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5 **Economic Development Commission**
6 **Regular Meeting Minutes**
7 **June 5, 2017**
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10 **Present:** Joe Mirra, Chair
11 Jim Wolfe, Vice-Chair
12 Tom Collette, Commissioner
13 Patricia Cymbala, Commissioner
14 Rosemarie Preneta, Commissioner
15 Russ Mills, Alternate
16 Ed Zavaski, Alternate
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18 **Absent:** Gary Fappiano, Commissioner
19 Mark Gingras, Commissioner
20 Hank Baum, Alternate
21

22 **Others Present:** Tim Ryan, Economic Development Specialist
23 Lynn Wolff, Secretary
24 Jessica Wysocki
25
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27 Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:31
28 p.m. Alternates Russ Mills and Ed Zavaski agreed to serve as voting members.
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- 30 1. **Discussion and Possible Action on Regular Meeting Minutes dated May 1, 2017** – Jim Wolfe
31 asked that line 35 be amended to show that he abstained from the vote because he was not present
32 at the meeting. **Rosemarie Preneta made a motion to approve the minutes as amended;**
33 **Patricia Cymbala seconded the motion. The motion carried.**
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35 2. **Review of Monthly Expenditure Report** – No comments were made on the April report. Tim Ryan
36 reported that he and Lynn Wolff are watching expenses closely as we near the end of this fiscal
37 year.
38
39 3. **Committee Reports**
40 • **Marketing** –
41 ➤ **Update on projects** – Tom Collette said an EDC sign that can be seen from Rte. 15
42 (erected on Masonicare property) was installed this month and carries the message,
43 “Wallingford Works for Business”. Tim Ryan added that the message was purposely kept
44 simple, since this billboard is smaller than those along I-91.

45 The Committee discussed the status of the outdated and inaccurate way-finding signs
46 in Barnes Park North and South. The Engineering Department determined which signs
47 were on Town or private property. Staff will prepare a letter to send to those companies
48 whose names appear on the signs to alert them about the EDC's intention to remove the
49 signs on Town property, as they are inaccurate and unsightly, and to say that company
50 comments are welcomed. During the meetings with the affected businesses regarding
51 the signs, it was agreed that it would be helpful to have directional signs along Rte. 68, in
52 advance of the business park intersection, so that truckers are able to get into the proper
53 lane to make the turn for Barnes Park North or South. The Wallingford Police
54 Department said that the size of signs such as these is dictated by the speed limit. The
55 Police Department agreed to create and install proper signage so that truck traffic has
56 ample warning to make the correct turn.

57 The GIS was discussed. In general, brokers are very pleased with the addition of the
58 GIS, although some have commented that it is difficult to locate on our site.

59 The Committee continued its discussion about developing a "welcome" brochure.
60 Patricia Cymbala drafted a 4-panel brochure which will be discussed with the Quinnipiac
61 Chamber at the Committee's July 12 meeting.

62 Tim Ryan said he and Mark Gingras were interviewed on a variety of EDC topics on
63 the Citizen Mike show. Tim felt the interview went well but asked EDC members to watch
64 the show on YouTube and let him know whether they feel the same.

65 ➤ **Spring advertising campaign** – Tom reviewed the advertising done in May. The next
66 article in *Wallingford Magazine* features the Retention/Incentive Committee and should
67 be out in July.

68 ➤ **Next meeting:** July 12 @10:45 a.m.

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70 • **P&Z Liaison**

71 ➤ **Update on PZC and ZBA actions** – Jim Wolfe had nothing to report on this item.

72 ➤ **Updates on Plan of Cons. & Dev., Downtown, TOD** – Kacie Costello plans to call a
73 POCD meeting this summer but Jim did not know the date yet.

