

Minutes of the Hamden Economic Development Commission
September 14, 2010

Present: T. Sacchetti, Chairperson, B. Zambrano, T. DelGrego, N. Schatz,
D. DeNicola, S. Rolnick

Not Present: D. Giannini, D. Moses, A. Inzero

Also Present: D. Kroop, G. Vasil, James DeGirolomo, resident

1. Call to order

T. Sacchetti, Chairperson called the meeting to order at 5:30 PM.

2. Reading & Approval of the minutes from the previous meeting

T. Sacchetti, Chairperson asked for a motion to approve the minutes from the August 20, 2010 meeting with the change that D. DeNicola was in attendance at the August 20th meeting, T. DelGrego made a motion to approve the minutes with the change, B. Zambrano seconded, passed unanimously.

3. Report of the Director

- Dale reported on the 3-year budget, we have \$320,000 unencumbered funds and the plan runs out 6-30-11. T. Sacchetti asked about the micro-loan program and what is the return on our money from the programs. Dale stated that the BAC is very busy, but it is not producing any decent deals from the BAC. Commission members asked about BAC results and the effects on the tax base. He mentioned that fifty percent of businesses lease so the tax base doesn't change much. He said that he will get a report together for them to outline the BAC results. Dale also reported that the funds for the BAC are low with less than \$10,000 left. He has asked Richard Pearce to monitor his hours. S. Rolnick mentioned how valuable the service is and asked if there is any other source of funding we can use. Dale stated that he told Richard Pearce and Florence Villano our Grants Administrator to look for grants and other sources we can use. A discussion ensued on how we can get some more money to fund the the BAC and how to monitor the returns of the Hamden Economic Development Fund.
- The Tax Incentive Committee gave Elm City Neon until September 30th to get their finance approval letter from the bank. If they don't we will void their benefits we offered them.
- Dancer's Shop is open and we are waiting for their paperwork.
- Bar Plate is complete waiting for their paperwork.
- TDR, Specialty Wire and Tachwa are not complete yet.
- Desktop Publishing turned down the micro-loan offer because he didn't want his wife to co-sign.
- Dale reported on the DiSorbo Bakery micro-loan application. They applied for a \$20,000 loan to renovate the bakery and for a new roof. The micro-loan committee approved the loan for 5 years and they will have to agree to put up part of the business as collateral. He stated that the commission had to approve the loan application. After a short discussion T. Sacchetti asked for a motion to approve the application if they agree to put up part of the business for collateral, B. Zambrano made a motion to approve the application as approved by the committee, S. Rolnick seconded, passed unanimously.

4. Old Business

Dale stated that he and the Mayor have discussed the problems with the P & Z signage regulations and the Mayor asked him to get opinions from the Commission regarding this. A long discussion ensued on the problems using Omni Vision near Skiff Street as an example. The owner of that site wanted to put up a pylon sign on Whitney Avenue for all of the businesses that are at that site but ZBA turned him down. Now there is a problem between the owner of the site and owner of Omni Vision regarding signage. Omni is attempting to get his own sign approved and has put an application into ZBA, but the owner of the site has to sign off on it. Dale said that he would like to invite the owner of Omni to our next meeting to see if there is anything we can help him with, the Commission agreed that he should come to the next meeting. T. Sacchetti asked Dale what he thought their mission would be. Dale stated that the Mayor wants the Commission to make detailed requests to P & Z on signage issues. Nathan Schatz and Steve Rolnick are on the P & Z new regulations sub-committee. B. Zambrano asked if Dale would get the definition of the sign regulations to the commission, S. Rolnick stated that the sign regulations are on-line. A discussion ensued and the commissioners think it's a good idea to get Leslie and/or Dan to come to one of our meetings to discuss this. Nat and Steve both said that they would like to review the regulations and then meet with Leslie. It was also requested that we should look at the sign regulations of other towns.

5. New Business - None

6. Project Updates: Redevelopment, Openings, Etc.

- Hamden is much lower than other towns for office and industry space vacancies.
- DOT moving people into the new Bus Terminal they will have a ribbon cutting in 30-60 days.
- Highwood Square: One building will be done by the end of October and the rest around the first of the year. There is a lot of interest in renting space.
- Dadio Road will be done in about 10 days and it is under budget. Specialty Wire is starting their building
- Aspen Dental is moving from the Hamden Plaza to the old Sears building
- Block Busters is closing and there might be a clothing store going in there.

7. Adjournment

With no other business to discuss T. Sacchetti asked for a motion to adjourn at 6:30 PM, T. DelGrego moved to adjourn at 6:30 PM, D. DeNicola seconded, passed unanimously.