

1
2
3
4
5
6 **Economic Development Commission**
7 **Special Meeting Minutes**
8 **August 26, 2013**
9

10
11 **Members Present:** Joseph Mirra, Chairman
12 Richard Nunn, Vice-Chair
13 Tom Collette
14 Gary Fappiano
15 Mark Gingras
16 Rosemarie Preneta
17 Jim Wolfe
18

19 **Others Present:** Doreen DeSarro, Bus. Recruiter
20 Don Roe, Ec. Dev. Coordinator
21 Lynn Wolff, Secretary
22

23 Chairman Joe Mirra called the special meeting of the Economic Development Commission to order at
24 6:33 p.m.
25

26 **1. Discussion and Possible Action on Special Meeting Minutes dated July 23, 2013 – Mark**
27 **Gingras made a motion to approve the July 23, 2013 meeting minutes as drafted; Jim**
28 **Wolfe seconded the motion. The minutes were approved by unanimous vote.**
29

30 **2. Review of Monthly Expenditure Report** – There were no questions or comments on this report.
31

32 **3. Staff Reports** - Doreen DeSarro distributed and reviewed the July “Marketing Report” (*copy*
33 *attached*).
34

35 Rosemarie Preneta arrived at 6:37 p.m.
36

37 Doreen reminded Commissioners about staffing the EDC booth at the Tech Top 40 trade
38 show on September 26 at the Oakdale. Gary Fappiano, Rosemarie Preneta and Tom Collette
39 agreed to help. Doreen also told the EDC that WCI has decided not to do the “Friday Nights at
40 the Gazebo”; the money EDC budgeted for assisting with those events will be used for downtown
41 directional signage, for events such as the TWIST Soccer Tournament.

42 Don Roe said the job description for Doreen's position is in the Personnel Director's hands; he
43 expects to be meeting with him this week before meeting with the Mayor. It is hoped that the job
44 will be advertised around Labor Day.

45 Don updated members regarding the highway sign along the Merritt. He walked the site again
46 and will contact Masonic to continue the discussion about the location of our sign on their
47 property.

48

49 Dick Nunn arrived at 6:44 p.m.

50

51 Don distributed a flyer about an upcoming fundraising golf tournament for SCOW and the
52 Kiwanis Scholarship Fund; if anyone is interested in attending this event, he will forward the
53 e-mail to them.

54

55 4. Committee Reports

56 • **Marketing** – No report.

57 • **P&Z Liaison** – Jim Wolfe said the Planning & Zoning Commission is holding a special
58 meeting this evening regarding the Incentive Housing Zone and he plans to attend.

59 • **Retention/Incentives** – Gary Fappiano said he, Mark Gingras and Jim Wolfe met with Bob
60 Winston of Winston Hospitality (WH) to listen to his presentation about the hotel project. Gary
61 says there is a \$4-500,000 gap between what WH wants by way of a tax abatement and what
62 the EDC is currently willing to recommend. He asked that the other attendees share their
63 thoughts.

64 Jim said he feels the proposal by WH is out of our realm. Most of our dealings have been
65 with manufacturers. This project, as proposed by WH, could hurt us and our local developers.
66 For example, Logan Steel, whose building was in worse shape, never got a tax break. If we
67 go forward with the requested real property tax break, it will hurt our standing with other
68 businesses in Town. Although it was a good presentation and it made a lot of sense
69 financially for his company, Jim does not see it working in Wallingford.

70 Mark Gingras said Mr. Winston made a compelling point for why we should recommend
71 the Town grant WH his real property proposed tax incentive. During that meeting, Mark asked
72 what the building is actually going to be worth? Completion of this hotel would do something
73 for that area. Mark did ask Mr. Winston if he would be OK with the Town including a "claw-
74 back" clause whereby the Town would be reimbursed for tax abatement should WH flip the
75 project within a certain number of years. Mr. Winston said that the Town would stay whole.

76 Jim reminded members that the tax incentive doesn't start until the company gets its CO.
 77 Also WH said the neighbors are paying a lot less in taxes but he was including parcels that
 78 contain wetlands; you can't compare those properties.

79 The EDC then asked about what incentives Bristol-Myers Squibb received; staff
 80 remembered some of the details but said they would have to review this and send the
 81 information to the EDC.

82 **Tom Collette made a motion to continue to recommend to the Town that a 25%**
 83 **reduction in assessment be implemented; Dick Nunn seconded the motion. By**
 84 **unanimous vote, the motion carried.**

85
 86 Jim Wolfe left the meeting at 7:25 p.m.

87
 88 **6. Regional Matters (CCAED, GNHCofC, NHMA, QCofC, REX, WA** – Doreen DeSarro said she,
 89 Joe Mirra and Dick Nunn recently met with Ginny Kozlowski of REX. Ginny is now Executive
 90 Director of both REX and the New Haven EDC. With this reorganization, there will be some
 91 sharing of staff but received assurance that services will not suffer. Items continuing under REX
 92 include: CEDs, brownfields funding, upcoming trade shows, another Cash Mob and an innovation
 93 hub. Joe Mirra said he doesn't have a problem continuing our membership with REX at this time
 94 but wants to talk about it again during budget discussions.

95 Dick Nunn asked if the Quinnipiac Chamber of Commerce might be merging with another
 96 Chamber? Don said he knows that this idea has been discussed earlier at a board workshop but
 97 doesn't know if that is in play.

98
 99 **7. Community Involvement** – No comments

100
 101 **There being no further business, Gary Fappiano made a motion to adjourn the meeting at**
 102 **7:40 p.m.; Mark Gingras seconded the motion. By unanimous vote, the motion carried.**

103
 104 Sincerely,
 105
 106
 107 Lynn M. Wolff, Secretary
 108

109 Attachment
 110
 111
 112
 113 EDCSMMin82613DrNotApp