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**Economic Development Commission  
Minutes  
February 7, 2011**

- Members Present:** Richard Nunn, Chairman  
Gary Fappiano  
Mark Gingras  
Rosemarie Preneta  
Jim Wolfe
- Members Absent:** Tom Collette  
Joseph Mirra, Vice-Chairman
- Others Present:** Doreen DeSarro

Chairman Dick Nunn called the meeting of the Economic Development Commission to order at 6:30 p.m.

1. **Approval of Minutes dated January 3, 2011** – Gary Fappiano asked that the following change be made on page 2, first line of paragraph 6 (under Retention/Incentives): “at” the Railroad Station be changed to “on”. **Rosemarie Preneta made a motion to approve the January 3, 2011 minutes as corrected; Jim Wolfe seconded the motion. By unanimous vote, a motion to approve the minutes as revised was carried.**
2. **Review of Expenditure Report 10-11** – The December report was included with the meeting packet; no comments on this report were offered.
3. **Staff Reports** – Doreen DeSarro distributed and reviewed the marketing report for January (*copy attached*). There were no questions from the Commission on this report.
4. **Subcommittee Reports**
  - **P&Z Liaison** – Jim Wolfe and Joe Mirra attended the recent workshop regarding the I-5 and IX zones. Jim said they left the workshop feeling pleased. It appears that some of the permitted

42 uses for the IX zone will be incorporated in the I-5 zone. The PZC also agreed not to include  
43 warehousing as a permitted use in the I-5 zone but would include agricultural uses. There was  
44 a discussion about allowing more than one building on one parcel in the IX zone if the PZC will  
45 look to include design guidelines. With office space needs changing, the PZC also wanted to  
46 lower the building footprint from 60,000 sf on a 5-acre site to something lower. The  
47 subcommittee has issues with this suggestion. Jim Wolfe would be agreeable to lowering the  
48 footprint to 40,000 sf (which would allow two 20,000 sf buildings). Doreen DeSarro reminded  
49 the EDC that this idea was a just a suggestion; nothing has been decided yet.

50 Jim Wolfe asked Doreen to make sure the subcommittee gets the draft of whatever PZC  
51 proposes so that this can be reviewed by the subcommittee; *staff will forward any drafts to the*  
52 *subcommittee.*

53 Doreen mentioned that a local company will be applying to PZC for a regulation change in  
54 the IX zone. The company is considering the purchase of a neighboring parcel, which contains  
55 a building, to get the acreage needed for expansion of their principal building; the purchase  
56 would combine the two parcels into one. Under current zoning regulations, a company is only  
57 permitted to have one principal building on a lot. There will be a public hearing on this issue at  
58 the March 14 PZC meeting.

59

60 • **Retention/Incentives** – The subcommittee met to discuss start-up costs required by the Town  
61 for permits, deposits, etc. The EDC discussed some of the current fees, including the sewer  
62 hook-up fee. Doreen DeSarro said the last subcommittee meeting was a brainstorming meeting  
63 – many ideas were discussed, including: adding information technology into the incentive  
64 personal property tax program; loans for large water users; and speed passes. Also discussed  
65 was the idea that if a company takes part in the Ambassador Program, the incentive might be:  
66 “take us to the show and have dinner on us.”

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68 • **Marketing** –

69 ➤ **Review/Approval of FY2011-12 Budget Request** - Mark Gingras said the  
70 subcommittee, at it's meeting last week, worked to draft a budget for 2011-12. The  
71 subcommittee decided to move several of the more expensive programs from 2011-12 to 2012-  
72 13. A draft budget with cover letter to the Mayor was distributed for the EDC to consider. The  
73 subcommittee feels that the budget they've drafted is constrained but a good budget. If the  
74 Mayor wants to cut some funds, then the subcommittee will meet to make the changes. The  
75 EDC reviewed the proposed budget and asked for clarification by staff on some items, including  
76 where to budget for promotional items for trade shows. The secretary and staff explained about

77 Town directives concerning budgeting. Doreen DeSarro asked if the EDC would like to go over  
78 the budget on a line-by-line basis; the EDC decided not to review the budget in this detail. **Jim**  
79 **Wolfe made a motion to approve the letter and budget as drafted; Gary Fappiano**  
80 **seconded the motion. By unanimous vote, the motion carried.**

81 Dick Nunn suggested asking the Department of Utilities if they would consider paying for the  
82 front-page ad on Mail-A-Maps next year; this would insure that Wallingford retains its front-page  
83 spot for future advertising. *Doreen DeSarro said she would approach George Adair with this*  
84 *idea.*

85 ➤ **Review/Approval of Yearly Meeting Schedule for Marketing Subc.** - The secretary  
86 said that the schedule attached to the meeting packet had been revised and reviewed the  
87 changes with the EDC. **Mark Gingras made a motion to approve the 2011 Meeting**  
88 **Schedule as reviewed; Gary Fappiano seconded the motion. By unanimous vote, the**  
89 **motion carried.**

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## 91 **5. Regional Matters**

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93 • **Central CT Alliance for Economic Development** – The January 27 meeting was cancelled  
94 due to weather. No further report.

95

96 • **New Haven Manufacturers Association** — No report.

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98 • **Quinnipiac Chamber of Commerce** – No report.

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100 • **REX** – Doreen DeSarro said a recent meeting was cancelled due to weather; this has not been  
101 rescheduled. No further report.

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103 • **Workforce Alliance** – Jim Wolfe said that Joe Mirra attending a Workforce Alliance meeting in  
104 Washington, D.C. and will make a report in March.

105

106 Jim Wolfe reminded the EDC about an idea to help within the community. He recently talked to a  
107 local company who has gas turbines; our Electric Division uses diesel turbines. Jim got the  
108 company business card and gave it to George Adair, suggesting he contact this local company  
109 about their product.

110

111 The EDC quickly looked at a proof for the bi-fold brochure and gave their comments to Doreen  
112 DeSarro.

113

114 Dick Nunn asked that an item be added to the agenda called "Community Involvement" to allow  
115 Commissioners to bring up items concerning the Town.

116

117 **There being no further business, Rosemarie Preneta made a motion to adjourn the meeting**  
118 **at 7:55 p.m.; Jim Wolfe seconded the motion. By unanimous vote, the motion carried.**

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Sincerely,

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Lynn M. Wolff

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