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5 **Economic Development Commission**
6 **Regular Meeting Minutes**
7 **January 9, 2017**
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10 **Present:** Joe Mirra, Chair
11 Jim Wolfe, Vice-Chair
12 Tom Collette, Commissioner
13 Gary Fappiano, Commissioner
14 Patricia Cymbala, Commissioner
15 Rosemarie Preneta, Commissioner
16 Hank Baum, Alternate
17 Russ Mills, Alternate
18 Ed Zavaski, Alternate

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20 **Absent:** Mark Gingras, Commissioner

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22 **Others Present:** Don Roe, Ec. Dev. Coordinator
23 Tim Ryan, Ec. Dev. Specialist
24 Lynn Wolff, Secretary
25 Tom Curtin, Pres., Quinnipiac Chamber
26 Dee Prior Nesti, Exec. Dir., Quinnipiac Chamber
27 Jessica Wysocki
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30 Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:32
31 p.m. Mr. Zavaski agreed to serve as a voting member in the absence of Commissioner Gingras.
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- 33 1. **Discussion and Possible Action on Regular Meeting Minutes dated December 5, 2016 and the**
34 **Special Meeting Minutes dated December 12, 2016** – Jim Wolfe made a motion to approve the
35 minutes as drafted; Patricia Cymbala seconded the motion. By unanimous vote, the motion
36 carried.
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38 2. **Review of Monthly Expenditure Report** – Jim Wolfe asked if the \$50,000 PS–Consulting Engineer
39 line item shown in the November report should/could be included in the 2017-18 budget. Tim Ryan
40 said the work, for which this money was budgeted, will be done in-house by the Engineering
41 Department and that staff will be meeting with that department this week to discuss the work.
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43 3. **Discussion and possible action on changes to EDC Bylaws** – Jim Wolfe made a motion that
44 the EDC Bylaws, that include the requested language change in Article Five, A. 3., be
45 approved; Rosemarie Preneta seconded the motion. By unanimous vote, the motion passed.

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47 **4. Committee Reports**48 • **Marketing –**

49 ➤ **Update on projects: GIS, Signage (Barnes Park, Route 15)** –The Marketing
50 Committee hopes to have the GIS project launched within this first quarter. Also, work
51 continues on the signage project in Barnes Park. Tim explained that the specific way-
52 finding signs were created by the Barnes Park Association, which is now defunct. The
53 current signs are beyond repair and should be taken down. About one year ago, staff
54 coordinated a meeting with any business that had a name on any of the existing way-
55 finding signs in the Barnes Parks. Tim recently met with a sign company to look at the
56 signage. The sign company was asked to prepare an estimate for the cost to remove the
57 signs. Once the estimate is prepared, Tim will send a letter of explanation to the
58 businesses in Barnes Parks requesting support for removal of the way-finding signs.

59 Tim reported that staff has invited the Quinnipiac Chamber of Commerce to work
60 collaboratively to create Welcome packets for new businesses, an idea suggested at a
61 recent company visit. This item will be discussed at the upcoming January 11 Committee
62 meeting.

63 Jim Wolfe said, as a follow-up to a conversation during last month's meeting
64 regarding signage along the Wilbur Cross, he met with a representative at Masonic who
65 said they are open to allowing a highway sign on their property. If the Marketing
66 Committee is interested in this location, Jim gave them the name of the person they
67 should contact.

68 ➤ **Next meeting** – January 11, 2017 at 10:45 a.m.

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70 • **P&Z Liaison –**

71 ➤ **Report on PZC and ZBA actions** – The Committee met tonight and gave an orientation
72 to the new members. Jim Wolfe plans to attend tonight's P&Z Commission meeting;
73 there are several items that the EDC has been interested in, including: the CA-6
74 downtown parking regulations; an EDC request to remove educational and philanthropic
75 uses in the IX and I-5 zones; and the POCD implementation committee.

76 ➤ **Updates on: Plan of Cons. & Dev., Downtown, TOD** – Kacie Costello, Town Planner,
77 has been asked to attend the February meeting; Joe Mirra asked if the EDC is able to
78 meet earlier than 6:30 to accommodate this guest. The Commission agreed to start the
79 meeting at 6:00 p.m. on February 6.

80 Joe Mirra urged all EDC members to plan to attend the February 15, 2017 Planning &
81 Zoning Commission in support of the requested use change for the IX and I-5 zones.

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

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84 • **Retention/Incentives** –

85 ➤ **Discussion re: Incentive programs (IHZ and existing programs)** – Gary Fappiano
86 reported that the Real Property Tax Incentive for the Incentive Housing Zone was
87 approved by the Town Council on December 13, 2016; the R/I Committee asked the
88 Marketing Committee to “market” this new incentive. The Committee is also now
89 reviewing the other tax incentive programs (which are now expired) to see if the EDC
90 should request that any be reinstated, perhaps with changes.

91 ➤ **Report on company visits** – Jim Wolfe said that he noted many companies the EDC
92 visits display plaques they’ve received. Jim wondered if the EDC should consider doing
93 plaques to companies we visit; Dee Prior Nesti thought Certificates of Appreciation might
94 be appropriate. Gary Fappiano said these ideas will be discussed at the next Committee
95 meeting. Gary added that the Committee will continue to discuss the idea of doing
96 company visits in “clusters”.

97 ➤ **Update on Bristol-Myers Squibb** – Tim Ryan said Bristol Myers Squibb, at a meeting
98 with the Mayor and staff today, expressed their concerns about the proposed language
99 change to the IX zoning regulations.

100 ➤ **Next meeting** – February 16, 2017 at 3:30 p.m.

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102 5. **Chairman’s report** – No report.

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104 6. **Staff reports/regional matters** – Tim Ryan distributed and reviewed the December report (*copy*
105 *attached*). Some highlights include: a broker reception is planned for February 2 at BMS; staff is
106 working with WCI, the Town Planner, CT DOT and it’s consultant to formulate strategies to
107 overcome IHZ development hurdles; and, staff is working with an out-of-town manufacturer
108 regarding an expansion into Wallingford.

109 Don Roe told the EDC he found a Parking Task Force file from over 25 years ago (1989) and
110 noted that Joe Mirra was on this original task force.

111 Tim Ryan said since this was Don’s last EDC meeting, he wanted to publicly thank Don for all the
112 help he has given him since he started three years ago. The EDC also thanked Don for all that he
113 has done for the Commission during his time with the Town. Don replied by thanking all the
114 Commissioners for the work that they, as volunteers, do and for all the assistance they have given
115 him over the years.

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117 7. **Dates to Remember** – No further comments.

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8. Community Involvement – No items.

There being no further business, Tom Collette made a motion to adjourn the meeting at 7:25 p.m.; Ed Zavaski seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Lynn M. Wolff, Secretary

Attachment

EDCRMin10917DrNotApp