



TOWN OF HAMDEN, CONNECTICUT ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES

Hamden Government Center
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Minutes: The Economic Development Commission, Town of Hamden, held a regular meeting on Tuesday, October 12, 2021 at 5:30 p.m. via Zoom Meeting. The following topics were discussed:

Commissioners in Attendance:

Anthony Sachetti, Chairman
Anthony Delgrego, Vice Chairman
Jennifer Sacco, Commissioner
Kenneth Good, Commissioner
Donald Moses, Commissioner
Dan Smolnik, Commissioner
David D'Nicola, Commissioner

Staff in attendance:

Erik Johnson, Director of Economic Development
Sharon Regan, Economic Development Technician
Aaron Hoffman, Mutual Housing, Guest Speaker
Nancy Forvil, Commission Clerk

1. Call to order/Roll Call

Chairman, Anthony Sachetti called the meeting to order at 5:36 PM. A roll call was conducted by Chairman, Anthony Sachetti.

2. Review and approve Minutes of September 14, 2021

Commissioner, Anthony Delgrego made a motion to approve the minutes of September 14, 2021. Commissioner, Kenneth Good seconded the motion. Commissioner Kenneth Good and Jennifer Sacco abstained. The vote was unanimous in favor.

3. Report of the Director

a) Executive Director Report

- Working on the approvals for Environmental Land Use Restrictions for 560 New Hall property.
- Renegotiating student housing agreements, will go before Council for a vote on October 18, 2021.
- Children Medical Center interested in developing at High Meadows site
- Mather Street has not started construction

b) Economic Development Commission Mission Statement- Mission statement has been sent to Commissioner to review and dedicate some time discuss the relevance of the mission statement during the next EDC meeting. The goal of reviewing the mission statement is to create alignment and accountability for EDC and the Economic Development department.

c) Website Update- Meeting with Ken Good to discuss website updates. Sharon will continue to update the website as recommendations are presented.

d) Discussing Capital line budget 600,000, Business activation program, 100,000 workforce program (manufacturing)

e) Mutual Housing Proposed Term Sheet + Next Steps- Please see attached presentation and zoom meeting recording.

4. Old Business

(there was no new business to report)

5. New Business

(there was no new business to report)

6. Adjournment

Commissioner, Kenneth Good made a motion to adjourn the October 12, 2021 EDC Regular meeting. Commissioner, Donald Moses seconded the motion. The vote was unanimous in favor. The meeting adjourned at 6:33 PM.



