

Town of Wallingford
Economic Development Commission
45 South Main Street, Room 311
Wallingford, CT 06492

January 17, 2024

TO: Members of the Economic Development Commission
FROM: Stacey Hoppes, EDC Secretary
SUBJECT: Regular Meeting Agenda – Monday, January 22, 2024 @ 6:30 p.m.

LOCATION: Town Hall, Room 315
45 South Main Street
Wallingford, CT 06492

1. Pledge of Allegiance
2. Discussion on Regular Meeting Minutes dated December 18, 2023 (*attach.*)
3. Review of Monthly Expenditure Report – December 2023 (*attach.*)
4. Election of Officers
5. Update: Historic Railroad Station Re-Use Project
6. Update: Sign Regulations
7. Update and discuss: Yalesville Limited Business District (YLB) Zone
8. Update and discuss: T-30 (Tracy) Zone
9. Update: Town Center Electric Discount Program for Businesses
10. Update and discuss: IX Zone
11. Committee remarks:
 - Marketing, Retention & Incentives
 - Update on committee activities
 - **Next meeting:**
 - P&Z Liaison
 - Update on committee activities
 - **Next meeting:**
12. Staff report/regional matters
13. Chair's remarks
14. Other community business (*vote*)

Dates to Remember:

01/23 – TC Meeting
02/01 – State of the Town
02/14 – PZC Meeting

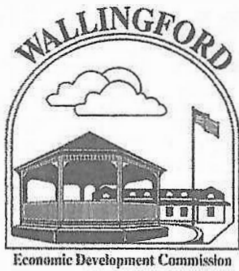
ec: EDC Members
Town Council (via T. Clerk)
Kevin Pagini, P&Z
Mayor's Office

Maribel Carrion, QCC
Ray Andrews, QCC
GovMedia
Town Clerk's Office (for posting)

NH Reg., Htfd. Courant, R-J
Website, Rosemarie Preneta
Jessica Wysocki, Bill Comerford

Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five days prior to meeting date.

EDCRMAG012224



Town of Wallingford
Economic Development Commission
45 South Main Street, Room 311
Wallingford, CT 06492

Economic Development Commission
Regular Meeting Minutes
December 18, 2023

Present:

Joe Mirra, Chair
Hank Baum, Commissioner
Jim Wolfe, Commissioner
Rob Fritz, Commissioner
Anthony Bracale, Commissioner
Tim Ryan, Commissioner
Gary Fappiano, Alternate

Absent:

Mark Gingras, Vice-Chair
Patty Powers, Alternate
Patricia Cymbala, Alternate

Others Present:

Don Crouch, Economic Development Specialist
Stacey Hoppes, Secretary

Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:30 p.m.

1. **Pledge of Allegiance** – Chair Mirra led the Commission in the Pledge of Allegiance.
2. **Discussion on Regular Meeting Minutes dated November 20, 2023** – Hank Baum made a motion to approve the minutes as drafted; Anthony Bracale seconded the motion. The minutes were unanimously approved.
3. **Review of Monthly Expenditure Reports/November 2023** – Hearing no questions or comments Chair Mirra went onto the next agenda item.
4. **Update and discuss: Historic Railroad Station Re-Use Project** – Mirra updated that a letter was sent to the Town Council requesting input for the RFP (*attached*). The EDC agrees that foot traffic should be a main focus when figuring the best use of the building. Continuing the discussion at the January meeting.
5. **Update and discuss: Sign Regulations** – The Town Planner, Kevin Pagini and Zoning Enforcement Officer, Amy Torre are continuing to work on changes to the regulations. Workshops will be held around January/February. Once we have date(s) for workshop(s) they will be sent to the commission.
6. **Update and discuss: Yalesville Limited Business District (YLB) Zone** - The commission is gathering information on the possibility of expanding/changing the YLB district. Discussion will continue at the January meeting.

