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5 **Economic Development Commission**
6 **Regular Meeting Minutes**
7 **July 14, 2014**
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11 **Members Present:** Joe Mirra, Chairman
12 Dick Nunn, Vice-Chair
13 Gary Fappiano
14 Mark Gingras
15 Rosemarie Preneta
16 Jim Wolfe

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18 **Members Absent:** Tom Collette

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20 **Others Present:** Don Roe, Ec. Dev. Coordinator
21 Tim Ryan, Ec. Dev. Specialist
22 Lynn Wolff, Secretary
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25 Chairman Joe Mirra called the regular meeting of the Economic Development Commission to order at
26 6:30 p.m.
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- 28 1. **Discussion and Possible Action on Regular Meeting Minutes dated June 2, 2014** – Mark
29 **Gingras made a motion to approve the June 2, 2014 regular meeting minutes; Dick Nunn**
30 **seconded the motion.** The secretary noted a misspelling on line 106; the word “advised” will be
31 changed to “advised”. **The motion was approved by unanimous vote.**
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- 33 2. **Review of Monthly Expenditure Report** – No report.
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- 35 3. **Chairman’s Remarks** – No remarks.
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- 37 4. **Committee Reports**
38 • **Marketing** – Mark Gingras reported the Committee discussed Route 15 signage. Also
39 discussed ideas from LT Creative regarding advertising and agreed on new print ad, which Tim
40 Ryan said was attached to his staff report for June. The Committee is considering changing the
41 hand with the plug in our current ads into a hand with a diploma and developing an ad about
42 education. Gary Fappiano cautioned against concentrating too much on low electricity; Mark
43 said they already talked about that and currently use the word “power” which has various

44 meanings. The Committee is seeking guidance/reaffirmation to see if they're on the right track
45 as far as marketing and plans to meet with CERC in the near future on this subject. Joe Mirra
46 said he is in favor of an ad that focuses on education. Tim Ryan said the current ad focuses on
47 the dependability of Town power, which is very important to our businesses. Mark finished his
48 report by saying that the Committee is planning a broker breakfast scheduled for October.

49 Mark mentioned that Tim Ryan has been invited to join SIOR (Society of Industrial and
50 Office Realtors). Tim said he was pleased to receive this invitation.

51 • **P&Z Liaison** – Jim Wolfe plans to attend a PZC meeting tonight where the EDC's proposed
52 changes to sign regulations in the I-40, I-20 and RF 40 zones will be discussed. Tim Ryan
53 worked with Kacie Costello on the application. Tim said the application proposes that the height
54 of the sign may not be higher than the approved building structure. If there is a parapet, the sign
55 may not extend more than 5 feet above the adjacent roof line. Jim said that if the application is
56 approved by the PZC, then a public hearing will be scheduled.

57 The Committee expects to next meet in September.

58 • **Retention/Incentives** – Gary Fappiano said the Committee met earlier tonight to discuss:
59 - They'd like to launch the key account program by August 1 and discussed website
60 content.
61 - Company visits are scheduled for September 25 and October 2.
62 - Discussed PA 14-174, a new statute that could provide incentives for retail businesses;
63 the Committee needs to see if it could be applied to our downtown. It will be discussed
64 further.
65 - Next meeting will be held in September.

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67 5. **Staff Reports** – Tim Ryan said staff has been working to get an out-of-state manufacturing firm who
68 is interested in two sites here in CT to choose Wallingford. Also, the June staff report (*copy*
69 *attached*) was distributed and reviewed by Tim.

70 Don Roe reported:

71 - He attended the CT Business Expo and visited with some companies exhibiting there.
72 Attended one presentation where the key points were: 1) jobs drive everything; and 2) CT
73 companies are facing the prospect of having to continue to employ older employees.
74 - In an administrative meeting with State officials about NHHS, it was said that the new lots
75 at the railroad station will be paid parking only. Town officials suggested additional
76 informational signage at the station and discussed other assistance available from the
77 State, i.e. maps for development opportunities.

- 78 - Regarding LS Power (who approached the Electric Division and the Town to discuss
- 79 expansion of the facility), no additional meetings have occurred and no written response
- 80 has been received since the last meeting.
- 81 - The new Enterprise Zone for Wallingford was approved and is contingent upon the Post
- 82 Office closing. Congresswoman DeLauro received a letter July 1 from the Postal Service
- 83 indicating that all facilities targeted for closing will be on the market January 2015. Her
- 84 office indicated that the Congresswoman thinks the Wallingford facility should be kept
- 85 open. Therefore, Don suggested that the EDC hold off doing other planning at this time.

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87 **6. Update on New State Laws:**

- 88 • Brownfields – Don Roe reported that new legislation makes it more favorable for
- 89 municipalities to be involved with brownfield projects by granting relief from the Transfer Act.
- 90 • Incentives for retail/wholesale – Don said the first step, if the Town wants to utilize this new
- 91 legislation, is for the Town to designate an “area” or “areas” for this incentive. The
- 92 Retentions/Incentives Committee will continue discussions about this legislation.

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94 **7. Regional Matters (CCAED, GNHCofC, NHMA, QCofC, REX, WA)** – Joe Mirra said that Liberty
95 Bank created a match program for the summer work program through Workforce Alliance; this will
96 allow for twice the number of jobs in our community. He thanked Liberty.

97 Dick Nunn said he attended the REX REDFO meeting held at HUBCAP; it was a very informative
98 and supportive meeting.

99 Don Roe mentioned that the Quinnipiac Chamber of Commerce will celebrate its 100th year
100 anniversary on June 12, 2015 and plans to hold a semi-formal gala on that date. Also, any
101 upcoming Chamber events, such as the Golf Tournament on September 8 and the Athena Awards
102 on October 9, will use the 100-year anniversary as its theme.

103 CCAED should meet in the near future.

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105 **9. Community Involvement** – No comments.

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107 **There being no further business, Jim Wolfe made a motion to adjourn the meeting at 7:33**
108 **p.m.; Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.**

109

110 Sincerely,

111
112 Lynn M. Wolff, Secretary

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114 Attachment

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