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5 **Economic Development Commission**
6 **Regular Meeting Minutes**
7 **March 2, 2015**
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11 **Members Present:**

Joe Mirra, Chairman
Gary Fappiano
Rosemarie Preneta
Jim Wolfe

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16 **Members Absent:**

Dick Nunn, Vice-Chair
Tom Collette
Mark Gingras

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20 **Others Present:**

Don Roe, Ec. Dev. Coordinator
Tim Ryan, Ec. Dev. Specialist
Lynn Wolff, Secretary
Sean Cleary, Gr. New Haven Chamber of Comm.
Dee Prior Nesti, Quinnipiac Chamber of Comm.
Ron and Cathi Sullivan
Steve Herlihy
Alvin Delgrego

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29 Chairman Joe Mirra called the regular meeting of the Economic Development Commission to order at
30 6:36 p.m.

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32 1. **Guests** – Sean Cleary introduced himself as the Economic Development and Government Affairs
33 Liaison for the Greater New Haven Chamber of Commerce (GNHCC). He briefly explained his job
34 and how he might assist the EDC and the Town. While discussing Sean's Government Affairs side of
35 the job, Joe Mirra asked what was happening with transportation this year. Sean said they are talking
36 a lot about transportation. Some of the items being discussed include: a 1,000 space parking garage
37 at the New Haven railroad station; constructing a third tunnel on Route 15 so that work on existing
38 tunnels can be started; upgrading light rail service to Springfield; increased funding for Tweed New
39 Haven is being requested; and discussing tolls as a funding source. Gary Fappiano asked if Sean
40 had heard anything about upgrading Bradley Airport; Sean said he hasn't heard anything. Sean then
41 reminded the EDC that, as a member of the GNHCC, members can attend workshops at the member
42 price. He and Dee Prior Nesti also reminded the EDC about the upcoming CT Business Day on
43 March 25; this is a chance for businesses to go to Hartford as a group. Also, the Government Affairs
44 Committee plans to meet at the Quinnipiac Chamber at 8:30 this Thursday and monthly thereafter;

45 representation from the EDC would be appreciated. Joe Mirra thanked Sean and Dee for attending
46 the EDC meeting.

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48 Joe Mirra suggested, in deference to the members of the public who were in attendance, Agenda
49 Item 4. Discussion re: YLB be taken up next; members agreed.

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51 4. Committee Reports

52 • **P&Z Liaison –**

53 ➤ Discussion re: YLB – Don Roe began by saying that the EDC and the Planning & Zoning
54 Commission (PZC) have been discussing the proposed expansion of the YLB for several
55 years. Recently, the EDC sent a letter to the property owners in the proposed expansion
56 area to alert them that the PZC plans to hold a public hearing about this in April. Ron and
57 Cathi Sullivan, who live next to Yalesville School, had some concerns if this expansion is
58 approved: could a criminal lawyer move in next to them, bringing criminal clientele in
59 close proximity to their home and the school; has a traffic study been done -- they are very
60 concerned about increased traffic businesses might bring to an already busy Route 68;
61 could a funeral home move in (that would not be good for their property values); parking
62 for businesses should be considered carefully – there doesn't seem to be enough for the
63 existing businesses, let alone new businesses. They also asked what was driving the
64 EDC to request this expansion – has a business approached them? Joe Mirra said this
65 request for the expansion was not made with any specific business in mind.

66 Steve Herlihy said he is also concerned about parking; he knows that existing parking
67 is not sufficient now. He said that one of the current businesses parks in the church
68 parking lot on a regular basis. EDC members suggested that parking in the church's lot is
69 probably done by agreement between the church and that business. Jim Wolfe noted that
70 the business in question is not part of this proposed expansion. Joe Mirra said that the
71 size of any new business would be limited by the amount of parking spaces required,
72 according to the Town's regulations.

73 Alvin Delgrego also felt that traffic on Route 68 is a big issue.

74 Cathi Sullivan suggested that this proposed zone expansion end at Yalesville School;
75 that would help their situation.

76 Don Roe asked if the residents had any more concerns, in addition to: traffic, parking
77 and the allowed uses. The residents in attendance agreed that those were the main
78 issues.

