



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, March 8 2016 at 5:30 p.m. in the third floor conference room, Hamden Government Center. The following issues were discussed:

Commissioners in attendance: Mr. Zambrano, Mr. Rolnick, Mr. Diaz, Mr. Good, Ms. Sacco, Mr. DeNicola Ms. Gretencord

Commissioners Excused: Mr. Moses, Mr. DelGrego, Mr. Sachetti, Mr. Rodriguez

Others in attendance: Ms. Civitello (West Woods Neighborhood Association), Ms. Regan (Economic & Community Development Department), Mr. Brancati, Mr. Kroop (Economic & Community Development Director), Gerry Tobin (Commission Clerk)

1. Call to Order

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

2. Review Minutes of February 9, 2016

Mr. Good made a motion to approve the minutes of February 9, 2016. Mr. Rolnick seconded the motion. The vote was unanimous in favor.

3. Report of the Director

Mr. Kroop distributed a revised budget and hopes to meet with Mayor Leng in the next few days. He has requested funding of all of his salary and increased hours from 25 to 35 for Ms. Regan.

4. Old Businesses

Mr. Kroop distributed a report of the balances in the HE accounts. Under encumbrances are companies recently approved for benefits. Precision Grinding is scheduled to be paid out soon. There is \$50,000 remaining in the incentive program line item and if we need to transfer funds from another account we can do that with permission of the Legislative Council. Mr. Kroop said you can never have enough money for marketing, and mentioned various items included in marketing, such as his attendance at trade shows. The web site is already built, and just needs updates. Not too long ago they created a button for loans, which takes users to information on available loan programs.

Kevin Frigo of the geography department at Southern Connecticut State University is serving as an intern in his office. It is great to have interns and he tries to create interesting projects for them. Mr.

Kroop distributed a report prepared by Mr. Frigo showing percentages land use types in towns and cities belonging to the South Central Regional Council of Governments. Results show that while with few exceptions residential acreage is about equal, Hamden's industrial and commercial space totals 7%, while several other towns have more. Hamden is pretty much built out, and includes 24% of land zoned open space.

Mr. Kroop has had lots of compliments on the Constant Comment mailings.

Mr. Kroop described how he has been instrumental in several businesses moving to Hamden, in both large and small ways.

Mr. Kroop distributed a black and white compilation of information showing what the Commission has done on various projects. This is a template which can be used as a marketing tool via Constant Comment and would be sent out in color. Mr. Frigo put this template together. Ms. Gretencord suggested adding how many jobs were created, how much their investment was, etc. Mr. Kroop agreed

Attached to tonight's agenda is a report on the loan program. One loan is a month behind and has regularly been two months behind and another is always paid on time. There was discussion on penalties for late payments. Only three loans have failed in 17 years.

5. New Business

The Mayors budget gets submitted next Wednesday and Mr. Kroop hopes to meet with him in the next couple of days.

6. Project Updates: Redevelopment, Openings, Etc.

- March 10, Thursday, at 9:00 a.m. he will have the Finance & Insurance cluster. He has had 10-12 RSVPs and expects more. He will focus on our incentives, Mr. Pearce will talk about the Business Assistance Center and other topics. The program usually last 1.5 hours. Commissioners are welcome.
- March 29 at 7:00 p.m. there will be a meeting of the Association of Associations in this room. Representatives from civic organizations will be meeting. Ms. Civitello said these are good meetings with a lot of dialog. He will discuss the need to increase the Town's tax base. Ms. Civitello also mentioned that Mr. Kroop filled in for Mayor Leng at the West Woods Civic associations meeting, and no one left early.
- Mr. Kroop, Mayor Carusone and Mr. DeNicola will appear on television Saturday morning with members of civic associations.
- Mr. Kroop mentioned that the Economic Development Commission's web site has vignettes about our town. Professionals did the work when Mayor Henrici was in office, and then again During Mayor Jackson's term. He asked commissioners to take a look at them and make suggestions. He has a separate page on business incentives.
- April 20th, the Hamden Chamber Business Expo will take place at CSC on Sherman Avenue
- On April 28th, the Quinnipiac Chamber will hold their business expo at the Best Western on Route 5 in North Haven.
- Wooden Tap officially opens on Thursday
- Advanced Auto April 14th opening and Auto Zone soon after.

- Centerville Lumber project is moving along, and is at zoning for small variances. There will be a hotel to the rear, a restaurant in the paint building, and a physical therapy office where Centerville Lumber was located.
- Something going on on State Street across from Dollar General, a single user is taking over the property. Mr. Kroop is trying to relocate the existing businesses.
- Plato's Closet is opening in the space next to TJMaxx in early summer. The space is 11,000 sf. and is a high end consignment operation.
- There is no news on Putnam Place
- There are a couple of industrial buildings coming on the market soon, and Mr. Kroop is working with one of them and a potential buyer who bought all of their equipment. The other one is closing or moving to New Hampshire. Both buildings need work.
- Regarding Frenettes building on Sherman Avenue, Carrano landscaping is moving in there.
- DBA a contractors distribution center, is moving from Milford to Hamden Industrial Park. They will be adding a third loading dock to the property.
- There will be a ribbon cutting on March 28th at a Putnam Avenue building that used to be a computer board manufacturing company Spectra Strip, next to the ATT call center which is on the market. This was a bad building and lot, but the buyer bought tax debt from the Town and built a 32 unit apartment building. The Town still owns 3.5 acres on Putnam and still plans to build fire station there to replace the Circular Avenue station.
- Mr. Kroop is continuing the conversation with residential real estate agents regarding Hamden's school system. He is trying to help them create some information on the school system and will be meeting at 9:00 a.m. on 3/30 to hear what the Realtors® want to see to help promote Hamden.
- Some Kohls stores are closing, but according to Ms. Regan, not in Hamden, which is one of their highest grossing stores.
- Sports Authority is closing their North Haven store.

7. Adjournment

Mr. Diaz made a motion to adjourn. Ms. Gretencord seconded the motion. The vote was unanimous in favor. The meeting adjourned at 6:22 p.m.

Submitted by: _____
Gerry Tobin, Commission Clerk

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