

Minutes of the Hamden Economic Development Commission
May 8 , 2012

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

Not Present: D. Giannini, R. Zambrano, S. Borrelli, S. Diaz

Also Present: D. Kroop, G. Vasil

1. Call to Order

T. Sacchetti, Chairperson called the meeting to order at 5:39 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 April 10, 2012 meeting, D. DeNicola made a motion to approve the minutes from the April 10, 2012 meeting, N. Schatz seconded passed unanimously.

3. Report of the Director

3-year Budget: We encumbered all of the BAC funds for the length of the plan. Dale used the Soup Girl as an example of how Richard helps his clients. A discussion ensued on the BAC program.

4. Old Business

- ▲ Dale stated that the Planning & Zoning signage issues will be discussed again tonight at their meeting but will not be voted on. A discussion ensued on signage and the fact that they don't allow medical beyond Westwoods Road. Dale spoke to Dan about it, and Dan explained that they are basically trying to keep the Westwoods Assoc happy.
- ▲ We will get one or two interns this year from Quinnipiac University.
- ▲ In two weeks the new Town budget will be completed and our salary account will probably be short approximately \$50,000. Dale's contract expires 6-30-12 and he is waiting until the budget is passed before he discusses a new contract with the Mayor.

5. New Business: Review and approve 3 Tax Incentive applications

Helping Hands: Dale stated that Helping Hands is a for profit private business that would like to buy and move into the old Stereo Station site at 2259 State St. Both the owners died and the property has been in probate for years. Helping Hands will invest \$60,000 into the building. There are a lot of back taxes owed on the building and hopefully that will be resolved when the property is sold. S. Rolnick asked if we have any conditions in our program regarding taxes having to be paid up. Dale stated yes. The Mayor's tax incentive committee approved them for 50 % tax abatement on the increased assessed value for three years, a \$3,000 grant and a 50% building permit fee waiver. T. Sacchetti asked for a motion to approve the benefits as approved by the Mayor's tax incentive committee. S. Rolnick made a motion to approve the benefits as approved by the Mayor's tax incentive committee, N. Schatz seconded, passed unanimously.

Taylor Freezer: Dale stated that Taylor Freezer is a manufacturer that makes and repairs machines for soft serve ice cream. They are now renting space in North Haven and he has been working with them for 5 months. They are looking to buy the old HAVCO site at 150 Welton St. They will invest \$300,000. There were some zoning issues because a auto detailing business that was there for awhile was approved with a variance on that site which caused problems for Taylor Freezer, but that has been resolved. They will get an in house zoning permit. There also

were problems with the roof and the deal fell through, but Peoples Bank made a concession to make the deal work. The Mayor's tax incentive committee approved them for 50 % tax abatement on the increased assessed value for three years (they are eligible for the State Urban Act grant and if they are approved that will replace our benefits), a \$8,000 grant and a 100% building permit fee waiver. T. Sacchetti 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 approved by the Mayor's tax incentive committee, T. DelGrego seconded, passed unanimously. Moe's Southwest Grill: Dale stated that Moe's will open next to the new Froyo World in the Hamden Plaza. They will invest \$400,000. The Mayor's tax incentive committee approved them for a \$2,000 grant and a 50% building permit fee waiver. T. Sacchetti asked for a motion to approve the benefits as approved by the Mayor's tax incentive committee. T. DelGrego made a motion to approve the benefits as approved by the Mayor's tax incentive committee, A. Inzero seconded, passed unanimously.

6. Project Updates: Redevelopment, Openings, ETC.

- ▲ Froyo World opened today.
- ▲ The auction at the corner of Mather and Dixwell was a gimmick. The minimum purchase price was \$900,000. They started at 2 million went to 1.3 million and some on bid \$500,000 and the bid was not excepted. A discussion ensued on the issue.
- ▲ The Spring Glen Plaza on Whitney Avenue where Dr. Hockberg is, will soon have new tenants.
- ▲ Members of the Economic Development Region wanted a tour of the Highwood Square site which took place this week. The housing part is full with a waiting list and they now have signed leases for the art space.
- ▲ Westwoods intersection in complete.
- ▲ Papa John's pizza will open in the Mobile Station on Whitney Ave near the Days Inn.
- ▲ The Dixwell Avenue streetscape near St. Ann's Church looks beautiful, we did the sidewalk, curbing, etc.
- ▲ The Whitneyville Post Office has roped off some parking space in the parking lot behind them and the Playwright. They had a lease with the Condo association but they didn't renew it and has created big issues with the condo association and the other businesses on that site. A discussion ensued on the issue.
- ▲ HEDC helped a woman with a problem she had with her home that needs to be demolished in the Newhall project area. The State had a lien on the house and we with the help of State Representative Villano, he was able to get Dept. of Social Services to release most of the lien. The remediation of the area is moving fast, they should be done by the fall. (many small Hamden contractors are working on the project.)
- ▲ Incubator is out to bid today on the roof repair and the asbestos removal. We will hopefully receive a new grant in the fall from EPA. We are working on getting the building on the CT Historical list, which will help us get a \$1.7 million in tax credits for the project.
- ▲ T. Sacchetti asked what was going on with Clean Gear, Dale stated that Richard is working with them. No news to report yet.

7. Adjournment

With no other business to discuss T. Sacchetti asked for a motion to adjourn at 6:25 PM, A. Inzero made a motion to adjourn at 6:25 PM, T. DelGrego seconded, passed unanimously.