79 Joe Mirra thanked the residents for attending and for their input; the residents left the
80 meeting.

81 Don asked the EDC if staff needed to do any additional homework; *it was decided that*
 82 *the YLB regulations should be sent to each Commissioner.* There was also a discussion
 83 about needing a vote but there were not enough members for quorum.

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85 **2. Discussion and Possible Action on Regular Meeting Minutes dated January 5, 2015 – Jim**
 86 **Wolfe made a motion to approve the minutes as drafted; Rosemarie Preneta seconded the**
 87 **motion. The motion was approved by unanimous vote.**

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89 **3. Review of Monthly Expenditure Report** – No remarks on the January report were made.

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91 **4. Committee Reports**

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- **Marketing –**

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- Update and possible action on FY 15-16 budget – Don Roe distributed a draft budget:

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Regular Salaries & Wages	\$44,451
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Transportation Reimbursement	\$ 400
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Promotional Expenses	\$31,600
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Office Expenses & Supplies	\$ 2,900
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Prof Svcs – Ec. Dev. Marketing	\$ 1,000
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Dues & Fees	<u>\$ 2,265</u>
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Total	\$82,616
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102 Don remarked that the amount requested for salaries is in line with last year. The
 103 Marketing Committee recommended that membership to REX not be included in Dues &
 104 Fees and that promotional expenses be increased. After discussing the issue of
 105 membership in REX, the EDC agreed with the recommendation by the Committee. **Jim**
 106 **Wolfe made a motion to accept the budget as drafted; Gary Fappiano seconded the**
 107 **motion. By unanimous vote, the motion passed.** *Joe Mirra asked Don Roe to contact*
 108 *Ginny Kozlowski at REX regarding membership in that organization; Don said he would*
 109 *call later this week.*

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- Highlights of next 4 months/use of underruns – Don Roe reported that the Committee had the following suggestions for any underruns in this fiscal year: hiring CERC to do a marketing review/analysis, and starting an in-state ad campaign. Gary Fappiano said Marketing shouldn't overlook the value of Choate being in our Town. Tim Ryan said our power and our power dependability are key marketing points as well.

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- **P&Z Liaison –**

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- Discussion re: Plan of Conservation & Development, including Town Center and I-5 - Regarding the I-5, Don Roe said Water/Sewer has been looking at additional uses in the SE quadrant; it is hoped that a decision about this area will be made shortly. Once the

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119 decision is made, the EDC can consider additional uses in the I-5. Regarding the Town
 120 Center, Joe Mirra said a committee has been working with P&Z, focusing on the downtown
 121 area. The committee hopes not only to help with the update to the Plan but also with the
 122 implementation of the Plan after it is finalized. The committee plans to seek input from
 123 other business owners by holding workshops.

124 ➤ Next meeting: To be scheduled.

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 126 ● **Retention/Incentives** –

127 ➤ Review of Member Area - Gary and Rosemarie Preneta gave a short tutorial on how to
 128 use the Member Area.

129 ➤ Discussion re: tax incentive programs/tax incentive requests – The Committee discussed
 130 two companies and how, if possible, our existing tax incentive programs might benefit
 131 them.

132 ➤ Company visits – Visits are scheduled for May 21 and May 28

133 ➤ Next meeting – No meeting was scheduled.

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 135 5. **Chairman’s Report** – No report.

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 137 6. **Staff Reports** – Tim Ryan distributed and reviewed the February report (*copy attached*).

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 139 7. **Dates to Remember** – Joe Mirra asked the EDC to review the listed dates.

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 141 8. **Community Involvement** – Jim Wolfe noted that much progress on the new train platforms has been
 142 made. Jim spoke with the Town Engineer recently. The same contractor will construct both the
 143 Wallingford and Meriden stations and, since Meriden isn’t quite ready to begin, work has been
 144 concentrated on Wallingford’s station.

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 146 **There being no further business, Jim Wolfe made a motion to adjourn the meeting at 8:55**
 147 **p.m.; Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.**

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 149 Sincerely,

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 152 Lynn M. Wolff, Secretary

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 154 Attachment