

Minutes of the Hamden Economic Development Commission
July 14, 2009

Present: T. Sacchetti, Chairperson, R. DePodesta, R. Zambrano, T. DelGrego, S. Rolnick, N. Schatz

Not Present: D. DeNicola, P. Parikh, D. Giannini, R. Baltimore

Also Present: D. Kroop, G. Vasil, C. Noble

1. Call to Order

T. Sacchetti called the meeting to order @ 5:35 PM.

2. Reading and Approval of the Minutes from the previous meeting

T. Sacchetti, Chairperson asked for a motion to approve the minutes from the June 9, 2009 meeting, B. Zambrano moved to accept the minutes from the June 9, 2009 meeting, N. Schatz seconded, passed unanimously.

3. Report of the Director

- T. DelGrego questioned why the money from the sale of the Dadio Farm lots was not used for the road. A discussion ensued on why the the money was handled the way it was.
- Clean Gear of CT worked with the BAC coordinator Richard Pearce for months to develop their business plan before they applied for a micro-loan and commercial down payment assistance loan for \$72,000. They closed today. This is a unique business that will clean sports equipment and other household items .
- 3-year plan budget: We paid out the \$72,000 in loans to Clean Gear, that is the only change. A discussion ensued on the money that is left (\$75,000) and what the future of it looks like.
- BAC is very busy, people feel it's a good time to start their own business because they have been laid off etc. A discussion ensued on all the loans.

4. Old Business

Dale mentioned that the zoning regulations are a tool to implement the Town's Plan of Development. The new concepts go to the Council next month and then if passed to the Council of Governments. Dale mentioned that the Planning & Zoning Commission is having a special meeting on July 22 and he encouraged all the Commissioners to attend to voice their opinion on the zoning changes. Dale concerned about some of the changes from the Charrette, they showed roads in the concept plan but they may not be appropriate for the new latest modified plan. Village Districts all over Town are not recommended. For example, State Street which has a low traffic count needs a lot of economic growth. A village district could restrict development growth there. We have already submitted some of our comments on some of the changes in the use chart, parking, sign permits, manufacturing, etc. R. DePodesta mentioned that Planning & Zoning notified 6,000 residents yesterday that there will be zone change on or abutting their properties and that they should go to the July 22 meeting. He also stated that they should have given more time to these property owners to prepare for the meeting. T. DelGrego stated that signage should be simplified. A discussion ensued on signage. Dale passed out the latest version of the zoning regulation changes and asked the Commissioners to please read them and get back to him with their comments. T. Sacchetti asked where the P & Z meeting will be and Dale stated that it will be held at the Middle School.

5. New Business: Specialty Wire & Core tax incentive

Dale reported that they bought one of the lots on the Dadio Farm property and have also applied for State Enterprise Zone benefits and if they are approved those benefits will supersede ours, he explained the process of benefits for manufacturing in the enterprise zone, the Town forgives the taxes and the State reimburses the Town for 50% of total abatement. A discussion ensued on the benefits. T. Sacchetti asked for a motion to approve the Town benefits as approved by the Mayor tax incentive committee: tax deferral of 100% for two consecutive years on the real estate, a tax deferral of 50% for three consecutive years on personal property, a grant in the amount of \$10,000 and building permit waiver of 100%, (not including plumbing, electric and HVAC), T. DelGREGO moved to approve the benefits as stated, N. Schatz second, passed unanimously.

6. Project Updates: Redevelopment, Openings, Etc.

- Dadio Road grant looking good and it will go out to bid around August 1st.
- Westwoods Rd project was estimated at \$9-10 million and it came in at 6.5 million. They will demolish the old Tonino's building and go from there. A discussion ensued on the project.
- Conn. Economic Development Assoc. (CEDA) they have a new membership section for \$100 all the Commissioners become members and can attend all events and workshops, so we joined and we will send you the information when we get it.
- Commission member Barbara Walker resigned. We could look for a small business owner to replace her or others if the Economic Development Commission recommends.
- The Stone Academy deal fell through due to financial issues. Dale is showing the property to another developer Friday. Stone bought a lot on the Dadio Farm property but they might put it back on the market. R. DePodesta asked how will it affect the Town's new budget now that the Newhall project is not going through. Dale mentioned that the money was added into last fiscal years budget so it will not affect this year. A discussion ensued on the old middle school heating.
- Fire Dept is looking at other options in place of the Dadio Farm lot.
- 100 Skiff St will go back on the market asking \$4 1/2 million, interested party would like to be a tenant not the owners.
- Chrysler property will be on the market soon it's 1.4 acres.
- Highwood Square got their building permit and paid \$86,000 fee.
- The Mayor, the Finance Director and Dale are going to New York for our bond rating meeting. We will have a conference call with Standard & Poor at a later date.
- Old Sears building, a new retail, educational store will occupy one store and there will be 2 or 3 other tenants.

7. Adjournment

With no other business to discuss we adjourned at 6:40 PM.