

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

March 18, 2024

TO: Members of the Economic Development Commission
FROM: Stacey Hoppes, EDC Secretary
SUBJECT: Regular Meeting Agenda – Monday, March 25, 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 February 26, 2024 (*attach.*)
3. Review of Monthly Expenditure Report – February 2024 (*attach.*)
4. Tribute to Mark Gingras
5. Nomination & Election of Vice-Chair
6. Old Business:
 - Update: Historic Railroad Station RFP
 - Update: Yalesville Limited Business District (YLB)
 - Update: T-30 Zone (Tracy)
7. New Business:
 - Discuss: Tax Increment Financing District (TIF)
 - Discussion and possible action: HUBCAP – Community Strategic Planning
8. Committee remarks:
 - Marketing, Retention & Incentives
 - Update on committee activities
 - **Next meeting:**
 - P&Z Liaison
 - Update on committee activities
 - **Next meeting:**
9. Staff report/regional matters
10. Chair's remarks
11. Other community business (*vote*)

Dates to Remember:

03/26 – TC Meeting

04/08 – PZC Meeting

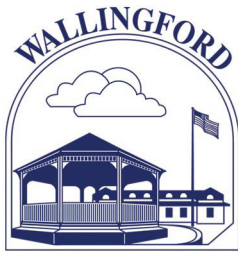
ec: EDC Members
Town Council (via T. Clerk)
Kevin Pagini, P&Z
Mayor's Office

Maribel Carrion, QCC
Renee Miller, QCC
GovMedia
Town Clerk's Office (for posting)

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

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.

EDCRMAG032524



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

Economic Development Commission
Regular Meeting Minutes
February 26, 2024

Present:

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

Absent:

Mark Gingras, Vice-Chair
Rob Fritz, Commissioner
Patricia Cymbala, Alternate

Others Present:

Don Crouch, Economic Development Specialist
Stacey Hoppes, EDC Secretary

Guests:

Kevin Pagini, Town Planner
Amy Torre, Land Use Specialist/Zoning Enforcement Officer
Wes Krombel, resident (local realtor)

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 January 22, 2024** – Jim Wolfe made a motion to approve the minutes as drafted; Hank Baum seconded the motion. The minutes were unanimously approved.
3. **Review of Monthly Expenditure Reports/January 2024** – Hearing no questions or comments Chair Mirra went onto the next agenda item.
4. **Discussion with Kevin Pagini, Town Planner & Amy Torre, Land Use Specialist/Zoning Enforcement Officer** – The Commission invited Mr. Pagini and Ms. Torre to attend the meeting to discuss the following topics: Enforcement Ordinance, Sign Regulations, the T-30 Zone, the YLB Zone and the IX Zone.
 - **Enforcement Ordinance** – Torre explained that currently the only violations that a citation can be issued are signage and outside storage violations. Torre and Pagini have brought this to the attention of Mayor Cervoni. They have received his approval to prepare a draft ordinance for Commercial and Residential Enforcement. Torre will work with Pagini and other departments including the EDC for guidance and suggestions. Torre stressed that the reason for the ordinance is not to penalize residents and business owners; it is to allow for discussion on

50 process, and steps taken to correct violations within Wallingford. Commissioner Wolfe asked
51 about the town's blight ordinance. Torre stated that there is a blight ordinance, the Building
52 Department handles these violations. Secretary Hoppes will forward the blight ordinance to
53 Wolfe.

- 54 • **Sign Regulations** – Torre and Pagini explained that they are in the process of a complete
55 overhaul of the sign regulations for residential and commercial zones. They are creating a table
56 format based on size, shape, content, dimensions, physical appearance, placement,
57 obstructions, hazards, etc...due to Freedom of Speech Acts character cannot be included in the
58 sign regulations. Regulations will also include definitions of what is considered a sign for each
59 zone. Prohibited signs that are currently in violation will still need to correct their violations.
60 Example of this would be non-static/moving digital signage. Once the draft regulations are
61 complete, there will be scheduled workshops, open for discussions.
- 62 • **T-30 (Tracy) Zone** – Mirra stated that the enforcement ordinance is the first step in cleaning up
63 the zone. Once the ordinance is completed, the Commission can discuss creating incentives for
64 this zone.
- 65 • **Yalesville Limited Business District (YLB)** – The Commission, Pagini, and Torre had a
66 discussion regarding the possibility of expanding the YLB zone. The Commission suggests
67 expanding to Chapel St. and Hanover St., and encourage office use and multi-dwelling units.
68 Pagini stated that the language in the regulations needs to be updated as well, "character" will
69 be removed and some language will change pertaining to special permits. Pagini explained that
70 any current non-conforming uses; like restaurants, that are repurposed to a conforming use will
71 not be able to go back to the previous non-conforming use in the future. Discussions on the YLB
72 will continue at the next EDC meeting.
- 73 • **IX Zone** – Staff updated that the letter regarding the changes to the IX Zone is being mailed to
74 the property owners February 27, 2024.

