

TOWN OF HAMDEN, CONNECTICUT
ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES

Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518

Minutes: The Economic Development Commission, Town of Hamden, held a Special Meeting on Tuesday, July 19, 2022 at 5:30 p.m. via Zoom Meeting. The following topics were discussed:

Please click the link below to view the meeting recording:

Meeting Recording:

https://us06web.zoom.us/rec/share/JdnWeAihEDRmhQKKGgGEH-sNIUedQ8nwZgeGx8Ym8RYPD4FV89_S7ftl2i3Ks0D.PFH-VR3xxPmFS-qw

Access Passcode: N*.3Hu1h

1. Call to order/Roll Call

Chairman, Anthony Sacchetti called the meeting to order at 5:44 PM. A roll call was conducted by Chairman, Anthony Sacchetti. Commissioners, Steve Diaz, Dan Smolnick, Anthony Delgrego, Donald Moses, Kenneth good, Steve Rolnick, Dave DeNicola. Sharon Reagon, and the Economic Development Director, Eric Johnson was also present.

2. Review and approve EDC regular meeting Minutes of June 14, 2022

Commissioner Anthony Delgrego made a motion to accept the minutes from the EDC regular meeting of June 14, 2022. Commissioner Kenneth Good seconded the motion. The vote was unanimous in favor.

3. Report of the Director

a) Connecticut City and Town Development Act- This is a statue that allows jurisdictions to bond projects for Economic Development purposes and to allow designated areas the opportunity to have alternative tax modality for Economic Development projects which would allow the town to conduct pilots for 20 years. Eric Johnson believes Hamden needs scale and predictability for tax abatement for larger projects. Mr. Johnson would like the EDC commission to review the Connecticut City and Town Development Act. Soon, Mr. Johnson will have a

proposal ready for the Commission to review in effort to have the Town approve and adopt the Connecticut City and Town Development Act.

- b) The Planning and Zoning Commission approved the zoning regulation changes for the plan development districts- which will allow a map change to conduct larger scale development projects in town. Quinnipiac University does have plans to development and can take advantage of the PDD tool. There is a developer also interested in developing the Skiff Street & Whitney Avenue corridor.
- c) The Town recently sold the Winter Green School property for approximately 14 or 16 million dollars. The sale created some capital to address short term budget deficits and the remaining funds went into a reserve for capital projects to potentially purchase the High Meadows development. Now that the PPD zoning regulations have been passed by the Planning and Zoning Commission the PPD will allow the Town and future developers with better options and interest for development plans. There will be a third party that will help managed community participation and development.
- d) Hamden Middle School- The Town has ended their contract with Mutual Housing. The Mayor foresees the development site to become a Community Services & Arts campus for the Town. The Mayors office has begun preliminary conversations about the potential uses of the site.
- e) Eric Johnson has continued conversations with the Vessell Company who planned on building pre-fabricated housing development on the Town owned vacant parking lot on Dixwell Avenue. The Mayor has directed Eric create preliminary business terms for the potential development. The business term sheet will be presented to the EDC Commission sometime in September 2022 for review and discussion. The business term sheet with also be sent for review and approval to the Planning and Zoning Commission and Council.
- f) Eric Johnson and Eugene Livshits have been working on developing Cannabis regulations in response to the state of Connecticut passing the public act last year. The Mayor currently has a working group working zoning regulations and ordinances for the use of Cannabis. Any entity seeking the special permit for retail of Cannabis will go the public hearing process.

4. Old Business

5. New Business

- a) Guest speaker, Eugene Livshits, Town Planner- Spoke about his background in urban planning and prior experience with SCROG for the past 14 years. Livshits has experience

in land use programming with state agencies, hazard mitigation and zoning. The town planner has a great working relationship with the Economic Development Director, Eric Johnson as well as REX development. Livshits plans to support Economic Development by addressing regulations in commercial districts and establishing a streamline process and procedures within the department. The goal is to develop as a transparent process to complete zoning applications. The Director of Planning and Zoning hopes for the Town to take advantage of the regional initiatives such as data analytics already researched and created by REX Development.

b) Introduction of Draft Resolution for annual report preparation (report is attached for review)

c) Presentation by Dan Smolnick-

Commissioner Dan Smolnick made a presentation to the Economic Development Commission on Selected Economic Data on the Town of Hamden that provides statistics on the town's Grand List, business data and economic disparities. The full presentation is attached to the minutes and can be viewed on the meeting recording.

d) Nominations and voting for Chair and Vice Chair of Economic Development Commission.

