

Town of Deep River Economic Development Commission

August 15th, 2023, Monthly Meeting Minutes

Call to order: Lewis called the meeting to order @ 7 p.m.

Members in attendance: McKenzie, Hanover, Balducci, Lewis

Acceptance of Minutes: No meeting was held in July. Acceptance of the May 2023 meeting minutes will occur at the September meeting.

Audience: Katie Russell

Old Business: N/A

New Business:

Lewis reported that Rick Hendee as well as Kai Reccia have resigned from the commission. Hendee has purchased a new home out of town. Recchia resigned for personal reasons. There was a discussion about adopting an approach to acquire suitable members for the commission.

Russell inquired about the direction that EDC is taking regarding business enhancement strategies. Lewis stated he has met with individual members of the merchants' group, observing that they lack interest. Although invited, the merchants' group membership has yet to attend a meeting. Mackenzie cited an example of an invitation mailed to a large group of businesses for a "Trade Show" in the auditorium with only one response.

Russell inquired about EDC's position on the town-owned parcel in the Plattwood Industrial Park. Russell stated that a resident is interested in purchasing this parcel. Mackenzie stated that he owns a group of units in the Plattwood Business Park, adding that he has never advertised, has never had a vacancy, and has four businesses waiting to move in as soon as an opening occurs. Mackenzie added that once the town-owned parcel is sold, it is gone. Russell suggested reviewing the Incubator Buildings' financial statements to provide a historical snapshot of the "incubator" unit's financial performance. Mackenzie concurred that this information would be critical in forecasting future financial performance. Lewis stated that he is aware of two businesses (PCI Medical and Colomar) that transitioned from the town-owned Plattwood Park incubator space, into significantly larger quarters in town. Lewis stated that the South Main Industrial Park had recently lost a tenant (commercial bakery), however a counter/cabinet/bathroom surround manufacturer relocated into that six thousand square foot spot. Lewis stated that currently there is a 2200 square ft spot opening at the South Main Industrial Park, in the former Ashleigh Gardens space (in the process of relocating to Esico Lane).

Lewis informed the Commission that "Honey Cone" Ice Cream of Chester has leased the former "Marble Factory" building on RT 154 @ Winter Ave. The owner is installing equipment to produce wholesale ice cream products for resellers. As of now, the owner does not expect to have a retail operation at this locale.

Adjournment: Upon Motion by Lewis, seconded by Mackenzie the meeting adjourned at 8:20 P.M.

Respectfully submitted,

Peter Lewis
Secretary