

Minutes of the Hamden Economic Development Commission
April 13, 2010

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

Not Present:

Also Present: D. Kroop, G. Vasil, Mayor Scott Jackson

T. Sacchetti welcomed Donald Moses to the commission. Donald was on the P & Z commission for 12 years before being appointed to our commission.

1. Call to order

T. Sacchetti, Chairperson called the meeting to order at 5:30 PM.

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

T. Sacchetti asked for a motion to approve the Minutes from the March 9, 2010 meeting.

T. DelGrego made a motion to approve the Minutes from the March 9, 2010 meeting, N. Schatz seconded, passed unanimously, because he was not on the commission yet D. Moses abstained

3. Mayor Scott Jackson

T. Sacchetti welcomed the Mayor to our meeting and thanked him for coming.

🕒 The Mayor discussed the status of the funds we have from our 3-year Economic Development Plan, how will we distribute the funds in our next 3-year plan, how will it effect the Corporation and how can we market the Town better.

- Workforce-we have to look at it globally and locally. He discussed were we need to be.
 - T. DelGrego mentioned that he was upset that the money from the Dadio Farm land sales went into the general fund and because it did, it delayed the new road construction.
 - R. DePodesta mentioned that he would like to see 20% of the extra tax income from the new businesses we bring in through our programs come back to us.
 - Dale mentioned that the only revolving funds we get is from the micro-loan repayments that are less than \$25,000 a year. He also talked about how he estimated extra income from our programs and that the businesses like that we offer them free press on our website to help market their businesses. A discussion ensued on the funds of our department and other departments and the Community Development projects from Mather Street to the New Haven line.
 - T. Sacchetti asked how the revaluation will affect the Town's businesses. Mayor said that everything is equivalent, homeowners to businesses.
 - The Mayor talked about North Haven's Universal Drive and how we handed them all that new development when we voted down the mall in the 1990's.
 - R. DePodesta mentioned how developers don't want to do business in Hamden because of P & Z and how hard they make for them. He used Whitney Center a \$75,000,000 dollar project as an example and what they went through to get their project approved. The Mayor stated that department heads (Town Engineer, P & Z, E.D., Building and the Fire Marshall) meet on different projects and how they rotate running it every month. There has been two meetings so far. Dale mentioned that some of Planning & Zoning's new regulations don't fit some new or existing project well. L. Lee mentioned we should look into sharing funds with other Towns.
- A discussion ensued on regionalizing services and funds.

4. Report of the Director

- Dale talked to D. Moses about our 3-year plan budget and told him he will get him a copy of the plan. He reported that we have \$91,000 left in the micro-loan account and we have one delinquent loan and he not optimistic about getting the funds back. We have one new application for a down payment and real estate loan. One of the loans will be paid off in June.

- Corporation – working on Goodrich project. There are a lot of problems with the property, it is 30% in New Haven, it's a brownfield and the owner died. The Town can't get involved because of the liability. The Corp was started in 2005 and got it 501C4 in 2006, T. Sacchetti, S. Rolnick and D. Giannini are on the board. The buyer is from New Haven.

The Corporation has been empowered to oversee the Newhall remediation. Dale discussed the properties in the Newhall neighborhood. The corporation received \$400,000 from the Town for some of the remediation. He discussed how his plan will work with melding the Economic Development department and the corporation for funds. R. DePodesta asked how can Dale do his regular job when he is spending so much time on Newhall. A discussion ensued son the project and staff.

- Savers not coming to the old Toy-R-Us site
- Hamden Plaza - a theater company has temporarily leased space and no other space is moving
- Putnam Plaza – Conway's from New York opened
- D. Giannini is Walmart putting in a super store? Dale no they renovated and that's all they are doing.
- Dancer's Shop is moving in the the old Markman TV site
- Bar-Plate is moving to Sherman Avenue from Woodbridge
- Tachwa is moving into the Business Park from Milford
- R. DePodesta mentioned that Boellos from Guilford will be opening in the old Weathervane site and they will be keeping their Guilford locations also.
- Highwood Square is moving along and should be complete in December 2010
- We are doing a streetscape project at the corner of Concord St and Dixwell Ave (B & B deli & DeSorbo's)
- April 22 at 10AM we will have the ground breaking for the Dadio Farm road.

5. Old Business – None

6. New Business – None

7. Adjournment

With no other business to discuss, T. Sacchetti asked for a motion to adjourn at 6:50 PM, R. DePodesta moved to adjourn at 6:50PM, A. Inzero seconded, passed unanimously.