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6 **Economic Development Commission**
7 **Regular Meeting Minutes**
8 **May 1, 2017**
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11 **Present:** Joe Mirra, Chair
12 Jim Wolfe, Vice-Chair
13 Tom Collette, Commissioner
14 Patricia Cymbala, Commissioner
15 Gary Fappiano, Commissioner
16 Mark Gingras, Commissioner
17 Rosemarie Preneta, Commissioner
18 Hank Baum, Alternate
19 Russ Mills, Alternate
20 Ed Zavaski, Alternate
21
22 **Absent:** Tim Ryan, Economic Development Specialist
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24 **Others Present:** Lynn Wolff, Secretary
25 Paul Mayer
26 Dee Prior-Nesti, Quinnipiac Chamber of Commerce
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29 Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:34
30 p.m. Joe congratulated Mark Gingras for receiving a Distinguished Alumni Award from the Wallingford
31 Education Foundation.
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- 33 1. **Discussion and Possible Action on Regular Meeting Minutes dated April 3, 2017** – Jim Wolfe
34 made a motion to approve the minutes; Patricia Cymbala seconded the motion. All
35 Commissioners voted to approve except Commissioner Gingras, who abstained. The motion
36 carried.
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38 2. **Review of Monthly Expenditure Report** – Jim Wolfe asked if there will be sufficient funds in the
39 salaries line item to complete the fiscal year; the secretary said that it will be close but, if not, money
40 will be transferred later in the fiscal year from the Program Planning salary line item.
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43 **3. Committee Reports**44 • **Marketing –**

- 45 ➤ **Update on projects and spring advertising campaign** – Tom Collette said the second
46 of the four-part advertorial series in *Wallingford Magazine* featuring the Marketing
47 Committee will be out in late June. The *Hartford Business Journal* print, web and mobile
48 campaigns are active. The EDC billboard to be installed at the rear of the Masonicare
49 property on 110 South Turnpike Road is being designed and will be installed by late
50 June. A story was published in the *New England Real Estate Journal* and a story is being
51 prepared to run in the Record-Journal's annual Business and Industry supplement. Also,
52 the GIS program is receiving high marks from the broker community.
- 53 ➤ **Next meeting:** May 19 @10:45 a.m.

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55 • **P&Z Liaison**

- 56 ➤ **Update on PZC and ZBA actions** – Jim Wolfe said he, Rosemarie Preneta and Joe
57 Mirra attended the last PZC meeting; Joe Gouveia's application to expand his storage
58 area and add a deck was approved.
- 59 Joe Mirra said that both Toyota and Subaru needed/wanted to expand in their current
60 locations and had to ask for zoning amendments in order to do so. Both applications
61 were approved by ZBA.
- 62 ➤ **Updates on: Plan of Cons. & Dev., Downtown, TOD** – Patricia Cymbala said the
63 POCD Implementation Committee discussed what the committee should do. Patricia
64 mentioned to the group that the GIS was active; many were surprised. No next meeting
65 date for this group was scheduled. *The EDC asked that the secretary either notify the*
66 *EDC when the minutes for this group are posted or email the minutes to the EDC.*
- 67 ➤ **Next meeting** – None scheduled.

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69 • **Retention/Incentives –**

- 70 ➤ **Update on tax abatement programs** – Gary Fappiano said the Committee has
71 developed drafts to revise the incentive programs that expired in December. The
72 Committee is considering lowering the thresholds for both real property tax incentives and
73 changing the focus of the former incentive for the I-5 zone to office development. Also
74 being discussed is offering a 2-step assessment reduction for the real property tax
75 incentives.
- 76 ➤ **Update on company visits** – No report
- 77 ➤ **Next meeting** – Hoping to schedule a meeting for the 3rd week of May.

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- 79 **4. Chairman's report** – Joe Mirra said the Quinnipiac Chamber agreed to give the EDC about a
80 week's notice for ribbon cuttings. Joe asked if any EDC would like to attend; Rosemarie Preneta
81 said yes. Other members said they couldn't commit until they knew the date and time of the event.
82 Ed Zavaski suggested Joe email the EDC for each event to see who can go; Joe agreed to do so.
- 83 • **Discussion on State regulations for manufacturing** – Jim Wolfe said he recently talked to
84 John Gavin of United Concrete concerning CT regulations concerning the amount of product that
85 can be shipped in CT. The allowable weight limits for CT are lower than several surrounding
86 states. MA, VT, NH and RI all have higher limits making it difficult to compete with these states.
87 Jim said there are at least three other Wallingford companies that are similarly affected by this
88 regulation and wonders if there is anything that can be done by the EDC. Some comments
89 included:
 - 90 ○ Mark Gingras asked if Mr. Gavin had already talked to our legislators; Jim said Mr. Gavin
91 spoke to Senator Fasano but nothing has been done.
 - 92 ○ Dee Prior-Nesti suggested starting a conversation with other manufacturing companies to
93 see if they could help.
 - 94 ○ Gary Fappiano asked if Jim would get specific information from United Concrete; Jim said
95 he would do so and also talk with Tim Ryan.
 - 96 ○ Joe Mirra suggested talking to all four companies that we know are affected and submit
97 something to our legislators in time for the annual legislative briefing (held usually a
98 month or two before the next legislative session begins).
 - 99 ○ Gary said it might be a good idea to make sure the companies don't have load violations;
100 the legislature might not consider changing the regulations for companies with load
101 violations.
 - 102 ○ Russ Mills said it would be helpful to see what the regulation states.
 - 103 ○ Mr. Mayer reminded the EDC that the cost of doing business in CT is also based on
104 "people costs" not just the manufacturing costs; he said a business like BYK, for example,
105 makes "over-generous" payments to the State.
 - 106 ○ Joe Mirra asked Dee Prior-Nesti to let the EDC know when the Chamber manufacturers
107 group will next meet and the EDC will also try to attend.
- 108
- 109 **5. Staff reports/regional matters** – The April report was attached to the agenda; no further report was
110 made.
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- 112 **6. Dates to Remember** – The secretary reminded the EDC about upcoming company visits and told
113 them about three visits already scheduled. She said she will send out an email in a few days, after
114 staff contacts some of the companies that have not yet responded.

The secretary also reminded the EDC about the Quinnipiac Chamber of Commerce Annual Meeting on June 7 and asked any member interested in attending to call or email the office. Dee Prior-Nesti said a local company is being honored at this event.

7. Community Involvement – No comments.

There being no further business, Mark Gingras made a motion to adjourn the meeting at 7:10 p.m.; Tom Collette seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Lynn M. Wolff, Secretary