Willaim Ravies
Ryan Lajoie	860-428-6446	Johnston & Assoc.
Sean Sullivan	860-617-2145	Bell Park/RE Max
Andrea Kazantzis	860-317-1162	Kazantzis R.E.
Jenn Lehto	860-230-6679	Kazantzis R.E.

Commercial Properties Available					
Putnam, CT					
Location	Listing Office	Listing Agent	SF/Acres	Sale Price	Lease
172 Main Street	CR Premier Properties	Carol Ryniewicz	3,900 SF	\$ 350,000	
178 Providence Street	REMAX/ Bell Park Realty	Dick Loomis	1,444 SF	\$ 150,000	
4 Ridge Road	CR Premier Properties	Lisa Perry	300 SF		\$ 500 pr/mth
112 Main St.	Kazantzis Real Estate, LLC	Andrea Kazantis	700 SF		\$ upon request
30 Harris St. inclusive plus loading dock access	REMAX/ Bell Park Realty	Dick Loomis	4800SF Industrial		\$ 3,800
333 Pomfret Street	Real Broker CT, LLC	Anthony Chabot 508-847-0902	8,062 SF	\$ 699,000	
51 Pomfret Street	Real Broker CT, LLC	Anthony Chabot 508-847-0902	12,000 SF	\$ 1,000,000	
197 Providence Street	Long Realty, LLC	Greg Coupe	12,080 SF	\$ 199,000	
465 School Street	REMAX/ Bell Park Realty	Dick Loomis	9.8 acres	\$ 210,000	
176 Park Rd. - Town Owned	Contact Town	860-963-6800 x 200	7.82 acres	Appr. At \$98,000 (price nego.)	
178 Park Rd. - Town Owned	Contact Town	860-963-6800 x 200	6.15 acres	Appr. At \$77,000 (price nego.)	
192 Park Rd. - Town Owned	Contact Town	860-963-6800 x 200	7.19 acres	Appr. At \$90,000 (price nego.)	
28 Technology Park Dr. - Town Owned	Contact Town	860-963-6800 x 200	22.64 ac.	Contact Town	
50 Providence Pike	Welco Realty	Jerry Welkis 914-516-7500 x303	13,200SF		Upon Request
1 Kennedy Dr.	The Wine Group	Brian Wine 323-609-4405	3,3655SF bldg/1.27 Ac. - Animal Hospital of Putnam	\$ 950,000	

deposit

CCI

Last Updated:
02/02/24

Trade Name Certificate
January 2024

Business Name	Owner/s	Email	Physical Business	Phone	Notes
Ashley Rose Nails	Ashley Gallant	ashleygallant1234@gmail.com	171 Providence Street	570-560-9182	nail technician
Elta Realty	Kirsten Large	kbklarge@gmail.com	124 Pomfret Street	603-455-0451	Leasors of other property
Elta Realty	Elizabeth Rusconi	elizabethrusconi@gmail.com	124 Pomfret Street	860-869-2014	Leasors of other property