

Minutes

Economic Development Sub-Committee

Tuesday, June 2, 2020 – 5:30 pm – New London City Council Chambers

Members present: Morack, M. Herter, Faucher, O'Connell, Thompson, Dorsey. Others present: Todd Hutchison, C. Hoerth, Ann Hunt, Betty Roberts, Jamie Walbruck and J. Beyer. The meeting was called to order by Chairman Morack at 5:30pm. O'Connell/Faucher to approve the agenda. Carried.

1. Morack spoke about last week's discussion and concept of a person on board as a planner for the City. He spoke about a contract with focus on a 'phase 1' approach. Meaning the hired would be looking at all of the information on hand thus far, and develop a game plan to proceed with getting development on the riverfront and a new library built.
2. Hans Thompson spoke about the committee's concern regarding the many 'hats' Hutchison would wear in the previously proposed contract. The committee felt a planner would fit the city's most immediate needs to move this project forward. He emphasized having someone with the city's best interests being priority for the hire.
3. Dorsey asked if Hutchison was interested in being that planner and providing the committee with options of how this project could happen, both development and financing considered.
4. Faucher stated the last meeting discussions' were centered on the financial portions and options regarding site plans and feasibility. He asked if the RFP that was sent out is still appropriate, or if a new one is appropriate? He is all for getting this project back on track.
5. The Market Study results are expected back when? Hoerth responded he expects them later this week.
6. Faucher asked if a retainer is proper, or how the proposal would work.
7. Todd Hutchison spoke to the questions: stated he is more commonly part of a team to market the whole project. His preference is not pay by the hour. He asked if a consultant type proposal would be full time. He stated his other current projects would not allow for that. He asked for clarification of what the city 'needs' for the project to move forward? He discussed possible funding options, site plan options, etc. He asked how this gets brought to Council. What is the timeline if it needs to go to referendum? H. Thompson asked if Todd would consider doing the planning portion for the mentioned \$125 per hour. Thompson asked if Todd would explain a portion of the proposed contract. It dealt with a time line and what happens at the 120 day mark. Hutchison explained it may hinge on whether or not the Stadtmueller plan was still feasible. It would take some time to review that plan and see if it still fits. Hutchison stated he would agree to a proposal to review the plan as it sits right now, and determine if it is feasible to continue on that path.
8. There are potentially 2 interested parties to work with on this project, depending on the city's needs. Scott Kwiecinski from Horizon and Grant Fisk are the two potential parties'. They will be contacted to confirm their interest.
9. Morack suggested having Todd Hutchison draft a proposal, and it would go to Council. The proposal would be due by Friday, to include in Council packet.
10. There was no public comment.
11. Thompson/Faucher moved to adjourn at 7:15 pm.

Respectfully Submitted, Jackie Beyer, City Clerk