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5 **Economic Development Commission**
6 **Regular Meeting Minutes**
7 **December 5, 2016**
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10 **Present:** Joe Mirra, Chair
11 Jim Wolfe, Vice-Chair
12 Gary Fappiano, Commissioner
13 Mark Gingras, Commissioner
14 Patricia Cymbala, Commissioner
15 Rosemarie Preneta, Commissioner
16 Hank Baum, Alternate
17 Russ Mills, Alternate
18

19 **Absent:** Tom Collette, Commissioner
20 Ed Zavaski, Alternate
21

22 **Others Present:** Don Roe, Ec. Dev. Coordinator
23 Tim Ryan, Ec. Dev. Specialist
24 Lynn Wolff, Secretary
25 Vincenzo DiNatale
26 Jon Walworth
27

28 Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:30
29 p.m. Mr. Baum agreed to serve as a voting member in the absence of Mr. Collette.
30

- 31 **1. Discussion and Possible Action on Regular Meeting Minutes dated November 7, 2016 – Mark**
32 **Gingras made a motion to approve the minutes as drafted; Rosemarie Preneta seconded the**
33 **motion. By unanimous vote, the motion carried.**
34

35 Chair Joe Mirra told the EDC that two guests asked to speak to the EDC tonight. Mr. Vincenzo
36 DiNatale and Mr. Jon Walworth introduced themselves and asked the EDC to look at the proposed one-
37 time fee in lieu of parking in the CA6 zone. The increase will be an item of discussion at the upcoming
38 PZC meeting on December 12. Originally, it was proposed that a developer could buy up to 10% of the
39 needed parking spaces at a cost of \$5,000/space. It has been proposed to raise the fee to \$12,500 per
40 space and they feel this is too high, especially when compared to other towns around the country. Mr.
41 DiNatale and Mr. Walworth hope the EDC agrees and will support them, by letter or attendance at the
42 PZC meeting, when this item is discussed. Jim Wolfe asked where are these spaces that developers
43 buy; Jon Walworth said there are no physical spaces – the fee paid to the Town goes toward
44 maintenance of parking and transportation items. Jim asked if they talked to the Town Planner about

45 this fee; Mr. Walworth said both the Planner and the PZC are aware of their concerns. Mr. DiNatale said
46 that many other businesses have requested and received variances, which means they don't have to
47 pay the fee. Mark Gingras suggested finding out how surrounding towns handle this -- talking to the
48 PZC about what our nearby neighbors charge might be more effective than talking about other parts of
49 the U.S. Mr. DiNatale said many surrounding towns have zero parking or charge a reasonable fee. Joe
50 Mirra thanked the guests for their presentation. Joe added that the EDC could not take a formal vote
51 tonight because the item was not on the agenda; however, he and Jim Wolfe plan to attend the PZC
52 meeting. Jim Wolfe added that the public hearing concerning CA6 is Item #7 on the PZC agenda.

53

54 **3. Review of Monthly Expenditure Report** – Jim Wolfe asked about the \$50,000 PS–Consulting
55 Engineer line item shown in the October report attached to the agenda. Don Roe explained that the
56 Mayor removed that money in a revised budget sent to the Town Council; however, the Town
57 Council did not adopt the revised budget so the original budget was approved. Therefore, the
58 money remains in the EDC budget but will not be used.

59

60 **2. Discussion and possible action on Meeting Schedule for 2017** – Jim Wolfe made a motion to
61 **accept the meeting schedule as drafted; Gary Fappiano seconded the motion. By unanimous**
62 **vote, the motion passed.**

63

64 **4. Discussion and possible action on changes to EDC Bylaws** – Don Roe went through the Bylaws
65 to explain the proposed changes. Under Article Five, A. 3. line 3, Mark Gingras questioned the use
66 of the word “will”. **Mark Gingras made a motion to change the word “will” to “may” in Article**
67 **Five, A. 3; Jim Wolfe seconded the motion.** Members discussed the ramifications of changing
68 this word. **By unanimous vote, the motion passed.** Don Roe said that a vote to adopt the revised
69 Bylaws will be on the agenda for the January 9, 2016 meeting, as per Article Six.

70

71 **5. Committee Reports**

72 • **Marketing** – Mark Gingras said the Committee had not met since the last meeting but will meet
73 on December 7. He had nothing further to report.

74 Jim Wolfe said he will see J.P. Venoit at Masonic at an upcoming meeting and wondered if
75 he should speak with him about putting the EDC sign on Masonic property facing the Merritt
76 Parkway. Mark said the Committee is currently looking at suitable sites on Town property. Don
77 Roe reminded members that the original sign was damaged in a storm and had to be removed
78 and DOT has planted trees on its property which would block the sign in the original location
79 anyway. Also, relocating the sign further north was not acceptable to Masonic. The challenge
80 with Masonic-owned property will be to find a spot not blocked by trees. Mark said it wouldn't

81 hurt to talk with Masonic. He suggested Jim be involved in future conversations regarding sign
82 placement. Tim Ryan added that a meeting was held with the Town Engineer to look at a few
83 potential spots on Town property for the sign.

