



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

Minutes of the meeting of April 14, 2015

Dale Kroop, Director

Attending: Anthony DelGrego, David DeNicola, Rachel Grentencord-Cutter, Ken Good, A.E. Rodriguez, Steven Rolnick, Anthony Sacchetti, Jennifer Sacco, Robert Zambrano

Absent: Steven Diaz, Donald Moses

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

Call to order

Mr. Sacchetti called the meeting to order at 5:30 p.m.

Others in Attendance: Gail Traester and Cindy Civitello, co-presidents of the Westwoods Civic Association; Dale Kroop, Economic and Community Development Director; Catherine Gempka, Substitute Clerk

Approval of Minutes

Mr. Sacchetti entertained a motion to approve the minutes of the meeting of September 8, 2015. Mr. Zambrano requested the last line in the second paragraph on page 3 stated by him be deleted as he didn't realize he misspoke and that Mr. Menchetti does have the appropriate equipment to take care of the greens. Mr. Zambrano motioned to approve the minutes with the change, seconded by Mr. DelGrego. ***The motioned unanimously.***

Directors Report

Mr. Kroop advised the Commission there are no substantial changes on the financials at this time.

He continues to get constant inquiries regarding Overlook Drive.

The contract for Mr. Pearce from Evolution Enterprises to be the coordinator of the Hamden Business Assistance Center and he would like to discuss this and make a decision on it. He is currently doing a workshop at the library.

Mr. Kroop attended one of the workshops and found it to be very useful. Mr. Zambrano suggested that \$15,000 be approved at this time and the balance of the approximate \$45,000 for 3 years be approved as the contract comes up. Mr. Zambrano motioned to approve \$15,000 for Mr. Pearce, seconded by Mr. DelGrego. ***The motion carried unanimously.***

Mr. Kroop sent out a number of press releases to the members and stated that there are a number of events coming up. He will be sending more out to them.

Auto Zone has received an approval for a building next to Bed Bath and Beyond.

Advanced Auto at Mather Street & Dixwell Ave. is hoping to get the foundation poured and framing done before the weather gets to cold. They hope to open in the spring.

A medical building will be built on the corner of Todd and Whitney by Dr. Henry.

Bids are due by Wednesday for the Business Incubator Site at 496 Newhall St.

Mr. DelGrego inquired as to who receives the bids and what the process is. Mr. Kroop advised the Commission that a Construction Manager has been hired to open the bids and review all aspects of the construction work to be done. There have been approximately 20 bidders inspecting the site and if others submit bids they will be included in the process.

Mr. Good asked of the 20 bidder how many of them get to see the property.

Mr. Kroop stated that they are all given time to inspect the building and if they wish to go back a second time he has no problem with that. The building itself has had two rounds of asbestos cleaning and that up to 80% of the asbestos has been removed.

Mr. Kroop will be posting a rendering of the building on the web site in the next few weeks.

Stop & Shop site – not much news on this at this time. Mr. Kroop will be going to the Retail Trade show in New York in December and hopes to be able to speak with a variety of retailers to get them to consider Hamden.

Mr. Kroop was hoping to get a Starbucks in northern Hamden and is still exploring that possibility.

A Dunkin Donuts will be part of Sorrento's on Skiff St. There are some conditions by P&Z and there will be construction on the bridge in 2016 which will create some traffic changes for a time.

Mr. Kroop has been holding Cluster Meetings with various areas of business. He recently held one with Realtors, Workforce Professionals and Bankers. He finds these to be very informative as to how the Town is perceived. He was provided with some very good insight. One guest suggested the Board of Education should do more promotional programs on U-Tube as to what the students are provided with to help them make informed decisions on their futures. He is going to try networking more with New Haven and Yale relating to real estate.

Mr. Kroop wants to do two or three more cluster meetings with retail, manufacturing, and green.

Mr. Kroop provided the members with a letter from Mayor Leng for an economic development workshop on November 10, 2015. This is their meeting night and will check with the Town Clerk to see if having the meeting off site is okay. The workshop will be at Cascade Fine Catering on Sherman Avenue. Additional notices will be going out and Mr. Kroop request everyone please RSVP to Sharon Regan so they have an official head count for food and beverages.

Mr. Rodriguez suggested Mr. Kroop contact Matthew O'Connor, Dean School of Business and Engineering at Quinnipiac University as he has created a Business Intelligence program. Maybe one of Mr. Kroop's Clusters could be New Media. Also to invite Dean O'Connor to his Cluster.

Mr. Kroop has joined the New Haven Chamber of Commerce Economic Development Committee. He will be speaking as a guest on what Hamden is doing on October 21, 2015. There will be an event on November 19, 2015 at the Oakdale.

Mr. Kroop noted that he goes to the career day at the high school each years to help inform students what Economic Planning is about. Mr. Kroop will have a booth at High School Career Day October 23, Hamden High School and if anyone would like to stop by.

Mr. Kroop met with Mr. Ed Tankas – Blue Plate Radio and attended one his shows. Mr. Tankas would like to do a Jazz series. His sponsors will cover the cost. Mr. Kroop is going to speak with Ms. Coleman about this.

Mr. Kroop met with the Mayor, Tax Collector and the Assistant Tax Collector to get a list of delinquent tax payers. To see the properties and get them cleaned up. The worst one is \$500,000. Mr. DelGrego asked what the amount of outstanding taxes are and Mr. Kroop was surprised that it is only \$800,000.

Centerville Lumber – no update at this time!

Microloan – there is only one behind in payments.

Chili's is still being looked at by Wood-n-Tap.

There will be a new store coming by TJ Maxx but until Mr. Kroop has more confirmed information he will keep the name off the record.

New Business

Nothing at this time!

Old Business

Nothing at this time!

Project Updates

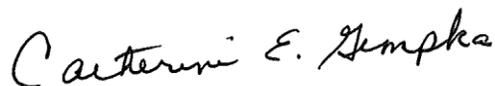
Nothing at this time!

The next regular meeting will be on Tuesday November 10th, 2015 at 5:30 p.m. Location to be announced.

Adjournment

At 6:30 p.m. Ms. Grentencord-Cutter motioned to adjourn, seconded by Mr. DelGrego. ***The motion carried unanimously.***

Submitted by,



Catherine E. Gempka
Substitute Clerk
CEG/bme