

**Economic Development Commission  
Minutes  
January 5, 2009**

**Members Present:** Richard Nunn, Chairman  
Joseph Mirra, Vice-Chairman  
Gary Fappiano \*  
Rosemarie Preneta  
Jim Wolfe

**Members Absent:** Tom Collette

**Others Present:** Don Roe  
Doreen DeSarro, Business Recruiter  
Mike Brodinsky, Chairman, Town Council  
John LeTourneau, Councilman

Chairman Dick Nunn called the meeting to order at 6:35 p.m.

1. **Approval of Minutes dated December 1, 2008** – Jim Wolfe made a motion to approve the December minutes as drafted; Joe Mirra seconded the motion. Joe Mirra asked that the motion to approve the minutes be changed to say that he made the motion but Tom Collette seconded. By unanimous vote, the motion to approve the minutes (with this change) carried.
2. **Election of Officers** – Jim Wolfe made a motion to continue with the current slate of officers (Richard Nunn as Chairman and Joe Mirra as Vice-Chair); Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.
3. **Review of Expenditure Report** - Nothing to report.
4. **Marketing/Staff Report – November and December** – Doreen DeSarro distributed and reviewed the reports for November and December. She mentioned that staff will be attending the Greater New Haven Business Expo on January 28, 2009. She also stated that an individual inquired about a large amount of space; Doreen directed the call to the real estate agent handling the Campus at Green Hill.
5. **Update on Downtown** – Doreen told the EDC that several companies have applied for the WCI façade improvement program.

\* Gary Fappiano arrived at 6:43 p.m.

John LeTourneau asked Doreen if she planned to follow-up with the inquiry mentioned earlier; Doreen said she already has contacted the real estate agent and will also call the individual later.

**6. Subcommittee Reports**

- **Retention/Incentives** – Gary Fappiano said the subcommittee recommended that WCI ask the PUC to continue this program at the same rate. The subcommittee continues to review the

Personal Property Tax Incentive but is not ready to make a report. Also in December, letters were sent out to new or expanding businesses.

Jim Wolfe said he liked Joe Mirra's suggestion, at a previous meeting, that EDC members attending the Mayor's State of the Town should also invite a (new) business owner to attend. Gary Fappiano said that we should consider approaching heads of local schools and universities to attend as well.

*Doreen DeSarro promised to get a list of new businesses to Joe Mirra, who will make some calls.*

- **P&Z Liasion** – Jim Wolfe reported that the subcommittee discussed two topics: the I-5/IX Zones and the Incentive Housing Zone workshop with the Planning & Zoning Commission.
  - Regarding the I-5/IX, they discussed adding some of IX uses to the I-5 zone with design standards. The subcommittee will look over some design-standard information given to them by staff and get back to the Commission at a later date.
  - The subcommittee had attended the PZC workshop on the Incentive Housing Zone (IHZ). Some attendees felt that the project area wasn't big enough; there does seem to be a lot of interest throughout the town. This does seem to be a realistic idea but there are things that need to be worked out. Jim said that he and Joe plan to attend any further meetings on this topic. Joe Mirra said there are no guarantees any town will get this money so Wallingford should do the project based on the merit of the project for the good of the community. John LeTourneau commented that going forward with this IHZ will make it easier for a developer because all the "leg work" will have been done.
- **Marketing** – Doreen DeSarro distributed a draft of the 2090-10 budget developed by the Subcommittee. Some of the highlights: updating the current marketing tools (prospectus, business cards, stationery, etc.) rather than redesigning new ones and not allocating any money for national advertising and instead allocating money for additional marketing of downtown.
  - Doreen showed members a copy of the new regional ad to be used in the next New England Real Estate Journal. Jim Wolfe said he recently saw an item in the Greater Hartford Business Journal that had some incorrect information regarding Wallingford's electric rates and wondered if this should be corrected? Don said that we haven't been approached by the publication to update the information but *perhaps staff should check on this*. Doreen asked Jim Wolfe to send her a copy of the article.

## 7. Regional Matters

- **Regional Growth Partnership** – Members discussed the state of RGP and noted that they are still looking for an Executive Director. The organization seems to be in the same position as in the past.
- **Quinnipiac Chamber of Commerce** – No report.
- **Workforce Alliance** – Joe Mirra mentioned he will be unable to attend the organization's annual meeting on January 12 at 8:00 a.m. but felt that it was a worthwhile event. Dick Nunn said he would attend if his schedule permits.

Gary Fappiano asked whether any work has been done on the parking lot behind Wachovia? Don Roe said that discussions with the new owner will take place in an effort to include that property in the renovation project.

John LeTourneau asked whether or not the loan program through Liberty Bank was still in effect? *Doreen DeSarro said she will check to see if it still is in effect.*

**There being no further business, Joe Mirra made a motion to adjourn the meeting at 7:30 p.m.; Jim Wolfe seconded the motion. By unanimous vote, the motion carried.**

Sincerely,

Lynn M. Wolff