



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

**Dale Kroop, Director**

Town of Hamden  
Economic Development Commission

MINUTES of the Economic Development Commission Meeting of Tuesday,  
December 8, 2009 in the Third Floor Conference Room at the Hamden Government  
Center, 2750 Dixwell Avenue, at 5:30PM

Commissioners in Attendance: Mr. Sacchetti, Mr. DePodesta, Mr. DelGrego, Mr.  
Zambrano, Mr. DeNicola, Mr. Rolnick

Commissioners Absent: Ms. Giannini, Mr. Baltimore, Ms. Lee, Mr. Shatz, Mr. Parikh

Prior to the start of the meeting, Mr. Sacchetti presented highlights of the Planning & Zoning Commission meeting held December 7, 2009 at the Hamden Middle School, at which the revised Zoning Regulations were approved. He reported that several people spoke and comments were all over the board, both in favor and not in favor, and asking the Commission to postpone its decision. Several speakers felt the new regulations would enhance economic development but at the expense of neighborhoods. There was some urgency to pass the regulations last night, because there is money out there for development. The adoption of the regulations is appealable, but they will be effective the first of the year, pending any appeal.

**1. Call to order**

Mr. Sacchetti called the meeting to order at 5:43 p.m.

**2. Reading and Approval of minutes from the previous Meeting**

Top of page 2, add Road after open the bids for the

**Mr. Zambrano made a motion to approve the minutes of the meeting as amended.**

**Mr. DelGrego seconded the motion. The vote was unanimous in favor.**

**3. 2010 Meeting Schedule**

**Mr. DePodesta made a motion to approve the 2010 meeting schedule. Mr. DelGrego seconded the motion. The vote was unanimous in favor.**

**4. Old Business:**

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Mr. Kroop presented his report. There is a loan that is in default, and Mr. Sussman is working on it. The borrower owns an investment property and a residence. He is in default on a mixed use property on the corner of Dixwell Avenue and Cherry Ann Street. There will be a pawn shop on that corner. The Greater New Haven Loan Fund is going to approach the owner at her restaurant on Whitney & Trumbull. We want all monies due right now as opposed to partial payments. Attorney Sussman is deciding on the best way to go but they could go for the husband's wages, the house and the investment property.

Mr. Kroop, Mr. Parikh and Mr. Zambrano attended the Whitney Center ground breaking. Whitney Center has sold over \$80 million worth of bonds in a week, at an interest rate of 6.75%. Permits will be in the amount of \$650,000, and the town will take in an additional \$150,000.

Mr. Kroop said we have a new mayor and we will invite him to attend our meeting. Mr. Kroop told Mr. Jackson that he is the only one in Town that has been his boss, his peer and his employee. In 2011 when the Hamden Economic Development Funds run out there will be issues regarding replenishing our fund, paying stipends, salary, etc.

Mr. Kroop is not sure who will be the Legislative Council liaison to this Commission.

Mr. Kroop reported that the web site is close to being available in draft format. A lot of the photos are integrated with the verbiage. There will be a featured property of the month, and they can be rotated. It is hoped that the site will be up and operating in the first quarter and there will probably some kind of kickoff.

Mr. DelGREGO asked if there will a streaming video on it and Mr. Kroop said he will have them come to a meeting to explain the features. There was discussion on forms that will be printable.

#### **5. New Business:**

Mr. Kroop reported that the Economic Development Corporation has been very busy, working on an ugly property on Goodrich Street and starting by the first of the year doing structural inspections on homes in the Newhall remediation area. The new mayor is interested in seeing how the Corporation works with the Town.

#### **6. Project Updates: Redevelopment, Openings, Etc.**

Lakeshore Learning is open in the Stop & Shop Plaza. Petco is getting ready for its move. There is a men's clothing store going into that building, a store that is not currently in the Hamden market. The DOT Garage is moving along. Mr. Kroop has some concerns when Petco moves out of the Plaza. New restaurants are all doing well.

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Mr. DePodesta said the Limon location may be rented again. There was discussion on the past failures at that site. It was noted that West End Market is on the market for \$1.3 million. Several apartments upstairs provide a revenue stream.

Mr. Kroop said there is not much progress on the fire station. The dog pound is on everyone's mind. State statutes require the town to have a dog pound.

Regarding Westwoods Road, the soil is being taken to Laurel View, and it will be used to fill in the driving range. It is amazing how the road construction is being done.

The contents of the Colonial Tymes and 500 Blake Street are being sold at auction, including everything in the buildings. 500 Blake is this weekend, and the Tymes is next week.

There was discussion on Aldi's, a hybrid grocery store selling everything from computers to eggs. Their prototype store is 16,000 square feet. They want to be north of the Parkway and their exclusive agent is Lou Proto.

Framing is going to start this week at Highwood Square. The property has been cleaned out and foundations have been poured.

Good Old Tom's opened in the Pathmark Plaza.

Mr. Kroop is working on a draft RFP to market the Mather/Dixwell site. Phase 2 will be the Mauro Motors site.

Mr. Kroop is hoping to have a contract signed for the Daddio Farm Road by the end of the year.

Mr. Sacchetti wondered if Mayor Jackson should be invited to the next EDC meeting. Mr. Kroop will invite him to the 1/12/10 meeting.

Mr. Kroop said the Chamber's economic forum State of the State will be held in February. The Legislative Breakfast will probably be part of the forum.

Mr. Kroop has had some small inquiries from businesses. There is not a lot of activity, and not much negative activity. Hamden seems to be holding its own.

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Responding to Mr. Sacchetti Mr. Kroop said we want to go out to neighborhood merchants to sell our program and get into implementing the zoning regulations. Mr. Kroop has already talked to the Whitneyville merchants group, but these groups are not really organized.

Mr. Sacchetti asked about trade shows, and Mr. Kroop replied that he is not a big trade show fan and feels it is a waste of money. He has requests for over 65,000 square feet of good office space, and that doesn't exist, so it is hard to sell that at a trade show.

There was a question regarding what is going on with Mr. Pendry's application to Planning & Zoning to increase the number of units in his project.

RGP is doing a new economic development marketing website, and Mr. Kroop will send Commissioners a draft of Hamden's pages.

H. Pearce Co. has a 2.4 acre front piece of the Daddio property on Putnam on the market for resale. The original buyer paid \$425,000

State and federal funds are being used for a project across from where Presto Print was located for apartments for veterans with aids.

Abdul Hamid is building the mosque.

Mr. Kroop has received no definitive answer from the new administration about the plans for the old middle school and community center.

There has been no progress on the Farricielli site.

The Newhall area will dominate 2010. The soil being removed from the homes in that area will go to the tire pond.

Mr. Sacchetti is anxious to get Mayor Jackson to a meeting to ask questions and let him know this Commission's preferences.

There were no further items for discussion.

## **7. Adjournment**

**Mr. Rolnick made a motion to adjourn. Mr. DelGrego seconded the motion. The vote was unanimous in favor. The meeting adjourned at 6:15 p.m.**

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Submitted by: \_\_\_\_\_  
Gerry Tobin, Acting Clerk