

Minutes of the Hamden Economic Development Commission  
April 10, 2012

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

Not Present: D. Giannini, A. Inzero, T. DelGrego, D. Moses

Also Present: D. Kroop, G. Vasil

1. Call to Order

T. Sacchetti, Chairperson called the meeting to order at 5:35 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 March 13, 2012 meeting, B. Zambrano made a motion to approve the minutes from the March 13, 2012 meeting, S. Diaz seconded, passed unanimously.

3. Report of the Director

- ⤴ 3-Year Budget: The Council approved the BAC's new contract for Richard and funds through December 31, 2014. We will be sending Cumin's India Restaurant a letter to get their paperwork to us by a certain date or we will rescind the benefits we approved. DeMil's and True Athletic projects are complete and will be contacted.
- ⤴ Newhall Tours were April 2<sup>nd</sup> and 4<sup>th</sup>. A few Council people and some of our Commissioners were on the tours to see the progress in the area and to see the condition of the old Newhall Community Center, 400 Goodrich St. and 1409 Dixwell Ave and to hear what hopefully will be happening with these properties. A discussion ensued on the different projects.
- ⤴ Zoning Regulations: Dale passed out the next step towards the changes he received from Planning & Zoning on the Zoning Regulations. He pointed out on page 6 (section 550.2.8.a) temporary signs will change from 10% to 50% coverage and the definition of what a temporary sign is (section 830). Additionally, north of Westwoods Rd (T.3.0 zone) no medical use is allowed. Below that is T.3.5 mixed-use zone. A discussion ensued on what can be done to allow medical use north of Westwoods Rd and Dale used a local dentist who would like to move his practice into a building in the T.3.0 zone and Planning and Zoning told him that is can't.
- ⤴ Micro-loan Program: Dale passed out the last statement we received from the underwriter and discussed the pass due accounts. A discussion ensued on how to handle the program and what we need to do to move forward with it. We are not going to change the underwriting of the loans, but will look into other options for the payments.
- ⤴ The Hamden Chambers Business Expo is April 17<sup>th</sup> 11- 4. They are also having a networking breakfast before the expo from 9:30- 10:30, free for exhibitors and five dollars for others.
- ⤴ Conn. Economic Assoc. membership offers training workshops, we will pay the fees for the workshops if anyone would like to go to any of them.
- ⤴ HEDC: From the Newhall tour a lot of people have seen the roll of the HEDC had in the project. 1409 Dixwell Ave is not developed yet. HEDC might take control or title of the property. The owner was approved for 32 housing units in an other building on the site which is good for 5 years from approval. The site has been vacant and blighted for 20 plus years. It will cost approximately \$2 million to clean-up.
- ⤴ There was an auction at the 1717 Dixwell Ave site today. It wasn't foreclosed on by a bank and the owner was there. The Haig St. property is in the way of any bigger projects happening there.

A discussion ensued on the site.

- ⤴ HEDC might be getting \$250,000 for asbestos clean-up at the proposed Newhall Center incubator .
- ⤴ Dixwell Ave streetscape is almost done. We are waiting for light poles in front of the Highwood Square site.
- ⤴ Highwood Square received 2 architectural awards. Two commercial leases have been signed, one for an art studio and the other is for office use, 10,000 square feet is still vacant.
- ⤴ Hill Health Center will open a satellite office at the corner of George St and Dixwell Ave. They will spend about \$1 million.
- ⤴ Moe's Western Grill is going next Froyo World in the Hamden Plaza. The Plaza will be completely full after that. The Hamden Mart is also full.
- ⤴ A new Deli will open soon next to Carlo's Salon on Whitney Ave.
- ⤴ Quinnipiac University is still buying properties.
- ⤴ Randy Reinhardt who owns the Dunkin Donuts south of the Post Office near Lincoln St is looking to buy a building for his son to start a business.
- ⤴ Nothing going on at the Spring Glen Plaza on Whitney Ave near Dixwell Ave where the Omni Vision Eye doctor is.
- ⤴ There is still talk about redeveloping the Spring Glen Walgreen's site with a new building with a drive-thru window.
- ⤴ There is nothing new with the Centerville Lumber site. We should have some news by the summer.
- ⤴ Best Video will be adding beer and wine to the store.

4. Old Business – None

5. New Business – None

6. Project Updates: Redevelopment, Openings, Etc. - Under Report of the Director

7. Adjournment

With no other business to discuss T. Sacchetti asked for a motion to adjourn at 6:10 PM. B. Zambrano made a motion to adjourn at 6:10 PM, D. DeNicola seconded, passed unanimously.