

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ECONOMIC
DEVELOPMENT CORPORATION OF NEW HAVEN

A regular meeting of the Board of Directors of The Economic Development Corporation of New Haven was held on June 23, 2008 at 8:00 a.m. at the office of The Economic Development Corporation of New Haven, 195 Church Street, New Haven, CT.

Present in person were David Silverstone, Kelly Murphy, Mayor John Destefano Jr., Mubarakah Ibrahim, Bitsie Clark, Carlos Eyzaguirre, Karyn Gilvarg, Patrick Heaney, Kevin Walsh and President and CEO of the Corporation Michele Whelley.

The first order of business was to review and approve the Minutes of the May 27, 2008 Regular meeting of the Board of Directors. Upon Motion duly made and seconded, the Board unanimously approved the minutes.

The next order of business was a discussion about the 2008 Operating Budget. Michele Whelley stated that the current budget is an estimate and that the second quarter would be much more accurate. By the end of calendar year expenses should total approximately \$900,000 for a 9 month calendar year. David Silverstone asked if we will end the calendar year with \$700,000 or \$800,000 in the bank; Michele Whelley said, "yes."

The next order of business was Neighborhood Business Revitalization. Michele Whelley stated that the EDC is focusing on the Whalley Avenue and GAVA organizations. Whalley Ave is working on an aggressive work plan. Michele Whelley stated that the Whalley Avenue Association wants to make physical improvements and fix vacant properties among other things. Bitsie Clark is interested in the traffic calming efforts in various city neighborhoods, and the intense involvement that Whalley Avenue has shown on traffic issues.

Karyn Gilvarg stated that a section of Whalley Avenue (route 10) has a traffic study in progress and that traffic on Whalley Avenue has been an issue for years. Karyn Gilvarg also stated that both she and Mike Piscatelli are involved in providing information to the Council of Governments for this study.

Michele Whelley stated that the EDC has agreed to recommend to the Board that it will provide the funding that the City has committed to provide to WASSD for this year only. Kelly Murphy stated that this is a good way to free up monies for the City to help other business districts. Karyn Gilvarg asked if WASSD had a retail marketing plan. Mubarakah Ibrahim stated that there is no official retail plan for Whalley Avenue but an unofficial list is being put together.

Mubarakah also stated that she would like to have a community event where residents can get involved in planting, and maybe the EDC can participate in the event as a way to announce the new partnership. No date has been set yet.

Michele Whelley stated that the EDC is also moving forward on working with GAVA, including developing a work plan that addresses physical improvements and retail marketing. GAVA has received grants from Empower New Haven and The Community Foundation to assist them in moving forward with formation of a Special Services District as well as with implementing some of the streetscape improvements such as installation of planters and pedestrian lighting. Gabriela Campos-Mattesan, staff for GAVA, is developing an accurate list of tenants and property owners in order to build support for an SSD. She is also developing a work plan that will include raising additional funds for physical improvements and marketing. Karyn Gilvarg asked if Gabriela had a plan for her lighting. Michele Whelley stated that she had asked Gabriela to develop a budget and that we would be assisting her in developing a streetscape design and identifying potential sources of funding since these things can become costly. David Silverstone asked if we are making a financial commitment. Michele Whelley stated that the EDC has also agreed to provide the funding to GAVA that the City had committed to provide for this year only.

David Silverstone suggested that for the next Board meeting we should have maps showing the boundaries of both WASSD and GAVA. David Silverstone then called for a motion to approve a Resolution authorizing the EDC to provide funds to WASSD and GAVA for the 2009 Fiscal Year (July 1, 2008 – June 30, 2009). Karyn Gilvarg suggested revisions to the Resolution which were agreed upon, whereupon Karyn Gilvarg seconded the motion to approve the amended Resolution; the board unanimously voted to approve the Resolution. A copy of the Resolution as amended is attached and incorporated into these Minutes by reference herein.

The last order of business was the President's Report. Michele Whelley stated that the EDC is working with two databases of New Haven businesses, one from Dunn & Bradstreet and the other from One Source. Patrick Heaney is sorting and analyzing the data based on industry clusters. Matthew Prober, the other EDC summer intern, is developing a current database of industrial zoned property and buildings, with the goal of identifying opportunities for industrial expansion to address the need for space for companies to expand into.

The next meeting will be held July 21st at 8:00 a.m. at The EDC.

The meeting was adjourned at 9:25 a.m.

