

Economic Development Commission

Conference Room #201

Tuesday, June 11, 2024, 8:30 AM

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/83041577003?pwd=NApi1rday5vRI8EQfv9RrOa3gdF6co.1>

Meeting ID: 830 4157 7003

Passcode: 1GeCaN

- a. Call to order:
- b. Approval of Meeting Minutes of the Previous Meeting/s*- May 14, 2024:
- c. Communications: EDC Bylaws
- d. New Business:
- e. Reports of Officers and Committees:
- f. Old Business:
- g. Public Comments:
- h. Other:
 - i. Director's Report
 - ii. 49 Front Street
 - iii, Available Commercial Properties
 - iv. Trade Name Certificates
- I. Adjournment*:

*Vote Required

**TOWN OF PUTNAM
ECONOMIC DEVELOPMENT COMMISSION
Minutes of a Regular Meeting**

The Putnam Economic & Community Development Commission met for a Regular meeting on Tuesday, May 14, 2024, in Conference Room - 201, 200 School Street, Putnam, CT 06260, or

Via Zoom

<https://us06web.zoom.us/j/85028562186?pwd=lafmHUIBuaQNDJ2E2N1uJMxrzqd9rx.1>

Meeting ID: 850 2856 2186

Passcode: 8Kn4yb

The Chair opened the meeting at 8:30 a.m.

1.Roll Call: ECD Director Mary Ann Chinatti, Commission Members Doug Taylor, Mike Bogdanski, and Paul Grenier; ECD Administrative Assistant Jackie Lefevre, Director of Land Use, Zoning Officer Bruce Fitzback and Blight Officer Russell Downer.
Absent: Chair Lee Konicki, Vice-Chair Dawn Krasnecky.

Chair Konicki, via email, appointed Member Grenier to act as Chair in his absence.

2.Approval of Meeting Minutes - * April 09, & Special Meeting -April 18, 2024*:

Member Taylor motioned to approve the minutes of April 9, 2024, seconded by Member Bogdanski, motion carried. Member Bogdanski motioned to approve the Special meeting minutes of April 18th, 2024, seconded by Member Taylor, motion carried.

3. Reporting of Expenditures: Expenditures were reviewed.

4. New Business: None

5. Old Business:

I. Bylaws-Discussion & Possible Action*: Draft Bylaws were included in the packet. The Bylaws contained revisions/suggestions made previously. Member Bogdanski motioned to accept the EDC Bylaws as presented, seconded by Member Taylor, motion carried.

6. Updates:

I. 49 Front Street: The property owner notified the Town that the bank decided that an appraisal (of the remaining land of 91 Main and 49 Front) was not needed, and the attorney is preparing closing documents, which should be ready within the next couple of weeks. Director meeting with Engineer Chuck Eaton to review the current conceptual drawing of the space, go over stormwater drainage, etc. required to create an open green space area.

II. Available Commercial Properties: Current List was reviewed. The slide show of featured available commercial properties has been added to the Town's website as a tool for perspective businesses. It will be updated monthly.

III. Trade Name Certificates: None

7. Other: Director provided the following updates:

Belding Mill Grant Meeting with Developer on May 23rd

Foundry RFP is due May 20th, a mandatory on-site pre-submission conference was held on May 6th, well attended by 6 firms. Only those will be eligible to submit.

The opening day of Community Garden was Saturday, May 6th. Good turnout, new gardeners, Brownies made painted stone markers for each garden.

Putnam Arts Council – Arts and Crafts Festival – 66 Artists have been confirmed. Pending necessary documentation from some.

CT Main Street: Annual Downtown Assessment completed. Numbers better this year. A copy of the assessment will be emailed to all members.

Community Investment Fund 2030; working on grant for new EMS Facility, with storage space for Emergency Management

Transportation Alternatives Grant extend Putnam trail from Technology Park Drive into Louisa Viens Road, Killingly, CT.

Recreational Trails Grant proposals due June 6th.

Ribbon Cuttings:

Co-Op Consignments, 626 School St. May 24, @ 12 noon.

Rude Dog Boxing 235 Kennedy Dr. (former Hallmark Store) June 1st, 12noon

Flawless Finish Beauty Bar, 7 Providence Pike Unit # 2, June 13, 5:30pm

8. Public Participation: None

9. ADJOURNMENT: Motion to adjourn by Member Bogdanski, Seconded by Member Taylor, motion carried. Meeting adjourned at 8:43 a.m.

