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5 **Economic Development Commission**
6 **Regular Meeting Minutes**
7 **May 7, 2018**
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9 **Present:** Joe Mirra, Chair
10 Jim Wolfe, Vice-Chair
11 Hank Baum, Commissioner
12 Patricia Cymbala, Commissioner
13 Gary Fappiano, Commissioner
14 Mark Gingras, Commissioner
15 Rosemarie Preneta, Commissioner
16 Rob Fritz, Alternate
17 Ed Zavaski, Alternate

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19 **Absent:** Russ Mills, Alternate

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21 **Others Present:** Tim Ryan, Economic Development Specialist
22 Lynn Wolff, Secretary
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25 Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:31 p.m.
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- 27 1. **Discussion and Possible Action on Regular Meeting Minutes dated April 2, 2018** – Mark Gingras made
28 a motion to approve the minutes as drafted; Gary Fappiano seconded the motion. By a vote of 5
29 yeases and 2 abstentions (Joe Mirra and Hank Baum), the motion carried.
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- 31 2. **Discussion and possible action on changing date of June meeting** – Joe Mirra said he and Tim Ryan
32 are unable to attend the June 4 meeting as they are attending the Vibrant Main Street Award event in
33 Danbury honoring HUBCAP/WCI. The EDC unanimously approved that the June 4 meeting be
34 cancelled and a special meeting be held on June 5, 2018 at 6:30 p.m. in Room 205.
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- 36 3. **Review of Monthly Expenditure Report** – No comments on the March report.
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- 38 4. **Committee Reports**
39 • **Marketing** –
40 ➤ **Update on meeting discussion** – Mark Gingras said the Committee met May 2. The Committee
41 welcomed new member Rob Fritz and reviewed the 2017-18 and 2018-19 budgets, noting that
42 any remaining promotional funds in the current year budget will go toward advertising as arranged
43 by Staff.

44 Also discussed were the three “Made in Wallingford” (MIW) events instigated by and held at
45 the Public Library. This program has been put on hold, due to a lack of public interest; the
46 Committee will rethink the program. The EDC had the following ideas for this program: Joe Mirra
47 suggested inviting students and their families to any future MIW. Mark Gingras suggesting doing
48 a company display in the Library before the next MIW; *Tim Ryan will follow-up with the Library*
49 *about this idea.* Gary Fappiano suggested that the next MIW involve a company looking to hire
50 which might draw in the public. Rosemarie Preneta asked if any of the previous companies
51 involved in the MIW made presentations at the public schools prior to the MIW? Mark said he
52 didn’t know for sure but agreed this might be a good thing to do before the next MIW. Tim said
53 BOE Superintendent Sal Menzo is currently working to make Wallingford a STEM
54 (science/technology/engineering/math) community; getting companies to make presentations at
55 schools is a good idea.

56 The Committee discussed billboard lighting options; most options discussed were very
57 expensive and might not work well. However, Rob Fritz, Patricia Cymbala and Mark Gingras are
58 exploring other options but don’t think the project will be finished in this fiscal year.

59 A copy of the EDC promotional flyer was distributed; the flyer will be inserted into all
60 residential and commercial electric bills during May. Tim Ryan thanked Patricia Cymbala for her
61 suggestion to distribute this flyer through the electric bills and thanked the Electric Division for
62 doing the insertion into the bills.

63 Patricia Cymbala said the Marketing Committee also discussed doing a display case in Town
64 Hall to help advertise future MIW events. Joe Mirra suggested using students to help with the
65 display. Joe also said the Marketing Committee might want to attend a HUBCAP meeting to
66 discuss future “Made in Wallingford” events.

67 Mark Gingras complimented WCI, EDC staff and tour guides -- the recent CT Main
68 Street/CEDAS annual meeting, including the Town Center tour, went extremely well. Gary
69 Fappiano agreed, saying he heard a lot of positive comments. Joe Mirra was pleased the Mayor
70 was able to take part in the event as well. Tim Ryan read a thank-you letter written by Kimberley
71 Parsons-Whitaker of CT Main Street Center (copy attached). *Joe Mirra asked Tim Ryan to send*
72 *the letter, including the results of the after-event survey, to the Mayor.*

73 ➤ **Next meeting:** May 22, 2018 at 8:30 a.m., Room 205.

