

Minutes of the Hamden Economic Development Commission
January 12, 2010

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

Not Present: R. DePodesta, D. Giannini, P. Parikh

Also Present: D. Kroop, G. Vasil, J. Leddy

1. Call to Order

T. Sacchetti, Chairperson called the meeting to order @ 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 December 8, 2009 meeting, T. DelGrego made a motion to approve the minutes from the December 8, 2009 meeting, B. Zambrano seconded, passed with R. Baltimore and N. Schatz abstaining.

3. Report of the Director

- 3-year Economic Development Fund: Elm City Neon will finally start to build their new 3000 sq ft building at 2335 State Street, they are the only tax incentive application we have right now. We will be getting an application from a manufacturer from Woodbridge soon.
- The Mayor will be coming to our February meeting. T. DelGrego asked if the Mayor will have a presentation for us next month. Dale mentioned that the Commissioners should let him know what they want to discuss, so he can let the Mayor know what to prepare. They mentioned a few things that they would like to talk about: the Town's budget, the new Planning & Zoning Regulation changes, like the conversion on commercial to residential, the State budget and how it will affect us, etc.
- Richard Pearce will also come to talk to us soon.
- T. DelGrego asked last month if we can put the streaming video into a PDF and Dale said that he found out that we can.
- John Columbus is working on photo's of businesses for the website. We will have a press release to let people know we have this new site when it is done.
- We have one loan that is in default. Matt Susman is working on it and just got a prejudgment waiver to attach their bank accounts, etc. They have a personal guarantee on the loan and we will also put a lien on their real estate.

4. Old Business – None

5. New Business

- The new Zoning Regulations were approved, but a group of people are trying to get a injunction on them. The Economic Development Commission helped with some of the changes regarding the special permit changes.
- We will talk to Scott about the 3-year budget, we have spent \$1 million since the plan started in 1999.
- Dale's contract is coming up to be renewed (June 30, 2010). We will be sending a new contract to the Council before that . He has made \$80,000 for the last 3 years, compared to other Towns that has fallen behind other Directors salaries in the area.

6. Project Updates: Redevelopment, Openings, Etc.

- The old A & P site has numerous suitors, owner will not split the building.
- A business from New Haven is looking at the old Marksman T.V. site, there is a lot of interest in the State Street area.
- DOT Bus Terminal is moving along.
- Highwood Square project is moving along we will see steel being put up soon.
- Dadio Farm road contractor will sign the contract next week. B & W Paving and Landscaping the apparent lowest bidder, bid \$788,000. The Town had to match \$550,000 for a total project cost of \$1.1 million.
- Whitney Center is under construction but have had minor delays because they found debris that had to be checked out.
- We still don't know what's going on with Colonial Tymes.
- The Hamden Chamber's Legislative Event will be February 23, 2010 from 4-6PM at the Park Central Restaurant on Whitney Ave.
- HEDC is busy with 400 Goodrich. T. Sacchetti asked if anything has been there yet. Dale stated that the site is contaminated and there is a lot of debris inside the building, the DEP will clean up at a cost of \$800,000 and the total cost of the project will be over \$1 million. A Construction Management company from New Haven will be buying the site.
- DEP will be coming to the Newhall neighborhood in April of this year.
- J. Leddy mentioned that Appleby's closed this week.
- Nothing happening with the old Bally's or Toys-R-Us sites (Toys-R-Us is still paying their lease)
- Petco is moving to the old Sears site soon. Dale called and left a message with the Hamden Plaza management company with no response yet.
- D. DeNicola ask about the signage on the Spring Glen Commons buildings. Dale will check to see what's going on with P & Z on that. There's a financial company, optician, attorney and a jewelers leasing right now.
- B. Zambrano asked about the Mauro Motors site, Dale stated that there is no activity on it.
- J. Leddy asked about the old Middle School site, Dale stated that there is nothing new going on with the new administration.
- D. DeNicola asked about the Hamden Chrysler site, Dale mentioned that they are asking to much for it and it is too narrow.

7. Adjournment

With no other business to discuss T. Sacchetti, Chairperson asked for a motion to adjourn, T. DelGrego moved to adjourn at 6:10 PM, D. DeNicola seconded, passed unanimously.