

Minutes of the Hamden Economic Development Commission
September 11, 2012

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

Not Present: S. Rolnick, D. Giannini

Also Present: D. Kroop, G. Vasil

1. Call to Order

T. Sacchetti, Chairperson called the meeting to order at 5:28 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 July 10, 2012 meeting. B. Zambrano made a motion to approve the minutes from the July 10, 2012 meeting, T. DelGrego seconded, D. Moses abstained, the motion passed.

3. Report of the Director

Dale discussed the 3-year plan budget. T. DelGrego asked what the difference was between the encumbered amount and expended amount was. Dale explained that the encumbered amount was what has been approved for the tax incentive grant funds to eligible businesses but has not been paid yet and the expended amount is what was actually spent. Dale stated that the Helping Hands project is not going forward, they were interested in the old Stereo Station site at 2259 State Street.

4. Old Business

- Dale mentioned the CEDAS conference in Hartford Oct 28-30 again to remind the Commissioners that they can attend if they would like to.
- Zoning – Dale mentioned that Bob and Steve went to the last Zoning meeting and Zoning will be having another public hearing meeting on October 23. He stated that we should go to the meeting or send a letter regarding the signage regulations. T. Sacchetti stated that he would go to the meeting. T. DelGrego asked about the regulation on temporary signs for 30 days and how will they know how long the signs have been up. Dale stated that they won't know. A discussion ensued on the issue.
- The incubator project at the old Newhall Community Center site is a HEDC project and we will be scheduling a third tour sometime in October. Dale will let them know when a date has been set. The first floor has been cleared out and work has started on the roof to stop the leaking, eventually the roof will need to be replaced. He also mentioned that phase 1A will be receiving more grant money and the HEDC will eventually buy the building from the Town for \$1. A discussion ensued on the site.
- 400 Goodrich Street closed and the buyer will start renovating in a month or so.
- B. Zambrano asked what was going on with the Newhall drainage problems. Dale stated that the Mayor asked him to answer questions at the last Council meeting. A lot of people are getting water in their basements (it use to be a wetland area). Dale answered questions and made sure everyone knew that he was not the project manager. A discussion ensued on the issue. R. Pearce was hired by the HEDC to be the liaison between the residents, Olin, DEEP and the Town for the project. The Town and Olin each pays half of his salary. Dale explained a few issues he

takes care of. A discussion ensued on the things that could be done to fix some of the problems.

- Highwood Square: A lease for two units for a financial services company have been signed and a couple of artist have rented studio space. All of the housing units have been rented.

5. New Business – None

6. Project Updates: Redevelopment, Openings, Etc.

- Edge Fitness will open soon, they are also expanding into the old China Buffet space.
- Plant Fitness will be moving into the Hamden Plaza from Marne Street.
- A new frozen yogurt place (Flavors) opened in the Tommy K's Plaza.
- Papa John's Pizza opened near Quinnipiac University.
- A lot of plans are being considered in the Shopping Centers.
- The new developer for 100 Skiff Street is marketing it for commercial use. The old developer that owned it went bankrupt.
- The Fire Station move from Circular Avenue to Putnam Avenue is on hold.
- We will have speakers from REX at next months meeting. They will have 2 or 3 speakers. Carl Amento is the Executive Director of COG and Ginny Kozlowski is the Executive Director of REX. Dale will let them know that they will have about 45 minutes to speak. We have received approximately $\frac{3}{4}$ of a million dollars from them for brownfield remediation. Dale spoke about the money we received from them for brownfields. Dale discussed what their CEDS is and we received money from EDA because we are members of REX and CEDS.
- Dale will work on an Ordinance for bidding to give preference to Hamden businesses once we have a new Purchasing Agent.

7. Adjournment

With no other business to discuss T. Sacchetti, Chairperson 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.