- 50 7. **Update and discuss: Proposed Text Amendment for EV Charging Station/PZC Agenda**
51 **item** – Hank Baum, P&Z Liaison Chair, sent a letter of “no position” to the PZC on December
52 7. Crouch reviewed the updates to the proposed text amendment regarding parking spaces
53 and secondary retail operations. Baum stated that the Town’s POCD includes verbiage
54 referring to EV Charging stations. (Chart on page 24: Promote energy conservation through
55 Town operations, infrastructure, and services: Support efforts to provide electric vehicle
56 charging stations at key facilities including retail hubs, large offices, Town parking facilities,
57 and NHHS train station.) **Hank Baum made a motion to send an updated letter to the PZC**
58 **stating that the EDC is in favor of the text amendment change, with the addition of the**
59 **need for a Special Permit. Jim Wolfe seconded the motion. Motion approved**
60 **unanimously.**
61
- 62 8. **Update and discuss: T-30 (Tracy Zone)** – There was a brief conversation regarding the
63 businesses in this zone. The commission would like to take a look at the possibilities of
64 improving the area, creating improvements and the opportunity for business expansion. There
65 are some zoning violations in the area that need to be addressed. The commission would like
66 to extend an invite to Zoning Enforcement Officer, Amy Torre and Town Planner, Kevin Pagini
67 to attend the January EDC meeting to discuss how the EDC can help.
68
- 69 9. **Discussion: Town Center** – Wallingford Center Inc. (WCI) invited Don Crouch and Joe Mirra
70 to attend their January Board meeting to be part of discussions regarding the town center and
71 the historical railroad station. Crouch and Mirra will attend.
72
- 73 10. **Update and discuss IX Zone** – Mirra requested to update the letter previously sent to
74 property owners/landlords in the IX zone and to send it out by January 15, 2024.
75
- 76 11. **Committee Remarks:**
77
- 78 • **Marketing, Retention & Incentive Committee Update:**
 - 79 ▪ EDC is going to run a 1/3 page print ad in the January 2024-CT Spot Light issue of
 - 80 Site Selection Magazine. It will also include a digital banner on the Site Selection
 - 81 website from January 2024 – December 2024. Cost is \$2,800.00. The ad has a QR
 - 82 Code that will bring those who scan it to the EDC Contact page on our website.
 - 83 Staff will update the contact form page with ideas like an electric rate comparison,
 - 84 site consult, etc....to entice businesses to reach out to Wallingford.
 - 85 ▪ Broker’s Breakfast will be on February 29, 2024. Currently working on invite list.
 - 86 ▪ Next meeting – None scheduled
 - 87
 - 88 • **Planning & Zoning Liaison Committee Update:** Baum went over the PZC items
89 approved in December.
 - 90 ▪ 5 Research Parkway subdivision application for the day care building has been
 - 91 approved and is on the market for \$3.1MM.
 - 92 ▪ 55 Kondracki Lane was approved at the December PZC meeting.
 - 93 • Baum reviewed the items on the PZC January 10th agenda.
 - 94 ▪ 10 Mansion Lane - zone change (R-18 to DD-40).
 - 95 ▪ 300 Church St. - Special Permit (restaurant, retail, office to restaurant, retail,
 - 96 office & residential)

- 97 ▪ 898 Church St. – Site Plan (multi-family residential under 8-30g) 22 units with
- 98 1/3 affordable housing.
- 99 ▪ 28 North Colony St. – Site Plan (retail, restaurant, residential)

100

101

102 **12. Staff Report/regional matters** – Crouch noted that he attended a department head meeting

103 with the Mayor Elect, Vincent Cervoni. One main focus of Cervoni’s is updating technology.

104 Crouch is meeting with Town Planner, Town Assessor and other department heads to talk

105 about options for online permitting and processing, upgrades to our current GIS systems, and

106 more.

- 107 • Mayor Elect Cervoni is looking forward to participating in the EDC’s Mayor Company
- 108 Visit Program and would like to visit 3 to 4 businesses per month. EDC is currently
- 109 building a list of businesses with the Marketing, Retention & Incentives Committee.