1. Commissioner Dan Smolnick nominated Commission Chair Anthony Sacchetti for Chairman of the Economic Development Commission.

Chairman Anthony Sacchetti respectfully declined the nomination.

2. Commissioner Steve Diaz nominated Commissioner Dan Smolnick.

Commissioner Dan Smolnick respectfully declined the nomination.

3. Commissioner Dashaun Hughey nominated Commissioner Donald Moses.

Commissioner Donald Moses accepted the nomination for Chairman of the Economic Development Commission. Commissioner David DeNicola seconded the motion. The vote was unanimous in favor.

4. Commissioner Donald Moses nominated Dashone Hughey as Vice- Chairman of the Economic Development Commission.

Dashone Hughey accepted the nomination as Vice- Chairman of the Economic Development Commission. Chairman Tony Saccetti seconded the motion. The vote was unanimous in favor.

6. Adjournment

**Commissioner, Steve Diaz made the motion to adjourn EDC Special meeting.
Commissioner, Donald Moses seconded the motion. The vote was unanimous in
favor. The meeting adjourned at 7:02 PM**

CHAPTER 114

CONNECTICUT CITY AND TOWN DEVELOPMENT ACT

Sec. 7-498. Development property may be tax-exempt. Any development property may be exempted from any property tax imposed by the municipality; provided any municipality may enter into an agreement, approved by resolution, providing for a payment or payments in lieu of taxes with respect to any such property, or providing that any such property is subject to all or any portion of local property taxes. In no case shall development property be exempt in whole or in part from such property tax for a period or periods, in the aggregate, in excess of twenty years. This section shall not affect, modify, alter or invalidate any agreement entered into by any municipality prior to August 8, 1975, relating to local property taxes to be paid on any municipally owned property.

(July Sp. Sess. P.A. 75-2, S. 19, 25; P.A. 84-428, S. 3, 4.)

History: P.A. 84-428 amended the description of development property, which may be exempt from property tax, by deleting the condition that such property must be owned by a municipality to be so exempted.

Draft Resolution of the
Hamden Economic Development Commission

The Hamden Economic Development Commission, after the following having been duly moved and seconded, does hereby RESOLVE:

WHEREAS, the Hamden Economic Development Commission has a responsibility to promote economic development in the town; and

WHEREAS, Connecticut General Statutes Section 7-136(c) requires that the Hamden Economic Development Commission annually prepare and transmit to the legislative body of the town a report of its activities and recommendations for improving the economic conditions and development of the town; and

WHEREAS, pursuant to Connecticut General Statutes Section 7-136(d) the Town of Hamden may appropriate a sum for purposes of such Commission a sum up to one twentieth of one percent of the last completed grand list of taxable property in the Town; and

WHEREAS, Section 33.38 of the Hamden Code of Ordinances explicitly adopts into law Connecticut General Statutes Section 7-136 in its entirety.

It is, therefore, RESOLVED that:

The Hamden Economic Development Commission shall, commencing in municipal fiscal year 2023 and continuing thereafter annually, prepare a report of its activities and recommendations for improving the economic conditions and development of the town and, within 90 days after the end of each succeeding fiscal year, deliver such report to the legislative body of the town. Such report shall include, but not necessarily be limited to

- a. A description of the economic development goals recommended by the Commission for both the current fiscal year and the next fiscal year
- b. A description of any economic goals recommended by the Commission for future fiscal years beyond the next year proceeding and
- c. An assessment of the town's progress toward meeting the Commission's economic development goals and a description of issues which, in the view of the Commission, have assisted or impeded such progress.

It is further RESOLVED that:

The chair of the Commission shall, after consultation with the Commission, appoint a subcommittee of one or more Commissioners to prepare a draft of such report for consideration by the Commission. The Commission may approve or disapprove of such draft.

It is further RESOLVED that:

The chair of the Commission shall, after consultation with the Commission, annually appoint one or more Commission members to present such report to the legislative body of the town and

It is further RESOLVED that:

The Commission shall annually, not later than January 17 of each year, transmit in writing to the Chief Executive Officer of the town its appropriations request for the next fiscal year.

Adopted this _____ day of _____, 20_____.

