

Minutes of the Hamden Economic Development Commission Meeting
November 9, 2010

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

Not Present: D. Giannini

Also Present: D. Kroop, G. Vasil

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 October 12, 2010 meeting, T. DelGrego made a motion to approve the minutes from the October 12, 2010 meeting, D. DeNicola seconded, passed unanimously.

3. Report of the Director

- 3-year budget – not much has changed. We returned Elm City Neon's grant money to the pool because they never completed the project and they had already received one extension. We told them to come back to reapply when they get their commitment from the bank.
- P & Z Regulations - Dale stated that he sent the letter to P & Z with the comments from the EDC regarding the sign regulations. A discussion ensued on the issue. N. Schatz stated that he would like some feed-back from them before the commission met with Leslie and/or Dan and Joe McDonagh so we can respond to what they have to say.

4. Old Business – Zoning (sign) Regulations – covered under Report of the Director

5. New Business – Tax Incentives review and approval

a. Specialty Farms from Bridgeport might relocate to the old A & P site, they will hire 10 people and invest \$250,000 inside of the building. The Mayor's tax incentive committee approved a \$4,000 grant and 100% building permit waiver. B. Zambrano asked why should we give them a property grant, he thinks the landlord should absorb the cost. Dale stated that they are putting \$250,000 of their own money into the building. A discussion ensued on the benefits.

T. Sacchetti asked for a motion to approve the benefits as approved by the Mayor's tax incentive committee, A. Inzero made a motion to approve the benefits as approved by the Mayor's tax incentive committee, N. Schatz seconded, passed unanimously.

b. Cumin Indian Restaurant will move into the former I Hop site. They will spent \$170,000 to completely renovate the inside of the building. The Mayor's tax incentive committee approved a \$2,000 grant and 100% building permit waiver. B. Zambrano stated that he doesn't like to give grants for restaurants that leases. A discussion ensued on giving grants to businesses who lease and don't own. T. Sacchetti asked for a motion to approve the benefits as approved by the Mayor's tax incentive committee, S. Rolnick made a motion to approve the benefits as approved by the Mayor's tax incentive committee, T. DelGrego seconded, passed unanimously.

6. Project Updates: Redevelopment, Openings, Etc.

- Dale discussed the article in the Real Estate Journal
- He asked the commissioners if they wanted any speakers to come to the meetings. T. DelGrego said that we should contact the owner of the company near the Q-bridge in New Haven that has the windmill to come and speak to us about his energy saving methods. S. Diaz mentioned that he works with someone at CT Works who works on Green Energy funding for businesses and he could ask him if he would like to come and speak to us. Dale told the commissioners to let him know who they would like.
- T. Sacchetti asked about the role of the Corp. Dale stated that the Mayor wants HEDC to implement projects and even totally take over the programs of the EDC. A discussion ensued on the Corp duties.
- The Economic Development Funds will run out eventual and it will be hard to get any money from the Council for our programs. A discussion ensued on how to generate money for our programs. S. Rolnick said that we should see what other larger town commissions are doing. Dale did a case study speech at a meeting last week on how to get grant money. T. DelGrego asked if the Council could take the Economic Development Funds. Dale stated that they could. A discussion ensued on the Town of Milford's commission. Dale stated that Jim Ryan from Shelton came to speak to us a while ago about their corp. D. DeNicola asked how the corp generates money. Dale stated that they have been assigned projects and get grants to do so. In 2005 when it was started it received \$15,000 seed money from the Council for legal costs. We also received \$2,000 for the Greater New Haven Foundation. Dale discussed the Corp and the Commission roles. He stated that the Corp running all projects is a few years away. The Corp can take over foreclosures, tax liens, etc, to generate fees. Dale spoke to people from the New Haven Science Park about joint projects, but each Town corporation is different.
- The Greater New Haven Chamber Expo is all day November 17 at the Toyota Oakdale.
- Dale will send the commissioners the information on the Conn Economic Development Association's annual meeting in New Britian.
- CERC will hold their Commercial Real Estate Market at Quinnipiac on Dec. 15th.
- Highwood Square management will be taking applications for residents in December. Grand opening will be in the spring.
- Dadio Farm road is will be done November 17 or 18. Specialty Wire and Cords Sets started their building. Three lots were sold one is back on the market. The fire station will be on the 3 ½ acres on the front right parcel.

7. Adjournment

With no other business to discuss T. Sacchetti asked for a motion to adjourn @ 6:25 PM, T. DelGrego moved to adjourn at 6:25 PM, S. Rolnick seconded, passed unanimously.