110

111 **13. Chair’s remarks** – Chair Mirra wished everyone a Happy Holiday!!!

112

113 **There being no further business, Jim Wolfe made a motion to adjourn the meeting at 8:00**

114 **p.m.; Anthony Bracale seconded the motion. By unanimous vote, the motion carried.**

115

116

117 Sincerely,

118 

119 Stacey Hoppes, Secretary

120

EXPENDITURES THROUGH 12/31/23

6/12 = 50%

FOR 2024 06

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
10011050 ECONOMIC DEVELOPMENT COMMISSIO							
10011050 51000 REGULAR SALARIES &	89,039	89,039	42,122.34	6,849.16	.00	46,916.66	47.3%
10011050 55110 TRANSPORTATION REIM	1,500	1,500	.00	.00	.00	1,500.00	.0%
10011050 55405 PROMOTIONAL EXPENSE	30,250	30,250	5,432.00	2,271.00	1,733.00	23,085.00	23.7%
10011050 56100 OFFICE EXPENSES & S	1,700	1,700	740.67	.00	791.33	168.00	90.1%
10011050 58810 DUES AND FEES	2,500	2,500	.00	.00	.00	2,500.00	.0%
TOTAL ECONOMIC DEVELOPMENT COMMIS	124,989	124,989	48,295.01	9,120.16	2,524.33	74,169.66	40.7%
TOTAL EXPENSES	124,989	124,989	48,295.01	9,120.16	2,524.33	74,169.66	
GRAND TOTAL	124,989	124,989	48,295.01	9,120.16	2,524.33	74,169.66	40.7%

** END OF REPORT - Generated by Brian Naples **

Economic Development Staff Report

January 2024

The following summarizes Economic Development activities for January 2024.

Business Attraction activities

- CGI Digital working on video updates. Mayor taped his intro.
- Initial response has been good for the Broker's Breakfast – Feb 29, 2024
- Created/submitted ad for Site Selection magazine.
- Spoke with local realtor regarding non-listed property on future listing and options for the site.
- Town Planner and I coordinated a meeting with 9 other town departments to discuss the business workflow from planning to grand opening for town digital platform.
- Met with new broker to discuss Wallingford and the Broker Breakfast.
- Contacted two local developers regarding Town Center.

Business Retention & Expansion activities

- Spoke with local business looking to relocate within town.
- Discussed Gateway District with Town Planner and will be scheduling meeting with Joe and Kevin.
- Discussed with Town Planner the IX mailer, his updates, and timeline.
- State of the Town invites were sent out.
- Met with Assistant Building Official Lou Coppola on 2023 Top 33 projects in town.
 - Top 33 included projects at BYK, Nel Hydrogren, CT Lottery, Amazon, etc.

Community Engagement

- Chamber – attended grand opening at real estate company with Mayor and Town Councilor Reynolds.
- WCI – Joe Mirra and I attended the January WCI Board meeting. Spoke about collaboration in the Town Center and getting all the different stakeholders on the same page. Liz Davis and I spoke about meeting monthly to talk about the Town Center. Met with Liz to discuss outdoor dining, mailer to Town Center. She is wondering if EDC would be open to having a Liaison/ex-officio spot on the WCI board.
- Attended Boys & Girls Clubs of Greater New Haven event with the Mayor to showcase new equipment highlighting the ARPA grant from the Town.

Economic Development Metrics

- Trade Names: There were 8 trade name certificates filed last month. In 2023, the Town Clerk received 109 trade name certificates.
- Building Permits: 2023: 2,599 total number of permits. Top 33 projects accounted for 53% of total fees collected. 2022: 2,515 total permits and top 33 projects accounted for 37% of total fees collected.