Attest

Chair/Vice Chair

Selected Economic Data



Hamden, Connecticut

Dan Smolnik
dsmolnik@gmail.com



There Are Numerous Local Factors That May Affect the Economic Development of Hamden

These Can Include, but are not Limited To:

- **Grand List Component Mix**
- **Resiliency of the Grand List**
- **Propensity of Local Residents to Start Businesses**
- **Income Inequality Among Residents**

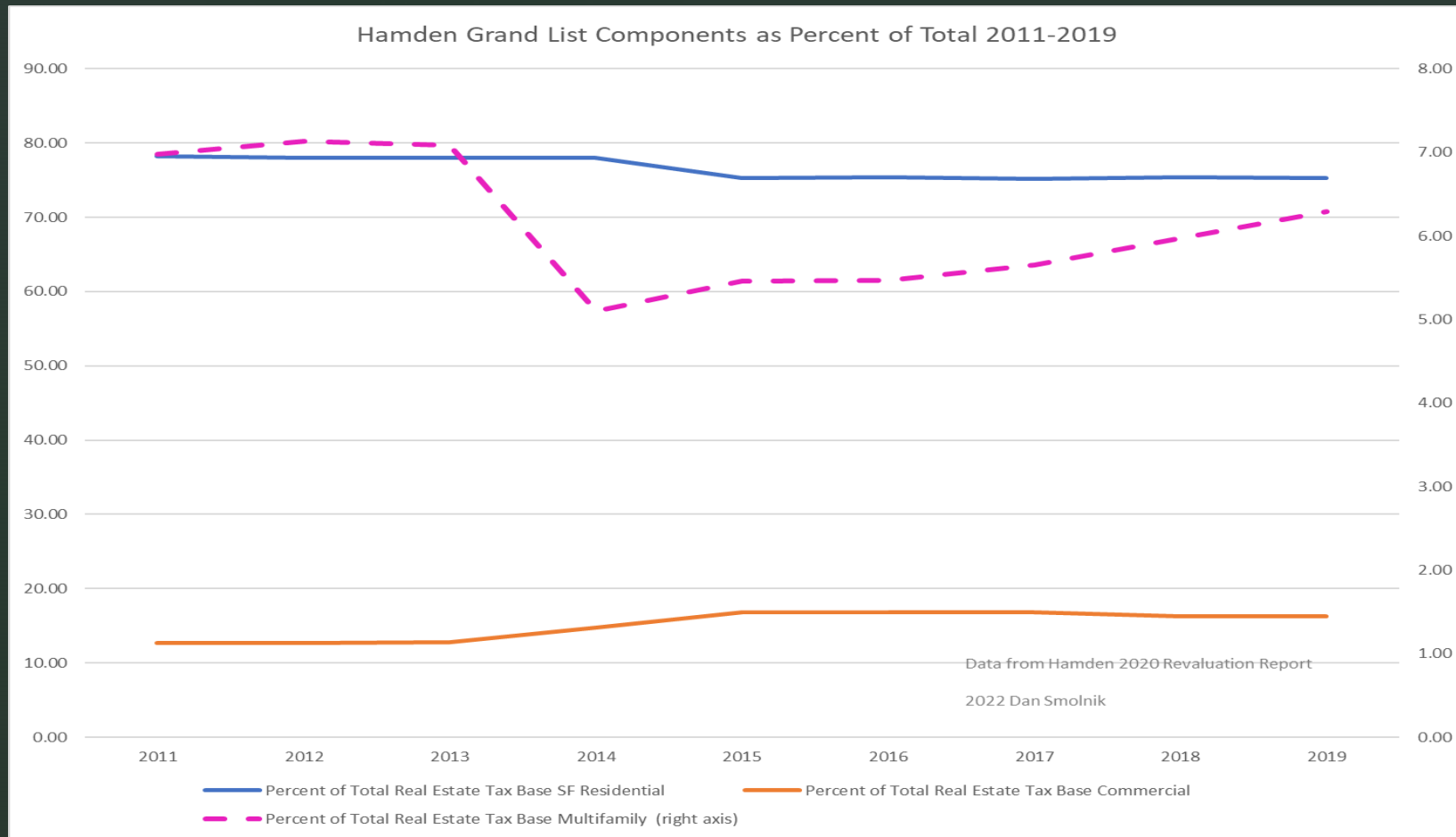
The Numerous Available Measures of Economic Development in Hamden are Presently Available

- What We Have. . .
 - A centralized economic development reporting function
 - Annual Economic Reporting via the Town Budget
 - Observable Construction and Façade Projects
- What We Need. . .
 - Real Time Information concerning events that impact economic development
 - The ability to know how and to what extent prior efforts have worked
 - Authentic planning capabilities