75
76 **5. Update: Historic Railroad Station Re-Use Project** – Mirra and Crouch attended the Town Council
77 meeting on February 13, 2024. Town Council gave feedback to the questions on the EDC letter
78 requesting guidance on preparing the RFP. Staff is planning to have a first draft ready in 3-6 weeks.
79 Discussion will continue at the next meeting.

80
81 **6. Discussion: EDC Budget FY 2023-2024** – The Mayor would like to use EDC promotional funds from
82 the FY 23-24 to hire a Part-time Communications Specialist for promoting the Town. The Commission
83 agreed that this is a necessary position. Staff will work with the Mayor and Finance to calculate the
84 amount of funds needed for this position for the remainder of FY23-24. Discussion will continue at the
85 next meeting.

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88 **7. Discussion: EDC Budget FY 2024-2025** - Staff has a budget meeting with the Mayor on Monday,
89 March 4, 2024. There was a brief discussion about the budget. There was discussion regarding digital
90 marketing versus print. Most of the promotional budget will be allocated for digital marketing initiatives.

91
92 **8. Committee Remarks:**

- 93 • **Marketing, Retention & Incentive Committee Update:**
 - 94 ▪ Marketing Committee had a Special meeting On February 14, 2024
 - 95 ▪ Committee approved allocation of Promotional funds for the P/T Communications Specialist
 - 96 position for the remainder of the FY 2023-24.
 - 97 ▪ Powers gave an update on the status of the Broker's Breakfast. Secretary Hoppes will
 - 98 forward the list of attendees to the Commission. The commission agreed that a survey
 - 99 should be sent out after the event to the attendees for feedback.

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▪ Next meeting – *tentative date*: March 19, 2024 at 1:00 pm ~ Town Hall, Room 315

- **Planning & Zoning Liaison Committee Update:** Baum noted that the next PZC meeting is on March 11, 2024.
 - Wolfe updated that the POCD Implementation meeting is going to be in March. He is the EDC representative on the POCD Implementation Committee. He will gather information from the previous POCD that relates to the EDC. He is compiling a list of what has been accomplished since the last POCD. Some examples are the addition of public parking lots in Town Center Zone, the creation of the WI Zone and changes to the IX Zone. He requested suggestions from the commissioners to include in his list of priorities to bring to the POCD meeting discussion. Some examples are the Historic Railroad Station, the YLB Zone, the Tracy Zone, etc...Discussion will continue at the next EDC meeting.
 - Wolfe asked if the commissioners have any thoughts on giving local preference for town bids. After a brief discussion it was agreed not to look into it any further.

9. Staff Report/regional matters – Crouch noted some of the updates on his staff report:

- 95 Barnes Road – New owner, Guilford Saving Bank.
- WCI updates – Outdoor dining discussions are taking place. Town Center landlord meeting is going to be in early March.
- Researching TIF Districts.

10. Chair’s remarks – No updates at this time.

There being no further business, Hank Baum made a motion to adjourn the meeting at 8:23 p.m.; Anthony Bracale seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Stacey Hoppes

