

Minutes of the Hamden Economic Development Commission
October 12, 2010

Present: T. DelGrego, B. Zambrano, Acting Chairperson, D. Moses, S. Rolnick, S. Diaz,
D. Giannini, D. DeNicola, A. Inzero

Not Present: T. Sacchetti, N. Schatz

Also Present: D. Kroop, G. Vasil

1. Call to Order

B. Zambrano, Acting Chairperson, called the meeting to order at 5:35.

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

B. Zambrano, acting chairperson asked for a motion to approve the minutes from the September 14, 2010 meeting. S. Rolnick made a motion to approve the minutes from the September 14, 2010 meeting, T. DelGrego seconded, passed with S. Diaz, D. Moses and D. Giannini abstaining.

3. Report of the Director

- Budget: Dale stated that we have \$321,000 left in the Hamden Economic Development Fund (HEDF) and it expires June 30, 2011. We will close on a \$20,000 micro-loan soon. A discussion ensued on how we can increase the funds for these accounts. The Legislative Council would like to take over these funds, but technically they can't touch them until after June 30, 2011 if we don't have a new plan in place and if they don't approve it. D. Moses stated that we actually have the \$321,000 plus the \$145,000 of the outstanding loan balances. Dale stated that he is right. A discussion ensued on the budget.
- Highwood Square: The \$168,250 we have left in the HEDF will be used for Highwood streetscape. D. Giannini asked who will oversee the project, Dale stated that he will.
- BAC: Dale presented some data concerning the numbers and types of businesses participating in the BAC. He mentioned that 148 clients have been seen to date (82 in 2009). Six existing clients have been helped, and because of the economic times it has been slow (see report). A discussion ensued on the BAC, how to fund it in the future and how to get interns to do some of the work that Richard does. The Commission members requested more detailed information about the success stories of the BAC. D. Giannini requested that we prepare a report that chronicles the accomplishments of the Economic Development Fund programs and the department since the beginning of the long-range plans. Dale will prepare that report.
D. Moses asked about the Newhall liaison position that Richard holds, if that is also a Town job. Dale stated that it is not and that it is through the Corporation.

4. Old Business

Elm City Neon's extension has expired and the commission had already voted to give him until September 30th to get his commitment letter from the bank before they extended his agreement again, which he never did. A discussion ensued on the project and the consensus was to tell him to come back and reapply when he has all of his paperwork approved. B. Zambrano, acting chairperson asked for a motion to except the decision to have him reapply when he has all of

paperwork approved, D. Moses moved to except the decision to have him reapply when he has all of paperwork approved, T. DelGrego seconded, passed unanimously. DiSorbo's Bakery will receive half of his micro-loan up front and the rest when the project is done.

5. New Business – None

6. Project Updates: Redevelopment, Openings, Etc

- Planning & Zoning's new sign regulations: Dale stated that there are sign issues throughout the Town. Our sign regulations sub-committee (S. Rolnick & N. Schatz) reviewed the regulations and came to the conclusion that anything in a window or outside a building is considered signage. A long discussion ensued on the signage problems and what the “definition of a sign” is, using the Pathmark Plaza and the Omni Eye Center as examples. S. Rolnick said that we should meet with the Planning & Zoning staff and Commission to discuss these issues, but before we meet with them we need to give them a list of questions and concerns that they need to respond to. Dale asked the Commissioners what they wanted him to do. Dale with S. Rolnick & N. Schatz will get a list of questions together to give to P & Z. In the meantime Dale will compose a letter to the P & Z Commission requesting a meeting and asking about intent of the sign regulations.
- Economic Development Corp. is mentioned in the 3-year plan and is separate from the Economic Development Commission. The Corp is working on 400 Goodrich Street project and Newhall remediation project which is moving along and going well.
- D. Giannini showed an article on the tire pond to Dale. A discussion ensued on the tire pond. Dale stated that DEP is in control. 1.4 million tons of soil came from the big dig in Boston to fill the ½ mile wide “pond”, but it wasn't enough so they are getting soil from Gateway Terminal which they are taking out of the Newhall neighborhood. The soil they are using has approved levels of contaminants. The contaminated soil is trucked out of state. A discussion ensued on the levels of hazardous soil.
- A new Indian restaurant is going into the old I Hop site. They will completely renovate the interior. One of the three partners is the guy that owns Happy Harry's liquor store on Dixwell Avenue.
- A coffee shop will be going into the old Puglese Jewelers site.
- Dadio road is almost complete, the sewers are done and the road should be done next week. There will be a T intersection where the old Insta Button building is.
- Specialty Wire has started their building on their site.
- DOT bus garage is opened and they will have a grand opening soon.
- We will have announcement soon for the old A & P site.
- There are some vacancies on Welton Street due to the economy.
- Highwood Square is moving along. There is a lot of interest in leasing for residential and business sites.
- Dale past out a list of ribbon cuttings from the Chamber to the Commissioners
- Dancers Shop had their grand opening today. They did a great job on the site.
- D. Giannini asked about the P & Z meetings schedule. Dale will look into it.
- A discussion ensued on the Carrot Patch Day Care Center and what happened to them.

7. Adjournment

With no other business to discuss B. Zambrano, acting Chairperson asked for a motion to

adjourn at 6:40 PM, D. Giannini moved to adjourn at 6:40 PM, S. Rolnick seconded, passed unanimously.