

Minutes of the Hamden Economic Development Commission
January 8, 2013

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

Not Present: D. Giannini, D. Moses

Also Present: D. Kroop, G. Vasil

1. Call to Order

T. Sacchetti, Chairperson called the meeting to order @ 5:30 P.M.

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

T. Sacchetti, Chairperson asked for a motion to approve the minutes from the December 11, 2012 meeting, N. Schatz made a motion to to approve the minutes from the December 11, 2012 meeting B. Zambrano seconded, passed unanimously.

3. Report of the Director

Budget – Tri-Con's agreement was extended until September-2013, RiteQuote was approved and they are almost done with their project and are already talking about expanding next year, Deric Currie Insurance, Moe's, Taylor and DeMil's will be paid out soon. Campus Customs a specialty college T-shirt company is considering expanding, by opening a retail outlet and coffee shop in the same location where they are now are producing products.

4. Old Business- Speaker Series will start in February, and we are all set for February (CTIC), March (BAC) and April (S. Diaz)there wasn't enough time to get someone for this month. The Chamber sent out a blast to their members. S. Borrelli will try to get C-Pace to come and speak to us.

5. New Business – Review and Approval of two Tax Incentives Application

- Hamden Dental Care will lease 953 Dixwell Avenue (the old Johnson Perfume Building). Dale stated that they are the first tenants in Highwood Square. Harry Patel from Happy Harry's Liquor is responsible for bringing them to lower Dixwell Avenue. The Mayor's Tax Incentive Committee approved them for a \$4,000 infrastructure grant and 100% Building Permit Fee Waiver. T. Sacchetti asked for a motion to approve Hamden Dental's 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, S. Diaz seconded, passed unanimously.
- Campus Customs 1010 Sherman Avenue Dale stated that they would like to open a retail store and coffee shop with Wi-Fi in the same location where they are producing products. The Mayor's Tax Incentive Committee approved them for a \$3,000 grant and 50% building permit fee waiver. T. Sacchetti asked for a motion to approve Campus Customs' 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, D. DeNicola seconded, passed unanimously.
- Dale reported that at the Council meeting the president of the Council called him up to question how our Tax Incentive program works and why we use it. Dale explained to her and the Council how it is worth having and how it benefits the Town by

using a small investment by the Town to secure a new business.

- Dale stated that we needed to vote on the positions of Chairperson and Vice Chairperson. B. Zambrano made a motion to approve T. Sacchetti for Chairperson, S. Diaz seconded, passed unanimously.

T. Sacchetti made a motion to approve B. Zambrano as Vice Chairperson, T. DelGrego seconded, passed unanimously.

- 2013-2014 Budget-Dale stated that he is not sure of the departments open positions if either of them will be filled and put into the new budget and what they are going to do about his salary. A discussion ensued on grant money from the State.
- CTI Communications Video did a life style video of the Town 3 years ago and they have sold Logo advertising space to local businesses.
- T. Sacchetti mentioned that this will be Nathan Schatz's last commission meeting and thanked him for his service and wished him well, as did the rest of the Commissioners.

6. Project Updates: Redevelopment, Openings, Etc.

- Taylor Freezer on Welton Street and Plant Fitness will have their grand openings soon. Edge Fitness will not have a grand opening.
- Newhall – Dale mentioned that the Corporation and Olin's will have a media event about the end of the project. The Corporation will work 6-8 more months on the project and a lot of small local contractors were used. Federal Home Loan Bank Community and Small Business Reinvestment want's Economic Development to focus on Newhall redevelopment. Dale discussed the project in detail.
- Dale spoke to Pearce Realty people about things around Town.
- Cipolte's Restaurant will open soon near the GAP.
- Sawyer School closed with no warning of the closure.
- Brio Academy was purchased by another franchise.
- T. Sacchetti asked if there was any new interest in the old Middle School. Dale stated that 3 or 4 schools were interested. He also mentioned that Regulations have changed since 2001-2002 regarding caulking PCB's and the Newhall residents do not want the school demolished, Dale doesn't but some Town's people do. The Mayor should put some money in the Capital Project budget to update the environmental reports. Legislative Council approved \$100,000 last week to study the building. A discuss ensued on the school.
- Hyde School is moving to the old Gateway at Long Wharf.

7. Adjournment

With no other business to discuss T. Sacchetti, Chairperson asked for a motion to adjourn at 6:30 PM, A. Inzero made a motion to adjourn at 6:30 PM, T. DelGrego seconded, passed unanimously.