

**LEGISLATIVE COUNCIL
ECONOMIC & DEVELOPMENT COMMITTEE
MINUTES OF MEETING
January 10, 2022**

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https://us06web.zoom.us/rec/play/NgiD5xkqDQnF7j94tzXVGQF4XmmzkDFDKyBZYd2VifMqwghFCIe6HK0V5elKqUbe1JN2Xi3TS8zQ8WI8.v4cmTwxkBbZV0Uaq?_x_zm_rhtaid=700&_x_zm_rhtaid=XjZ2QcOVTnSWHv1Hlb7rdA.1643646267827.53d64d86047ff8edeb66398d8e890619&autoplay=true&continueMode=true&startTime=1641858522000

(Meeting starts at Time Code 00:30:25)

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A meeting of the Economic & Development Committee was held on Monday, January 10, 2022. This meeting was held electronically, via Zoom, due to the Covid-19 Pandemic. The meeting was called to order at 7:19 P.M. by the Chair, Ted Stevens.

MEMBERS PRESENT: Ted Stevens, Chair; Justin Farmer, Vice Chair; Sarah Gallagher; Paula Irvin; Laurie Sweet; Cory O'Brien, Majority Leader; Marjorie Bonadies, Minority Leader

MEMBERS ABSENT: None

PUBLIC HEARING: (Item #5) – There were no speakers

PUBLIC INPUT: - (Any agenda item) – There were no speakers

The following items were addressed:

1. Appointment and reappointment of John R. Brantley to the Zoning Board of Appeals for an appointment to expire January 31, 2022 and a reappointment to expire January 31, 2027

-- Ms. Bonadies motioned for approval of the item. Ms. Irvin seconded. A vote was taken and the item was approved with all in favor except for 1 abstention by Mr. Farmer.

2. Appointment of Paul V. Fioretti as an alternate to the Zoning Board of Appeals for a term to expire January 31, 2026

-- Mr. O'Brien motioned for approval of the item. Mr. Farmer seconded. A vote was taken and the item was approved with all in favor except for 1 abstention by Mr. Farmer.

3. Order to approve amendment to agreement with Haley and Aldrich, Inc. Post-Construction Phase Services Villano Park and Rochford Field

--Mr. Farmer motioned for approval of the item. Ms. Irvin seconded. A vote was taken and the item was approved unanimously.

4. Order extending the Comprehensive Economic Development Plan

-- Mr. Farmer motioned for approval of the item. Mr. O'Brien seconded.

DISCUSSION:

Ms. Irvin: What can we expect over the next six months in terms of developing a new plan and taking COVID pandemic into account?

Mr. Johnson: What the plan should do is to figure out the process to bring additional revenue to town to reduce the mill rate. It should determine what grand list growth will be necessary to achieve desired outcomes. It should lay out changes in land use, including cannabis-related businesses that will benefit the town. It will be a three-year plan that serves as a guide for a larger 10-year plan.

Ms. Gallagher: What is the plan for updating the plan in the next six months? What are other town's best practices/ are land use and zoning changes anticipated?

Mr. Johnson: Yes, there will be land use changes. Some are already in the Plan of Conservation and Development (POCD). There will be a student group from Quinnipiac that helps with plan development, and it will be a deliverable for them too. We will be looking for public reactions toward the end of the six-month period.

Ms. Gallagher: Why not engaged at the beginning of the period? Would love to see short- and long-term goals in the plan.

Mr. Johnson: Students will be doing surveys and outreach. There are a lot of moving parts and we don't want to fatigue the public.

Mr. Farmer motioned for approval of the item. Mr. O'Brien seconded.

A vote was taken and the item was approved unanimously.

5. Ordinance amending and restating Section 123.03 and adding Section 128.14 of the Town of Hamden Economic Development Incentive Policy

-- Ms. Bonadies motioned for approval of the item. Ms. Irvin seconded.

DISCUSSION:

Mr. Stevens: 0% for Hamden Business Enterprises seems like a typo, what is correct number?

Ms. Gruen: Should be 10%

Ms. Bonadies: How will thresholds affect business? Do all thresholds need to be met?

Mr. Johnson: Hartford and New Haven have similar standards. Approval of tax breaks will be made on a project-to-project basis.

Ms. Gruen: The committee will review all incentives. Having the desired thresholds in the ordinance will make it more enforceable and treat all developers equally. There was no pushback from the developers of the Mather Street apartments when similar standards were asked for.

Motion from Ms. Gallagher, seconded by Ms. Sweet to amend item (D) Hamden Business Enterprises from 0% to 10%

Unanimous approval of amendment except for Ms. Bonadies – abstention.

A vote was taken to approve the item as amended and it passed with 6 votes to approve: Stevens Farmer, Gallagher, Irvin, Sweet, O'Brien and 1 opposed: Bonadies

With there being no further business the meeting adjourned at 8:32 PM

Minutes submitted by Chairman Stevens and put together for posting by Kim Renta, Clerk of the Council and Rose Lion, Secretary to the Council