Stacey Hoppes, Secretary

Town of Wallingford



EXPENDITURES THROUGH 02/29/24

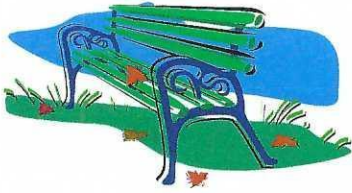
8/12 = 67%

FOR 2024 08

	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	57,532.95	8,561.45	.00	31,506.05 64.6%
10011050 55110	TRANSPORTATION REIM	1,500	1,500	.00	.00	.00	1,500.00 .0%
10011050 55405	PROMOTIONAL EXPENSE	30,250	30,250	8,232.00	.00	1,725.00	20,293.00 32.9%
10011050 56100	OFFICE EXPENSES & S	1,700	1,700	788.89	.00	743.11	168.00 90.1%
10011050 58810	DUES AND FEES	2,500	2,500	150.00	.00	.00	2,350.00 6.0%
TOTAL ECONOMIC DEVELOPMENT COMMIS		124,989	124,989	66,703.84	8,561.45	2,468.11	55,817.05 55.3%
TOTAL EXPENSES		124,989	124,989	66,703.84	8,561.45	2,468.11	55,817.05
GRAND TOTAL		124,989	124,989	66,703.84	8,561.45	2,468.11	55,817.05 55.3%

OK
Smart

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



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Telephone: 203-294-2060

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8 3/4 L x 3' W-Cast Aluminum: _____

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The plaque has (3) lines of text up to 30 characters per line.

(Plaque 1)

In Loving Memory of (19)
Mark R. Gingras (15)
09/03/49 – 03/07/24 (20)



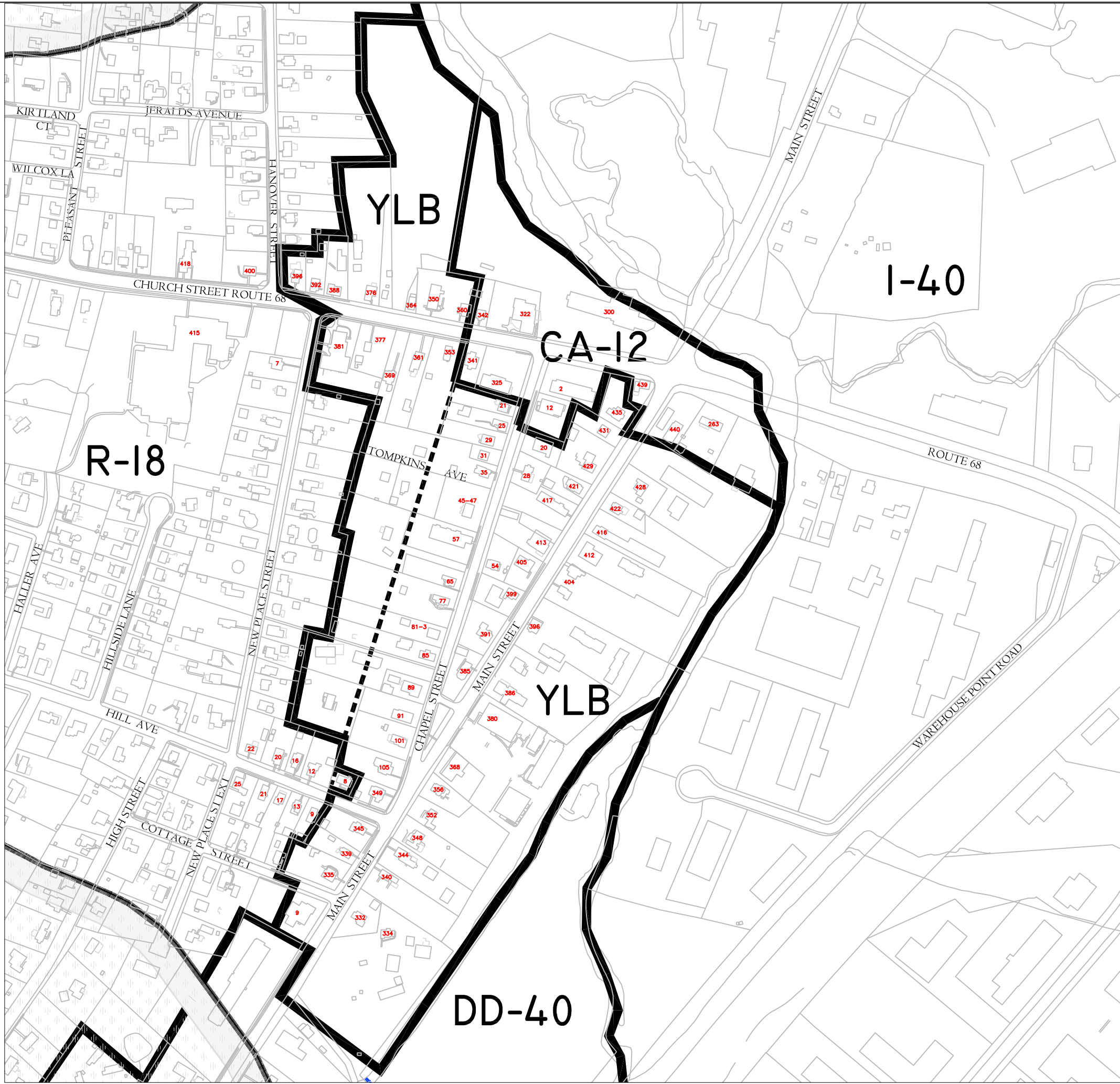
Wallingford Center, Inc.

