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5 **Economic Development Commission**  
6 **Special Meeting Minutes**  
7 **October 6, 2014**  
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11 **Members Present:**

**Joe Mirra, Chairman**  
**Dick Nunn, Vice-Chair**  
**Rosemarie Preneta**  
**Mark Gingras**  
**Jim Wolfe**

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17 **Members Absent:**

**Tom Collette**  
**Gary Fappiano**

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20 **Others Present:**

**Don Roe, Ec. Dev. Coordinator**  
**Tim Ryan, Ec. Dev. Specialist**  
**Lynn Wolff, Secretary**

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25 Chairman Joe Mirra called the special meeting of the Economic Development Commission to order at  
26 6:30 p.m.

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28 1. **Presentation by George Adair, Director of Public Utilities** – George Adair spoke about projects  
29 that Water, Sewer and Electric are in the midst of or are soon facing.

30 • **Water:**

- 31 ○ Working to install an emergency interconnect station with South Central Regional  
32 Water Authority in the Pond Hill Road area; this should be completed in the next fiscal  
33 year. Mark Gingras asked whether this new station could feed the entire Town?  
34 George said no single source from any point could serve the entire Town. Therefore,  
35 they are also working on an emergency interconnect station with Meriden.
- 36 ○ Don Roe asked if water companies have considered offering incentives; George said  
37 he wasn't aware of any companies doing this.
- 38 ○ Stream flow regulations – there is a proposed requirement to force water companies to  
39 release water based on needs of certain fish, rather than the customers. The Water  
40 Division will be keeping an eye on this and might ask the EDC's help fighting this.

41 • **Sewer:**

- 42 ○ Phosphorous – Standards for phosphorous levels have changed. At this time, the  
43 Sewer Division has done some work to the plant using biological fixes that keep the

44 numbers below the current standards. If these standards are changed again from the  
45 current 0.7 ppm to a proposed 0.1 ppm, it could be quite costly. George thinks this will  
46 be addressed again in the next legislative session and will need to be dealt with within  
47 four years when their current permit expires.

- 48 ○ There has been discussion about the problem of inflow and infiltration of rain water  
49 entering sanitary sewer systems and how to deal with this issue.
- 50 ● Electric:
  - 51 ○ After being a member of CMEEC for 20 years, the Electric Division, after four years of  
52 due diligence, left this regional organization and made the transition to become an ISO  
53 NE . They are fully functional and the transition was a success.
  - 54 ○ Conservation and Load Management – The Electric Division is handling this on its  
55 own, rather than through CMEEC, and it is going very well.
  - 56 ○ Leaving CMEEC has caused some disputes, resulting in the Town filing claims against  
57 CMEEC for past and ongoing payments being made. If Wallingford's suit is  
58 successful, CMEEC will repay the Town a substantial amount.
  - 59 ○ High electric prices in winter – During the winter, costs increase three times due to  
60 high transportation costs for natural gas. There might be a need to work with the  
61 business community to help battle these high transportation costs.

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63 Questions to George Adair included:

- 64 ● Mark Gingras asked how many large power plants might cease operations in the near future;  
65 George said there are two that he knows of.
- 66 ● Tim Ryan asked about the latest news concerning LS Power. George said a plan and timeline  
67 for various contracts has been sent to them and it is hoped that the exchange of documents  
68 will be completed by the end of October.
- 69 ● Don Roe asked about whether the pending sale of ATT to Frontier will have any impact on  
70 utilities; George said he isn't aware of any.
- 71 ● Tim Ryan said he wanted to thank George Adair and his staff for all the help they have given  
72 to EDC staff; they have been very helpful.

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74 **2. Discussion and Possible Action on Special Meeting Minutes dated September 8, 2014 – Mark**  
75 **Gingras made a motion to approve the September 8, 2014 special meeting minutes; Jim Wolfe**  
76 **seconded the motion. The motion was approved by unanimous vote.**

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78 **3. Review of Monthly Expenditure Report – Don Roe reviewed FY2013-14 year-end figures as well**  
79 **as current expenses; he feels, with 16% of the budget spent, we are on track.**

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81 **4. Chairman's Remarks** – Joe Mirra had no remarks.

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83 **5. Committee Reports**

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- **Marketing** – Regarding signage on Route 15, Tim Ryan said that Oakdale Storage might allow an EDC sign to be placed on its property. SignLite is preparing a mock-up of a “plow” sign and the committee will meet on October 21 to see if the owner, committee members and staff can agree on a location. Jim Wolfe asked if our erecting a sign on the Oakdale Storage property will affect their sign allowance; *Don Roe said he would talk to the Town Planner to make sure it does not.*

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90 Jim Wolfe said he went to local hotels to ask if our EDC pens could be put in each hotel  
91 room; none of the hotels were agreeable.

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Next meeting: October 22 at 10:45 pm.

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- **P&Z Liaison** – Jim Wolfe said there were no activities in the last month. However, at a recent company visit, it was learned that the company might be building a few facility in Town. He hopes to have more to report next month.

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97 Joe Mirra asked if anything has been done on the YLB; Don Roe said he hasn't had time  
98 recently.

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The Committee will meet on November 3 if needed.

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- **Retention/Incentives** – Rosemarie Preneta said the Member Area on the web site is now on-line. To date, no members have used it. Don Roe wondered how frequently to monitor this area. Mark Gingras suggested that the EDC email staff whenever a Commissioner completes an entry; members agreed.

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*Staff will contact Gary Fappiano regarding a possible November meeting.*

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105 **6. Staff Reports** – Tim Ryan distributed and reviewed the September staff report; highlights as follows:

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- Holo-Krome update – They will be holding a job fair through Workforce Alliance;
- Data Center update – There are two Wallingford sites under consideration;
- Tim attended a SIOR meeting, by special invitation; he felt it was a great networking event;
- An out-of-state manufacturing firm is considering using a portion of the old Eyelet Specialty property;
- Broker Breakfast – planning is underway;

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112 The EDC had an extensive discussion regarding downtown issues; *staff will send out past plans*  
113 *of development to the EDC.* After the EDC reviews the plans, a meeting should be scheduled with  
114 the Mayor.

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115 Don Roe said he thought Ginny Kozlowski of REX should be invited to the November or  
116 December meeting; the EDC members suggested the December meeting.

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118 **7. Discussion on committee structure and bylaws** – A copy of the current bylaws was distributed to  
119 the members present; it was agreed to discuss this again at an upcoming meeting.

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121 **8. Regional Matters (CCAED, GNHCofC, NHMA, QCoFC, REX, WA)**

122 Don suggested that the reporting of regional matters be done on a quarterly basis and that  
123 upcoming event dates should be dealt with on a monthly basis. Joe Mirra suggested combining  
124 regional matters with staff reports and, in its place, important dates could be reviewed as an agenda  
125 item. Members agreed.

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127 **9. Community Involvement** – Mark Gingras reported on a meeting he attended regarding fiscal  
128 sustainability. He found it very interesting and informative.

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130 **There being no further business, Jim Wolfe made a motion to adjourn the meeting at 8:50**  
131 **p.m.; Mark Gingras seconded the motion. By unanimous vote, the motion carried.**

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133 Sincerely,

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Attachment

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Lynn M. Wolff, Secretary