



City of Ansonia
ECONOMIC DEVELOPMENT COMMISSION
253 Main Street
Ansonia, Connecticut 06401
Telephone (203) 922-3942

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TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

James Smith
Chair

Vacant
AED Director

Anthony Ferrara
William Luneski
James Prestiano
Karen Reynolds
Paul Sardos
Maureen Wilkinson

Jason St. Jacques
Vice Chair

Vacant
Alder Liaison

Nina Phipps
Secretary

Anna Rodriguez
AED Grant Specialist

Regular Meeting Agenda
Thursday July 16th, 2026, 5:30PM
Erlinghauser Room

1. Pledge of Allegiance.
2. Roll Call

Roll Call	P	T	A
Jim Smith - Chairperson	x		
Jason St. Jacques - Vice Chair	x		
Nina Phipps - Secretary	x		
Anthony Ferrara	x		
William Luneski	x		
James Prestiano			x
Karen Reynolds	x		
Paul Sardo	x		
Maureen Wilkinson			x

3. Previous Minutes. – Unanimously accepted.
4. Public Session. – No one from the public wished to speak
5. Old Business

a. Facade Loan Program (FLP)

Commissioners discussed the July 14th Board of Alder's Meeting with regards to the FLP. The commissioners questioned the procedure in which the FLP is being administered as this commission historically has managed the program. The commission has not been directly apprised of any developments by the BOA and/or the Corporation Counsel. Commissioner Phipps offered to attempt to document and "flow chart" the process so it can be clarified.

(Currently, the EDC has previous written communications unanswered from both the BOA and city's Corporation Counsel with regards to the program)

Commissioners were in agreement that the procedures and responsibilities of the EDC are not clearly defined including the relationship with former AED Director O'Malley of the Shelton Economic Development Corporation (SEDC). Members agreed that the problems facing the commission affect all of the meeting's agenda. (5b 5c 5d 5e) A motion was made by Commissioner Smith to call a special meeting and invite the Mayor and Corporation Counsel to discuss procedures and the EDC's role. The motion was seconded by Commissioner St. Jacques and passed unanimously.

Commissioner St. Jacques will check the availability of the invitees and notify Commissioner Luneski to file the required paperwork to schedule the meeting if the invitees are available.

b. Review current properties

A roundtable discussion ensued on topics from the solar panel tax credits, Olson drive, and the WPCA sale, with regards to the past administration's financial practices.

c. The "Opportunity Zone" – The former industrial areas.

DECD Greyfield Revitalization Program Planning and Assessment Grant opportunity. No action could be taken.

d. Retail Subdivision Initiative. (RSI)

1. Letter outlining the initiative. – No response from BOA.

2. No response from BOA for potential incentives to engage properties in program.

e. NRG (Naugatuck River Greenway) and the Kinneytown Dam removal projects.

1. Creation of Coe Pond Advisory Committee. (CPAC) – No response from BOA

There was a brief discussion of the June 23rd NVCOG public meeting and the sediment remediation plans.

6. New Business.

Handicapped accessibility with curb cuts and parking spaces.

Commissioner Reynolds lead a discussion on the status of handicapped accessibility, curb cuts, and ADA compliance, and inquiring if NVCOG was performing a study of the region. Commissioner Luneski offered to verify the study. There was a brief discussion of the new train station and the resultant interim bus service.

7. Adjournment. Commissioner Luneski made a motion to adjourn, Commissioner Phipps seconded it, and it passed unanimously.

Respectfully
William Luneski
2026-07-22