(Plaque 2)

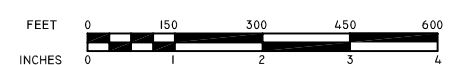
**A life lived fully, (19)
compassionately impacting all (29)
those whose paths he crossed. (29)**

OR

**A full life lived (17)
compassionately, impacting (26)
those whose paths he crossed. (29)**



YALESVILLE LIMITED BUSINESS DISTRICT MAP



INSET MAP SCALE: 1"=150'



Tax Increment Financing Guidebook

*A Beginner's Guide to Using TIF
in Connecticut's Downtowns and Main Streets*



June 2017
CONNECTICUT MAIN STREET CENTER
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Heather Conley Photography

What is Tax Increment Financing?

TIF is...

We know in the current economic environment that it is becoming increasingly difficult for states to fund economic development. This is true in Connecticut, where the State has become fiscally stressed and municipalities must now guide their economic future. This involves finding new methods to finance economic and community development. Tax Increment Financing (TIF) is an important tool to achieve that goal.

TIF is a financing method used to catalyze economic development. It uses anticipated future increases in property tax revenues to generate incremental tax revenues from a specific development project or projects across a designated district to help pay for current costs associated with development. These can be public and/or private costs.

TIF is a local economic development policy and program that is enabled and guided by state law, Connecticut Public Act No. 15-57. It does not require State approval and its structure and details are determined by the local legislative process.

TIF is Not...

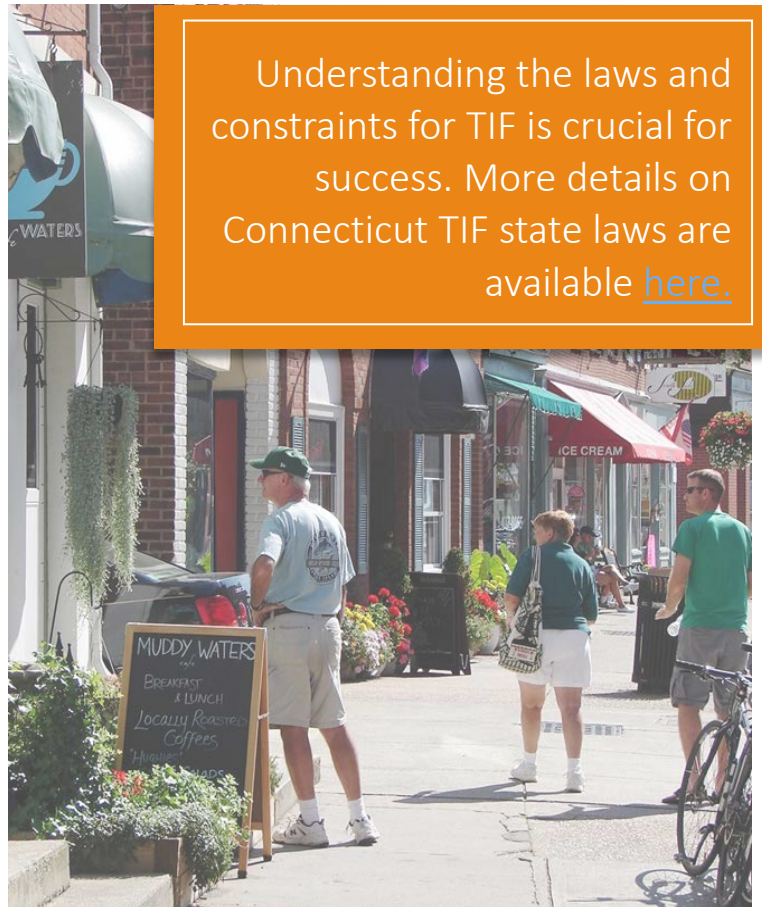
TIF is not a new tax or a special assessment on top of the existing property tax. Rather, TIF applies the same property tax rate used by a municipality for all properties and uses the same assessment process. However, with TIF, a portion of the new revenues that result from the development or other improvements can be designated by the local legislative body to pay for costs associated with the specific development and/or future economic development.

