

Minutes of the Hamden Economic Development Commission
October 11, 2011

Present: B. Zambrano, Acting Chairperson, S. Diaz, S. Rolnick, N. Schatz, D. DeNicola,
A. Inzero

Not Present: S. Borrelli, A. Sacchetti, A. DelGrego, D. Moses, D. Giannini

Also Present: D. Kroop, G. Vasil

1. Call to Order

B. Zambrano, Acting Chairperson called the meeting to order @ 5:39 PM..

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

B. Zambrano, Acting Chairperson asked for a motion to approve the minutes from the September 13, 2011 meeting, A. Inzero made a motion to approve the minutes from the September 13, 2011 meeting, S. Diaz second, passed unanimously.

3. Report of the Director

- ⤴ There is no date for the Zoning Regulation public forum on signage yet, it may be in December.
- ⤴ Dale stated that he met with some of the Whitneyville business owners (Books & Co, Legal Grounds, Playwright, Le Petit Gourmet Bakery and a framing company), they are looking for funding for bigger signs and facade improvements. He told them that there is nothing the Town can do for them through the CDBG program because they are not in census track for signage. A discussion ensued on the type of businesses and the parking issues in Whitneyville. Dale did tell them that we can help them with advertising on our website.
- ⤴ 3-year budget: not much has changed, we paid Specialty Wire their council approved grant. The money we have in the Highwood Development account will be used soon on a new streetscape project on Dixwell Avenue near the Artist housing site. The project will be going out to bid soon.
- ⤴ Nothing new on the delinquent loan. The lawyer who handled the closing rescinded his offer to go through his insurance to get us paid. He wants us to prove he caused us harm by not having the closing papers recorded. A discussion ensued on the issue and maybe we should continue to try to settle for half of what is owed.
- ⤴ The Hamden Chamber Choice dinner is November 2. Many people we know will be honored, including Richard Pearce.
- ⤴ We have an intern from Quinnipiac University to help us 10 hours a week for \$10.00 an hour.
- ⤴ Long-Range Plan: Dale passed out the new summary of the plan for the Commissioners to review for comments, changes and approval before we send it to the Council in December for their approval.

1. Dale discussed the changes for the micro-loan program.

- ⤴ To do away with the down payment assistance loans.
- ⤴ We need to have more discretion on loans. N. Schatz stated that we should add new businesses to the summary explanation. Dale said that he will expand the language. A discussion ensued on the language.

2. Redevelopment Fund: This money will be used for appraisals, environmental assessments, etc.

3. BAC: We will use our website and courses to help cut down cost. As a screening tool we will set-up an on-line questionnaire for prospective clients to fill out so Richard can review before he meets with them. A discussion ensued on different ways to cut costs.

4. Marketing: Almost everything that the committee recommended will be implemented. We have upgraded our membership with CERC for available property listings, etc. We will have a link on our website for this. The link will list all Hamden properties listed on CERC. We will marketing material for ethnic groups. A discussion ensued on the new budget. As of today approximately \$325,000 is available. We will send the summary to the rest of the Commissioners for their review so we can vote on it at our next meeting. We will be setting up the cluster meetings soon.

4. Old Business-None

5. New Business-Tax Incentive review and approval of benefits for True Athletics

Dale stated that the portion of the site has been vacant for several years and they will lease 10,000 square feet of the 25,000 square foot building and the Mayor's Tax Incentive committee approved True Athletics for a \$2,000 grant and 100% building permit fee waiver (not including plumbing, electric and HVAC). B. Zambrano asked for a motion to approve the benefits as approved by the Mayor's Tax Incentive Committee, A. Inzero made a motion to approve the benefits as stated above, S. Diaz seconded, passed unanimously.

6. Project Updates: Redevelopment, Openings, Etc.

- ▲ Nuclio's Pizza will have a 1 year anniversary grand opening October 17 at 12 noon
- ▲ Little Caesars will have a grand opening October 24 at noon
- ▲ Dollar General will have their soft opening Thursday October 13
- ▲ According to Jake' Wayback Burger headquarters they are not coming to Hamden even though it says it on their web-site.
- ▲ Airline Accessories on Putnam Avenue (Old Goodyear site) will have a grand opening soon

7. Adjournment

With no other business to discuss B. Zambrano asked for a motion to adjourn at 6: 20 PM, A. Inzero moved to adjourn at 6:20 PM, D. DeNicola seconded, passed unanimously.