

Town of Montville  
**Economic Development Commission**  
Regular Meeting Minutes for Monday, September 21, 2015  
7:00 p.m. – Montville Town Hall - Room 203

1. Call to Order  
Commissioner Butzky called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call  
Present were Commissioners Karl Butzky, Marge Gatheral, Walter Hewitt, John Protz, Jim Toner, and Dianne Williams. Also present was Town Council Liaison Tom McNally.  
Dianne Williams was introduced and welcomed to the Commission. One application for appointment has been received and she is scheduled for an interview with the Town Council in October. An application has not yet been received from the individual who attended the Commission's August meeting and expressed an interest in joining.
4. Remarks from the Public regarding items on the Agenda (3 Minute limit) – *none*
5. Alterations to the Agenda  
Chairman Butzky proposed tabling their discussion regarding the Town SWOT Analysis until the new member(s) have joined the Commission.
6. To Consider and Act on a Motion to approve:
  - a. The Regular Meeting Minutes of Monday, August 17, 2015  
Motion made by Commissioner Toner, seconded by Commissioner Gatheral.  
Discussion: None. Voice vote, 5-0-1. Voting in Favor: Commissioners Butzky, Gatheral, Hewitt, Protz, and Toner. Voting in Opposition: None. Voting in Abstention: Commissioner Williams.
7. Unfinished Business
  - a. Town SWOT Analysis (60 minutes) – *tabled*
  - b. Montville rebranding progress with other Town entities  
Branding for the EDC would be accomplished in a number of ways, including through phone calls, business expos, personal visits, e-mail blasts, quarterly newsletters, and, especially, through the creation of a more interactively friendly website that provides a resource of information for the business community.  
  
Councilor McNally reported that the High School's branding video is available for viewing on the About Us page of the Montville High School website (<http://www.montvilleschools.org/page.cfm?p=684>) and on YouTube at (<https://www.youtube.com/watch?v=hwkWwZ817w8&feature=youtu.be>).

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c. Brief and Review of proposals of EDC website design

Commissioner Gatheral provided a list of the available commercial properties to Chairman Butzgy. Discussion ensued regarding the possibility of showcasing some of the available properties on the EDC website. Commissioner Gatheral felt that the commercial vacant land parcels might be of most interest to the public. In addition, realtors and business owners who have available spaces for sale/lease/rent can also be approached. Commissioner Toner reported that the Town of Waterford includes available business and residential properties on their website, easily searchable by town. The possibility of showcasing new businesses and welcoming them into Town was also discussed.

Chairman Butzgy felt that their website could mirror that of chesterct.org. A PowerPoint presentation of webpage examples, created by Commissioner Protz with the help of Webmaster Donna Geary, will be reviewed and discussed at the next meeting. Once the website is finalized, any periodic updates will be routed through Commissioner Protz.

8. New Business

a. Solar Panel Taxes

b. Communication / Information Dissemination - curtailing rumors by maintaining constant and updated factual information on the EDC website

c. EDC website “question box”?

Chairman Butzgy expressed his (and others) surprise at receiving a notice in the mail regarding the taxation of his recently installed solar panels. To this end, he suggested placing a “question box” or a forum-type area where the public may ask questions and curtail or clarify any rumors and promote interaction within the business community.

d. EDC newspaper article

Chairman Butzgy stated that he has completed the press release regarding the EDC, but proposed tabling its publication until the membership is finalized.

e. EDC business cards – *not discussed*

9. Status of Businesses

a. Existing Properties/Businesses

1) Drive-in property

2) Property across from Seven Oaks (rumored to be low-income housing)

Chairman Butzgy reported that he has received a number of e-mails regarding the above properties. Councilor McNally reported that the Mayor has informed the Chamber of Commerce that the drive-in property has been sold and plans to develop the property, which have not yet been made public, is in progress. He has spoken with the owner of

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the property across from Seven Oaks who stated that he has no current plans for the property. The plans for the property across from Derry Hill are also unknown.

- b. New Businesses – *no report*
- c. Lost Businesses – *no report*
- d. Prospective Businesses
  - 1) Water park rumors

Councilor McNally reported that the Mohegan Sun Casino has secured an investor for the construction of a water park. The location is unknown, but it is assumed that it will be on the Fort Shantock property.

The possibility of offering incentives to businesses that opt to establish or keep their business in Town and the types of incentives they might be able to offer were discussed. Citing a recent issue with a service station that has relocated to the town of Franklin due to zoning issues, Councilor McNally felt that the EDC should be more involved with the businesses in Town and work with them to discuss any issues they might be having and, possibly, intervene to help them resolve their issues. A discussion with the Mayor and/or Town Council requesting that the EDC be informed of any known struggling businesses and/or any issues they may be having when they arise to enable the Commission to intervene and help resolve their issues ensued. Commissioner Hewitt suggested the Commission define and introduce a process and the resources required to accomplish that process to the Town Council such that, going forward, should issues arise, the EDC will, not only be made aware of the situation, but will also be part of that process. Commissioner Toner added that efforts have been made in the past by the EDC to intervene.

- 10. Feedback from the Townspeople and Businesses

- 11. Proposed Recipients for Business Recognition Award

Councilor McNally proposed recognizing *The Brown Derby* for their 20 years in business and service to the community.

**Motion made by Commissioner Protz, seconded by Commissioner Gatheral, to award *The Brown Derby* with the Business Recognition Award. Discussion: None. Voice vote, 6-0, all in favor. Motion carried.**

- 12. EDC Liaison Tom McNally Update

Councilor McNally distributed a recently published article regarding the passage of a Blight Ordinance in the town of New London. The Ordinance, he stated, originated from the town's EDC as part of an effort to attract more businesses and recommended the EDC consider doing the same.

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In addition to the departure of the aforementioned service station, *Curry's Plumbing*, located near the corner of Routes 82 and 163, will also be moving their business to Bozrah due to the expiration of their lease.

Councilor McNally and Commissioner Hewitt departed from the meeting at 8:27 p.m.

List of action items:

**Commissioner Protz: Website**

Commissioner Protz will present the previously created webpage examples to the Commission and request the presence of Webmaster Geary at their next meeting for further discussion. Commissioner Protz requested a visual example of the information they may show on the website of the available commercial properties for sale/rent/lease. Commissioner Toner reiterated the importance of focusing on (1) the ability to search for availability property and (2) providing a resource for prospective and existing business owners seeking aid or information.

**Chairman Butzgy: EDC Newspaper Article**

A draft of the article will be presented and reviewed at the next meeting.

**Commissioner Hewitt: EDC Process**

Chairman Butzgy will contact Commissioner Hewitt regarding drafting a proposal of the process and the resources required to accomplish that process for review at their next meeting.

13. Communications – *none*
14. Remarks from the Public (3 Minute limit) – *none*
15. Remarks from the Commissioners – *none*
16. Adjournment  
Motion made by Chairman Protz, seconded by Commissioner Gatheral, to adjourn the meeting at 8:43 p.m. Voice vote, 6-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Montville