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5 **Economic Development Commission**  
6 **Special Meeting Minutes**  
7 **February 6, 2017**  
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10 **Present:** Joe Mirra, Chair  
11 Jim Wolfe, Vice-Chair  
12 Patricia Cymbala, Commissioner  
13 Mark Gingras, Commissioner  
14 Rosemarie Preneta, Commissioner  
15 Hank Baum, Alternate  
16 Russ Mills, Alternate  
17 Ed Zavaski, Alternate  
18

19 **Absent:** Tom Collette, Commissioner  
20 Gary Fappiano, Commissioner  
21

22 **Others Present:** Lynn Wolff, Secretary  
23 Kacie Costello, Town Planner  
24 Frank DiCristina, Quinnipiac Chamber  
25 Matt Zabierek, Record-Journal  
26 Jessica Wysocki  
27  
28

29 Chair Joe Mirra called the special meeting of the Economic Development Commission to order at 6:03  
30 p.m. Mr. Baum and Mr. Mills agreed to serve as voting members in the absence of Commissioners  
31 Collette and Fappiano.  
32

33 **1. Presentation and discussion with Kacie Costello, Town Planner** – Kacie Costello, Town  
34 Planner, gave a presentation about Planning and Zoning; *a copy of the overview is attached*. She  
35 feels the EDC and Planning & Zoning have a good relationship and work closely together. During  
36 her presentation, Kacie answered some questions about blight, the noise ordinance and whether  
37 more workshops with Planning & Zoning will be scheduled concerning the IX/I-5 zones. Mark  
38 Gingras and others told Kacie that the EDC feels strongly that if the EDC makes suggestions to the  
39 Planning & Zoning Commission, that the PZC will listen and the EDC appreciates the relationship it  
40 has with the Planning Office and the Commission. Chair Mirra thanked Kacie for coming tonight and  
41 for the thorough presentation. Kacie Costello left at approximately 8:00 p.m.  
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- 43 2. **Election of Officers** – Rosemarie Preneta made a motion nominating Joe Mirra as Chair and  
44 Jim Wolfe as Vice-Chair; Patricia Cymbala seconded the motion. By unanimous vote, the  
45 motion carried.
- 46
- 47 3. **Discussion and Possible Action on Regular Meeting Minutes dated January 9, 2017** – Jim  
48 Wolfe made a motion to approve the minutes as drafted; Rosemarie Preneta seconded the  
49 motion. By unanimous vote, the motion carried.
- 50
- 51 4. **Review of Monthly Expenditure Report** – No comments on the December report.
- 52
- 53 5. **Committee Reports**
- 54 • **P&Z Liaison** –
- 55 ➤ **Report on PZC and ZBA actions** – Jim Wolfe reported he met with Kacie Costello, EDC  
56 staff and some developers to discuss the IX/I-5 zones and the zones' requirements for  
57 50% open space and for a 50-foot setback for front boundaries. Developers felt 50%  
58 open space requirement is too high and that a 25-foot setback would be desirable.  
59 Discussions on these requirements will continue.
- 60 ➤ **Updates on: Plan of Cons. & Dev., Downtown, TOD** – Patricia Cymbala attended the  
61 POCD Implementation Committee (POCDIC) meeting and reported that the Committee  
62 discussed the items of highest priority; she said that tax incentives and marketing were  
63 the EDC's highest priorities. The Committee members were also asked if next year's  
64 budget will contain any money related to the POCD. Jim Wolfe thought that now might  
65 be a good time to budget for a traffic study for the Research Parkway extension. He also  
66 mentioned that if there is any development to the properties behind the Hilton Garden  
67 then the Rt. 68/I-91 overpass will also need improvements, since the overpass was at  
68 max after the hotel was completed. Patricia said the POCDIC plans to meet again before  
69 budget time.
- 70 ➤ **Next meeting** – None scheduled.
- 71
- 72 • **Marketing** –
- 73 ➤ **Update on projects: GIS, Signage (Barnes Park, Route 15)** – Mark Gingras said the  
74 Marketing Committee met recently (January 11) and discussed development of a  
75 welcome package brochure (being worked on with the Quinnipiac Chamber of  
76 Commerce). Joe Mirra suggested this brochure contain school contact numbers. Also,  
77 Marketing committed to doing a four-part ad/story series with *Wallingford Magazine*.  
78 Interviews with each of the four Committees will be done. The Planning & Zoning Liaison

79 Committee was scheduled to be first and that interview has already been completed. The  
 80 Marketing Committee also discussed the possibility of illuminating the highway signs;  
 81 approved the marketing portion of the EDC's budget (in which the Committee's aim was  
 82 to keep the request the same as in 2016-17); discussed the progress of the GIS, which is  
 83 now in a formative stage and will soon be ready to show to the Mayor and EDC; and  
 84 discussed removal of all current Barnes Park signage, due to disrepair and incorrect  
 85 information.

86 Hank Baum complimented the Marketing Committee on the business video that was  
 87 shown at the Mayor's State of the Town. He asked if the video is available on YouTube;  
 88 *Mark Gingras said it is on the EDC web site and will check to see if it is also available on*  
 89 *YouTube.*

90 ➤ **Next meeting** – March 17, 2017 at 10:45 a.m. at Quinnipiac Chamber of Commerce

91

92 ● **Retention/Incentives** – Rosemarie Preneta said the Committee plans to meet on February 16  
 93 and will have a report for the March EDC meeting.

94 ➤ **Next meeting** – February 16, 2017 at 3:30 p.m.

95

96 **6. Chairman's report** –

97 ● **Discussion and possible action on 2017-18 Budget** – A draft budget was distributed to the  
 98 EDC. After a brief discussion, **Jim Wolfe made a motion to approve the budget for 2017-18**  
 99 **as drafted:**

100	Transportation	\$ 1,000
101	Promotional Expenses	30,050
102	Office Exp. & Supplies	2,900
103	Dues & Fees	2,000
104	Capital - billboard	6,000

105

106 **Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.**

107

108 **7. Staff reports/regional matters** – The January report (*copy attached*) was distributed for the EDC to  
 109 review. Chair Mirra said that Tim Ryan will try to have this report ready to go out each month with  
 110 the meeting agenda so members can have time to read it before the meeting.

111

112 **8. Dates to Remember** – Joe Mirra reminded members of the upcoming meeting on February 15 with  
 113 the Planning & Zoning Commission regarding the EDC's request for a language change in the IX/I-5.  
 114 He requested that all EDC members attend if possible. Also, the next regular EDC meeting will be  
 115 March 6; Rosemarie Preneta and Mark Gingras both said they will not be able to attend.

116

117 **9. Community Involvement** – No items.

118

119 **There being no further business, Hank Baum made a motion to adjourn the meeting at 7:40**

120 **p.m.; Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.**

121

122

Sincerely,

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Lynn M. Wolff, Secretary

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Attachments

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EDCRMin20617DrNotApp

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