- Planning Applications: 2023: 85 permits (13 special permits, 30 site plans, 2 zone changes)

Social Media Metrics

- 294 followers to our LinkedIn page, 5 new followers in the last 30 days.
- Assisted creation of the Town of Wallingford LinkedIn page.
- Website Metrics

In the News

- *Stonington eliminates economic and community development director position...* 12/20, Patch... Chesebrough said recent work on the 2024-25 budget showed that the town budget is under pressure from essential infrastructure projects and rising resident service demands. The choice was either to make cuts to offset the costs or further burden already overburdened and struggling taxpayers.
- *Wallingford completes giving over \$4.7M in ARPA funds...* 12-22, RJ... Town officials announced this week that it had awarded a total of \$1,500,218 in grants to small businesses and \$3,261,638 to nonprofits, for a total of \$4,761,856.
- *Wallingford ranks high on list of safest communities...* 12/29, RJ... A recent study by the personal finance website MoneyGeek named Wallingford the safest town in the state of Connecticut with a population between 30,000 and 100,000 and the fourth safest in the nation.
- *Family-owned Elizabeth's Bakery moves to East Center Street...* 01/02, RJ... Elizabeth's Artisan Bakery, a local family-owned business, has relocated from William Street to 824 E. Center St., the former space of Keri's Sweet Creations, and plans to open to the public on Wednesday.
- *Six One Nine: American cuisine, West Coast flair in Wallingford...* 01/03, RJ... The restaurant opened in the former Natalie's Apizza, 23 South Colony St., in November. Six One Nine Supper Club is open Sunday, Monday, Wednesday and Thursday from 3 to 10 p.m. and Friday and Saturday from 3 to 11 p.m.
- *Former Bristol Myers property in Wallingford dormant despite warehouse approval...* 01/03, Hearst Media... The only substantive action that has taken place since the December 2022 approval of the warehouse occurred earlier this month when the town's Planning and Zoning Commission approved a subdivision of the property. That subdivision turned what had previously been one parcel of just over 180 acres into two pieces of land, one of which is 5.65 acres while the other piece of property is 174 acres.
- *Meriden Markham Airport seeks to build 5 more hangars in Wallingford...* 01/09, Hearst Media... Wallingford's Planning and Zoning Commission is scheduled to review the airport's special permit request Wednesday, pending administrative approval from the Inland Wetlands and Watercourses Commission. The airport, on Evansville Road, covers 109.5 acres of land in Wallingford, according to town records.

- *More Connecticut college grads are choosing to stay in state for jobs, data shows...*01/14, Hearst Media... About 75 percent of Connecticut natives who graduated from UConn in August 2022, December 2022, and May 2023 remained in the state for jobs, up from 69 percent in the prior year's cohort, according to a university survey. Those students also stuck close to home for grad school, with 80 percent of in-state students who decided to pursue graduate degrees enrolled in Connecticut institutions, many at UConn. Out-of-state students are also choosing to stay in Connecticut at increasing numbers, according to UConn, with 18 percent of employed out-of-state graduates working in Connecticut and 38 percent enrolling in Connecticut colleges or universities for graduate school.
- *Report: CT ranks in bottom half of states in tax fairness: CT is one of 34 states with highest state/municipal tax burden on poorest households...*01/16, CT Mirror... The Institute on Taxation and Economic Policy [report](#) ranked Connecticut's tax system the 21st most regressive, meaning the poorest households pay the greatest share of their income and the richest pay the least. It's one of 44 states with an overall tax system that worsens income inequality, according to ITEP; one of 41 that imposes the lowest rate on the top 1% of earners, and one of 34 that imposes the highest rate on its poorest.
- *Lamont looks to replicate CRDA's success with statewide development agency tasked with financing transit-oriented housing...*01/19, HBJ...MRDA's main purpose is to assist in local development and redevelopment efforts, with a particular focus on new housing. Any municipality that opts to join the authority must establish "housing growth zones" that are prime for development and likely to substantially increase housing production. Towns will be able to determine where they want to see housing and what they want that housing to look like, Lamont said.