

Minutes of the Hamden Economic Development Commission
January 11, 2011

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

Also Present: D. Kroop, G. Vasil

1. Call to Order

T. Sacchetti, Chairperson called the meeting to order @ 5:30 P.M.

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

T. Sacchetti, Chairperson asked for a motion to approve the minutes from the December 14, 2010 meeting, T. DelGrego made a motion to approve the minutes from the December 14, 2010 meeting, B. Zambrano seconded, passed with D. Moses abstaining.

3. Report of the Director

- Dale discussed the 3-years budget and that we have \$29,000 encumbered for tax incentive grants and not much else has changed. A discussion ensued on the budget.
- P & Z – signage regulations – Dale passed out the letter he drafted for the EDC to send to Leslie and he would like the Commissioners comments on it before he sends it. A discussion ensued on the signage regulations.
- He discussed the Town budget and how they always short our salary account every year. They want us to find grant money every year to subsidize our salary. A discussion ensued on the budget and what we can do to get the Council to fund the salary account 100%.
- He discussed the Corporation plans of involvement on some projects. D. Giannini asked how his involvement in the Corp affects the bottom line of our salary budget. Dale stated that the Corp paid for a portion of two brownfield conferences but not his salary. The Town gets reimbursed for the time he spends working on Corp activities during normal working hours.
- The Specialty Farms deal fell apart for the old A & P site, but a new project for the site is in the works but it is not exclusively a food store.

4. Old Business: None

5. New Business: Tax Incentives review and approval

- a. Airline Accessory Service Co, LLC would like to buy 455 Putnam Ave the old Goodyear building to relocate to Hamden from North Haven. They will invest \$100,000 into the building for manufacturing use. The Mayor's Tax Incentives Committee approved them for a \$5,000 infrastructure grant, tax deferral of 50% for three consecutive years on the increased assessment and building permit waiver of 100% not including plumbing, electric and HVAC. A discussion ensued on the property being contaminated, Dale stated that some clean up has already been done. T. Sacchetti asked for a motion to approve the benefits as approved by the Mayor's Tax Incentive Committee, B. Zambrano moved to approve the benefits as approved by the Mayor's Tax Incentive, T. DelGrego seconded, passed with S. Diaz and D. Giannini abstaining.
- b. Tri-Con Construction will purchase 400 Goodrich Street which is partial in New Haven for \$100,000. This property is the notorious brownfield that the Corp has been working on. DEP has spent about 3 million to clean it up and there is probably ½ million more remediation that will be needed to finish. They will invest \$260,000 to rehab the building to move their business

from New Haven to Hamden. A discussion ensued on the property and Dale stated that it will be about a year before they own it. The Mayor's Tax Incentive Committee approved them for a \$5,000 infrastructure grant, tax deferral of 50% for three consecutive years on the increased assessment and building permit waiver of 100% not including plumbing, electric and HVAC. T. Sacchetti asked for a motion to approve the benefits as approved by the Mayor's Tax Incentive Committee, A. Inzero moved to approve the benefits as approved by the Mayor's Tax Incentive, D. Giannini seconded, passed with S. Rolnick abstaining.

6. Project Updates: Redevelopment, Openings, etc

- Three-year plan will expire in June 2011. We can extend it or do a new plan. Extending it means leaving it the way it is and if we go forward with a new plan we will have to start having Cluster meetings and changing it. D. Giannini asked if the clusters would have a say in the plan. Dale stated yes. Dale would like to do a new plan, but we will have to reevaluate the current allocation of funding. S. Rolnick mentioned that the Corp should take over some of the work that the Economic Development Commission does. Dale stated that the background of our new commissioners should help us. A discussion ensued on the plan and the functions of the Economic Development Commission and the Corporations role on future projects and what the Commissioners should be doing to reach out more to businesses. Dale mentioned that we should have sub-committees. He will e-mail everyone to see who would like to be on what sub-committee. After a long discussion on the plan T. Sacchetti asked for a motion to extend the 3-year plan to December 31, 2011. B. Zambrano made a motion to extend the 3-year plan to December 31, 2011, N. Schatz Seconded, passed unanimously.
- A couple from South Africa came to talk to Dale about their business and they would like to buy a building in Hamden for their business.
- Mayor asked Dale what he can do with ½ million dollars to start an incubator project. He stated that it would cost about \$450,000 for the Corp to implicate a plan. We are looking at the old Newhall Community Center which is 35,000 square feet building at the corner of Newhall and Morse Streets. The Corp will manage the project and it will take about 2 years to complete. We haven't received any money yet, we still have a lot of paperwork to complete. A discussion ensued on the project usage. Dale use the New Haven Science Park as an example.
- Dale passed out the Hamden Chamber ribbon cutting list to the Commissioners.
- Cumin's Indian Restaurant's grand opening is January 19th at 12 noon everyone is invited they will serve lunch.
- Best Coffee will be going into Best Video.
- Dadio Road project is complete.
- Highwood Square should be complete soon. People should be moving in February or March and businesses will start to lease in March.
- The shopping centers are doing OK. Men's Warehouse will be coming to the Plaza soon.
- Centerville Lumber is on the market for 3.2 million.
- The liquor store in the Hamden Mart is moving to the small building at the old Mauro Motors site and Liquor Land near the Gap is moving to their space at the Mart.

7. Adjournment

With no other business to discuss T. Sacchetti, Chairperson asked for a motion to adjourn at 6:40 PM. A. Inzero made a motion to adjourn at 6:40 PM, T. DelGrego seconded, passed unanimously.