



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

Dale Kroop, Director

Minutes: The Economic Development Commission, Town of Hamden, held a Regular Meeting on Tuesday, August 11, 2015 at 5:30 p.m. in the third floor conference room, Hamden Government Center. The following issues were discussed:

Commissioners in Attendance: Mr. DeGrego, Mr. Zambrano, Mr. Sachetti, Mr. Rolnick, Mr. Good, Mr. Rodriguez, Mr. Diaz, Ms. Sacco, Ms. Gretencord, Mr. DeNicola

Commissioners Absent: Mr. Moses

1. Call to Order

Mr. Sachetti called the meeting to order at 5:29 p.m.

2. Review Minutes of July 14, 2015

Mr. DeGrego made a motion to approve the minutes of July 14, 2015. Mr. Diaz seconded the motion. Mr. Zambrano abstained. The vote was nine in favor. The minutes were approved.

3. Report of the Director

Mr. Kroop provided copies of the Three Year Plan budget. This was approved on July 6th by the Legislative Council and runs through June 30, 2018. The Precision Grinding work is almost complete and the \$10,000 will be paid out soon. The accounts receivable is \$38,000. No one is behind in their payments. The funds will be reallocated to line items because we have ended our micro loan program. There is a press release out there regarding the 3-year plan.

4. Old Businesses

Today Mr. Kroop, Mr. Diaz and Mr. Pearce went to the library, to see what the new business and career center will look like. We have job search and business information. They met with a reference desk person and discussed the logistics of types of programs they will run there. He will plan a series of business development workshops during the month of October, and has reserved The Friends Room for four Wednesday evenings. He will also have Mr. Diaz and staff from his office be there to help with resumes, etc., perhaps once a month. Mr. Diaz said he has done this in other libraries. Mr. Kroop will plan an event later in September and will do a brochure specifically on this, and then will announce the workshops. They also discussed tracking people to see how they are doing. They will also have a suggestion box.

Mr. Kroop has put out feelers for business cluster meetings. Workforce and healthcare will be the first two. These are usually held early in the morning and include coffee and. Mr. Kroop would like to see

some representation from the commission at these cluster meetings. He will send a memo out to commissioners.

Mr. Kroop said there are lots of trade groups out there. In Connecticut, Connecticut Economic Resource Center (CERC) and Connecticut Economic Development Association (CEDAS) have a partnership going and have been running workshops to discuss what economic development is as a tool. Panels of economic developers talk about what is going on in their towns. Mr. Kroop has been on panels in Milford and Rocky Hill and would be a facilitator if one was held in Hamden. They try to get people in the municipality to participate in these discussions, such as the town planner, assessor, tax collector, etc., to engage wider community in what economic development is. Our November 10th meeting might include this workshop. It would be held in a restaurant and the New Haven Chamber of Commerce would pay for invited guests such as the commissioners, legislative council members, department heads, and if members of the public wished to attend, individuals would pay for their tickets. North Haven had 70 people at their event a few months ago. CERC and CEDAS will do an infomercial about what they do – educating the Hamden general public about what economic development really is.

5. New Businesses

Mr. Kroop said there is a lot of activity going on and a lot of little health related business are opening.

- An urgent care center moved out as a renter and purchased two little buildings across from Haig Street, which they are developing.
- Moonrocks cookies home business, with a big following, will open a commercial kitchen and retail center next to Ibeza. She is distributing her cookies via internet and word of mouth. Met her through solopreneur group at chamber.
- a home health care service opened up on Whitney Avenue near the Irish Hunger Museum
- in the 3800 block of Whitney Avenue an in- home acupuncture business opened.
- TJMax is being subdivided and a consignment shop will locate where Home Goods was (Pluto's Closet)
- Putnam Place – Mr. Kroop is working with owners – tenants will be announced in the fall and will include a pharmacy, green grocer, urgent care facility
- the corner of Mather Street has been demolished for Advanced Auto. They will be aggressive about getting the new building up. A later phase will be a strip center in the back.

6. Project Updates: Redevelopment, Openings, Etc.

- Community Development – Rochford and Villano fields are beautiful. A baseball field will be developed to open in the Spring of 2016.
- The Business Incubator goes out to bid next week. There were many grant issues to work out
- The old Middle School housing project will be before Planning & Zoning in September. This project has already been approved with conditions by Inland Wetlands.
- Foot patrols will start working out of the police substation in southern Hamden.
- Mr. Good asked about activity on Marne Street. The available space was left by Carlton Industries. Mr. Kroop said there are many churches looking to lease space. If churches lease

space, the landlord has to pay taxes on the property. The landlord can request tax free status from the municipality, but that would probably be denied.

- Mr. DelGrego wondered about the space where the fire department was planning to go on Putnam Avenue. Mr. Kroop said Mayor Jackson wanted to build a community center in that location, but part of the development of the old middle school includes a community center, so that might not happen. The Fire Department is still in need of a new building to replace the Circular Avenue station. Mr. Kroop said it will probably be 2018 before that property is ready to lease.
- Centerville Lumber project – Mr. Kroop met with Mr. Maturo and his investors about a month ago and he asked for information on absorption rates, etc. in order to offer tax abatement. He has not had followup to date.
- Ms. Sacco inquired about Chili's/Wooden Tap. Mr. Kroop doesn't have the latest information on that project.
- Auto Zone is not fully approved yet but is very likely to be approved. The little auto parts store in southern Hamden is owned by Auto Zone and will close. The building will be put up for sale.
- 393 Mather Street apartments – Mr. Kroop doesn't know the schedule yet. This will be built in phases.
- There was discussion on a large upscale mall coming to the intersection of Route 691 in Cheshire. That project is dead. Cheshire expected to receive about \$400,000 in taxes per year from that development. A large project planned for West Haven was discussed. The “rock pile” in Guilford has a couple of tenants lined up. Dr. Henry's project is going before the Legislative Council on October 1st.
- Carleton Industries publicity is being held up for a while until some of their building issues are solved.

Mr. Sachetti asked Mr. Kroop to invite Mayor Leng to the next meeting.

7. Adjournment

Mr. Good made a motion to adjourn. Mr. DelGrego seconded the motion. The meeting adjourned at 6:10 p.m.

Submitted by: _____
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