



TOWN OF HAMDEN, CONNECTICUT ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES

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Minutes: The Economic Development Commission, Town of Hamden, held a regular meeting on Tuesday, September 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
Dashone Hughey, Commissioner
Kenneth Good, Commissioner
Donald Moses, Commissioner
Dan Smolnik, Commissioner
Steve Rolnick, Commissioner
Steve Diaz, 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 Minutes of August 10, 2021

Commissioner, Anthony Delgrego made a motion to approve the minutes of August 10, 2021. Commissioner, Steve Diaz seconded the motion. Commissioner Kenneth Good and Donald Moses abstained. The vote was unanimous in favor.

3. Report of the Director

1. Mather Street Project Update

Erik Johnson spoke to the developers the week prior and the developers have not started construction. There may be minor changes to the exterior project design, which will then be submitted to planning and zoning for review. Currently, the developers have not submitted a project time line. There will be more updates on development once construction begins.

2. Movie Production Site Selection

DECD reached out for a potential site selection proposal for a movie production. The proposal entailed to house fifty people at fifty dollars a person, per night in one hotel that is also twenty mins maximum from Hamden. Unfortunately, Hamden could not accommodate the proposal and the movie production company found two hotels in Wallingford that could accommodate them. There were University/family events happening in town that weekend and could not accommodate the pricing for the proposal. The movie director is originally from North Haven and is very familiar with Hamden. He is currently in the process to coordinate with the Mayor, Police Chief and Fire Chief.

3. High Meadows Update

- a. Formal introduction of Town request to change zoning at 9/14 Planning and Zoning Commission Meeting.

The current zoning for High Meadows is Residential. There are several development opportunities that may be proposed however, there will be a need for housing density and zoning changes so that there will be future significant development opportunities and market rate purchase pricing from developers. Once zoning is changed the town can then issue RFP's and begin a review panel with EDC, Wetlands and P&Z Commissioners. Erik Johnson plans to communicate the project with all community stakeholders in effort to get the approvals needed for the project.

- b. Process for approval will take approximately 3 months

4. Hamden Middle School Update

- a. Mutual Housing Making presentation to Town Council @ 9/20 Council meeting
Erik Johnson asked Council during the summer of 2021 for a short term extension to allow Mutual Housing to submit a proposal to the town for the Hamden Middle School redevelopment project. The condition of the extension was for Mutual Housing to conduct an updated redevelopment presentation to Council which is scheduled for September 20, 2021. If the developer's estimates are deemed feasible, a term sheet will be submitted to the ED Commission and Council for review.

4. **Hamden Middle School Update**

Once the term sheet and or modifications of the term sheet is approved by Council, Erik Johnson will then request a second extension from Council to enter into a ninety day development agreement. If the term sheet is not accepted at the October meeting, the Town of Hamden will need to issue a new RFP for a potential developer for the redevelopment or prospects of the Hamden Middle School site and gymnasium.

The Town of Hamden will have cost related to the Hamden Middle School project. Currently, the Town of Hamden does not have any related cost obligations but, will have future legal fees and development agreements once the project is approved. Any changes from the development agreements by the developer will need to be made known prior to the October meeting and submitted to Council for approval.

All prior development agreements will be distributed to ED Commissioners for review. All redevelopment and remediation liability and efforts will be done by the developer and was previously paid by the Regional Water Authority. Any subsidies, tax abatements and other funding assistance will also need to be submitted to Council in September prior to the October meeting. Currently there is no development time line but developers will need to apply for 4% tax credits in the winter 2022.

Phase one and phase two may take up to 2-3 years each. Phase one would include the Hamden Middle School and phase two would include the town house building unit that were initially approved for the 86-88 units. Final agreements and conditions and terms will be submitted and reviewed sometime in January 2022.

- b. Town has received draft ELUR (Environmental Land Use Report) report from the State.
This report will be published electronically and distributed to Commission members
5. Internal Office updates
- a. Website Training- Commissioner Kenneth Good and Anthony Delgrego would like to attend the internal office website training.
 - b. New CRM – Zoho Tracking Purposes- Currently the town does not have a CRM platform and the ED office doesn't have a customer relationship management system. Zoho tracking system will be exclusively for the Economic Development office and potentially P&Z office.
 - c. Brooker Contact – share lists of open spaces on the website. Although there are business site turn overs in the town, the ED department would like to make any inventory available to potential small businesses and developers.
6. Grand Openings – Attended
- a. PrimAmerica – 105 Sanford Street (relocation from Cheshire)
7. Planning Updates

- a. Have received application to re-open Duffy's on Whitney Avenue.
- b. Submitting changes to Smoke and Vap Shop ordinances cannot be located with 1500 feet of similar location (Town Attorney initiative)
- c. Submitting changes to make outdoor seating permanent
- d. Submitted changes to M and T zones to make application process easier for business to apply and complete development as of right
- e. Initiating discussions with City of New Haven and Town of West Haven to coordinate on better zoning language for businesses
- f. The town of Hamden is in the process finalizing a settlement on student housing and may be discussed more at the next Council meeting.
- g. Roost was highly impacted by Covid-19 and is currently closed.
- h. There will be a road diet improvement plan starting at Putnum to Henry Street with state dollars to help better design Dixwell Avenue esthetically and coordination of traffic signals in southern Hamden.
- i. Economic Development Committee Virtual Meetings hosted by New Haven Chamber, Commissioners are encouraged to attend and participate.

4. Old Business

(There was no old business)

5. New Business

(There was no new business)

6. Adjournment

Commissioner, Anthony Delgrego made a motion to adjourn the September 14, 2021

EDC Regular meeting. Commissioner, Kenneth Good seconded the motion. The vote was unanimous in favor. The meeting adjourned at 6:26 PM.