



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

MEETING ID: 988 3665 7909 - PASSWORD: revenue: CALL IN NUMBER: 1-646 558-8656

Minutes: The Economic Development Commission, Town of Hamden, held a Regular Meeting via Zoom on Tuesday, December 8, 2020 at 5:30 p.m. The following topics were discussed:

Commissioners in Attendance: Mr. Sachetti, Mr. DelGrego, Mr. Good, Mr. Moses, Mr. Smolnik, Mr. DeNicola

Commissioners Excused: Ms. Sacco, Mr. Diaz, Mr. Rolnick

Others in Attendance: Ms. Dove, Mr. Kaye, Ms. Meinsen, Ms. Garrett, Mr. Morton, Ms. Tobin

1. Call to Order

Mr. Sachetti called the meeting to order at 5:35 p.m. and reminded Commissioners to identify themselves prior to speaking.

2. Review Minutes of November 10, 2020

Mr. Moses made a motion to approve the minutes of the November 10, 2020 meeting. Mr. DelGrego seconded the motion. The vote was unanimous in favor.

Mr. Sachetti announced that Mr. Morton, Legislative Aide to the Mayor, is in attendance to provide information about where things stand since Economic and Neighborhood Development Director Dale Kroop's retirement. Mr. Morton reported that Mayor Leng has a person in mind that he would like to bring on on a part time bases while the Town engages in a recruitment process with the assistance of Mr. Sachetti and others on this Commission. Mr. Morton has spent some time working with Mr. Kroop on many different things, meeting once or twice per week, and now once per week at the incubator space to see that things Mr. Kroop has been working on don't go by the wayside. Mayor Leng apologizes for his lack of attendance this meeting.

Mr. Moses stated he would like to participate in the recruiting process. Mr. DelGrego asked if the temporary person will hold another job while working in Economic Development part time. Mr. Morton replied probably not because the person is retired, but he can't be sure.

Mr. Sachetti stressed the Commission's desire to have a full time person in the position. We were not in a time crunch because we have known about Mr. Kroop's retirement for some time. We had plenty of time to start the recruitment process. A lot of information is coming out today, which is better than no information at all. Mr. Morton said the recruitment team will look at what this body would like to see in the future. A job description was mentioned. They will check what other communities are doing for economic development. Mr. Sachetti said he received a lengthy text from Mayor Leng this evening which is welcome, and he will communicate its contents to the Commission. Mr. Good said as the

Commission was discussing the process, Mr. Kroop submitted a job description to Commissioners. Mr. Good asked how wide a net will be cast, i.e., will this be a national or local search. Mr. Morton is not aware of a job description, but that would be a great place to start. They will look to find a qualified person to take us where we want to go and what we want this office to be for the next 20 years. Mr. Moses asked where are we in this process because we had talked about the Commission putting together something we would like to see and is this process out of the gate yet. Mr. Morton said we want to see the interim person settled. Mr. Sachetti said as part of our agenda this evening he has Moving Forward as a Commission, and we will discuss this later in the meeting. Mr. Sachetti thanked Mr. Morton for attending tonight's meeting and providing information on the plans for the Economic Development Office.

3 Speaker

Kathleen Schomaker – Electronic Vehicle Readiness Discussion

Ms. Schomaker said she will be brief tonight and will not be doing the slide show mentioned in her email memo. She said Connecticut is under the gun because of 40% of adverse air quality elements that effect the basic quality of life and public health, especially in high density and low income areas. We can lower greenhouse gas emissions which cause adverse weather events and become expensive overtime. Electrification of transportation is going to happen whether we are ready or not. The movement toward battery operated automobiles is proceeding. California is holding to their electric mission. There is also a jobs program. A town in Ohio shut down their combustion engine factory and converted it to a battery producing factory. She sent the Commissioners information on 12 different topics. Hamden is the second municipality the the State to perform an electric vehicles readiness study, after Fairfield. Live Green Connecticut conducted the study and their 12 week tool kit process and a 2021 deep dive into electric vehicle readiness. Hamden has a team which includes the Town Engineer, the Chair of the Energy Use and Climate Change Commission, Mr. Morton as the liaison to the Board of Education and others.

Is Hamden going to be ready? The process will involve Planning and Zoning, parking enforcement, permitting. Mr. Smolnik said he does work with California's low carbon fuel standards to reduce carbon 1 emissions. He asked if we are partnering with other states to promote low carbon fuels and an indexing standard. Ms. Schomaker said part of the Memorandum of Understanding with other New England States and will forward that to Commissioners. Ms. Schomaker mentioned the Volkswagen settlement and said Connecticut has \$10 million dollars that are targeted through a trust fund. Grant money will be coming on line next year that will help pay for infrastructure, fleet conversion etc. Mr. Smolnik asked if an RFP has been posted for the grant money. Ms. Schomaker will check.

Mr. Good mentioned that parking for electric vehicles is different than parking for ICE (internal combustion engines). Ms. Schomaker said protocols are emerging across the country. An electric vehicles consumer parks in a spot to use the service equipment. How much time can they stay before they have to free that spot up. Charges are not based on kilowatts, but on time segments.. One hour gives Ms. Schomaker 25 miles on her Nissan Leaf. There will be home or neighborhood service equipment. Not everyone has a driveway or a garage. Enforcement by police or software was mentioned. Mr DelGrego mentioned that Wendy's in North Haven has 4-5 service stations. Will you pay by credit card?

