



# TOWN OF HAMDEN, CONNECTICUT ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES

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**Meeting Minutes:** The Economic Development Commission, Town of Hamden, held a regular meeting on Tuesday, August 10, 2021 at 5:30 p.m. via Zoom Meeting. The following topics were discussed:

***Commissioners in Attendance:***

Anthony Sachetti, Chairman,  
Joshua Watkins, Commissioner  
Dan Smolnik, Commissioner  
Steve Rolnick, Commissioner  
Steve Diaz, Commissioner  
Dashone Hughey, Commissioner

***Staff in attendance:***

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

***Others in attendance:***

Mark Dixon, DECD Office of Film, Television and Digital Media

**1. Call to order/Roll Call**

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

**2. Review Minutes of July 13, 2021**

**Commissioner, Joshua Watkins made a motion to approve the minutes of July 13, 2021. Commissioner, Steve Diaz seconded the motion. The vote was unanimous in favor.**

**3. Guest Speaker – Mark Dixon, DECD Office of Film, Television and Digital Media**

Mark Dixon provided a presentation on various promotions and opportunities that Connecticut business can show case the Town of Hamden and especially what the Economic Development Commission can do to provide exposure and fuel economic benefits through more awareness of the Hamden community.

(Presentation is a recording that can be viewed on the Agenda Centers Portal, passcode WMw6Z%UN)

#### **4. Report of the Director**

- The Economic Development Department recently hired Sharon Reagan to fill the position of Economic Development Technician.
- The Department is the process of revamping the EDC website and may temporarily take it down to make necessary edits.
- There will be an outdoor seating ordinance presented at the September Planning and Zoning regular meeting that will make the outdoor ordinance permanent to allow outdoor seating that was allowed during the previous orders by the Governor.
- The department is working on a short term amendment to the existing agreement until October 22, 2021 in effort to address all outstanding questions with Mutual Housing. Mutual Housing is a valuable stakeholder in the Middle School renovation project and extension would give the opportunity to highlight their current intentions and project commitments.
- There are current environmental and consent issues that will need to be addressed and what would be feasible for town. Previously there were talks about building

possible ball fields within the development but, there were no commitments, clear plan for development or proposal.

### **High Meadows project-**

- There were previously two paths to addressing High Meadows. The first path would have been a Town acquisition and potentially partner with developers who may be interested in the development.
- The second path would have been to facilitate the development of the site by creating an RFP and partner with a developer, who would later go through the process of planning and zoning and going through a potential planned development concept. The PDC is a zoning tool that would allow municipalities and developers to create development around challenging sites that have strict zoning policies. An alternative path will need to be thought of and to create.
- The Spring Glen community previously had concerns about the type of developments that would be proposed in the area. The community was in support of mix use development and would like to have community engagement as well as being included in the developer selection process.
- The next step is to do due diligence regarding state and town commitments
- Walter Morton was previously working with a developer who had some interest in High Meadows and potential bringing a Starbucks in the area. The developer was also interested in developing a hybrid modular housing concept across from Eli's on Whitney Avenue. The development would have 15-25 units however, would need an alternative plan for parking.

### **Mather Street Project-**

- There was a previous agreement however their first report was not received. The required report will be discussed at the next commission meeting.
- The Space Ballroom on Treadwell Street-  
The business is looking to expand however the space currently has zoning issues that will need to be addressed. The business is looking to be known as an art destination within Hamden.

### **Treadwell Plaza-**

- There are current vacancies within the plaza however the plaza will need to address previous flooding, lighting, sidewalk improvements, site plans and electrical upgrades. There were previous conversations about selling the plaza or to find a reasonable partner or broker to assist with renovations or to be sold.

### **922 Winchester-**

- 922 Winchester Avenue will potentially be knocked down and there is secure funding to help complete the demolition.

### **Funding opportunities-**

- Currently the state may be offering 2-3 fifty million dollar awards for business development and 10-15 ten million dollar in award money.
- There has been conversations that Quinnipiac may want to partner in investing in Whitney Avenue and potentially the New Hall area and near the former Middle School. Many cities such as Hartford, Stamford,

Bridgeport and New Haven may have a head start in previous projects that were started within the past several years.

- Mobile investor, Mike Frisby has been interested in developing a mix use site consisting of charging station, 12 housing units, and restaurants.
- Mark Austin is currently looking at funding opportunities that could assist in street scaping improvements in southern Hamden. QU is interested in investing in their entrepreneur site partnership/college center either on Whitney Avenue or the Incubator.
- There will be changes in the student housing program registration process. Due to a previous law suit the process will changed and will have further information as legal matters with the town are finalized.
- DSW will be coming to the Hamden Plaza and Starbucks will be relocating but will have a drive-thru option.

## **5. Old Business**

**(There was no new business)**

## **6. New Business**

**(There was no old business)**

## **7. Adjournment**

Commissioner, Steve Diaz made a motion to adjourn the August 10, 2021 EDC Regular meeting. Commissioner, Steve Rolnick seconded the motion. The vote was unanimous in favor. The meeting adjourned at 6:52 PM.