



TOWN OF HAMDEN, CONNECTICUT
Economic & Community Development Department
2750 Dixwell Avenue
Hamden, Connecticut 06518

Minutes of the meeting of October 14, 2014

Dale Kroop, Director

Attending: Anthony DelGrego, Steven Diaz, Ken Good, Donald Mose, Steven Rolnick, A.E. Rodriguez, Anthony Sacchetti, Robert Zambrano

Absent: Rachel Grentencord-Cutter

Also in attendance: Economic & Community Development Director Mr. Dale Kroop

Call to order

Mr. Sacchetti called the meeting to order at 5:32 p.m. Mr. DeNicola arriving at 6:00 p.m.

Mr. Kroop advised the group that he had no budget report with him for this meeting but will provide them for the November meeting. Mr. DelGrego requested documents sent be in PDF format as he can't open them on his Mac and Mr. Kroop said it wasn't a problem.

Mr. Kroop reported that the secretary at this time Sharon has been out and he wasn't able to get some materials ready for the Commission. He went on to advise the Commission that Sharon at this time is being shared with HEDC and that technically she is technically temporary. He went to the Council to get approval to hire a permanent part time employee. He explained that there were discussions with the union and that this has been an ongoing situation and that it must be dealt with and finalized. This will be discussed at the Council Committee meeting the week of October 20, 2014.

On October 27, 2014 the Council will consider an extension of Mr. Kroop's contract and on November 3, 2014 the Council will vote on whether to extend it for two years. This would take him past the next election and give him the time to complete projects now in process and expected to be completed in 2016. If Commission members are available it would be appreciated if they would come to the Council meeting.

A tax abatement was given to a developer for the repurposing of a vacant building and it was turned into a storage building on Sherman Ave. The owner did a good job and returned and asked for another abatement and was granted the abatement on the addition to the building that he did but not the original structure. He was to remain owner for five years to benefit from the abatement but has decided to sell the building. At this point a return of \$12,000 can be requested. The buyer is inquiring if they would be responsible and if so would like to build the sum into the closing. The question was raised as to what the Assessors value of the property is vs. Vision Appraisal and the exact difference at this time is unknown.

After a lengthy discussion the Commission decided to handle this in two steps. Mr. Zambrano motioned to request the funds be returned by the seller, seconded by Mr. DelGrego. *The motion*

was 8 in favor and one member not being able to vote yet as he has to be sworn in. The motion passes.

Mr. Moses motioned to extend the benefit for the buyer for two years, seconded by Mr. Rolnick. Discussion – Mr. DelGrego noted that if they extend the benefit it could mean the difference between 2.7 million or 5.2 of abatement and he feels they should collect the amount of taxes due. Mr. Moses inquired if this buyer is involved in the same type of business in the area and Mr. Kroop said yes he was building the same type of storage on Putnam Ave. and was given an abatement for that project but minimal.

Mr. Moses motioned to continue the abatement, seconded by Mr. Rolnick. *The vote is six in favor, two against and one member not able to vote yet as he has to be sworn in.*

Meeting Schedule

The Commission reviewed the schedule and there were no objections. Mr. DelGrego motioned to approve the meeting schedule submitted, seconded by Mr. Moses. *The vote is eight in favor. The motion passes.*

Mr. Kroop discussed moving the meeting of November 2014 from November 18, to November 19 and the members present didn't have a problem with that request.

Around Town

Mr. Kroop advised the Commission that he has seen a demand for residential housing and that 100 Skiff Street that was auctioned off the buyer is proposing to build apartments. There is another location but at this time can't divulge the site because it is in talks and nothing concrete at this time.

The corner of Mather and Dixwell has a lot behind the home of about 4 acres. A housing unit composed of 77 units is being discussed with housing for disabled individuals and veterans. This has gone to zoning for review.

Mr. Kroop feels that in the next five years a large number of housing units will be built. Mr. DelGrego inquired if there will be an impact on schools and Mr. Kroop isn't sure. At this time there is a 20-25% vacancy in the elementary schools and the possibility of closing one school and merging the students with another and expanding one other to accommodate the closing.

Consolidating is looking along Dixwell from the Parkway to Acme Mall. There has been no activity on Putnam Plaza and the lease for Stop & Shop has run out.

Planning and Zoning will be coming to the meeting of November 19, 2014 and Mr. Kroop will meet with them before the meeting to give his input on conservation and planning.

Rockvill Bank is now United Bank. Quinnipiac Bank is now Bankwell. The proposed hotel on Whitney is not going to happen. The proposed store for Dixwell and Mather has died. There will be a Liberty Bank between the post office and the Glenwood on Whitney Ave.

There was some interest in the property next to Bed Bath and Beyond but it too died. The site next to the AT&T call center will be 32 apartments that are under construction.

The space behind the structure on Dixwell and Mather that has been looked at for various ventures would be ideal for a church.

A preferred developer is looking at the old Middle School for partial residential and will be taxable.

A small Deli has opened at the foot of Whitney and Sherman Avenues.

The Incubator will start after the first of the year and the parks will also be done and all this will create jobs.

Quinnipiac University is looking to create a College Boulevard from Ives Street north to approximately Mt. Carmel Ave. Mr. Kroop doesn't have much information yet but when he has more he will advise the Commission.

Mr. Kroop welcomed the newest member to the Commission Mr. Ken Good. Mr. Good gave brief summary on his background and he looks forward to being a member.

Mr. Kroop noted there is one more new member Jennifer Sacco but that she wasn't able to be sworn in but hopes she will be at the next meeting.

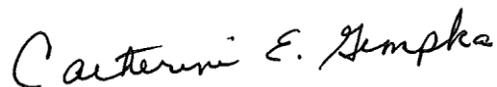
Mr. Kroop mentioned that the first Pod Cast will be on the web site. It will consist of four instructional modules and two business modules. A press lease will be announcing this.

The next regular meeting will be on Wednesday November 19, 2014 at 5:30 p.m. location to be determined.

Adjournment

At 6:31 p.m. Mr. Moses motioned to adjourn, seconded by Mr. DelGrego. ***The motion carried unanimously.***

Submitted by,



Catherine E. Gempka
Substitute Clerk
CEG/bme