Hamden Can and Should Measure Ways in Which Its Economic Development Performance

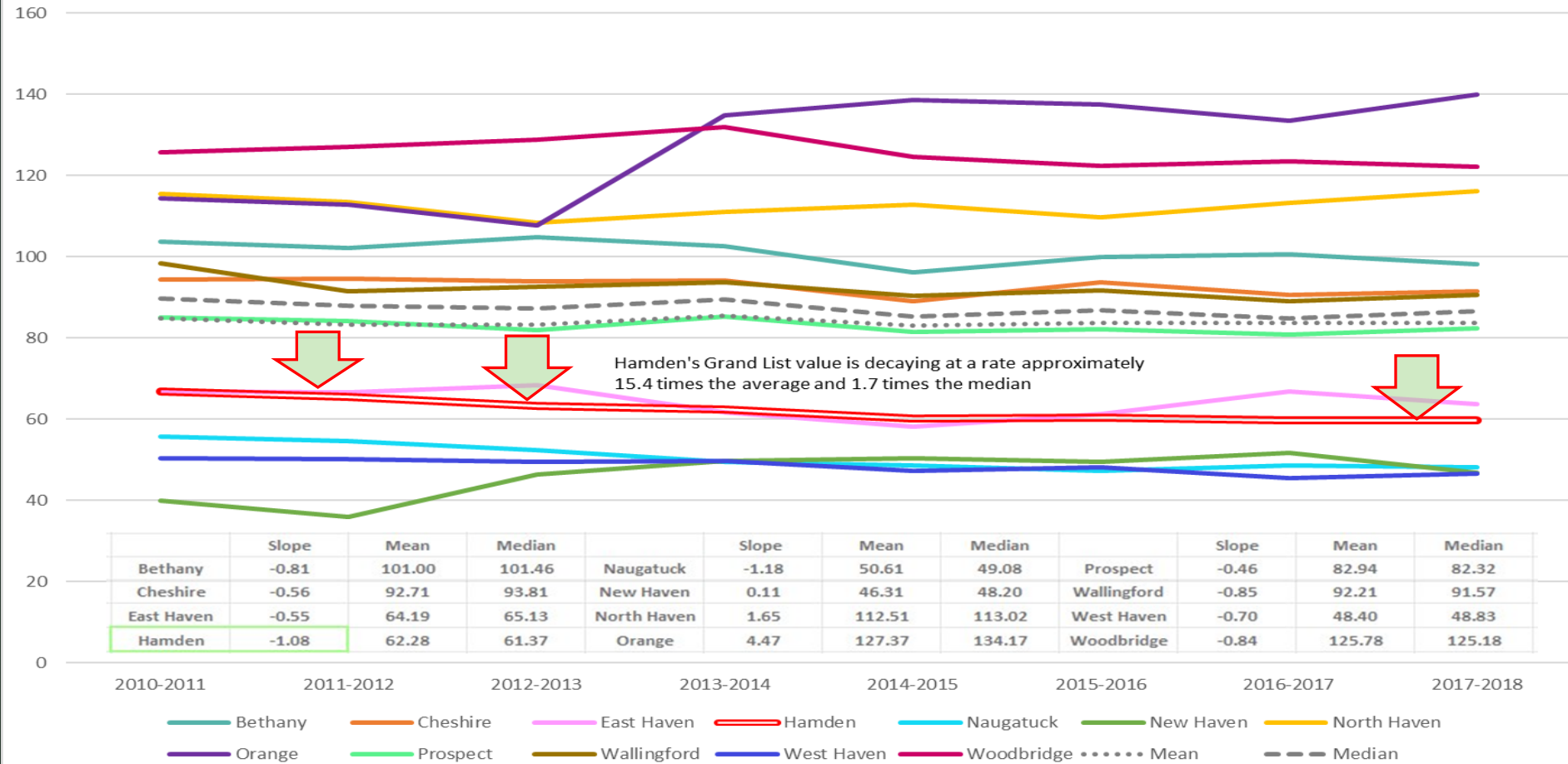
- Some Examples of Metrics That Can Help Guide Policy. . .