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

75

76 • **Retention/Incentives** –

77 ➤ **Update on tax abatement programs** – Rosemarie Preneta said the Committee
78 discussed and reviewed drafts of three proposed tax abatement programs: Personal
79 Property Tax Incentive for Manufacturers, Real Property Tax Incentive for Manufacturers
80 and Real Property Tax Incentive for Office Development. Tim Ryan added that these are

81 not entirely new programs and are based on the programs that expired in December
82 2016; however, language was revised to reflect market opportunities. Tim said the next
83 step, if the EDC agrees, is to present the drafts to the Mayor for review. If approved by
84 the Mayor, the programs will be sent to the Town Council for their approval. **Tom**
85 **Collette made a motion to approve the draft programs as presented; Jim Wolfe**
86 **seconded the motion. By unanimous vote, the motion carried.**

87 ➤ **Update on company visits** – Rosemarie reviewed the upcoming schedule of company
88 visits for June 6 and 7. Tim Ryan said that a Certificate of Appreciation was presented to
89 R&D Precision at the May 18 company visit; the Certificate was well received.

90

91 Patricia Cymbala commented that several businesses in Middletown are renting office space
92 on a monthly basis, similar to what is being done by HUBCAP.

93

94 ➤ **Next meeting** – No meeting was scheduled.

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96 **4. Chairman's report** – Joe Mirra had no report.

97

98 **5. Staff reports/regional matters** – Tim Ryan reviewed the May report as attached to the agenda.

99 The EDC, Engineering and Planning & Zoning are working with Susan Schott, Program Planning, on
100 an application due June 23 for a Responsible Growth and TOD grant. The grant, if approved, will
101 give the Town money to conduct a design and feasibility study to focus on improving the pedestrian
102 walkability from the new railroad platform on North Colony Street to Center Street and from Rte.
103 5/Hall Avenue to the railroad tracks. Joe Mirra asked when the Town will know if the grant is
104 approved; Tim said it might take several months. If the Town does get the money, then we will have
105 to go out to bid to find a company to conduct the study.

106 As a follow-up to attending a meeting with the German-American Business Forum in Hartford,
107 Tim reported that he traveled to Boston to meet with the Deputy Consul General for Germany to
108 discuss Wallingford's strengths and how to stay in active conversations with German businesses
109 who might want to do business in CT. Regular follow-up has been planned. Also, Tim is scheduled
110 to meet with a member of the German-American Chamber of Commerce located in New York City.
111 Russ Mills said that there are currently German exchange students here in Wallingford; Joe Mirra
112 wondered if some kind of HUBCAP event could be organized with the exchange students and the
113 German-American Chamber of Commerce. *Tim Ryan will contact Sal Menzo to let him know how*
114 *the EDC is working to attract German companies in case there are opportunities for synergies.*

115 WCI purchased and received 40 new signs for the Town Center Parking Project, which will be
116 installed by the Police Department to improve visibility of public parking locations. WCI has notified

117 local businesses about the signs and hopes to be reimbursed via a business-sponsorship program;
118 response from businesses has been good so far.

119
120 **4. Chairman's report (continued) –**

- 121 • **Discussion on State regulations for manufacturing** – Jim Wolfe continued the discussion on
122 transportation by trucks of manufactured goods and the allowable weights in surrounding states.
123 He discovered that limits do exceed Connecticut's, creating an additional burden on Connecticut
124 businesses. The EDC discussed how next to proceed. It was suggested that Tim Ryan talk with
125 the Mayor about this issue. Possible conversations with Senator Fasano and the CBIA may be
126 an option to identify the scope of the issue. Jim asked to continue discussion this in September.

127
128 **6. Summer meetings** – Joe Mirra said there are no plans to hold meetings this summer.

129
130 **7. Dates to Remember** – Joe Mirra asked members to take note of the items on the agenda.

131
132 **8. Community Involvement** – Russ Mills asked when the next issue of *Wallingford Magazine*,
133 featuring the Retention/Incentive Committee, will be published; Tim answered it should be out in
134 July.

135 Joe Mirra asked when the proposed incentive programs will go to the Town Council. Tim said he
136 will first arrange to meet with the Mayor to go over the proposed changes. If the Mayor approves of
137 the proposed programs, they will then be forwarded to the Town Council for approval. *Joe Mirra*
138 *asked Tim to let the EDC know once these items are on the Council agenda; Tim said he would do*
139 *so.* Joe told the EDC that it would be beneficial to have as many EDC members at the Town Council
140 meeting as possible.

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142 **There being no further business, Ed Zavaski made a motion to adjourn the meeting at 7:30**
143 **p.m.; Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.**

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145 Sincerely,

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149 Lynn M. Wolff, Secretary