Why TIF?

TIF is a tool used to spur economic development. It creates a financing mechanism to support public and private investment for economic growth. While TIF leverages investment and economic activity within the district, when integrated with a community's economic and downtown plans, the community, region, and state benefit.

Why? Because downtowns are core assets for economic development. They are the centers for commercial activity, retail, workers and residents. Communities can have powerful visions for creating their downtowns; however, often there is a financing gap in achieving that vision. TIF is a tool that helps fill the gap so communities can realize their vision of downtowns as economic drivers.

Understanding the laws and constraints for TIF is crucial for success. More details on Connecticut TIF state laws are available [here](#).





Process for Establishing a TIF District

Connecticut Public Act No. 15-57 requires the approval of a District Master Plan to create a TIF district. The municipality's legislative body must adopt a master plan for the district. At least ninety (90) days prior to approval, the plan is transmitted to the Planning Commission for a written advisory opinion. Prior to approval, a public hearing is also required. The district master plan is adopted at the same time the district is created.

District Master Plan Components

1. The boundaries of the TIF district by legal description.
2. A list of the tax identification numbers for all lots or parcels within the tax increment district.
3. A description of the present condition and uses of all land and buildings within the tax increment district.
4. A description of the public facilities, improvements, or programs within the tax increment district anticipated to be added and financed in whole or in part.
5. A description of the industrial, commercial, residential, mixed-use, or retail development/improvements; downtown development; or transit-oriented development within the tax increment district to be financed in whole or in part.
6. A Financial Plan detailing the schedule of incremental tax revenues.
7. A plan for the proposed maintenance and operation of the tax increment district after the planned capital improvements are completed, if applicable.
8. The maximum duration of the tax increment district, which may not exceed a total of fifty tax years beginning with the tax year in which the tax increment district is established.



Financial Plan Components

1. Cost estimates for the public improvements and developments anticipated in the District Master Plan.
2. The maximum amount of indebtedness, if any, to be incurred to implement the District Master Plan.
3. Sources of anticipated revenues, including TIF and any other revenues, to be used for the District.
4. A description of the terms and conditions of any agreements, to set or hold the assessed value to a specific amount for a fix period of time, including any anticipated assessment agreements, contracts, credit enhancement agreements (CEA), or other obligations related to the District Master Plan.
5. Estimates of the increased assessed values of the tax increment district.
6. The portion of the increased assessed values to be applied to the District Master Plan as captured assessed values and resulting tax increments in each year of the plan. *Note:* A municipality can designate an amount up to 100% of incremental value to be utilized for specified TIF purposes or any amount less than 100%. Whatever amount of incremental revenues that are not utilized for specified TIF purposes accrue to the General Fund and can be utilized through appropriations process for General Fund Purposes.
7. Specify the portion of TIF revenues to be utilized for municipal purposes versus any to be utilized to support private developers through credit enhancement agreements or other mechanisms.

TIF Limitations

A municipality can have multiple TIF Districts; however, all districts combined are subject to limitations of:

The original assessed value of the tax increment district plus the original assessed value of all existing tax increment districts within the municipality may not exceed ten percent (10%) of the total value of taxable real property within the municipality as of October 1st of the year immediately preceding the establishment of the tax increment district. It can also be used to pay for projects, programs, and services directly as they occur, or a "pay-as-you-go" approach.

How can TIF revenues be used?