Hamden Grand List Components as Percent of Total

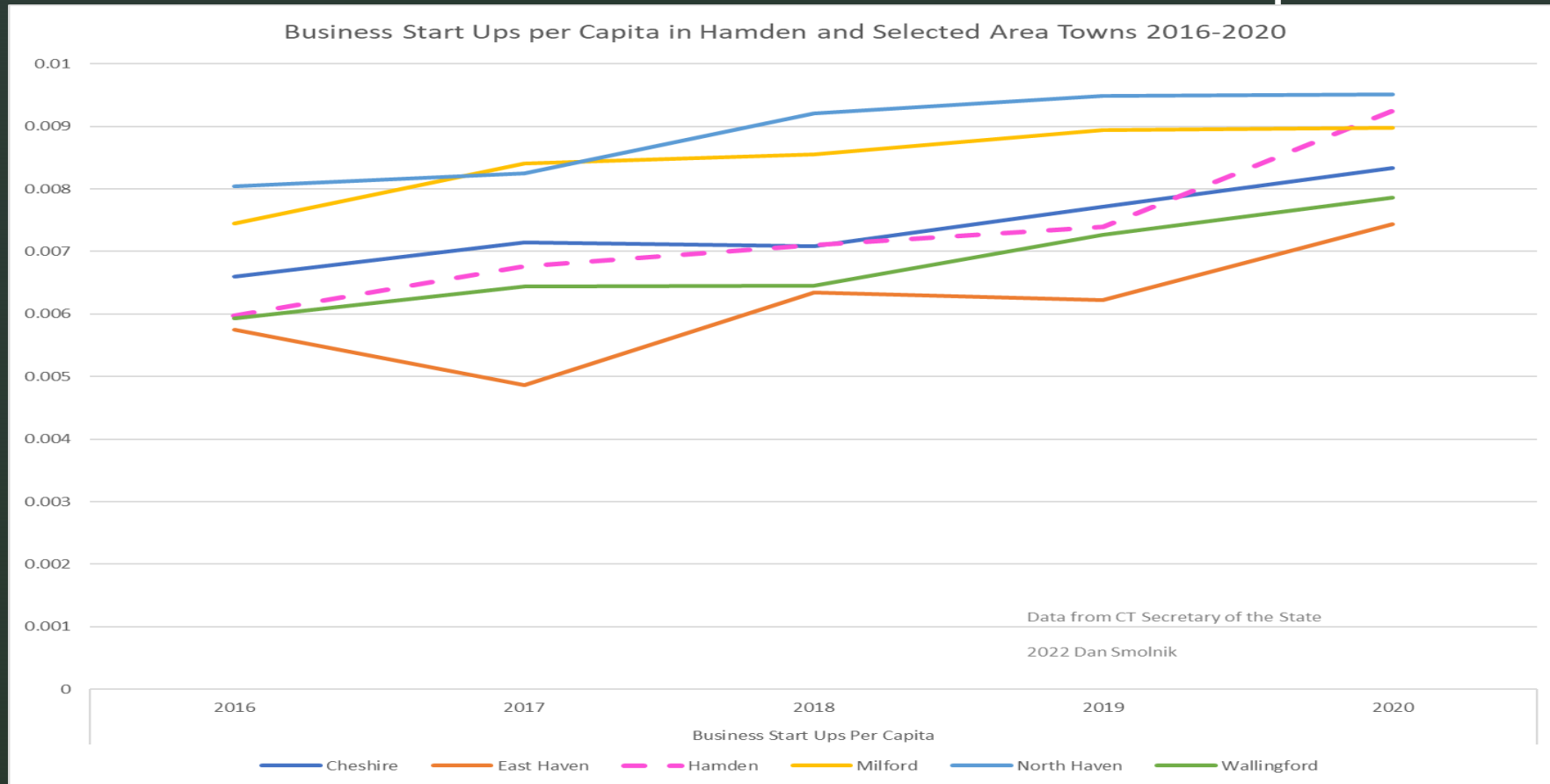


Comparison of Hamden Net Grand List per Capita as Percentage of State Average with Neighboring Towns 2010-2018

Equalized Net Grand List per Capita as a Percentage of the State Average
 Twelve Towns in the Vicinity of Hamden, Connecticut
 Fiscal Years 2010-2011 through 2017-2018
 2021 Dan Smolnik



