

Minutes of the Hamden Economic Development Commission  
June 8, 2010

Present: T. DelGrego, B. Zambrano, D. Moses, T. Sacchetti, Chairperson, A. Inzero, S. Rolnick,  
D. DeNicola, N. Schatz

Not Present: R. DePodesta, D. Giannini, L. Lee

Also Present: D. Kroop, G. Vasil, G. Kozlowski, RGP, B. Williams, our temporary summer help,  
J. McDonagh, P & Z Commissioner

1. Call To Order

T. Sacchetti, Chairperson called the meeting to order at 5:28 PM.

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

T. Sacchetti, chairperson asked for a motion to approve the minutes from the April 13, 2010 meeting. A. Inzero made a motion to approve the minutes from the April 13 2010 meeting, T. DelGrego seconded, passed unanimously.

3. Ginny Kozlowski, RPG

T. Sacchetti took a minute to welcome Ginny to our meeting.

- She praised Dale with helping her with her transition.
- She spoke about the goals and objectives of RGP.
- There are 15 towns in South Central Connecticut region who are members.
- She mentioned the changes that will be taking place with RGP. They will be changing their name around June 16<sup>th</sup> to Regional Economic Xcelleration (REX) and moving to the COG building in July 2010.
- She talked about the Economic Development District Development Program and how they need a letter from the Governor to support this. She has met with Peter Simmons on how to move forward with this and she also discussed what needs to be done to get this letter of support from the Governor. D. DeNicola asked why the Governor was reluctant to sign the letter. Dale mentioned that the Governor and OPM rejected the policies because they wanted to control where the money went. Nationally there are 300 Economic Development districts, but none in Connecticut. Dale discussed the Towns that got help from this program this past year, including Derby, Hamden and New Britain. Ginny will let us know how we can help to get this passed.
- Dale mentioned that the \$17,000 that we pay a year in dues to RGP is well worth it because they helped us just recently receive \$550,000 for the Dadio Farm road project and \$ 373,000 for 400 Goodrich St.
- Ginny also oversees the Greater New Haven Visitors Travel & Tourism office.
- A discussion ensued on the future of RGP, how they evaluate on their return and how they track industry for lower utilities, etc.

4. Report of the Director  
Under Old Business

## 5. Old Business

- Dale reported that he and the Mayor had many discussions about his contract and on issues of where our department is going. The Council passed his contract for 2 years till June 30, 2012 with no raise.
- Dale mentioned that for years Richard DePodesta has been saying we need to ask the Council to dedicate 20% of the new revenue that is generated through our programs to us and we need to look at a different way to get revenue. Dale also mentioned that Richard DePodesta will be resigning our commission because he has just been appointed to the new Town Charter commission. A discussion ensued on how to get more money.
- We need to look at future projects with the Hamden Economic Development Corporation (HEDC) so they will be independent from the Town. Corporation is not a part of the Town. Board members do not have to be all Hamden residents. We also have to look at what the future role of the EDC. S. Rolnick said the Corporation should serve as developer to increase revenue. EDC would be an advocate, such as the work we did on the new Zoning Regulations and move everything else to the Corporation. T. Sacchetti asked what other Corporation's do? Dale responded that he is not sure what they all do. He knows that Shelton's Mayor backs the Corporation to run projects. The Town of Orange is more like a Chamber and West Haven has been very political. D. Moses asked if the Corporation is independent from EDC. Dale said yes. A discussion ensued on the roles of the Corporation and EDC and the obligation of the Corporation to EDC. A discussion ensued on how to present a business plan to show how it will work.
- The 3-year plan expires June 30, 2011. We will soon start the process for the next plan. We will have to look at all the programs to see if we will continue with them, for example will we continue with the BAC.

## 6. New Business: Tax Incentives review and approval

Tachwa Enterprises is considering buying 4 Industrial Drive (old Ecoair building) in the Hamden Business Park. The Mayor's Tax Incentive Committee approved them for \$1,000 grant and Permit Fee Waiver of 100%. T. Sacchetti asked for a motion to approve the benefits as approved by the Mayor's Committee, D. Moses moved to approve the benefits, T. DelGREGO seconded, passed unanimously.

Ballou's Wine Bar will lease the old Weathervane site on Whitney Ave. The Mayor's Tax Incentive Committee approved them for \$3,000 grant and Permit Fee Waiver of 100%.

T. Sacchetti asked for a motion to approve the benefits as approved by the Mayor's committee, S. Rolnick moved to approve the benefits, D. Moses seconded, passed unanimously.

## 7. Project Updates: Redevelopment, Openings, Etc

- Westwood Road project is moving along.
- Highwood Square project is also moving along. They are discussing leases on the commercial side and they are enclosing the residential building.
- Dadio Road is under construction, it should be completed by the end of this summer. Specialty Wire and Cord Set is moving forward with their 20,000 square foot building and International Distribution is still going forward with their addition. Stone Academy is selling their lot. The Town appears to be moving forward with the Fire Station on Putnam Ave.
- Petco moved into the old Sears building
- Square Foot Theater and art gallery is staying in the Hamden Plaza.

- There is a possible tenant for the old bowling ally in the Hamden Mart
- Nothing going on with the old Toys R Us site yet.
- T. Sacchetti asked Dale if he saw the Mather Street project as a Corporation project. Dale mentioned that it would be a Town project and the Corporation would be a tool for acquisition purpose. We need a “master developer” to pull the project together. He has been working on it. D. DeNicola asked if there are any environmental problems. Dale stated that some houses do, Paradise site doesn't.
- T. DelGrego asked if there was anything going on at the old A & P site. Dale reported no.

8. Adjournment

With no other business to discuss T. Sacchetti asked for a motion to adjourn at 6:43 PM, T. DelGrego moved to adjourn, D. DeNicola seconded, passed unanimously.