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5 **Economic Development Commission**
6 **Regular Meeting Minutes**
7 **March 6, 2017**
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10 **Present:** Joe Mirra, Chair
11 Jim Wolfe, Vice-Chair
12 Tom Collette, Commissioner
13 Patricia Cymbala, Commissioner
14 Ed Zavaski, Alternate
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16 **Absent:** Mark Gingras, Commissioner
17 Rosemarie Preneta, Commissioner
18 Gary Fappiano, Commissioner
19 Hank Baum, Alternate
20 Russ Mills, Alternate
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22 **Others Present:** Tim Ryan, Economic Development Specialist
23 Lynn Wolff, Secretary
24 Dee Prior Nesti, Quinnipiac Chamber of Commerce
25 Jon-Paul Venoit, Quinnipiac Chamber of Comm./Masonicare
26 Jessica Wysocki
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29 Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:30
30 p.m. Mr. Zavaski agreed to serve as a voting member in the absence of Commissioners Gingras,
31 Preneta and Fappiano.

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33 1. **Discussion and Possible Action on Special Meeting Minutes dated February 6, 2017** – Jim
34 Wolfe noted that the time in Line 41 was incorrect; the secretary will change the time to 7:00 p.m.
35 **Jim Wolfe made a motion to approve the minutes as amended; Tom Collette seconded the**
36 **motion. By unanimous vote, the motion carried.**
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38 2. **Review of Monthly Expenditure Report** – No comments on the January report.
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40 3. **Committee Reports**
41 • **Marketing** –
42 ➤ **Update on projects** – Tom Collette said we are in the final stages of launching the GIS
43 program. Tim Ryan said staff, while reviewing the draft site, had noted that vacant
44 commercial and industrial property was not appearing in the search; the Assessor's
45 Office and New England GEO worked to change this and Tim just received a link to the

46 revised site. It will be reviewed this week and hopefully launched by the end of March via
47 a link to the GIS site from the EDC web page.

48 ➤ **Spring advertising campaign** – Marketing committed to doing a four-part ad/story series
49 with *Wallingford Magazine* and also to advertising with the *Fairfield County Business*
50 *Journal* (FFBJ) and *Hartford Business Journal* (HBJ). Joe Mirra asked what kinds of ads
51 will be done with FFBJ; Tim said they will be both print and electronic ads, as will the HBJ
52 ads. Ed Zavaski asked if *Wallingford Magazine* will be both print and electronic; Tom
53 Collette said that magazine just does print ads.

54 ➤ **Next meeting:** March 17 @10:45 a.m., QCC

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56 • **P&Z Liaison**

57 ➤ **Report on PZC and ZBA actions** – Jim Wolfe reported that the Planning & Zoning
58 Commission, at its February 15 meeting, approved the EDC's request for a zoning text
59 amendment to remove "Educational, religious or philanthropic use..." in the IX and I-5
60 zones. He thanked all the Commission members who came to support this request. Joe
61 Mirra suggested that the Committee should look at other zones to see if they contain
62 outdated language as well. Jim said we have a lot of non-profits that are not paying
63 taxes.

64 ➤ **Updates on: Plan of Cons. & Dev., Downtown, TOD** – No update

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

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67 • **Retention/Incentives** –

68 ➤ **Update on tax abatement programs** – Since there were no members of this Committee
69 present, Tim Ryan reported that the Committee is reviewing the tax incentive programs
70 that expired December 31 and will consider developing a tax incentive for vacant office
71 space.

72 Joe Mirra asked if we could promote the IHZ; Tim said the Marketing Committee is
73 working on this.

74 Jim Wolfe asked if company visits are being planned; Tim said yes and asked
75 members to send him names of companies to visit. He also said the Committee has
76 decided, as Jim Wolfe suggested, to give those companies who agree to a visit a formal
77 Certificate of Appreciation.

78 ➤ **Next meeting** – April 3 at 5:00 p.m., Room 205

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- 80 **4. Chairman's report** – The Chair had no report.
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- 82 **5. Staff reports/regional matters** – The February report, as attached to the agenda, was reviewed by
83 Tim Ryan. Members had no questions on this report.
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- 85 **6. Dates to Remember** – No comments were made on this item.
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- 87 **7. Community Involvement** – Dee Prior Nesti and Jon-Paul Venoit, representing the Quinnipiac
88 Chamber of Commerce, asked the EDC to consider attending CT Business Day on March 8.
89 Transportation will leave the Chamber at 8:30 a.m. and head to Hartford to oppose Governor
90 Malloy's proposed budget, which includes some taxes that the Chamber feels will hurt Wallingford
91 businesses. The EDC and Chamber members discussed the proposed hospital tax with Jon-Paul
92 Venoit, CEO of Masonicare. Mr. Venoit said the portion of the Governor's proposed budget that
93 reflects increased taxation on hospitals will create a significant burden for Masonicare as a non-
94 traditional hospital facility and the public will ultimately bear the burden of such a tax. Joe Mirra
95 suggested the hospitals need to do a better job of educating the public about the effects of such a
96 tax; the public needs to realize that the money will come out of their pockets and affect services. Jim
97 Wolfe said there is a message that says that the hospitals will be taxed but it doesn't tell the public
98 what will happen to its services.
- 99 Tim Ryan reminded the EDC that Jim Wolfe had made contact with Jon-Paul Venoit about
100 allowing the EDC to re-erect a billboard on Masonicare property. Tim wanted to thank Mr. Venoit
101 and Masonicare for giving permission for a billboard to be put on its property along Route 15.
102 Pricing for this billboard is being sought and it is hoped to have the work done in this fiscal year.
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104 **There being no further business, Tom Collette made a motion to adjourn the meeting at 7:10**
105 **p.m.; Ed Zavaski seconded the motion. By unanimous vote, the motion carried.**

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107 Sincerely,
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110 Lynn M. Wolff, Secretary
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