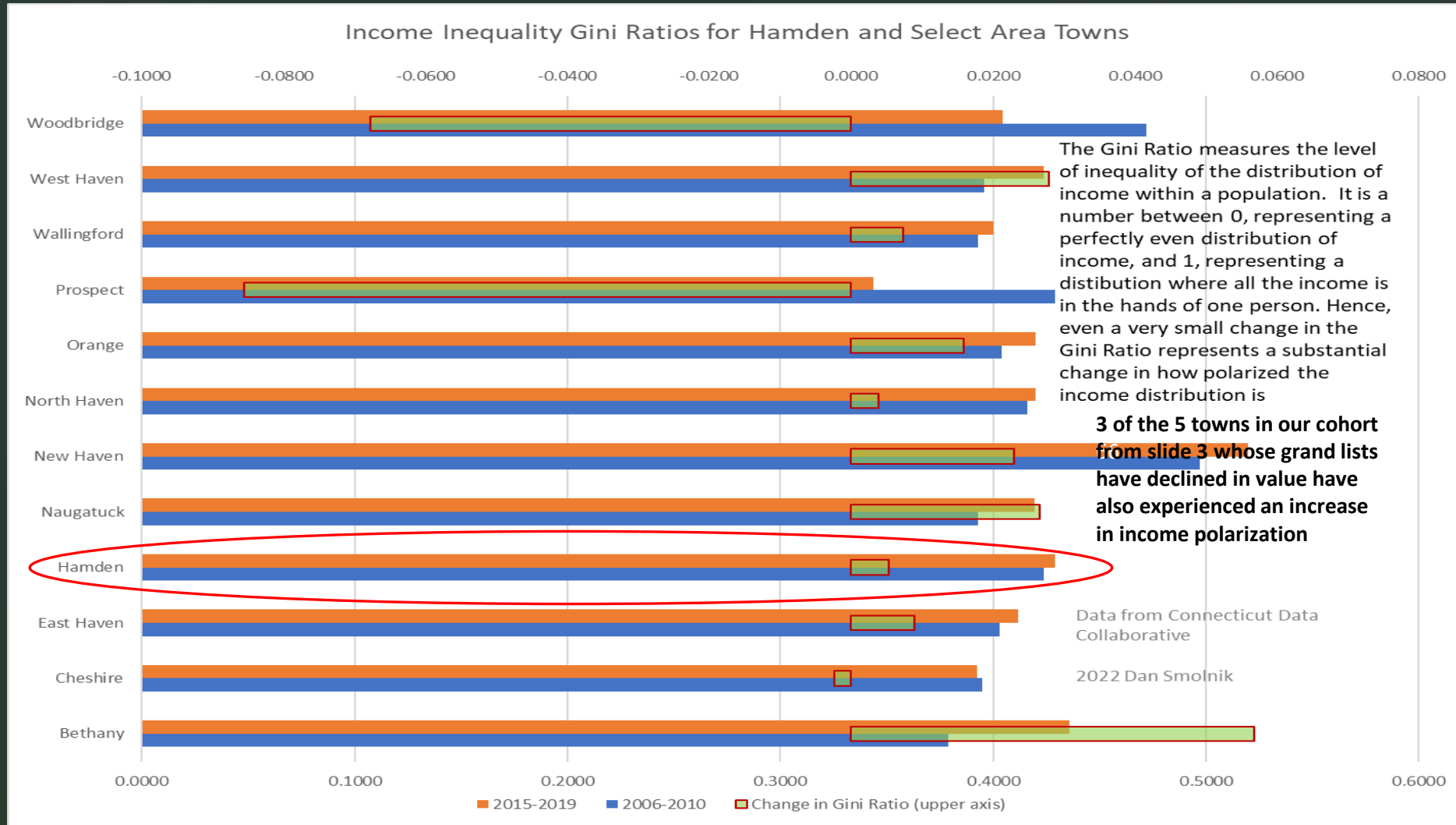
Hamden is a Very Entrepreneurial Town – Are We Adequately Supporting These Entrepreneurs?



Hamden Residents are Forming New Businesses at a Much Higher Rate than Residents of Nearby Towns

	% Population Change 2016-2020	% Change in Business Start Ups per Capita 2016-2020
Cheshire	-0.81	26.41
East Haven	-1.28	29.19
Hamden	-1.20	54.99
Milford	2.01	20.45
North Haven	-0.93	18.29
Wallingford	-1.25	32.36

Hamden is Evolving to Become Economically Inefficient as Incomes Become Polarized



Hamden EDC Should Prepare an Annual Report

- Both State Law and the Hamden Charter Provide the Economic Development Commission an obligation to Prepare and Deliver to the Legislative Council a yearly report of its activities and recommendations
- Such a report could be used to communicate with the public the issues the EDC is considering and the proposals we suggest to improve the town's economic position
- The written record of our findings can serve as an effective platform for discussions of economic development goals, accountability, continuity, and context
- As the report contemplated by the attached draft motion will be produced and published independent from the Office of the Economic Development Director, the independence of the report is assured

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Adopted this _____ day of _____, 20_____.

Attest

Chair/Vice Chair

Questions?

Dan Smolnik
dsmolnik@gmail.com