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75 • **P&Z Liaison –**

76 ➤ **Update on Committee activities** – Jim Wolfe said PZC approved the application by Tractor
77 Supply to build on a parcel on the corner of Route 5 and Beaumont Road, near Walmart.

78 PZC will have a workshop on the Town Center Boundary map on May 30 at 7 p.m. and will
79 then schedule a public hearing on the Town Center zone.

80 Jim Wolfe said he would like the Committee to meet soon to discuss changes to the IX/I-5
81 zoning regulations. *Joe Mirra asked Tim Ryan to email the current regulations to the PZL*
82 *Committee.* Tim suggested waiting until after the PZC has finished working on the Town Center
83 regulations before officially requesting P&Z take on a new IX/I-5 project. The PZL members
84 agreed but would like to begin their prep work soon.

- 85 ➤ **Next meeting** – None scheduled.

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- 87 ● **Retention/Incentives** –

- 88 ➤ **Update on Committee activities** – Gary Fappiano said the R/I Committee met last week. They
89 discussed the upcoming company visits (Strain Measurements on May 8 and CT Hypodermics
90 and Quality Engineering on May10); an application for the tax incentive for office development, for
91 which R/I needs to review more completely; and the Workforce Alliance ex-offenders program, a
92 program designed to fill job vacancies. Joe Mirra suggested that Gary considering asking
93 Workforce Alliance to speak at Rotary. Tim Ryan said that the application received for the tax
94 incentive was a direct result of an e-blast to our real estate contacts of a recent Fairfield County
95 Business Journal article about this new incentive. For the benefit of those members not familiar
96 with the language in this tax incentive, Tim gave a brief review.

- 97 ➤ **Next meeting** – May 31, 2018 at 9 a.m., Room 205.

- 98
- 99 5. **Chair's remarks** – Joe Mirra asked EDC members to attend the May 14 PZC meeting in a show of support
100 for the Toelles Road application. Hank Baum said that the applicant got the UCONN group that did a report
101 in the 80's back to reevaluate the property as it now exists – the group found no evidence that the concerns
102 from 20 years ago exist now. The EDC discussed their presentation at the PZC meeting. **Jim Wolfe made a**
103 **motion that a letter of support for the Toelles Road applicant be prepared and presented to the**
104 **Planning & Zoning Commission; Mark Gingras seconded the report. By unanimous vote, the motion**
105 **was approved.** *Staff was asked to draft the letter.*

- 106
- 107 6. **Staff reports/regional matters** –Tim Ryan reviewed items from the May monthly report sent out with the
108 agenda. Highlighted items include:
- 109 ➤ Tim spoke at Choate's Board of Trustees' meeting and presented the many strengths of our
110 community. He felt it was a positive meeting.
 - 111 ➤ The new rail service will start June 16, with a scheduled increase to 17 trains-per-day. *A recent*
112 *newspaper article mentioned free train rides; staff was asked to find out when the free rides are*
113 *offered and to email that information to the EDC.*
 - 114 ➤ Tim thanked the entire Commission for attending the multitude of meetings they've been asked to
115 attend. Their continued commitment to Staff and the community is truly appreciated.

116 The secretary asked the Commission about the best way to get responses to important events – email,
117 telephone, etc. *It was agreed that the secretary should put “Urgent – Time Sensitive - Reply Needed” in the*
118 *email subject line.*

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

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122 8. **Community Involvement** – No comments.

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124 **There being no further business, Mark Gingras made a motion to adjourn the meeting at 8:10 p.m.;**

125 **Patricia Cymbala seconded the motion. By unanimous vote, the motion carried.**

126

127 Sincerely,

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129

130 Lynn M. Wolff, Secretary

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