

Minutes of the Hamden Economic Development Commission
May 10, 2011

Present: T. Sacchetti, Chairperson, S. Diaz, S. Borrelli, T. DelGrego, D. Giannini, A. Inzero, D. Moses, S. Rolnick

Not Present: D. DeNicola, R. Zambrano, N. Schatz

Also Present: D. Kroop, G. Vasil

1. Call to Order

T. Sacchetti, Chairperson called the meeting to order @ 5:32 PM.

2. Reading and Approval of the Minutes from the previous meeting.

T. Sacchetti, Chairperson asked for a motion to approve the minutes from the April 12, 2011 meeting, A. Inzero made a motion to approve the minutes from the April 12, 2011 meeting, T. DelGrego seconded, passed unanimously.

3. Report of the Director

- 3 - year budget – not much has changed. It looks like the Hoffman Press deal may be off. Someone else is interested in the site they were going to buy. The attorney that closed the Absolute Best Lawn Care loan for \$25,000 that is in default with a balance of \$15,659.69 still owed, never had the loan papers recorded on the land records, we will probably sue him and he will pay us through his Errors and Omissions Insurance. A discussion ensued on the Economic Development Commission using Matthew Susman as our attorney instead of the Town Attorney's office. D. Giannini asked if there is anyway to track the increase in our tax base from our programs. Dale stated that we have that information already and he can get it to her.
- Long Range Plan – Dale thanked the Marketing Committee for their input and stated that he has received 7 out of 11 questionnaires back. He asked the rest of the Commissioners to get their questionnaires to him. We are going to ask the Council to extend the Plan till December 31, 2011.
- Dale stated that we are getting a full time intern from Quinnipiac University for the summer. One of the things we will have him do is the research we need for the Long Range Plan.
- Dale mentioned that N. Schatz asked how we can get more involved in workforce. Dale asked S. Diaz to get us some information for our next meeting.
- The liquor store that was in the Hamden Mart moved to the old Mauro Motors site, they are now open.
- Quinnipiac Bank bought the vacant lot next to the Government Center for \$850,000 and will start to build in October.
- A retailer has signed a 10 year lease for the old A & P site. This is the first store in Connecticut and who they are, will be announced soon.
- A lease is being negotiated for the old bowling alley site.
- Market Place will install a new pilon sign and widen the entrance near Bob Thomas Ford to make that part of the shopping center easier to see and enter from Dixwell Avenue.
- Nothing going on at 100 Skiff Street.

- Westwood Road project hopefully will be done by November. D. Giannini asked what was going on with the Inn that was suppose to build there. Dale stated that he is not sure if it will go through.
- Dale mentioned that he received a call from a big taxpayer regarding the pension fund and they are very concerned that it is under funded and worried about their taxes going up more because of it.
- D. Giannini mentioned that the remarks Lucian DiMeo made in the New Haven Registers brownfield article. Dale stated that it was not an advisable comment. Lucian wants the Town to pay for the clean-up at 1409 Dixwell. He paid \$50,000 cash for the tax lien at 455 Putnam Ave. A discussion ensued on the two properties.
- T. DelGrego asked Dale if the Council can take our HE money. Dale Stated that he didn't think that they would.

4. Old Business – None

5. New Business – Tax Incentive review and approval

Dale stated that the Days Inn on Whitney Avenue near Quinnipiac University will add a second floor to their building and will invest ½ million dollars. The Mayor's Tax Incentive Committee approved them for 50% tax deferral for three consecutive years on the improvements, 50% building permit fee waiver and no grant. A discussion ensued on the project. T. Sacchetti asked for a motion to approve the benefits as approved by the Mayor's Tax Incentive Committee. D. Giannini made a motion to approve the benefits as approved by the Mayor's Tax Incentive Committee, A. Inzero seconded, passed with D. Moses abstaining.

6. Project Updates: Redevelopment, Openings, Etc.

Grand Openings:

May 13 Giovanni's Pizza on Dixwell Ave. will have a ribbon cutting at noon

June 3 at 11 AM there will be the ribbon cutting on one of the building at Highwood Square.

People are moving in and 15 are artist. On the commercial space they have to vanilla box it yet.

June 17 the Dadio Farm road will be dedicated to the Veteran it will be named after. Campos will have a grand opening soon after.

June 27 Forever Memories grand opening is at 4:30 PM

7. Adjournment

With no other business to discuss T. Sacchetti asked for a motion to adjourn at 6:20 PM,

T. DelGrego made a motion to adjourn at 6:20 PM, D. Moses seconded, passed unanimously.