

**Economic Development Commission
Special Meeting Minutes
March 4, 2013**

Members Present:

- Joseph Mirra, Chairman**
- Richard Nunn, Vice-Chair**
- Tom Collette**
- Gary Fappiano**
- Mark Gingras**
- Rosemarie Preneta**
- Jim Wolfe**

Others Present:

- Doreen DeSarro, Bus. Recruiter**
- Don Roe, Ec. Dev. Coordinator**
- Lynn Wolff, Secretary**
- Kacie Costello, Town Planner**
- Craig Fishbein, Town Councilor**

Chairman Joe Mirra called the meeting of the Economic Development Commission to order at 6:05 p.m.

1. Guest: Kacie Costello, Town Planner, regarding IHZ – The EDC introduced themselves to Kacie Costello and welcomed her to this meeting. Kacie gave an overview of the Incentive Housing Zone (IHZ). Jim Wolfe asked about the extent of state involvement. Kacie said

Don Roe, Gary Fappiano and Rosemarie Preneta arrived at approximately 6:15 p.m.

that if the proposal is endorsed by the Town Council, it will be submitted to OPM for preliminary approval. It then comes back to the Town’s Planning & Zoning Commission for adoption and the Town would be eligible for \$50,000 grant. Jim asked if the State can override our application; Kacie said she feels we will have more control over the development under this program than we normally have. Any disputes would have to be settled in court. Although the State has jurisdiction over any proposed changes to these regulations, their interest is mainly with the affordable housing component. Jim said he likes what is proposed except he would like the word “glass” removed as a permitted building façade material from Sec. 4 b. Materials and Colors; use of this material would not fit the area. Joe Mirra asked how the Planning & Zoning Commission feels about this proposal; Kacie said she thinks most members are generally in support.

43 Craig Fishbein arrived at approximately 6:25 p.m.

44

45 Joe Mirra asked if Councilor Fishbein had an opinion on the IHZ; he is of the opinion that the
46 Town should not take any State money for this project but should develop a project on its own.

47 Kacie said that several items were brought up as a result of the joint meeting with the Town
48 Council, including parking, building height and traffic. Jim said that the design of the new
49 railroad station is somewhat modern; does that impact what the area will look like for the
50 development? Kacie said that the Town will provide some input for the new station's design; a
51 somewhat modern design should not have a great impact on the design of that section of the
52 IHZ. The EDC thanked Kacie for attending the meeting.

53

54 Kacie Costello and Councilor Fishbein left at approximately 6:40 p.m.

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56 Jim Wolfe said he intends to attend tonight's PZC workshop and asked if the EDC supports
57 the IHZ. Don Roe indicated that the issue of State involvement may not be relevant to the
58 EDC's position. The EDC could be supportive of the zone itself. **Mark Gingras made a
59 motion that the EDC support the proposed IHZ zoning amendment with the removal of
60 the word "glass" from Sec. 4 b.; Gary Fappiano seconded the motion. By unanimous
61 vote, the motion carried.**

62

63 **2. Discussion and Possible Action on Regular Meeting Minutes dated February 4, 2013 –**
64 **Mark Gingras made a motion to approve the February 4, 2013 regular meeting minutes as**
65 **drafted; Jim Wolfe seconded the motion. By unanimous vote, the motion carried.**

66

67 **3. Review of Monthly Expenditure Report - 2013 –** Don Roe said that underruns, if any, for the
68 current budget will be discussed at the April meeting.

69

70 **4. Staff Reports -** Doreen DeSarro distributed and reviewed the February marketing report (*copy*
71 *attached*).

72 Dick Nunn asked Jim Wolfe about the downtown benches. Jim said that the design of the
73 plaques should be finished within a week or so and he plans to take this to the next WCI
74 meeting for approval.

75

76 Jim Wolfe left at about 6:50 p.m.

77 Don Roe distributed a copy of the objectives for each Committee; there were no comments.
 78 He also distributed a copy of the cover letter to the Mayor concerning the 2013-14 budget. Don
 79 said that two Management Re-employment workshops have been held and one more is
 80 scheduled for this Friday, March 8. He suggested compiling some of the remarks from these
 81 workshops for later use and some follow-up should also be done; the EDC liked this suggestion.
 82

83 **5. Committee Reports**

- 84 • **Marketing** – Tom Collette said the Committee met and worked on the 2013-14 budget, the
 85 banners to be used at upcoming expos, and the 3-year matrix.
- 86 • **P&Z Liaison** – Joe Mirra said there was nothing further to report.
- 87 • **Retention/Incentives** – Gary Fappiano reported two company visits were held in February
 88 (Anthem Blue Cross/Blue Shield and Healthy CT); both visits were very interesting. The
 89 Committee continues to work on a key account program and hope to develop a list of
 90 companies that staff considers up-and-coming as well as those companies that are “critical”
 91 and should be monitored. Also, the Committee will continue to work on a review of the
 92 incentive programs.

93

94 **6. Regional Matters** – Joe Mirra said that, for future meetings, these organizations will handled as
 95 a group, instead of individually. Doreen DeSarro said that a surplus of CCAED money was
 96 recently found; it should be enough to cover the cost of Wallingford’s e-newsletters for next
 97 fiscal year.
 98

99 **7. Community Involvement** – Dick Nunn is reading the book and plans to attend the next meeting
 100 of Wallingford 100 Mindset Program.
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102 **There being no further business, Tom Collete made a motion to adjourn the meeting at**
 103 **7:25 p.m.; Mark Gingras seconded the motion. By unanimous vote, the motion carried.**

104
 105 Sincerely,

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 107
 108 Lynn M. Wolff, Secretary
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110 Attachment