Mr. DeNicola asked who is going to be in charge of the installation and maintenance of the service stations and who gets the income. Ms. Schomaker said the first thing we have to do is put together a

team and she hopes some members of this Commission will sign on. Ms. Schomaker mentioned the annual electric vehicles event that has been held the last three Septembers in the parking lot behind Miller Library where automobile dealers brought their cars for people to look at and owners of electric vehicles allowed some attendees to drive their cars to see what they feel like. She also mentioned that electric vehicles provide lower cost service. She has had her car for two years and has only been in for service once or twice, and that included tire rotation.

Ms. Schomaker said that United Illuminating was planning to set up a web site that people can go on to review the cost benefit information. Mr. Moses asked if Commissioners could have a copy of the readiness study. Ms. Schomaker mentioned that we probably don't want to be in the ownership business, but would want to be in the leasing business. Hardware and software is what programs things. Juice Bar whose representatives attended one of the Economic Development Commission meetings is a Connecticut based hardware manufacturer.. Chargepoint manufactures hardware and has proprietary software. Mr. Sachetti thanked Ms. Schomaker for her presentation. Ms. Schomaker mentioned that she works the Economic Development She will forward copies of the MOI, the Readiness Study and information from North Haven to Commission.

4. Report of the Director

5 Old Business Website Update

Mr. Sachetti asked Mr. Good to update the Commission on the new Economic Development Website, which he did. Mr. Good serves as the administrator. The website went live on November 23rd. He said that we were able to get the domain hamdenedc.com and the old address redirects users to this new address. He said it is clear, good design, looks modern. He tested the site on multiple platforms and multiple devices and it looked good on all. If any Commissioners note any errors, typos, etc. they can contact Mr. Good and he will take care of it. Mr. Good also mentioned that he is setting up Google Analytics account and hopes to see who went onto the site in the past and going forward. Mr. Sachetti asked if there is a monthly fee and Mr. Good replied no, but they take advantage of the data to their benefit. Mr. Sachetti mentioned that the list of Commissioners on the site has to be updated.

Mr. Sachetti brought up a letter from TriCon Construction Managers. They are confusing the Corporation business with the Economic Development Commission and the Town of Hamden and the Legislative Council members and some assumptions that the Economic Development Commission had a roll to play in the selection of vendors for the Newhall Community Center project. This was not an Economic Development Commission project. This is a company whose bid was not accepted. Mr. Rolnick will send a letter indicating that the Economic Development Commission and the Legislative Council members were not involved. Mr. Moses said Mr. Kroop had brought a lot of that planning for the initial phase of the project before the Commission and the Commission signed off on a lot of things. The project had State and Federal funding. Mr. Sachetti said prior to the Corporation being formed, that could be the case. Mr. Moses said the Corporation was involved in the remediation, but he is not sure of the timeline. Mr. Sachetti will get some clarification.

Moving Forward as a Commission

Mr. Sachetti has asked Mr. Moses to lead a subcommittee to work on moving forward in an effective manner. This effort will involve more than one person. Mr. Moses said it is essential for the future of he Town and also in the Commission's best interest to be on board with electric vehicles when the train

leaves the station. What do we want the Town to do to shape the future from both commercial and residential perspectives. We must have commercial businesses to shoulder the financial base. Where are we as a Town? What attracts people to Hamden? Mr. Sachetti reached out to CEDAS, and the president of the organization indicated she would be very happy to assist and asked how they can assist. Mr. Sachetti said we need a volunteer or two to help Mr. Moses with this process. Mr. Smolnik volunteered to work with Mr. Moses.

Mr. Smolnik made a motion that the Commission appoint a subcommittee to study and report on possible ways the Commission might better and more effectively fulfill its objectives and explore methods, resources and information by which the Commission might best serve the community. Mr. DelGrego seconded the motion. The vote was unanimous in favor.

Mr. Moses said he was thinking that Mr. Good would be a valuable asset to the subcommittee. Mr. Good agreed to serve.

Guests at tonight's meeting included Jay Kaye who said if public participation is part of the newly formed subcommittee, he would be willing to help. He said tonight's was a very informative session.

Elaine Dove said this was a very interesting meeting. She went looking on the website for the meeting notice and meeting minutes from previous meetings and was unable to find them. She said the residents of Spring Glen are very interested in the High Meadows project. She also knows about the solar farm that was proposed on Gaylord Mountain and wondered why the solar farm would go on a pristine property rather than redevelopment on a property that already exists.

Ms. Tobin said that there was a public hearing with public participation at the Siting Council a few weeks ago. The Planning Department and the Tree Commission both sent letters to the Siting Council expressing their concerns regarding this project. Ms. Tobin does not know if there has been a final decision. Ms. Dove also asked about the property across from Stop and Shop on Skiff Street. Mr. Sachetti replied that that parcel is owned by the Tagliatella family and there are no development plans at this time that he is aware of. Ms. Tobin also mentioned that the studies are ongoing at the High Meadows property and the results of the studies are posted on the Town's website. Public comment will be part of the process.

Mr. DelGrego said he hopes that this Commission will get a little more respect from the Mayor and the Legislative Council.

7. Project Updates: Redevelopment, Openings, Etc.

8. Adjournment

There being no further business to discuss, Mr. Sachetti thanked everyone for their participation in tonight's meeting and asked for a motion to adjourn. Mr. Moses so moved. Mr. DelGrego seconded the motion. The vote was unanimous in favor. The meeting adjourned at 6:50 p.m.

Submitted by: _____
Gerry Tobin, Commission Clerk