

Minutes of the Hamden Economic Development Commission
June 14, 2011

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

Not Present: S. Diaz, D. Giannini

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 revised minutes from the May 10, 2011 meeting to reflect the typographical error under, 5. New Business: Tax Incentive Review and Approval, regarding the percentage for the building permit fee waived for Days Inn, it should have read 25% not 50% approved at the May 10, 2011 meeting, T. DelGrego made a motion to approve the revised minutes as stated above from the May 10, 2011 meeting, S. Rolnick seconded, passed with B. Zambrano abstaining.

3. Report of the Director

- Three-year plan budget: Not much has changed, we have \$323,786 dollars left.

At the July Council meeting we will ask them to extend the plan to December 31, 2011.

Specialty Wire & Core moved into their new building and we are waiting for their paperwork.

Airline Accessories moved into their new site and we are also waiting for their paperwork.

Tri-Con needs to go to court for the part of the property (55 Daisy St) that is in New Haven.

Hoffman Press is looking at a new site,

Nothing new on the Absolute Best Lawn loan.

We will soon use the rest of the Highwood Development money to do some more streetscape work. We will do the strip area in front of Auto Zone down to Burger King and on the other side of the street we will do a little further up from what we already did.

- We have two new Quinnipiac University Fellows this summer and we are keeping them busy working on what the increase of property taxes are from our programs, the impact on our tax base from churches (which are non-profits and don't pay taxes) and pilot programs. They are also working with Chris Marchand and Richard Pearce.
- Last month T. DelGrego ask us to look into what it would cost to have an app for the commission. One of our Fellows looked into it and it is very expensive. It would cost between \$10-20 thousand.

4. Old Business – None

5. New Business – None

6. Project Updates:Redevelopment, Openings, Etc.

- Highwood Square ribbon cutting was last week and there were between 100 and 150

people that attended. The residential section is 100% leased with 20 people on the waiting list. They are still working on the commercial end. The finished project should generate between \$125-150 thousand in new taxes. Dale mentioned that he and Police Chief Wydra checked out the security in back of the building near the canal line. They will look into what else can be done back there to create a more secure area. D. Moses asked about the garages on the street behind the building. Dale stated that in the original scope of the project Neighborworks wanted to buy those properties but the owners wanted to much money, so they did the project without the extra sites. Buying the IA club could still be a possibility in the future. A discussion ensued on the project, and Dale stated that they are leasing the commercial side for \$9.00 triple net.

- On Friday June 24th at 1 PM we are having the dedication of the road for the Hamden Business Park expansion. It will be named Gallagher Road after a Hamden veteran.
- Specialty Wire opened at their new site.
- Airline Accessories moved into the old Goodyear site on Putnam Ave.
- Best Video opened Best Coffee where Legal Grounds use to be, the ribbon cutting will be June 23th at 11AM. They will also have live music in the back of the store soon.
- Outer Space will opened in the Treadwell Office Park the ribbon cutting will be June 23th.
- Naugatuck Savings grand opening is tomorrow June 15th at 5:30 PM.
- Dale passed out the Hamden Chambers schedule of ribbon cuttings.
- Men's Warehouse will open soon.
- A lease will be signed soon for the old bowling ally site with a new use.
- A lot of doctor groups are looking for space in Hamden.
- Dale mentioned that the site at the corner of Mather St and Dixwell Ave is being completely renovated and he thinks it will be used by Edible Arrangements.
- Westwood Road project is moving along and on schedule to be finished by November of this year.
- Corp. projects are moving along – The Corp owns the property at 400 Goodrich St. The underground oil tanks will be removed soon. T. Sacchetti asked if we have a commitment on the property yet. Dale stated that we have signed purchase and sales agreement with some hard money, that the contractor will lose if they back out of the deal. After the rehab is finished the property should generate about \$300-400 thousand dollars in taxes.
- S. Diaz will have some information for us next month on workforce issues.
- Micro-loan committee will meet soon. Committee member are Nat, Dave, Anthony, Donald and Bob.
- Marketing committee have already met.
- Policy Committee will work on the direction of the commission.
- BAC- Richard Pearce will meet with us to give us an update on the BAC soon.

7. With no other business to discuss T. Sacchetti asked for a motion to adjourn at 6:00 PM, T. DelGrego made a motion to adjourn at 6:00 PM, B. Zambrano seconded, passed unanimously.