

Minutes of the Hamden Economic Development Commission
April 12, 2011

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

Not Present: D. Giannini, D. Moses

Also Present: D. Kroop, G. Vasil

1. Call to Order
T. Sacchetti, Chairperson called the meeting to order at 5:33 PM.
2. Reading & Approval of the Minutes from the previous meeting
T. Sacchetti, Chairperson asked for a motion to approve the minutes from the March 8, 2011 meeting. B. Zambrano made a motion to approve the minutes from the March 8, 2011 meeting, T. DelGrego seconded, passed unanimously.
3. Report of the Director
3-year Budget: Dale reported that funds from two of the infrastructure grants have been put back into the pool because they didn't provide us with the required paperwork we needed to process their payments. All of the micro-loan payments are finally up to date. We are still pursuing collection of the default loan (Absolute Best Lawn Care). The attorney that closed that loan and didn't have the loan papers recorded only completed one other loan for us and that was Legal Grounds, who's documents were recorded.
4. Old Business
 - Dale stated that he needs the surveys for the new 3-year plan from the Commissioners, he has received four to date. We will discuss the plan after he receives the rest of the surveys.
 - He discussed our new general fund budget and supposedly the Legislative Council accepted the Mayor's budget that he presented. This means that we will be short again in our regular salary and grant administrators account. A discussion ensued on our budget and getting grant money for Dale's salary. This year we got some money from EDA, HUD and the Corporation but we still will be short. Next year there won't be much money we can use. T. Sacchetti asked if there will be a public hearing on the budget. Dale stated that they already took place.
5. New Business – None
6. Project Updates: Redevelopment, Openings, Etc.
 - It seems lately a lot of churches are interested in Hamden. A discussion ensued on churches and the fact that they are tax exempt. S. Rolnick mentioned maybe the State should write and pass some kind of Pilot Program that includes churches. We should find out how many churches there are in Hamden and how much in taxes we lose on their properties.
 - The Town will accept the new Dadio Farm road in a couple of months. The road will officially open in May and will be named Gallagher Road after a veteran that was killed

- the Vietnam War and there will be a special event in June.
- Highwood Square – Building B needs one more inspection, 16 units have been filled. Building A will have it's CO in a couple of weeks, we still need a few more tenants. We have been working on this project since 2000.
 - Hamden Mart – Men's Warehouse should be open later this summer. They have a tenant for the bowling alley but would tell us yet and there is nothing for the Toys-R-Us building. Liquor Land will be moving into the Mart soon.
 - There will be a new tenant in the old A & P site soon it will be a national retailer and they have a ten year lease.
 - Corporation – Is very busy with the Newhall project. A \$5,000,000 grant has been approved and they are waiting for the money. Richard Pearce is the project liaison. They are also working on the old Newhall Community Center to turn it into an incubator site. The Structural Engineering RFQ's for that project are due April 15, 2011. N. Schatz asked if the money from the rents will go to the Town or the Corporation. Dale stated that the Corporation will own the building soon and they will get the money. A discussion ensued on the money and taxes received from the project once it is done and how the Corporation will make money in the future to sustain itself. Dale said that the revenue generated for the corporation right now is from project to project. Right now it has \$75,000 in the Newhall grant for administrative and legal cost.
 - Whitney Center is ahead of schedule
 - D. DeNicola asked what was going on at the corner of Mather and Dixwell. Dale said that a developer is looking at the 16 acres behind the Paradise Market site he has a big box tenant that is interested. A church is interested in the Paradise Market site. Someone bought the two houses on the opposed corner to be used for retail and will ultimately hurt any project behind them. The State wanted put a 5 story office building behind them but obviously it didn't work out.
 - T. Sacchetti asked how the Governors luncheon was. S. Borrelli and S. Rolnick thought it was a good turn-out. Dale thought there should have been more questions from the audience about small business needs.
 - T. Sacchetti asked about the old Middle School. Dale said that there was nothing new to report except that there was a flood in the boiler room which killed the power. It has been cleaned up and the power restored. The DEP and Community Police and moving in.
 - The new Fire Headquarters Structural Engineering RFQ will be out soon for the lay-out.
 - T. Sacchetti asked about the old Himmel Bros. Site, there is a tracker trailer park in front is it just parked there or is it being used. Dale stated that they are using it and they would like to sub-divide the property and they are trying to raise money for the project.
 - T. Sacchetti asked about what was going on with the eye doctor on Whitney Ave sign issue. Dale stated that there is nothing new.
 - D. DeNicola asked if there is anything new on the Centerville Lumber site. Dale stated that there is a lot of interest in the site.
 - T. Sacchetti asked the Commissioners to please get their comments in on the 3-year plan.

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. DeNicola seconded, passed unanimously.