

Minutes of the Hamden Economic Development Commission Meeting
September 13, 2011

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

Not Present: A. Inzero, S. Borrelli, D. Moses

Also Present: D. Kroop, G. Vasil

1. Call to Order

T. Sacchetti, Chairperson called the meeting to order @ 5:30 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 August 9, 2011 meeting, T. DelGrego made a motion to approve the minutes from the August 9, 2011 meeting, D. Giannini seconded, passed unanimously.

3. Report of the Director

- Micro-loan program: Dale stated that the commission needs to discuss how to move forward with the Absolute Best Lawn Care default loan for approx. \$16,000. The lawyer from CEDF who handled the closing never recorded the loan papers. Is it worth suing the lawyer, CEDF or should we try to settle with them to get some of the money? The lawyer admitted he did not record the documents and he was first willing to try to get us paid through his malpractice insurance and then he rescinded the offer. A long discussion ensued on the pros and cons of suing for the money and how to move forward with this. The consensus was to try for a settlement.
- Long-Range Plan: Dale stated that he needs final feedback from all of the committees by the October meeting. We might get rid of the down-payment assistance program and have the BAC put information on the web-site to help save Richard's time.

4. Old Business

Signage: At our last meeting we discussed window signage. The police department wants business owners to only have 10% of their windows covered for public safety reasons. The Planning and Zoning office mailed letters to business owners a few weeks ago stating they would be fined if they didn't comply with the sign regulations. There was a lot of outcry from the business owners regarding the letters. Then the Planning and Zoning office sent out a second letter to disregard the first letter, but to be mindful of the regulations. Holly gave Dale signage information from other towns to compare with ours. Planning and Zoning will have a public workshop soon on signage. N. Schatz stated that we brought the issue to them and they are not including us in any of the discussions. We should be involved. The workshop should be a give and take. A discussion ensued on the issue and we should have P & Z come to another meeting. We should wait till after the public workshop to have them come and they will need to discuss window signs and explain what is the definition of a sign. D. Giannini states that the Hamden Chamber should be involved because this affects a lot of their members. They should do a blast to their members about this. Dale mentioned that he met with Whitneyville businesses and they want more signs for their businesses. He told them that they should attend the workshop. Pathmark Plaza put a bid out for a new pilon

5. New Business – Tax Incentive Approval of benefits for DeMil's on Whitney

Dale stated that the site has been vacant for several years and the Mayor's Tax Incentive committee approved DeMil's on Whitney for a \$1,000 grant and 100% building permit fee waiver (not including plumbing, electric and HVAC). A discussion ensued on building permit waivers. T. Sacchetti asked for a motion to approve the benefits as approved by the Mayor's Tax Incentive Committee, N. Schatz made a motion to approve the benefits as stated above, B. Zambrano seconded, passed unanimously.

6. Project Updates: Redevelopments, Openings, ETC.

- Dollar General should be opened by October at the corner of State and Ridge
- Cherry Hill Package store moved back to their original space on Benham St.
- Hometown Liquor will open soon on Skiff St and has opened another store in one of the old Mauro Motor buildings.
- Liquorland will be moving next to Walmart's
- Little Caesar is opening in the old TD Bank site on Dixwell Ave.
- Days Inn will be starting their expansion soon, their legal agreement along with Tri-Con Construction and Hoffman Press' have been approved by the Council
- A big developer is looking at combining site's on Mather St
- The Town will be putting out an RFP for the Fire Headquarters on Putnam Ave
- There is a new deal for one of the sites on the Dadio Farm property
- The new Skiff St bridge could be done in a few weeks

T. DelGrego mentioned that P & Z wouldn't let Lee Partika put their big sign back up.

D. Giannini asked if there is any written commitment for the Newhall residents to take care of their properties. Dale stated that there isn't, they will just need to maintain it. T. Sacchetti asked for an update on the Incubator project. Dale stated that the Corp will be sending the paperwork in for the grant and that the asbestos in the building is very bad.

7. Adjournment

With no other business to discuss T. Sacchetti asked for a motion to adjourn at 6: 30 PM, D. Giannina moved to adjourn at 6:30 PM, S. Rolnick seconded, passed unanimously.