



**TOWN OF HAMDEN, CONNECTICUT
ECONOMIC DEVELOPMENT COMMISSION**

**Minutes
July 13, 2021**

Hamden Government Center
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Minutes: The Economic Development Commission, Town of Hamden, held a regular meeting on Tuesday, July 13, 2021 at 5:30 pm via Zoom.

Commissioners in Attendance:

Anthony Sachetti, Chairman
Anthony DelGrego, Vice Chairman
Jennifer Sacco, Commissioner
Dan Smolnik, Commissioner
Steve Rolnick, Commissioner
Dave DeNicola, Commissioner

Staff in attendance:

Erik Johnson, Director of Economic Development
Nancy Forvil, Commission Clerk

Others in attendance:

1. CALL TO ORDER

Chairman, Anthony Sachetti called the meeting to order at 5:44 PM. A roll call was conducted by Chairman, Anthony Sachetti.

2. ACCEPTANCE OF MINUTES OF MEETING, June 8, 2021.

Commissioner, Anthony DelGrego made a motion to approve the minutes of June 8, 2021. Commissioner, Jenn Sacco seconded the motion. The vote was unanimous in favor.

3. REPORT OF THE DIRECTOR

There are new BioTech Enterprises that the commission can think about when it comes to long term planning. Erik Johnson would like to focus on the PDD program and District First in effort to start a conversation with Quinnipiac University and to establish trust with stakeholders.

4. Hamden Middle School Status Update-

There are several outstanding questions that will need to be addressed in regards to where the Town left off with the developers, environmental and physical condition of the middle school/gymnasium, evaluating potential Town liabilities and renovation efforts. Erik Johnson suggested that there should be a short term amendment to the existing agreement until October 22, 2021 in effort to address all outstanding questions. Mutual Housing was also a valuable stakeholder in Middle School renovation project and has since step away from the project due to ineligibly for tax credit financing during the first phase.

If the building have to come down, the town may want to seek a different development partner. There is an additional 8 acres parcel behind the middle school that was once a leased parcel between the Town of Hamden and Mutual Housing that has not been discussed in the past six years. Erik Johnson believes that the Town is in a different development world than six years ago and it may make sense to move away from Mutual Housing and to limit Town liability. Town Council has agreed to move the amendment out of the Economic Development Committee and will be voted on July 19, 2021.

Hamden Middle outstanding questions:

1. Does the Middle School building need to be torn down?
2. Can the Middle School building be saved?
3. If the building is torn down, what is the liability for the Town of Hamden?
4. What will be the new development plan for the site if the Middle School is torn down?
5. Are the environmental issues covered in the prior consent agreement?
6. What is Mutual Housings plan and how will they execute their goals for the project?
7. Are MH current project goals the same from the original plan?
8. Will the state subsidize the development as a tax credit project?
9. Will there be an open space/ball park area included in the project?
10. What is the capital cost for the Town/ can the open space be subsidized?

5. Project Updates, Grand Openings, etc.-

High Meadows- Issue a RFP in September 2021, and to submit new planned development district regulations.

Quinnipiac University Jobs Program- Partnering with Quinnipiac University to start a Jobs program that would foster a jobs placement program for Hamden residents.

Outdoor seating ordinance- Will make the outdoor ordinance permanent to allow outdoor seating that was allowed during the previous orders by the Governor.

6. Nominations and vote for Chair and Vice Chair-

Chairman, Anthony Sachetti nominated Vice Chairman Anthony DelGrego for Vice -Chairman for a twelve month term.

Vice- Chairman, Anthony DelGrego, nominated Chairman, Anthony Sachetti for Chairman for a twelve month term.

Chairman, Anthony Sachetti will serve a twelve month term as Chairman.

Vice- Chairman, Anthony DelGrego will serve a twelve month term as Vice- Chairman.

7. Old Business-

Commissioner Dan Smolnik provided an updated that the Economic Development Sub-Committee is still meeting on a regular bases to discuss the direction and goals of the Economic Development Commission. The Economic Development Sub-Committee includes Donald Moses and Ken Good.

8. New Business-

1. Mark Dickson, Officer of Film and Digital Media, DECD will be a guest speaker for the August 2021 EDC Regular Meeting.
2. WTNH & DECD are currently working on marketing businesses in New Haven County and Hamden.
3. EDC will continue to meet on Zoom until further notice.

9. Adjournment-

Commissioner, Steve Rolnick made a motion to adjourn the June 13, 2021 EDC Regular meeting. Commissioner, Jennifer Sacco seconded the motion. The vote was unanimous in favor. The meeting adjourned at 6:10 PM.