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5 **Economic Development Commission**  
6 **Regular Meeting Minutes**  
7 **April 2, 2018**  
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9 **Present:** **Jim Wolfe, Vice-Chair/Acting Chair**  
10 **Patricia Cymbala, Commissioner**  
11 **Gary Fappiano, Commissioner**  
12 **Mark Gingras, Commissioner**  
13 **Rosemarie Preneta, Commissioner**  
14 **Russ Mills, Alternate/Voting Member**  
15 **Ed Zavaski, Alternate/Voting Member**

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17 **Absent:** **Joe Mirra, Chair**  
18 **Hank Baum, Commissioner**

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20 **Others Present:** **Tim Ryan, Economic Development Specialist**  
21 **Lynn Wolff, Secretary**  
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24 Acting-Chair Jim Wolfe called the regular meeting of the Economic Development Commission to order at 6:30 p.m.;  
25 Alternates Mills (after his arrival at 6:32 p.m.) and Zavaski served as voting members.  
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- 27 1. **Discussion and Possible Action on Regular Meeting Minutes dated March 5, 2018** – Mark Gingras made  
28 a motion to approve the minutes as drafted; Ed Zavaski seconded the motion. By a vote of 5 yeses and  
29 1 abstention (Commissioner Fappiano), the motion carried.  
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31 Russ Mills arrived at 6:32 p.m.  
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- 33 2. **Review of Monthly Expenditure Report** – Acting-Chair Wolfe asked about the low balance in the Dues &  
34 Fees account; the secretary explained that \$2,000 was transferred in March from Promotional Expenses to  
35 Dues & Fees and Transportation Reimbursement (\$1,000 into each account) and the March report should  
36 reflect those transfers.

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38 3. **Committee Reports**

39 • **Marketing** –

- 40 ➤ **Update on meeting discussion** – The Marketing Committee met on March 28 and Mark Gingras  
41 reviewed the special meeting minutes for March 28, 2018. While discussing the committee  
42 membership item, Jim Wolfe told the EDC that he would like to step down later this year as Vice-  
43 Chair but continue as a Commissioner and as a member of the Planning & Zoning Liaison  
44 Committee. A draft of the tri-fold brochure was reviewed by the Commissioners for their review.

45 Regarding the latest "Made in Wallingford" event at the Public Library, Mark asked Tim Ryan how  
46 that presentation went. Tim said there was a low turnout, similar to the other two held previously.  
47 No further programs will be scheduled due to a lack of interest. Regarding the upcoming trade  
48 show, Quinnopoly on April 5, the work schedule was reviewed. Staff continues to research billboard  
49 lighting options for one billboard on I-91. Spring promotional campaign will soon be in full swing  
50 with print and electronic messaging in the Hartford Business Journal and Fairfield County Business  
51 Journal.

52 ➤ **Next meeting:** May 2, 2018 at 9:30 a.m., Room 205.

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54 • **P&Z Liaison –**

55 ➤ **Update on Committee activities –** Jim Wolfe said PZC approved the 50 South Main Street/Center  
56 Street project with the following caveat: 50% of the apartments may be occupied before the  
57 commercial component on Center Street is built. The commercial building must be completed  
58 before the other 50% of the apartments are finished.

59 Tim Ryan said Tractor Supply hoped to build on a parcel along Route 5 near Walmart. At its  
60 March meeting IWWC discussed the application and an invasive plant currently growing on the  
61 property. IWWC will continue the discussion at their April 4 meeting. Jim Wolfe said he plans to  
62 attend.

63 Regarding the 50 South Main project, Jim Wolfe said some public parking will be included and  
64 the public parking spots will be painted the same green as has been used in other Town lots.

65 Tim said there was some concern by a few residents about allowing buildings in the Town  
66 Center to have four stories stating some existing, narrow buildings would look very odd if extra  
67 stories were added. Town Planner Kacie Hand explained that PZC would not approve any project  
68 to increase the height of a building unless the parcel on which it sits is large enough to  
69 accommodate the required parking associated with additional stories. There will be another  
70 workshop on April 30 to discuss Town Center zoning before a public hearing is held on May 14.

71 ➤ **Next meeting –** None scheduled.

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73 • **Retention/Incentives –**

74 ➤ **Update on Committee activities –** Gary Fappiano reminded members that the next company visits  
75 are scheduled for May 8 and 10. *Staff is working on the list of invitees.* Tim Ryan said an  
76 upcoming article in the Fairfield County Business Journal will focus on our new office development  
77 tax incentive. Since the article will discuss the newly adopted tax incentive for office development,  
78 staff plans to email the completed article to our real estate contacts. Gary asked Tim if the  
79 Committee should be assisting with the STEM (Science, Technology, Engineering and Math)  
80 initiative; Tim said yes. Tim explained that Superintendent Menzo plans to establish Wallingford as  
81 a STEM community. He is proposing to implement a program where students could electronically  
82 access career opportunities; the site would include a brief summary about the company and what

83 qualifications are needed. This will help the students plan their course work to suit the type of  
84 career they want to pursue after graduation. Ed Zavaski asked how a company could be included?  
85 Tim said the Town companies will get an invitation.

86 ➤ **Next meeting** – May 4 at 8:00 a.m., Room 205.

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88 **4. Chair's remarks** – Acting-Chair Wolfe said a lot of time was spent working on the POCD and the IX/I-5 zones  
89 were identified as an area of opportunity as it relates to open space requirements. Jim asked if Tim Ryan  
90 would encourage Planning & Zoning to work on those zones, once it has finished the Town Center. Tim said  
91 he and Kacie talked already; if an active project presents itself before PZC engages the POCD IX/I-5 project,  
92 they will expedite their efforts. In the meantime, the IX/I-5 open space review is on their list of work. Mark  
93 Gingras wondered if this approach might be problematic – it might appear that the Town is making zone  
94 changes because of a particular project.

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96 **5. Staff reports/regional matters** – Regarding the staff report, Tim Ryan reviewed items from the April monthly  
97 report sent out with the agenda. Highlighted items include:

- 98 ➤ Calare Properties, which purchased the BMS facility, will continue the lawsuit started by BMS  
99 regarding the recent ruling to exclude educational and religious uses in that zone. Rosemarie  
100 Preneta wondered why Calare made that decision; Tim guessed that Calare felt that the exclusion  
101 of these two uses would limit their ability to market the property. By changing the uses in that zone,  
102 the Town might miss some development opportunities but he still feels that it was the right thing for  
103 that zone. Despite the lawsuit, Tim continues to work with Calare to help market this property.
- 104 ➤ The Town approved the appropriation of the Town's portion (\$35,000) of the TOD grant and the  
105 Engineering Department has begun work on the grant.
- 106 ➤ WCI, the BOE and the EDC were selected to receive a 2018 CT Main Street Award for HUBCAP  
107 Wallingford and will be recognized at an awards ceremony on June 4.
- 108 ➤ Tim told the EDC about some recent issues with Anthem Blue Cross/Blue Shield and the owners of  
109 the Campus at Green Hill.

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111 **6. Dates to Remember** – The EDC was directed to review those dates listed on the agenda.

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113 **7. Community Involvement** – No comments.

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115 **There being no further business, Mark Gingras made a motion to adjourn the meeting at 7:15 p.m.; Ed**  
116 **Zavaski seconded the motion. By unanimous vote, the motion carried.**

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118 Sincerely,

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121 Lynn M. Wolff, Secretary  
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