Spring Rose Garden Project

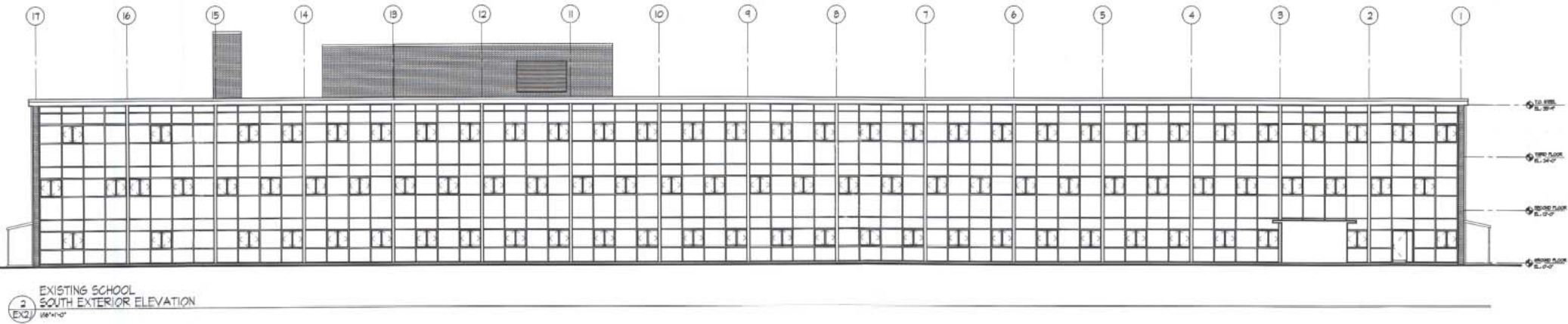
**560 Newhall Street
Hamden, CT**

October 12, 2021

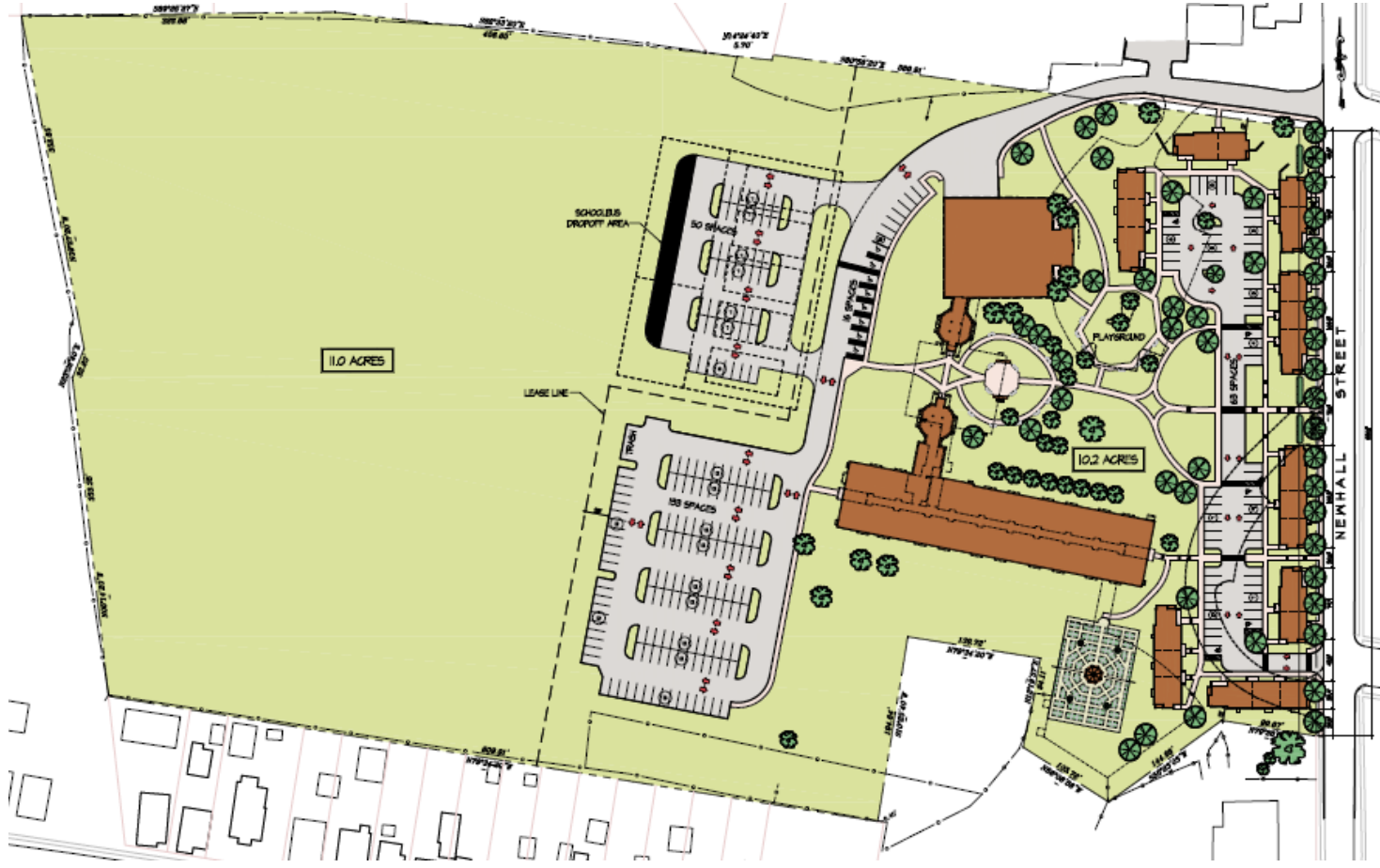
Aaron D. Hoffmann
Director of Real Estate Development
aaron@nwnh.net



PROJECT HISTORY



PROJECT SITE PLAN



ELEVATIONS

Phase 1



4 PROPOSED NORTH ELEVATION
AZI/WH/07

Phase 2



4 BUILDING E-1 - NORTH ELEVATION, BUILDING E-2 - EAST ELEVATION
07/07



5 BUILDING E-1 - EAST ELEVATION, BUILDING E-2 - SOUTH ELEVATION
07/07



6 BUILDING E-1 - WEST ELEVATION, BUILDING E-2 - NORTH ELEVATION
07/07

UNIT MIX – Workforce Housing

Phase 1 Unit Count by Size and AMI Band			
	1 Bedroom	2 Bedroom	3 Bedroom
0-25% AMI	6	7	2
26-50% AMI	9	11	3
51-60% AMI	4	4	1
<i>Market Rate</i>	4	6	2
<i>Subtotal</i>	23	28	6

Phase 2 Unit Count by Size and AMI Band			
	1 Bedroom	2 Bedroom	3 Bedroom
0-25% AMI	3	3	2
26-50% AMI	6	4	3
51-60% AMI	2	1	1
<i>Market Rate</i>	3	2	2
<i>Subtotal</i>	14	10	6

Project Totals			
	1 Bedroom	2 Bedroom	3 Bedroom
Affordable Total	30	30	9
Market Total	7	8	3
Project Total	37	38	12

25% AMI – Childcare workers, Waitstaff, Home Health Aide

50% AMI – Pharmacy technician, Dental Assistant, Paralegal, Social Worker

SCHEDULE

- **February 2022** – Execution of Amended Purchase and Sale Agreement
- **Balance of 2022** – MHA will work to secure municipal approvals and all funding sources required for Phase 1
- **Q1 2023** – MHA will close on construction funding and the purchase of the Property from the town of Hamden
- **Q1 2023** – Immediately after closing, Phase 1 construction will begin, consisting of demolition of the gymnasium, construction of the community center and the rehab of the Middle School Building. Construction of Phase 1 is projected to take 14 months
- **2023** – With construction started on Phase 1, MHA work to secure municipal approvals and all funding sources required for Phase 2
- **Q2 2024** – MHA will close on construction financing for Phase 2 and begin the 14-month construction period.