



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

**Dale Kroop, Director**

**Minutes:** The Economic Development Commission, Town of Hamden, held a Regular Meeting on Tuesday, January 14, 2020 at 5:30 p.m. in the third floor conference room, Hamden Government Center. The following topics were discussed:

Commissioners in Attendance: Mr. Huston, Mr. Smolnik, Mr Sachetti, Mr. Good, Mr. Diaz, Mr. DeNicola, Mr. Gretencord

Commissioners excused: Mr DelGrego, Mr. Rolnick

Commissioners Absent: Mr. Moses, Ms. Sacco

1. Call to Order

Mr. Sachetti called the meeting to order at 5:35 p.m.

2. Review Minutes of November 12, 2019

**Mr. Good made a motion to approve the minutes of the November 12, 2019 meeting. Mr. Huston seconded the motion. The vote was unanimous in favor.**

3. Report of the Director

Mr. Kroop announced that there were no big changes in the budget and not much activity in the incentive program. There is a balance of \$134,628.10 to carry us through June 30, 2021.

At our February meeting, REX Development will present a 5 year update of the Economic Development strategies for the Region. At the March meeting, Dan Kops will be present to discuss the Plan of Conservation and Development (POCD). Comoine will be in attendance to discuss Tax Increment Financing Districts (TIFs). They have helped some towns develop TIF Districts.

Mr. Smolnik presented a four page summary of TIFs, extracted from a 25 page paper he wrote. Planning and Legislation for financing new development through TIF allows towns to bond anticipated future value of a project, responsibly manage the project and revisit after 10 years. The borrowing does not go against the town's bond note. The Town has to appoint a board a year ahead of proceeding.

The POCD has nodes, areas of Town ripe for development. Mr. Sachetti thanked Mr. Smolnik for his presentation. Mr. Smolnik said if anyone wants a copy of his 25 page report, he will make it available.

The next step in the POCD is writing new zoning regulations. Mr. Kroop said they will be changing some of the current regulations

Mr. Kroop attended the International Economic Development Conference in Indianapolis. Economic Development Directors are all asking what are we doing, what is our role now. Mr. Kroop mentioned different things he is working on, such as sewers in northern Hamden, fiber, TIFs, broadband, all big items and many opinionated people. His office will be working on all of these things. Another project of ours is the disposition the High Meadows school. He mentioned that informatin is available onthe High Meadows Facebook page. He has been speaking to all civic groups and managing the professionals that are inspecting the site, which is 51 acres. He is preparing a small RFP for a market study. He is working with the Engineering Department on a traffic study. He will be working on the sale of Shepard Glen School and what might happen with the Church Street School, which will close. All of the group at the conference are working on similar things. Mr. Kroop will invite Patrick McMann, the executive director of Connecticut Main Street to a meeting.

Richard Pearce will be starting a four part series beginning the second week in February at Borough 496 for those wanting to start a business. Commissioners are invited at no charge to the Chamber Business After Hours at the business incubator from 5-7:00 p.m. on Wednesday, January 22<sup>nd</sup>. The members of the HEDC Board will give tours.

Mr. Good asked about the status of Arden House. Mr. Kroop said there have been no changes since the November Meeting. Arden House was saved from being closed. Everyone worked hard on this. Mr. Kroop explained that nursing homes were overbuilt. Arden has re-designated 50 beds from Medicare beds to dementia beds, thus eliminating some of the State's Medicare costs. Arden House is owned by Genesis, which owns a large percentage of beds in Connecticut. They are a for profit company, as opposed to non profit like Whitney Center.

Mr. Smolnik asked about Venture Capital Investments. Mr. Kroop said while he has that at his disposal, he has not used venture capital investments.

Mr. Kroop said a lease has been signed for space at Borough 496 by an IT Company, another by a workforce company from Hartford, and another workforce company. Many small businesses have been asking questions.

4. Old Businesses

5. New Businesses

6. Project Updates: Redevelopment, Openings, Etc.

Mr. Kroop mentioned that development wise, there are ups and downs.

- The CVS at Acme Mall is moving along
- The trampoline place should be opened within a month
- Rumors abound about businesses not paying their rent
- Bed Bath & Beyond is okay for 2020
- Pier 1 is on a watch list
- The face of retail is changing. The swim school next to Burlington is still in process
- Our shopping centers are doing okay, but there will be pain according to Mr. Kroop
- Ulta is doing great
- Orange Theory Fitness has great sign ups

- The people working in the Hotel say it will be complete in mid 2020, but Mr. Kroop has reservations.

Grand Openings – Dixwell Dental at 2560 Dixwell Avenue will have a ribbon cutting at noon tomorrow. Yesterday Fresh Greens and Protein at the corner of West Woods Road held its grand opening. The Corner Deli moved from Dixwell Avenue to Whitney Avenue just north of Sherman Avenue (across from Amity Liquors).

Mr. Kroop went through the proposals for the new website today. Of the four, the committee has narrowed it down to two. They will recommend one for approval at the February meeting. The cost is between \$18,000 and \$20,000. Mr. Sachetti asked Mr. Good if the site will be ADA Compliant. Mr. Good will look into that.

7. Adjournment

**There being no further business to discuss, Mr. Good made a motion to adjourn. Ms. Gretencord seconded the motion. The vote was unanimous in favor. The meeting adjourned at 6:30 p.m.**

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