

Minutes of the Hamden Economic Development Commission
July 10, 2012

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

Not Present: D. Moses

Also Present: D. Kroop, G. Vasil, K. Daniels, Quinnipiac University Fellow

1. Call to Order

B. Zambrano, Acting Chairperson, called the meeting to order at 5:32 PM.

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

B. Zambrano, Acting Chairperson, asked for a motion to approve the minutes from the June 12, 2012 meeting, T. DelGrego made a motion to approve the minutes from the June 12, 2012 meeting, S. Rolnick seconded, passed unanimously.

3. Report of the Director

- Dale introduced Kristen Daniels our Quinnipiac University Fellow to the commissioners.

- Dale thanked the commissioners that came to the Council meeting to support his contract. It was approved for one year pass the Mayors term to November 2014.

- 3-year budget: We paid out Froyo World.

We just received JMM Properties paperwork for them to receive their tax abatement.

Hoffman Press withdrew their offer on the property they wanted to buy. We will not process a new offer to them until after they purchased a property.

Tri-Con closed on 400 Goodrich Street and Taylor Freezer closed on their property on Welton Street.

Moe's Southwest Grill and Taylor Freezers legal agreements were approved by the council.

J.W. Moving and Deric Currie Insurance's agreements will go to council next month.

Our Town Attorney doesn't want to sue the attorney that did the closing for the lawn business that defaulted on their loan, she wants to go after CEDF who wrote the loan. A discussion ensued on how to move forward with this. Dale will check with the Mayor to see what he thinks.

Clean Gear made a few payments on both of their loans and are working on catching up.

Lenox Builder's (Alphabet Academy) new business is doing very well and there is no reason for them not to catch up on their loan payments.

Legal Grounds will make their last loan payment in August and they have never been late on any of their payments.

20 Augur Street (Lilly's Preschool) is doing well and also current on their loan.

- Froyo World's ribbon cutting was yesterday.
- Website: Kristen is working hard on updating our site. She is also working on a brochure with all of our program information in it, which she will also translate into spanish.
- Nothing new on Putnam Ave Post Office, condo assoc. will not renegotiate a new parking lease.
- Developer is going forward with 320 apartment units on the old Len-Concrete site on Mather Street.
- Toys R Us site is still vacant.
- Hamden Market Place will be moving stores around and will knock down the Pier One building

and moving them elsewhere. Modell's is staying.

- There is a lot of interest in the old Centerville Lumber site.
- The lot next to the Post Office on Whitney Avenue is listed as “will build to suit” and it has environmental issues.
- Another frozen yogurt place will be opening in the Tommy K's Plaza.
- Edge Fitness should open in September.
- SNP has moved to Center I and Sachin Parikh mentioned that the Town should get more Hamden businesses to bid on Town jobs. We should have an ordinance like North Haven has that gives preference to town businesses over outsiders that bid within 10%. A discussion ensued on the Towns bidding process. Dale will send the Commissioners a copy of the ordinance for review and comments to send to the Council.
- T. Sacchetti asked about vacancies in the Pathmark Plaza. Dale stated that the Curves and liquor store sites were vacant.
- T. Sacchetti thanked the Commissioners who came to the council meeting to support Dale's contract.

4. Old Business- None

5. New Business – Under Report of the Director

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

7. Adjournment

With no other business to discuss T. Sacchetti, Chairperson asked for a motion to adjourn at 6:19 PM, T. DelGrego made a motion to adjourn at 6:19 PM, B. Zambrano seconded, passed unanimously.