Respectfully submitted by Recording Secretary Jackie Lefevre

2024 MAY 16 A 8:26
JENNIFER L. BOGDANSKI
TOWN CLERK - PUTNAM CT



TOWN OF PUTNAM
MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET • PUTNAM, CT 06260

MEMORANDUM

TO: Putnam Redevelopment Agency
Putnam Economic Development Commission

FROM: Mary Ann Chinatti, Director, Econ. & Comm. Dev./Redev.

DATE: June 3, 2024

SUBJ: Department Update

- Belding Brownfield Grant – requested an extension of time (to June 30, 2025) to finalize the Assistance Agreement due to the outstanding Prevailing Wage issue.
- Foundry Brownfield Grant – three proposals were submitted in response to the advertised RFQ/P and, after review, interviews were scheduled for June 11 with two of the firms. A selection is expected shortly after that date.
- EPA Community-Wide Assessment Grant – The Town's application was not approved for funding.
- CDBG – Awarded grant funds must be returned to the State next month, as the Town was informed that a second extension would not be granted. Some projects are still ongoing, and those projects will be funded using Program Income.
- Ribbon cuttings were held on May 24 at Co-Op Consignments for its 1-year anniversary, and on June 1 for Rude Dog Boxing. A ribbon cutting is scheduled for Thursday, June 13 at 5:30 at Flawless Finish Beauty Bar at 7 Providence Pike (the plaza with Charter Oak FCU).
- CT DEEP Recreational Trails Grant – Air Line Trail Extension. The Town has requested proposals from four firms for the Project. Responses must be received no later than 2:00PM Thursday, June 6.
- The Town submitted a CT DOT Transportation Alternatives Program funding application to NECCOG for the Putnam River Trail Extension/East Coast Greenway project, which will extend Putnam's River Trail into the Town of Killingly.

Subject: Department Update

Date June 3, 2024

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- Congressionally Directed Spending funding request was submitted to Senators Blumenthal and Murphy on April 25 to fund upgrades/repairs to the Town's EMS facility on Church St. A decision on this request will be made when the federal government approves its upcoming fiscal year's budget, hopefully in October of this year but, realistically, probably not until January 2025.

:MAC

Commercial Properties Available						
Putnam, CT						
Street #	Street	Zone District	Listing Office	Listing Agent	SF/Acres	Sale Price
364	School Street (Putnam House of Pizza)	HC	SR Commercial Realty	Paul Bongiorno 413-459-0570	2,064 SF	\$ 350,000
211	Kennedy Drive	GC	REMAX Bell Park Realty	Dick Loomis 860-428-6616	5200 SF	
26	Union Street (Chickering)	PD	Kazantzis Real Estate, LLC	Andrea Kazantzis 860-317-1162	5,194SF	\$ 750,000
112	Main St.	PD	Kazantzis Real Estate, LLC	Andrea Kazantzis 860-317-1162	700 SF	
82-84	Providence Street	GC	CR Premier Properties	Kerri Mullen	2,580 SF	\$ 399,000
117	Providence Pike	HC	REMAX Bell Park Realty	Dick Loomis 860-428-6616	2 acres	\$ 1,350,000
9	Kennedy Drive		William Raveis Real Estate	Tina Lajoie 860-450-2620	4.57 acres	\$ 350,000
203-267	Kennedy Dr.:	GC	JCorp Realty, Inc.	Dan Johnson 203-225-7600		
					6,720SF	
					4,820SF	
					5,800SF-12,620SF	
					1,200SF	
					1,100SF	
					2,000SF	
30	Harris St. inclusive plus loading dock access	I	REMAX/ Bell Park Realty	Dick Loomis 860-428-6616	4880SF Industrial	

Businesses by Trade Name Certificates May 2024

Business Name	Owner/s	Email	Physical Business	Phone	Notes
5/7/2024 Edward Oliver Electric	Edward Oliver	edwardoliverelectric@gmail.com	13 Breault Street	774-262-4216	Office Space for Business
5/8/2024 Cookies and Crumbs	Dorothy Miller	cookiesandcrumbsbaking@gmail.com	110 Prospect Street	207-632-3337	Home Bakery
5/7/2024 Consumer Care Direct	Ronald McCalip		3334 W.Main St. 203 Norman, OK	480-200-6546	Gold Key Warranty, LLC - Consumer Product Admin.
5/14/2024 Skeeter's Toy Box	David Bielski		112 Main St. #13	860-729-1723	Cancelled-Closing and Moving
5/14/2024 Phonix Rising Counseling	Esther Camerota		134 Main St		Cancelled-Closing