



# 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, December 14, 2021 at 5:30 p.m. via Zoom Meeting. The following topics were discussed:

***Commissioners in Attendance:***

Anthony Sachetti, Chairman  
Anthony Delgrego, Vice Chairman  
Donald Moses, Commissioner  
Steve Diaz, Commissioner  
Steve Rolnick, Commissioner  
Kenneth Good, Commissioner  
Dan Smolnik, Commissioner  
Dashone Hughey, Commissioner  
David D’Nicola, Commissioner

***Staff in attendance:***

Erik Johnson, Director of Economic Development  
Sharon Regan, Economic Development Technician  
Nancy Forvil, Commission Clerk

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

Chairman, Anthony Sachetti called the meeting to order at 5:33 PM. A roll call was conducted by Chairman, Anthony Sachetti.

**2. Review and approve Special EDC meeting Minutes of November 16, 2021**

**Commissioner, Anthony Delgrego made a motion to approve the minutes of November 16, 2021. Commissioner, Steve Rolnick seconded the motion.**

**Commissioner, Kenneth Good abstained. The vote was unanimous in favor.**

### **3. Report of the Director:**

**a) Policy on Economic Development Tax Abatements & Building Permit Fee Program**

The town is allowed to provide these programs through provisions of state statutes. This will be on the agenda for January 2022. The current policies will be presented to council in January to be reviewed and approved. Commissioners will have the opportunity to make recommendations towards the policies as we move forward on the process to update the Three Year Economic Development Plan.

**b) Update on Connecticut Conference of Municipalities (Annual Conference)**

- Bond ratings increased in Connecticut
- Connecticut is starting to see recovery
- Companies and people moving into the state
- Concerns on pension liabilities on the state budget
- State “rainy day” fund is stable
- State funds focusing on Manufacturing (machine operators) workforce development
- 175 million dollar award on economic and community development investment projects. Projects will be awards between 1-10 million dollars within the next five years. More information will come in January 2022.
- Erik Johnson has included Quinnipiac University and ConnCORP in a joint effort to apply for funding.

**c) Update on Regional Economic Outlook 2022 Breakfast**

- Changing nature of workforce post covid-19- Women in the workforce, the Great Retirements, deficient in workforce from young adults, (“gig economy”, “fractional work”). Investment in training young adults and people who have never worked as well as rehiring retirees. Changes in immigration have impacted people working a lower to moderate paying jobs.
- State may tax higher income individuals 450k and above

- Changes to the Salt tax.
  - 21 million marketing budget, AdvancedCT will be one of the organizations that will assist in marketing the state.
  - The state is looking to be more competitive.
  - Tweed airport is in the process of being sold to Avelo. Discussion on how Hamden and other neighboring town can get visibility within the airport space.
- d) Reminder, Chamber Choice Awards Dinner, Thursday January 13, 2022 (Please RSVP with Sharon Regan, space is limited)

#### 4. Old Business

- a) Update on Mutual Housing Association of South Central Connecticut.

Mutual Housing Representative, Mayor Garrett and Erik Johnson met to discuss several issues with Mutual Housing.

- Storm water management and traffic calming measures.
  - Discussion with community at large and Legislative Council.
  - Decision between Legislative Council and the Mayor about the gymnasium building. Revised proposal is to knock the gymnasium building down, if not the renovation cost will approximately 5.5 million dollar project with a 180-200 k operating cost. The goal would be to knock the decision will be to determine the approach of the gymnasium, cost to the town and services rendered to residents. Council member Farmer, DOH and Community partners.
- b) Erik Johnson requested an extension for Economic Development three year plan. The subcommittee will report recommendations at the January 2022 EDC

meeting. Quinnipiac University business students will assist in the research needed for the three year plan.

- Business activation and Tax Abatement Program application process:  
Underwriting and review, recommendations, presented to various committees for checks and balances.

## **5. New Business**

- a) Review and approval of the 2022 EDC meeting calendar

**Commissioner, Tony Delgrego made a motion to approve the 2022 EDC meeting calendar. Commissioner, Dashone Hughey seconded the motion. The vote was unanimous in favor.**

- b) Vessell Project: Presentation is on recording with backup available in agenda and minutes.

- I. 2972 Dixwell Avenue Hamden, CT (Ground Lease and PILOT)
- II. 2972 Dixwell Avenue (Site Plan)
- III. 2972 Dixwell Avenue (Renderings)

## **6. Adjournment**

**Commissioner, Tony Delgrego made a motion to adjourn the December 14, 2021 EDC Regular meeting. Commissioner, Steve Diaz seconded the motion. The vote was unanimous in favor. The meeting adjourned at 6:53PM.**