84 ➤ **Next meeting** – December 7 at 10:45 a.m.

85
86 ● **P&Z Liaison** – Jim Wolfe reiterated he and Joe Mirra will attend the upcoming PZC meeting.
87 Don Roe asked if PZC will be voting on the CA6 change; Jim felt that if any change is proposed,
88 as will probably happen, the PZC will not vote. Don also said that the State is considering food
89 waste recovery and restaurants will need to allocate space for additional dumpsters, which
90 impacts parking.

91 Regarding the POCD, it is anticipated that the Implementation Committee (on which Jim will
92 represent the EDC) should be created in January. Jim also gave a quick overview about the
93 POCD and the proposed Implementation Committee. Mark Gingras told Jim that if PZC asks the
94 Implementation Committee for its opinion as to how often it should meet, he strongly
95 recommends Jim vote for more meetings rather than fewer. Mark feels that if the group only
96 meets once a year, nothing will get done; Jim agreed.

97 Jim told members that he recently did an informal restaurant count on Route 5 (those with
98 sidewalk or driveway access) and counted 54 restaurants from North Haven to Meriden. Maybe
99 we should ask for a moratorium on new restaurants? Joe Mirra felt a moratorium wouldn't be
100 helpful; others agreed.

101 Joe Mirra urged all members to go to the PZC meeting on December 12. Gary Fappiano
102 asked if anyone has talked about using a shuttle to various Town parking lots. This was briefly
103 discussed.

104 ➤ **Next meeting** – January 9, 2017 at 6:00 p.m. (before EDC January meeting)

105

106 ● **Retention/Incentives** –

107 ➤ **Report on company visits** – Rosemarie Preneta said she attended the visit to Specialty
108 Cable and felt it was a successful meeting. Patricia Cymbala said the visit to The Marlin
109 Company was good as well; the company commented that more millennials need to be
110 attracted to Wallingford. Tim Ryan added there have been actionable requests made by
111 several of the businesses which validated the benefit to the visitation program.

112 Tim will meet with the Quinnipiac Chamber to work on welcome packets for new
113 employers that will help new companies learn about Wallingford.

114 Rosemarie also said the EDC hosted a booth at The Big Connect; she felt traffic was
115 a bit slower this year. Joe Mirra noted a lot of representatives for non-profits attended.
116 Tim agreed that the makeup of those attending has changed.

117 ➤ **Discussion re: Incentive programs (IHZ and existing programs) –**

118 A copy of the final draft for this program was distributed for the EDC to review. Don
119 Roe reminded the EDC that they had previously approved the concept of the Real
120 Property Tax Incentive for the IHZ. Since November, this incentive was reviewed by the
121 Ordinance Committee and, as a result, the Law Department made some minor revisions
122 to the wording. The final draft will now be sent to the Mayor for forwarding to the Town
123 Council for consideration at its December 13 meeting. The EDC was asked to review the
124 draft cover letter which will accompany this final draft. No changes to the cover letter
125 were recommended.

126 ➤ **Update on Bristol-Myers Squibb – no report.**

127 ➤ **Discussion re: key accounts program– on hold**

128 ➤ **Next meeting –** Don Roe asked that the Committee schedule a meeting soon. Joe Mirra
129 suggested have a web meeting. Don said those are difficult because of FOI – any
130 interested member of the public would have to be allowed to listen to the meeting as well.
131 It was decided the Committee will meet on January 5, 2017 at 3:30 p.m.
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133 **6. Chairman's report** – Joe Mirra briefed members about the manufacturing seminar on December 7
134 at HUBCAP; he encouraged everyone to attend.
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136 **7. Staff reports/regional matters** – Tim Ryan distributed and reviewed the November report (*copy*
137 *attached*). Tim said the Real Property Tax Incentive for the IHZ was a collaborative effort between
138 EDC, Town Planner, Tax Assessor and Corporation Counsel and is one piece of several strategies
139 to help stimulate growth in the downtown.

140 Don reported on the liquidation of Healthy CT. Also, a former intern in the Program Planning
141 Office, now in college, is looking for an unpaid Human Resources internship; Don asked if any EDC
142 members knew of such a position. Joe Mirra said he might.

143 Don distributed copies for the Commission's review of "The Quinnipiac Chamber of Commerce
144 Initiatives."

145 Don announced he is retiring in mid-January. Members expressed their congratulations and
146 regret that he is leaving.
147

148 **8. Dates to Remember** – The Mayor's State of the Town will be held on January 20. Tim Ryan asked
149 the members to contact him if they have suggestions about a company to invite. Jim Wolfe will call
150 Tim with a company. Joe Mirra briefed the new members about the State of the Town and EDC
151 guests.
152

153 9. **Community Involvement** – No items.

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155 **There being no further business, Mark Gingras made a motion to adjourn the meeting at 8:17**

156 **p.m.; 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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Attachment

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EDCRMin120516DrNotApp

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