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5 **Economic Development Commission**
6 **Regular Meeting Minutes**
7 **December 3, 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
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17 **Absent:** Rob Fritz, Alternate
18 Russ Mills, Alternate
19 Ed Zavaski, 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 November 5, 2018** – Mark Gingras
28 made a motion to approve the minutes as drafted; Rosemarie Preneta seconded the motion. By a
29 vote of 5 yeases, 1 abstention (H. Baum) and 1 member not present for this vote (P. Cymbala), the
30 motion carried.
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32 2. **Review of Monthly Expenditure Report** – Regarding the October report, Jim Wolfe wondered if the EDC
33 was on track with its spending; Tim Ryan said we are, since many of our expenses traditionally occur later in
34 the fiscal year.
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36 3. **Committee Reports**

37 • **Marketing –**

- 38 ➤ **Update on committee activities:** Mark Gingras briefed the EDC on what the Committee
39 discussed at its last meeting on November 30. The “business” video has been edited and the
40 revised video is on the website. Marketing is pleased with the results.

41 Patricia Cymbala arrived at 6:35 p.m.

42 The Marketing Committee reviewed and tweaked a sample print ad scheduled to run first in
43 the December economic development issue of the Fairfield County Business Journal. The ad is

44 designed to highlight lower operating costs for office occupancy and manufacturing development.
45 The EDC reviewed the draft and several tweaks were suggested.

46 EDC members were shown and given the latest promotional item – a stick-em gel pad
47 imprinted with the slogan “Stick with Wallingford”. The Committee said they are a great give-
48 away. The Committee discussed the next promotional item and is looking into a credit-card sized
49 USB drive. The card would be imprinted to resemble the EDC business card with the USB port
50 folding out of the plug in the design. The card would be pre-loaded with our EDC videos. This
51 type of item is more costly than normal promotional items and would not be used at trade shows
52 but rather used when trying to attract companies to Wallingford.

53 ➤ **Next meeting:** January 11, 2019 @ 11:30 a.m.

54 • **P&Z Liaison –**

55 ➤ **Update on Committee activities** – Jim Wolfe attended the PZC meeting, which was the second
56 meeting between this Commission and Calare. Jim said there were over 25 residents from the
57 High Hill neighborhood who spoke against the Calare project. This project is scheduled to be on
58 the December 10 PZC agenda; Jim plans to attend. Tim Ryan added that the applicant, in
59 response to concerns about truck traffic on Carpenter Lane, has changed the site plan to redirect
60 all truck traffic to Research Parkway. There will be an employee entrance/exit on Carpenter
61 Lane. Because of this very positive change, Calare must go back before IWWC; it is hoped that
62 the revised application will be given administrative approval. The meeting is scheduled for
63 December 5 and Jim plans to go.

64 ➤ **Next meeting** – No next meeting has been scheduled.

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66 • **Retention/Incentives –**

67 ➤ **Update on Committee activities** – Gary Fappiano said the company visits were rescheduled
68 and EDC coverage was discussed.

69 The Committee also discussed vacant office space in Town and is still searching for creative
70 solutions.

71 The allowable uses in the RF-40 zone were discussed. There has been an increased car
72 inventory for several car dealers along Route 5 and those dealers are searching for properties on
73 which to park this excess inventory. The Committee and staff are working to find a solution.

74 Rosemarie Preneta asked if staff has heard about any interest in the Bank of America
75 building. Tim replied that CB Richard Ellis will be listing the property (they have a corporate
76 relationship with Bank of America) but the property has not been listed yet.

77 ➤ **Next meeting** – January 9, 2019 at 3:00 p.m.

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79 4. **Chair’s remarks** – Joe Mirra updated the EDC on the Employment Pipeline Program for manufacturers. Out
80 of the 13 who completed the course, 8 are now employed. There are 3 other companies interested in

81 interviewing the last 5 graduates. There is another pipeline starting in January which will be a 4-month
82 project. Manufacturers should be seeing more applicants coming their way.

83 Joe also reported he'd like to expand on the summer jobs program and also wants to encourage
84 businesses to hire at least 1 college graduate as a way to prevent "brain drain".

85

86 **5. Staff reports/regional matters** – Tim Ryan reviewed his monthly report. He said a review is being done on
87 the five RFPs for *Consulting for land use planning/transportation for 58 acres adjacent to Barnes Rd.* The
88 EDC requested (and will fund) this study to determine the marketable opportunities on property behind and
89 adjacent to the Hilton Garden Inn on the east side of the I-91/Rte. 68 interchange. Patricia Cymbala said
90 there was a good story on 60 Minutes regarding developing infrastructure in order to attract business. Tim
91 and the EDC discussed other potential hotel development in that area.

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93 **6. Dates to Remember** – The EDC reviewed upcoming events.

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95 **7. Other Community Business** – Gary Fappiano asked if Alternates had been chosen; Joe Mirra thought one
96 of the vacancies has or will be filled shortly.

97 It was mentioned that Colony Lanes will soon be on the market.

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99 **There being no further business, Hank Baum made a motion to adjourn the meeting at 7:45 p.m.;**

100 **Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.**

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Sincerely,

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Lynn M. Wolff, Secretary

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