

Minutes of the Hamden Economic Development Commission  
November 10, 2009

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

Not Present: S. Rolnick, D. Giannini, P. Parikh, T. DelGrego

Also Present: D. Kroop, G. Vasil

1. Call To Order

T. Sacchetti, Chairperson called the meeting to order @ 5:31 PM.

2. Reading & Approval of the minutes from the previous meeting

T. Sacchetti, Chairperson asked for a motion to approve the minutes from the October 13, 2009 meeting. R. DePodesta moved to accept the minutes from the October 13, 2009 meeting with the change that he is against changing any commercial property to residential and increasing the number of residential units on Mather Street to 320 from 180 which will impact our school system, with those changes B. Zambrano seconded, passed unanimously.

3. Report of the Director

- Because of the economy things are slow for loans and incentive requests.
- BAC is busy
- 3-year budget: Dale discussed what we are doing regarding the micro-loan that is in arrears he mentioned that it is in the hands of Attorney Susman and we will probably go after their assets, because the husband personally guaranteed the loan. Everyone else is on time. Enerlume money is going back into the pool, we never received any of the necessary paperwork from him after many calls and letters, Elm City Neon is finally ready to break ground, and we paid out to the Podiatrist group.
- New Zoning Regulations: Dale received the new draft of the zoning regulations (they are on line if anyone wants to review them) the next public hearing is November 23 at 7PM and he also passed out this month's agenda, after this he will send the agenda to the commissioners electronically. He discussed the items on the P & Z agenda and the signage problems at the Price Right and Home Depot Plaza. He mentioned that Centro Watt is planning to build a new pylon to put every business on it. R. DePodesta asked if their bond can be held back until the new pylon is built. Dale stated that they can't hold it because they did what they were supposed to. R. DePodesta said we should send a letter to P & Z commission regarding changing commercial land into residential because we don't have a lot of commercial land left. A discussion ensued on this issue. Dale will draft a letter from Tony to the P & Z commission for review and approval from the Commissioners. A discussion ensued on the commercial property on Mather Street where 181 residential units were already approved, will now be increased to 320 units and what the impact they will be on our school system. Dale has met with all of the owners of the properties on the corner of Mather and Dixwell to discuss combining projects.
- Our new Mayor Scott Jackson worked for us in the Community Development office as the Program Manager and he likes our dept. The inauguration will be the Sunday after Thanksgiving.
- Economic Development Corp. is busy with 400 Goodrich project and the DEP is coming in to clean-up the site. We are also working on the Newhall neighborhood project, working with residents with problem properties. This project will be a good example for future projects.

- Dadio Farm Road -Town Engineer opened bids for the, we got good bids and they came in under budget.
- Website-The new draft for our site is coming along and we will send it to all Commissioners soon and it should be done in early 2010.
- Westwoods Road-lots of work being done there and part of the road is paved on the east side of the street.
- Dale is going to New Orleans for a Brownfield Conference for three days next week.
- Highwood Square foundation poured and the walls should be going up soon.
- Sears old site-Lakeshore Learning will open up in December and Petco will be moving from the Hamden Plaza next to it. The third store will be a Men's Clothing Store.
- Tommy K's Plaza has some vacancies because it is hard to get in & out of.
- Manufacturing is slow.
- Limon's Market is closed
- State Street NRZ group doesn't really exist anymore.
- Nothing going on at the Parva site, the owner isn't in any hurry to sell.
- Clean Gear is doing very well with hockey and football seasons starting.
- New England Business article is in this months issue.
- Whitney Center ground breaking will be December 2 at 2:30 – 5 PM.
- Republicans picked up two Legislative Council seats, otherwise no major changes on council.

4. Old Business

Covered under Report of the Director

5. New Business

Covered under Report of the Director

6. Project Updates: Redevelopment, Openings, Etc.

Covered under Report of the Director

7. Adjournment

With no other business to discuss T. Sacchetti, Chairperson asked for a motion to adjourn at 6:23 PM, R. DePodesta moved to adjourn, B. Zambrano seconded, passed unanimously.