Connecticut TIF legislation enables a municipality to use TIF revenues to support or leverage projects and programs within or related to the TIF District. This includes: governmental services made necessary by the project, repayment of debt service on municipal or private developer costs, and debt related to the TIF district, support or leverage for further economic development within or related to the district. More specifically, TIF revenues can be used for the following purposes:

- Public infrastructure improvements
- Façade improvements
- Project development and redevelopment costs (including transit-oriented and downtown district development)
- Capital costs
- Remediation costs
- Land assembly costs
- Technical and marketing assistance
- Revolving loans
- Professional services
- Repayment of private debt incurred by private developer
- Administrative expenses, including personnel, studies, reports, administration for Main Street managers

TIF also allows a municipality to utilize a Benefit Assessment (a special assessment on property owners to help pay for improvements). However, Benefit Assessments are not required as part of TIF.

It is important to note that there is a trade-off between TIF funds to support economic development and having money available for the General Fund: What you take in and designate for TIFs cannot be used for General Fund purposes.



- Business development and expansion assistance for TIF district property owners
- TIF district establishment costs
- Off-Site (related to TIF District)
 - Roadways, water/sewer
 - Public safety
 - School
 - Mitigate adverse impacts (e.g. new traffic)
- Economic development and environmental
 - Economic development initiatives
 - Workforce training
 - Environmental mitigation

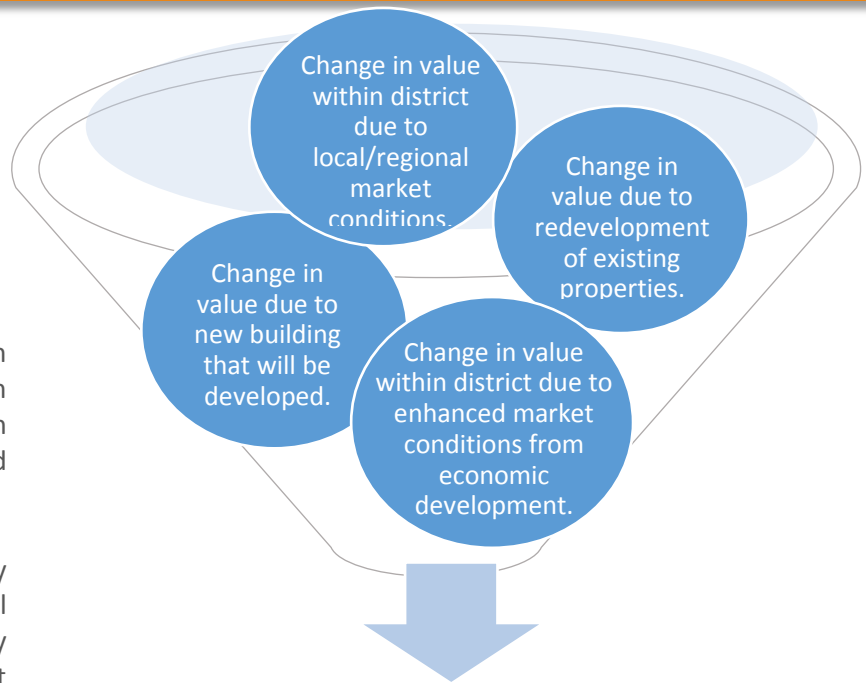
How does TIF fit with other financing tools?

TIF can, but does not have to be, used in conjunction with municipal bonding. It can be used to pay down debt service associated with the TIF District. It can also be used to pay for projects, programs, and services directly as they occur.

TIFs can be used to support private development by providing a portion (up to 100%) of incremental property taxes back to the private developer annually through what is known as a “credit enhancement agreement” (CEA). The CEA is a binding legal contract developed and agreed to as part of the TIF District process that can be used by the private developer to offset some private development costs and be used to support or enhance financing for the private developer. If the municipality chooses to provide CEAs it should do so in the form of a percentage of incremental taxes to be returned as opposed to a fixed dollar amount to protect itself from underperforming TIF development.

TIFs can and should be used with other public and private financing tools as appropriate. They are not meant to be used “instead of” or “exclusive of” other financing mechanisms. This is particularly true for the support of private development as credit enhancement. Private developers should, as a matter of policy, be required to demonstrate that “but for” the TIF agreement this project would not occur *and* that they have utilized and exhausted all other financing mechanisms such as state and federal grants, and tax credit programs.

TIFs *can* and *should* be used with other public and private financing tools as appropriate.



