

Minutes of the Hamden Economic Development Commission
October 13, 2009

Present: T. Sacchetti, Chairperson, B. Zambrano, L. Lee, N. Schatz, T. DelGrego, D. DeNicola,
R. DePodesta, S. Rolnick

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

Also Present: D. Kroop, G. Vasil, J. Leddy, A. Cousens, SCSU Student

1. Call to Order

T. Sacchetti, Chairperson called the meeting to order @ 5:32PM

2. Reading & Approval of the Minutes from the Previous Meeting

T. Sacchetti, Chairperson asked for a motion to approve the minutes from the September 8, 2009 meeting, N. Schatz moved to accept the minutes from the September 8, 2009 meeting, B. Zambrano second, passed unanimously.

3. Report of the Director

- The final draft of the new Planning & Zoning Regulations are on-line to review and they will be have a public hearing in early November. Dale reviewed them already and he is still not clear on the new parking regulations. They responded to everything we were concerned about and put a lot back into this current draft. Signage regulations doesn't seem to have been improved for shopping centers. A discussion ensued on signage for shopping centers regarding the amount of space for each sign should be flexible to the number of stores in the center. They also discussed manufacturing on streets that have always had it and may not be allowed in the new regulations.
- Dale will send the Commissioners the PDF for the new State Economic Development Strategy Plan.
- 3-year plan budget: a few businesses have been dragging their feet with their paperwork. We will be sending them "drop dead" letters with a dead line date to get us the signed agreements or we will put the money they would receive back into the "pool". One businesses is on the verge of defaulting on their micro-loan, they still owe \$29,000 on their \$35,000 loan. The loan company overseeing our micro-loans is taking care of this for us. We have restructured one of the loans so he pays more in the summer months where he makes most of his money and less in the winter due to the type of business he has.
- Business Assistance Center-Just finished a four series workshop on how to start a small business. Bankers, Insurance people and small business owners spoke at the workshops. We will have testimony from some of the people that attended on our web-site soon.
- Our new web-site is near completion. Dale will have a draft in a month or two and will send it to the Commissioners.
- We will be featured on the front cover of the New England Real Estate Journal News with a free article on the Town in this months issue. They wanted to know what is under construction.
- Dale had meeting with a lot of the property owners of the properties on the corner of Dixwell and Mather area last week to discuss alternate uses by merging the project together. He discussed the use of the Mather Street property owner who want to build 300 plus rental units. A discussion ensued on the impact this would have on the school system. The paradise Market owner wants to finish his project and offer a percentage to the contractors. Dale said they discussed moving Mather Street to align with the Post Office driveway.
- Clean Gear's ribbon cutting will be October 20th at 10:30 AM at 555 Sherman Avenue.

- Highwood Square project is moving along, it should be finished by the summer of 2010. they gutted the Johnson building and took down a lot of the Nabisco build already.
- DOT bus terminal is on schedule to open in late 2010.
- Old Sears building- the Lakeshore Learning sign is on the building and they will announce soon the other businesses going in there.
- B. Zambrano asked if we would loss taxes on the old Presto Print building because it will now be used for housing for people with Aids. Dale state that they would pay a PILOT and it would be less than if it were still used for commercial use.
- The bid has gone out for the Dadio Farm street.
- The Corporation is busy with the Goodrich Street project.
- Dale is getting lots of calls and request for space. He discussed the different spaces in Town.
- J. Leddy asked about the hotel on West Woods Road, Dale mentioned according to Mike Brandi it will open in 2012.
- Whitney Center will have the ground breaking on December 1st.
- Nothing is happening at 100 Skiff Street or on the Camco properties.
- We are going to wait till after the election to do anything at the old Middle School.
- D. DeNicola asked about the West Woods Road project and what will happen to the new property when the project is done. Dale stated that there will be a driveway, DOT bought the Ferraro's property where the old Tonino's site was. They will relocate the canal and the State will deed back the property to the Town with the new trail on it. A discussion ensued on all the properties in that area.
- L. Lee asked if the 8-9 people at the BAC seminars are potential business owners. Dale said yes.
- T. Sacchetti asked if the old EPD site on Putnam will be used for housing. Dale stated yes. A discussion ensued on this site.
- Old Himmel Brothers site will also have 32 units for housing, plus mixed use. A discussion ensued on all the new housing because of the impact it will have on the school system. We should send a letter to the Planning & Zoning to ask them to put a moratorium on housing. We should get a copy of the P & Z agenda each month so we know whats going on in Town. Dale will ask Holly to give us a copy each month.
- Goodyear property on Putnam Avenue is on the market. The site is probably contaminated, Banks generally do not finance any projects until sites are cleaned up.
- Tire pond nothing new till after the election.
- Stump dump is gone, it was put on top of the tire pond.
- Newhall remediation project will start in 2010.

4. Old Business – None

5. New Business – Discussed under Report of the Director

6. Project Updates: Redevelopment, Openings, Etc. - Discussed under Report of the Director

7. Adjournment

With no other business to discuss T. Sacchetti asked for a motion to adjourn at 6:25PM, R. DePodesta moved to adjourn, T. DelGrego seconded, passed unanimously.