

Minutes of the Hamden Economic Development Commission Meeting
March 13, 2012

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

Not Present: 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 minutes from the February 14, 2012 meeting. B. Zambrano requested that the minutes be amended under section 3. Report of the Director. The second item should read: Our Town Attorney is working on a letter to send to the Attorney's insurance company that did the closing on the loan for the lawn care business. With that change B. Zambrano made a motion to approve the minutes from the February 14, 2012 meeting, T. DelGrego seconded, passed unanimously.

3. Report of the Director

- ▲ 3-year plan budget reflexes the new 3-year plan money. We will sent a letter with a deadline date to Cumin's India Restaurant regarding the paperwork they need to get to us for their grant money. Tri-Con hasn't started their project yet. Hoffman's Printing looks hopeful that they will be getting the financing they need. DeMil's, True Athletics, and Froyo World we are waiting for their agreements to be signed. A discussion ensued on a couple of vacant properties on Whitney Avenue.
- ▲ Dixwell Avenue streetscape is under construction.
- ▲ Micro-loan receivables is \$118,000, Clean Gear is 4 months behind and Greater New Haven Community Loan Fund is suppose to be working with them to restructure their loan payments and the day care is one month behind, everyone else is current. A discussion ensued on how to handle the businesses behind on their payments. Dale will let the micro-loan committee know what our policy is on the program and make a recommendation on how to update the policy. Clean Gear is getting work from other Town sports programs but not Hamden. T. Sacchetti suggested if a loan is thirty days pass due the commission should be notified.
- ▲ Dale sent an e-mail to Planning & Zoning for an update on the signage regulations but hasn't received a response yet. Their new chairperson is Ann Altman.
- ▲ Dale discussed how the chamber leasing space in the old Town Hall came about. They needed an 8-24 review from Planning & Zoning and they gave a 8-0 negative vote, which means they need 10 council people to vote for it. It was tabled last month. The Mayor asked the P & Z commission to get all the information they needed so it can go to Council. The lease was redone and it is back on the Council agenda for this month and it should get approved. Dale will send the commissioners a memo on the issue so they can go to the Council meeting and speak in favor of it.
- ▲ Dale would like to conduct tours of the 1409 Dixwell Ave., the old Newhall Community Center, 400 Goodrich St. and other buildings with the commissioners and council members. He would like to schedule it April 2 & 4. He will send a memo out to everyone regarding the dates.

- ⤴ BAC – We are planning to get Richard on a pod cast where he offers technical assistance (i.e. Business formation, business planning. This will help save money because he won't have to meet with clients as often. S. Borrelli asked if we could get someone from Quinnipiac's communication department to do this. She will speak to Amy at Quinnipiac regarding this. A discussion ensued on how to utilize the BAC.
- ⤴ Website changes – We will do a newsletter for recruitment purposes and marketing.

4. Old Business – None

5. New Business – None

6. Project Updates: Redevelopment, Openings, Etc.

- ⤴ There will be a new deli next to Carlo's Hair's Salon on Whitney Avenue
- ⤴ Dale is working with a manufacturing company from North Haven for the State Street area.
- ⤴ T. Sacchetti asked about the lack of property inventory. Dale stated that the property behind the old Tommy K's on Shepard and Dixwell has environmental issues but that's not the problem, it is the existing accessibility and the bridge over the river is too. A Korean church was looking at the site but the bridge was a problem. The Himmel Bros. site has back taxes due and remediation issues. 100 Skiff St has a very difficult exit. Dixwell Avenue and Mather Street area. There are a lot of property owners and Dale is trying to get them to agree to work together. On the right side 16 acres was approved for 300 condo units and on the left side Stop & Shop bought it to stop another food store from going there. Stew Leonard's is not interested in any of the sites. Dale stated that Highwood Square was a collective project. A discussion ensued on the future of the properties on Mather and Dixwell corner.
- ⤴ A shopping center developer was interested in the Sleeping Giant Golf Course years ago but the owners backed out.
- ⤴ D. DeNicola asked if there was anything going on with the old Centerville Lumber site. Dale stated yes but he could not discuss it yet but it will include the deli and paint store site.
- ⤴ T. DelGrego mentioned that the Town should have quick links on our site like North Haven has.

7. Adjournment

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