

**MERIDEN MANUFACTURING ASSISTANCE AGENCY MEETING**  
**5:30 PM Tuesday, February 17, 2015**  
City Manager Conference Room, Meriden City Hall, Second Floor  
Meeting Minutes

1. **Call to Order:**

Meeting was called to order at 5:30 PM. Members in attendance: Chairman Brian Daniels, Lawrence J. Kendzior, Debbie Moore. Others present included Juliet Burdelski and Paola Mantilla.

2. Minutes of Last Meeting, **December 9, 2014**

Debbie Moore made a motion to approve the minutes from the Meriden Manufacturing Assistance Agency Meeting dated December 9, 2014. Lawrence Kendzior Second. Motion approved unanimously.

3. **Proposals/New Applications:**

- a) East Main Street Incentive for Meriden Motor Company, DBA, JD Byrider for the purchase of 1187 East Main Street, formerly Colony Ford.

The City of Meriden Manufacturing Assistance Program allows approval of a reimbursement to selected businesses (bio-tech, high tech or other specialized types) for up to \$15,000 in moving expenses. Jeff Merriam, owner Meriden Motor Company, DBA JD Byrider, is in the process of acquiring 1187 East Main Street (the former Colony Ford site). The owners plan to operate a used car dealership and lending office under the JDByrider name and franchise. The property closing is scheduled for March 2015, and the business will open in May 2015. The MMAP program stipulates that this benefit can only go to companies of 100 employees or less with annual revenues of \$2 million or more. The company currently has 15 employees and plans to add up to 50 employees over five years. Projected annually revenue is over \$2 million annually.

The owner has retained GeoQuest, a Licensed Environmental Professional, to assess the environmental conditions at the site. Geoquest is in the process of completing a Phase II/III Environmental Site Assessment to investigate environmental activities which will need to be completed in the future. Estimated cost to cleanup up and close out all environmental conditions, including removal and remediation of underground vehicle lifts, range from \$292,000 to \$469,000. The owner has requested \$15,000 from the City which will be used to cover the cost of a environmental assessments related to 1187 East Main Street to be completed by Geoquest. Staff is asking that this incentive be approved for this company because their investment and presence on East Main Street will help revitalize and reuse of a large, vacant commercial site on a key commercial corridor, and help bring economic activity to East Main Street which is a key priority for the City.

Lawrence J. Kendzior made a motion to approve \$15,000 to be used for reimbursement of environmental site assessments by Jeff Merriam, owner Meriden Motor Company, DBA JD Byrider. Reimbursement will occur once the company resides at 1187 East Main Street, Meriden, CT. Debbie Moore second. Motion approved unanimously.

3. **Tabled Items:**

None

4. **Other Business:**

None

5. **Next Meeting Date:**

TBD

6. **Adjourn:**

Debbie Moore made a motion to adjourn the meeting. Lawrence J. Kendzior second. Motion passed unanimously. The meeting was adjourned at 5:45 PM.

Meeting summary prepared by:  
Juliet Burdelski, Director of Economic Development