

Minutes of the Hamden Economic Development Commission
March 8, 2011

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

Not Present: S. Diaz

Also Present: D. Kroop, G. Vasil

1. Call to Order

T. Sacchetti, Chairperson called the meeting to order @ 5:31 PM.

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

T. Sacchetti, Chairperson, asked for a motion to approve the minutes from the February 8, 2011 meeting. T. DelGrego made a motion to approve the minutes from the February 8, 2011 meeting, B. Zambrano seconded, passed, D. Moses abstained.

3. Report of the Director

- 3-year plan budget: It hasn't changed much. Dale mentioned that we are still waiting for paperwork from three businesses that have finished their projects, we have sent them letters stating they have to get us the paperwork by a certain date or the funds will be put back into the pool. Airline Assessory closed on the old Good Year property on Putnam Avenue. A discussion ensued on the Absolute Best Lawn Care loan that is in default. B. Zambrano stated that we need to find out when the loan closed because there is a two year statue of limitation on such loans. He also suggested we look at all loans to determine if the same lawyer closed others.
- P & Z Town Planner and Asst. Planner addressed the signage problems with us last month. Dale passed out an article that was in the New Haven Register on West Haven's sign issues. A discussion ensued on the signage problems.
- Grand list numbers are in. Residential revaluations are down and commercial is up The revenue from the DOT bus garage put the Town in the black in Pilot payments. The State is taxed on the buses. PILOT projects pay a portion of total taxes. Quinnipiac University pays a portion of taxes on the houses they own and the school.
- The Town's budget will be released next week. The Mayor's State of the Town will be on March 15th at 1 PM at Thornton Wilder Auditorium.
- Last month all the commissioners where put on different committees for the new long range plan. We are going to extend the plan until December 31, 2011.
- Dale passed out a flier for the CEDAS workshop March 30th. We are members and we will pay for them to attend if they would like to go.
- We held a Housing Fair last week and it was a great success. There were a lot of vendors and around 100 residents attended.
- Market Place Shopping Center owners will be doing a redevelopment project at the center. They are trying to lease the 11,000 square feet that TJ Maxx gave up. They will have a new sign and reconstruct the entrance on Skiff Street across from LA Fitness. They will clear some trees for a better view, Pier One is staying. A discussion ensued on the new plans.
- The Farmington Canal tunnel will be built this summer. A discussion ensued on the

tunnel.

- Tomorrow, Parkway Plaza manager will present a new pilon sign plan to P & Z. Dale will sit in on the meeting.
- On March 19th there will be an open house at Highwood Square for commercial brokers, there will be a tour.
- Central Auto car auction garage celebrated their 5th anniversary last week. They had a luncheon with the Big Green Pizza Truck after the car auction. It was very interesting to see how the business operates.
- Corporation: 400 Goodrich Street final draft environmental report is complete. HEDC will begin remediation at the site in the summer of 2011.
- Jiffy Lube on Dixwell Avenue closed.
- The car wash near the Post Office on Whitney Avenue closed.
- Whitney Center had an open house a couple of weeks ago, they are ahead of schedule and should open in November of 2011.
- T. Sacchetti asked if there is any new interest in the micro-loan program. Dale stated that there has been none lately. Everyone is finally up to date with their payments. We are going after the landscape owners. B. Zambrano said that we should check all of the loans to make sure they are recorded. A discussion ensued on the loan program.
- T. Sacchetti asked what was going on with the old Camco site behind Tommy K's Plaza on Dixwell Avenue. Dale stated that it was approved for 40,000 square feet of office space. But the real estate market is preventing anything from happening right now.
- T. Sacchetti asked Dale if he has received any response from Governor Malloy to his letter from CERC. Dale stated that there was an article in the Hartford Business Journal that referenced our letter. He also mentioned the the new State Economic Development Commissioner use to work for ING.
- The Chamber is having a luncheon at Cascade's on March 29th at noon with the Governor as a speaker.

4. Old Business – Under Report of the Director

5. New Business - Under Report of the Director

6. Project Updates: Redevelopment, Openings, Etc. - Under Report of the Director

7. Adjournment

With no other business to discuss T. Sacchetti, Chairperson asked for a motion to adjourn at 6:15 PM, A. Inzero moved to adjourn at 6:15 PM, T. DelGREGO seconded, passed unanimously.