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**Economic Development Commission  
Special Meeting Minutes  
September 9, 2013**

**Members Present:** Joseph Mirra, Chairman  
Richard Nunn, Vice-Chair  
Tom Collette  
Gary Fappiano  
Rosemarie Preneta  
Jim Wolfe

**Members Absent:** Mark Gingras

**Others Present:** Doreen DeSarro, Bus. Recruiter  
Don Roe, Ec. Dev. Coordinator  
Lynn Wolff, Secretary  
John LeTourneau, Town Councilor

Chairman Joe Mirra called the special meeting of the Economic Development Commission to order at 6:02 p.m.

**1. Discussion and Possible Action on Special Meeting Minutes dated August 26, 2013 – Jim Wolfe made a motion to approve the August 26, 2013 special meeting minutes as drafted; Dick Nunn seconded the motion. The minutes were approved by unanimous vote.**

**2. Review of Monthly Expenditure Report – No report.**

Gary Fappiano arrived at 6:04 p.m.

**3. Staff Reports - Doreen DeSarro distributed and reviewed the August “Marketing Report” (copy attached). Doreen asked Commissioners about staffing the EDC booth at the Tech Top 40 trade show on September 26 at the Oakdale. Gary Fappiano and Rosemarie Preneta agreed to help. Gary Fappiano said Tom Collette would not be able to assist, as stated last month. Doreen said she would register Gary and Rosemarie for this event this week. Don Roe will deliver the set-up materials at 4:30 p.m. Regarding downtown matters, Doreen said that 2 businesses have applied for façade grants; WCI is working with the BOE on leasing space for a student art gallery and café**

43 to be run by high school students; the last Saturday for the Gardeners' Market is September 14;  
44 Celebrate Wallingford will be held on October 5 and 6; and the Adopt-A-Bench program could begin  
45 as early as October. Dick Nunn asked about the bench program; Jim Wolfe reported that WCI has  
46 everything in place for the launch of the program. Doreen also passed around a flyer about New  
47 Haven Chamber Day at the Yale Bowl; tickets are free to any interested EDC member.

48 Jim Wolfe told staff that the landing page pictures on the website are not visible; it's just a black  
49 box. *Web Solutions will be contacted on Tuesday to fix this.*

50 Don Roe reported that the Business Development Specialist position is now being advertised. It  
51 has not yet been decided if a blended panel (with EDC members) or a 2-panel process will be used.  
52 Don hopes a decision will be made this week. Don said staff has started working on the list of  
53 companies to be contacted for fall company visits; any suggestions by the EDC should be given to  
54 the office. *Staff will send out the list of those companies the Town has already visited or contacted*  
55 *for visit, as well as the draft list Doreen has already created.*

56

#### 57 **4. Committee Reports**

58 • **Marketing** – No report. Rosemarie Preneta asked if staff had made contact with Masonic about  
59 the highway sign. Don Roe said he just sent Masonic a letter today; in it he mentioned another  
60 location on Masonic property that could work for the sign's relocation. Gary Fappiano said he  
61 (and possible Mark Gingras) will look at this new possible location as well.

62 • **P&Z Liaison** – The Planning & Zoning Commission (PZC) held a special meeting regarding the  
63 Incentive Housing Zone last month and Jim Wolfe reported that many of the smaller issues  
64 were addressed. One issue yet to be addressed is whether or not a traffic study should be  
65 done. Jim said he thinks the PZC plans to discuss the IHZ with the Town Council at their  
66 September 30 meeting.

67 • **Retention/Incentives** – Gary Fappiano asked what was happening with the Winston Hospitality  
68 project. Mr. Winston called Doreen DeSarro to ask what the EDC decided; she said that the  
69 EDC is interested in the project going forward; is willing to go before the Town Council to  
70 recommend the inclusion of hotels in the I-5 real property tax abatement program; and is also  
71 agreeable to asking the Town Council to increase the tax abatement from 20% to 25%. Mr.  
72 Winston again said that wasn't enough to make his project happen. Mr. Winston expressed  
73 frustration with the EDC's decision and plans to relook at his numbers.

74 Gary Fappiano said that the Committee plans to discuss the Key Account Program at next  
75 month's meeting. They might need help from other Commissioners with this program. The  
76 Committee continues to work on the incentive tax programs.

77 Jim Wolfe said Jonathan Gavin talked with him about the taxes, assessments and possible  
78 tax abatements for his buildings. Mr. Gavin doesn't think the assessment and taxes were

79 correct; he is considering a suit against the Town. He is also considering an addition to a  
80 building, which he estimates would result in the need to hire 40 more employees.

81

82 Tom Collette arrived at 6:34 p.m.

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84 Joe Mirra wondered if we should ask the Assessor to come to a meeting to explain what  
85 happened. *The EDC asked staff to check with the Assessor's Office and the Law Department*  
86 *to see what's happening with Mr. Gavin's concern. Is there anything the EDC can do? Jim*  
87 *Wolfe asked that Don get back to him.*

88

89 5. **Regional Matters (CCAED, GNHCofC, NHMA, QCofC, REX, WA** – Don Roe distributed a QCC  
90 flyer about a Business After Hours at MidState in Meriden. He also distributed information about  
91 the annual UIL Economic Development Conference on October 1; anyone interested in going  
92 should let the office know. Also, Doreen DeSarro and Don will be attending a CCAED meeting this  
93 week and meet with the new economic development person for Meriden.

94

95 6. **Community Involvement** – No comments

96

97 **There being no further business, Tom Collette made a motion to adjourn the meeting at 6:46**  
98 **p.m.; Jim Wolfe seconded the motion. By unanimous vote, the motion carried.**

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Sincerely,

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Lynn M. Wolff, Secretary

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Attachment

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