



**Town of Ridgefield**  
Economic Development Commission  
400 Main Street  
Ridgefield, CT 06877

Arnold Light  
Chairman

(203) 431-2774  
Office

John Collins  
Robert DeFalco  
John Devine  
Mary Henwood  
Alex Karsanidi  
Paul Levine

(203) 438-9175  
Rudy Marconi,  
First Selectman  
[www.ridgefieldct.org](http://www.ridgefieldct.org)  
[economicdevelopment@ridgefieldct.org](mailto:economicdevelopment@ridgefieldct.org)

**Approved Meeting Minutes**  
Economic Development Commission  
September 12, 2016 – 6:30 pm  
Small Conference Room

Present: Arnold Light, Alexander Karsanidi, John Devine, John Collins, Mary Henwood, Paul Levine, Bob DeFalco

Guest: David Yagnesak

Arnold Light called the meeting to order at 6:30 PM.

Bob DeFalco recorded the minutes.

**Announcements:**

- The next EDC Meeting will be held on October 5<sup>th</sup>, 2016 in the Town Hall Small Conference room. This is the **2<sup>nd</sup> Monday** in October.
- The new Town Planner Joanne Meder and Adam Schell, the Asst. Town Planner will be attending the October 5<sup>th</sup> meeting.
- Our August 2016 minutes were approved.

Planning & Zoning were approached by interested investors regarding some land across & adjacent to the Rt. 7 Performance Golf location. P&Z is asking who should handle the inquiry and in what manner. Is this a Planning & Zoning issue or EDC? John Devine and Arnold Light will follow through on surfacing some details.

**Monthly Meeting with First Selectmen - (Arnold Light)**

Chairman Arnold Light reported on the recent meeting with 1<sup>st</sup> Selectman on Friday, September 9<sup>th</sup> at 9:00 AM. Issues discussed:

1. Using East Ridge Middle School auditorium for the Ridgefield Choral. Good seating is available but there is a problem with noise that is generated by the HVAC system that causes disturbance for the musicians. Selectman Steve Zemo has agreed to look into the noise issues.
2. Film Production in Ridgefield – There is potential revenue for the town in Film Production. Who will handle this? Rudy suggested that Allison Stockel continue to handle permitting as well as other details. EDC must further develop the new website to accommodate and support this potential.
3. Rudy and EDC discussed that the new Town Website will contain URL links and a landing page directing business inquiries to our new EDC website.
4. Arnold Light advised Rudy that the EDC would like to pursue revenue through business / EDC partnerships. Rudy did not oppose. Arnold will send a formal request to Rudy for approval.

### **Update on New EDC Website - (Bob DeFalco)**

When the new EDC website is ready to go live, John Devine will draft some articles for media publicity. Arnold will then request time at a BOS meeting to secure (BOS) support for our expanded mission, new Logo and a new comprehensive approach towards town marketing.

Commissioners were all offered read-only access to the new EDC Website presently on the Development server address for review and comments:

[WWW.WP-training-online.com](http://WWW.WP-training-online.com) Password: redc2016

**Bob DeFalco** helped Commissioners to traverse important aspects of the new Website.

- Paul Levine was asked to submit text relative to “Opening a new business” that would populate one page of the HOW DO I menu. In particular, we would like to start with; *How to write a business plan.*
- Mary Henwood has been asked to submit text and photos for the “**Success Stories**” page of the Ridgefield Business menu to accompany the Nancy O article previously inserted last month. She is waiting for photos on one article.
- Our New Website Go-Live is scheduled for the end of September, but development will continue past go-live, especially due to some required links to the new Town Website that will not go live before November.

### **Parking Task Force Update – (John Collins)**

There have not been many parking task force meetings, as John is finding it difficult to get key players into one room. It is also known that the Parking Authority is not very interested in making changes until the SCRE study is completed, despite no apparent progress coming from this study. John Collins, John Devine and Arnold Light would like to harness the proposal submitted by Wing Biddle in an effort to promote some progress that is low hanging fruit having little or no expense associated with this proposal. Employee Parking on Governor street is a significant aspect of the proposal.

### **EDC Task Force Update – (John Devine)**

Due to some recent exchanges on town website design, nothing very new was presented.

**TDC Branchville – (Alex Karsanidi)**

There will be a meeting on Wednesday, September 14 with Francisco Gomez to further discuss build-out plans that will require Zoning Adjustments if this project is to move forward. It appears that a big issue may be the inadequate Septic field capacity. This may involve taking an adjacent Little League Field for leaching purposes.

EDC believes that this project would move forward if there was an interested private developer involved. This is private land not town owned. John Devine will approach White Water Properties to know if they have any interest to move in on this project. The present design is moving towards a Village style concept. With retail shops on bottom and apartments above shops.

**Schlumberger – (John Devine & Arnold Light)**

The Dome building has been presented as a potential Art storage facility. The town would be prepared to lease this building at \$1.00 / Year. The potential revenue for the Town would come from Real Estate Taxes. The lessee would be responsible for Lease Hold Improvements that will surely be necessary.

This meeting was adjourned at 8:30 PM.