

Minutes of the Hamden Economic Development Commission
June 12, 2012

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

Not Present: A. Inzero, D. Giannini, 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 May 8 , 2012 meeting, T. DelGrego made a motion to approve the minutes from the May 8, 2012 meeting, S. Rolnick seconded, passed unanimously.
3. Report of the Director
 - ⤴ Dale mentioned that Lenny Tombank one of our pass commissioners passed away over the weekend.
 - ⤴ 3-year plan budget: We paid out Froyo World's grant, and put back Cumin's India Restaurant's fund because they never handed in the necessary paperwork to us. We have \$31,000 encumbered for incentive grants.
 - ⤴ We have a new Fellow Kristen Daniels from Quinnipiac University. She will be working on updating our website, collecting data, powerpoint, and our incentive and micro-loan brochure in english and spanish, among other things.
 - ⤴ Clean Gear made 4 payments on one loan and 2 on the other, their business has picked up with equipment from lacrosse teams and horse blankets. They might payoff the smaller loan this summer.
 - ⤴ Dale stated that his contract will expire in two weeks. The deadline to get it on the council agenda is this week. It can be extended to 2014. According to our new charter contracts can only extend one year pass the Mayors term. A discussion ensued on Dale's contract.
4. Old Business – None
5. New Business – Review and approval of 2 tax incentive applications
 - J.W. Moving Services – Dale stated that they will be moving into the old Baltimore Electric site leasing with the option to buy. They will not receive a tax abatement until they actually own the building. They will invest \$70,000 and are eligible for a \$3,000 grant and a 50% building permit fee waiver. T. Sacchetti, chairperson asked for a motion to approve J.W. Moving Services as approved by the Mayor's Tax Incentive committee, B. Zambrano made a motion to approve J.W. Moving Services as approved by the Mayor's Tax Incentive committee, D. DeNicola seconded, passed unanimously.
 - Deric Currie Insurance – Dale stated that they will be moving into 3208 Whitney Avenue from the Walgreen's plaza in Spring Glen and they will invest \$45,000 and are eligible for a \$2,000 grant and a 100% building permit fee waiver. T. Sacchetti, chairperson asked for a motion to approve Deric Currie Insurance as approved by the Mayor's Tax Incentive committee, B. Zambrano made a motion to approve Deric Currie Insurance as approved by the Mayor's Tax

Incentive committee, N. Schatz seconded, passed unanimously.

6. Project Updates: Redevelopment, Openings, Etc.

- ▲ A new ice cream parlor opened next to Emerald Bakery in Spring Glen.
- ▲ There is a lot of activity at the site where Omni Vision is.
- ▲ Taylor Freezer's legal agreement is going to the Council at the end of this month.
- ▲ Our web-site will have more links to available properties. A discussion ensued on using facebook. Dale stated that he speaks to the shopping centers managing companies often.
- ▲ The corporation is very busy. The old Newhall Community Center's roof repairs will happen soon. We will be getting a \$50,000 grant to replace all the light switches in the building.
- ▲ 400 Goodrich Street closing is Thursday June 14th.
- ▲ At 12 noon tomorrow there will be a deconstruction press conference at 1067 & 1071 Winchester Avenue, people from the Town, UI and State officials will be there. A discussion ensued on the cost of deconstruction vs razing and the benefits of the deconstruction. Dale stated that we get a 20% rebate after things are sold. D. DeNicola asked if the corporation owned both of the homes and Dale stated that they did, we paid the appraised value to the owners. Both of these houses will be deconstructed to the foundations. 1071 Winchester will be sold and 1067 will be given to the Town, the foundation will be knocked in and paved over for a parking lot for Rochford Field/Mill Rock Park. A discussion ensued on other sites in the area.
- ▲ T. Sacchetti asked about the site at the corner of Dixwell Avenue and Mather Street and 100 Skiff Street . Dale stated that someone bid ½ million dollars and the owner didn't accept it and the bidding continued to \$900,000, but he wanted 1.3 million. There is a large project being talk about for that area and there is also some interest in 100 Skiff Street.

7. Adjournment

With no other business to discuss T. Sacchetti asked for a motion to adjourn at 6:10 PM, T. DelGrego made a motion to adjourn at 6:10 PM, S. Diaz seconded, passed unanimously.