

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

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

Not Present: R. DePodesta

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 January 12, 2010 meeting. S. Rolnick made a motion to approve the minutes with the change under Report of the Director: add a clarification of streaming videos and a fillable PDF for applications into the website, T. DelGrego seconded, passed unanimously with the change.

3. Report of The Director

- Dale asked the Commissioners to please take a few minutes to fill out a survey for the Community Development Block Grant's new 5-year plan and give back to him so he can get it back to Chris Marchand.
- The 3-year budget has not change much, we have one active project going.

4. Old Business

- We have Susman, Duffy & Segaloff law firm looking into putting a lien on all bank accounts of the people whose loan is in default. They signed a personal guaranty and they are also responsible for all the collection fees. They owe us \$29,000. Dale mentioned that this is the second default in 10 years. The Landscaping company is behind in his payments and he is trying to blame the Town. He has issues with P & Z, he was storing all his equipment in a residential neighborhood so they shut his business down . He has sold his business and suppose to close on it in March and pay off his loan. A couple of loans are a month or two behind and two always pay on time. A discussion ensued on if we can use the Town Attorney or not for this and how we actually can get the money back.
- Our new website will be launched around March 1st and the webmaster is working on the PDF's. We will have a training session once it's complete.

5. New Business – Tax Incentive application -Review & Approval

- The Mayor's Tax Incentive committee approved Bar-Plate Die Cutters a manufacturer of Die Maker supplies and machinery moving from Woodbridge will be leasing a 14,000 square feet space on Sherman Avenue for the maximum permit waiver of 100% (which does not include HVAC and electrical) and a grant for \$5,000. It was asked why they are moving from Woodbridge where the taxes are lower to Hamden, Dale answered because they needed more space. A discussion ensued on the tax incentives approved. T. DelGrego asked why HVAC and electrical is not included in the permit waiver and can it be changed. Dale stated that it was in the original ordinance and it probably can be change in the future.
T. Sacchetti asked for a motion to approve the tax incentives stated above, B. Zambrano moved to approve the tax incentives as stated, T. DelGrego seconded, passed unanimously.

- D. Giannini mentioned that she heard TD Bank is closing several branches and Putnam Place is one of them. She stressed that this is a very high servicing branch and a lot of businesses use it even from Whitneyville. She said that it was confirmed from someone who works at the bank, they will be closing April 30th of this year. Dale asked her for a contact person and he will call them to see what going on. A discussion ensued on the branch closing and how to approach them to see if there is anything we can do to keep the branch open.
- Dale mentioned that there was a slight increase in the Oct 1, 2009 grand list, this is a revaluation year which will help residential taxpayers this time because of the real estate market and there will probably be an increase to businesses. A discussion ensued on the grand list, revaluation and tax increases. Quinnipiac will see a small decrease on all of their Pilot taxes new construction because of the Pilot Program they qualify for, that is funded by the State. A discussion ensued on what will happen with all of their housing they bought and the buildings they built here when they open the medical school and law school in North Haven.

6. Project Updates: Redevelopment, Openings, Etc.

- Dadio Farm road we are waiting for the bond and will start building the road in March. Dolores will the road be built to work with the Fire Station project, Dale yes if that project goes forward.
- Highwood Square-building second floor. Mutual Housing changed their name to New Horizon/NeighborWorks.
- 400 Goodrich Street DEP will start work tomorrow.
- Whitney Center moving along.
- Colonial Tymes on the market for \$2.5 million.
- Newhall neighborhood rehab will start in April.
- Dale wants to reconstruct the merchants groups especial in Highwood.
- T. DelGrego asked why there is no parking on State Street anymore in the Ridge Rd area. Dale stated that the DOT changed it and we will probably not get it back.
- Someone is interested in the old Markman building
- Petco is moving to the old Sears building
- TJ Maxx will remain open, but gave up 11,00 square feet that housed their Home Goods section of the store for another business. A discussion ensued on other Towns and vacancies.
- Middle School the youth and boxing programs use the gym. A well know agency is looking to take over the gym but will take a couple of years
- Dale needs to do a new redevelopment plan on the Mather Street corner, because there has been little progress through brokers.

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. Giannini seconded, passed unanimously.