

## **ECONOMIC DEVELOPMENT COORDINATOR'S REPORT 12/16/2010**

**Submitted by Joseph Seacrist**

- 1. Received a proposal from CERC for consulting work to be considered by the Watertown Economic Development Commission. Discussion of this proposal is on tonight's agenda.**
- 2. Worked with Dave Thoreaux, President of Drubner Realty on his plans for a commercial development at the corner of Straits Turnpike and Bunker Hill Road. He plans to ask for a zoning change to allow for a small strip mall. He has promised that any future tenants will not be car dealerships.**
- 3. Worked with P&Z to determine their initial interest in whether the Bunker Hill and Straits Turnpike project would meet with P&Z's approval. At their last P&Z meeting, the commission tended to split four to four concerning the project during an informational presentation. Most of those who tended to have questions concerned the impact the project might have on the neighbors, particularly Davis Street Extension. A site walk will be scheduled soon for the commission members and members of the public to ascertain just how much of the project will be able to be seen from Davis Street extension. Dates for a site walk will be decided during the P&Z meeting on December 5.**
- 4. Learned that the former State's Dairy property is under contract. Plans for developing the site are presently confidential, but will be revealed soon.**
- 5. Met with several parties who are interested in establishing a Japanese style restaurant in the shopping plaza next to Burger King. We also reviewed several other possible locations if that one does not work. They plan a sit down Hibachi type of restaurant (similar to the Benihana's). I am working with both they and P&Z to make sure that whatever site they choose will meet the current P&Z regulations, particularly the parking issue.**
- 6. Still trying to work out possible contentious issues between the parties concerning the proposed medical building at the corner of Buckingham and Echo Lake Roads. The sticking point seems to be what percentage of retail space will be devoted to non-medically related retail stores. Discussions will probably be continued. In the meantime, Dr. McHugh and his partners intend to move forward with a traffic study as required by the P&Z. It is expected that the Superior Court will soon rule on whether a court ordered conference between the two parties will be scheduled.**

- 7. Also learned that the former Lorraine's Gardens property is under contract, but again confidentiality prevails about exactly what is planned for the location.**
- 8. The former Risdon factory site on Buckingham street has been officially posted as available as a sub-lease by Drubner Realty the owner after the current lease with Crown Cork and Seal expires in August of 2015. This represents 104,000 sf of manufacturing space, which should help the town inventory when potential industrial occupants inquire.**
- 9. Spoke with Mr. William Tom, the Chicago real estate broker for the Sealy property and then spoke to local commercial brokers about co-broker with a local deal for the property. Mr. Tom is willing to co-broker with locals**
- 10. Attended the regional CERC planning session on December 7 at the Waterbury Regional Chamber of Commerce offices. The Economic Development coordinators from Cheshire, Oxford, Waterbury, Shelton, Derby and Ansonia were there. Participated in small group discussions about how regionalization advocated by the DECD would effect each town, and how we might more effectively work together. CERC President Bob Santy used Watertown as an illustration of how towns and CERC can work together.**
- 11. Invited all Watertown Economic Development Commission commissioners to be the guests of the Watertown/Oakville Chamber of Commerce at the annual Christmas luncheon on Monday December 20 at noon at Casa Dijanna restaurant in Watertown. This is a sit-down luncheon, so RSVP's must be received In advance for there to be an accurate head-count.**
- 12. Spoke with Doreen Breen concerning her interest in helping with the upcoming business expo due to her extensive contacts in the retail business community. She indicated that if salary budget dollars were available she would like to work with us.**

- 13. Sent an e-mail to several hundred local businesses urging them to participate in the “Spend Local” promotion sponsored by the Watertown/Oakville Chamber of Commerce. This allows customers who buy local to have their purchases reimbursed through a series of local drawings. It also promotes local businesses versus the chain stores. Also included a pdf file of a “Spend Local” brochure and poster they can print and display in their windows and on their counters.**
- 14. Am working to develop a list of e-mail addresses for local businesses as well as the current street mailing addresses.**
- 15. Notified Watertown Economic Development Commission members about the second in a series of economic development seminars sponsored by CL&P and the Homebuilder’s Association of CT. There is no fee for those members who attended the first session this summer.**
- 16. Preparing for the January deadline for submission of the ED budget for fiscal years 2011-2012.**