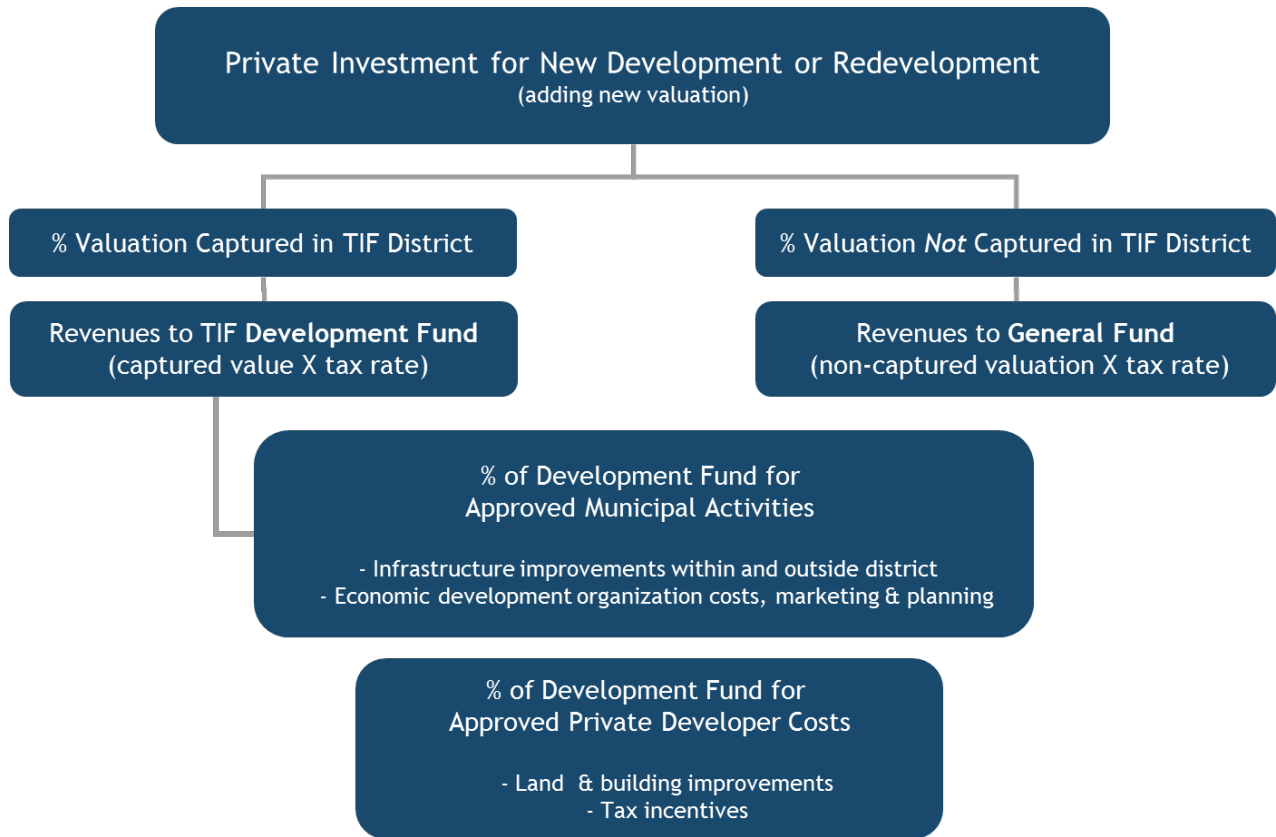
Understanding How to Estimate Future Value and Revenues

For the establishment of a TIF District and as part of the District Master Plan, the municipal assessor must certify the Original Assessed Value of Real (land and building) Taxable Property. This should be the value based on the last Certified Assessment as of the immediate past October 1st values. It should exclude non-real property (equipment, vehicles) and exclude property that is likely to become tax-exempt.

The annual tax increment (incremental value and associated revenues) will be based on the annual increased value as certified by the municipal assessor each October 1st and the agreed to percentage to be “captured” within the TIF District. TIF revenues will further be based on the mill-rate in that year, and the estimated mill-rate over the life of the TIF District.

For projecting values for TIF District planning, valuation should be estimated based on projected new development and redevelopment in the district as well as overall anticipated changes in valuation due to market conditions. This should take into consideration regional market trends based on historic (5-10 year) trends as well as increases anticipated because of enhanced market opportunities due to economic development within the TIF District. The mill rate can be held constant for planning purposes or have an annual escalator applied based on mill rate performance in the past five years.

How TIF Works



Understanding TIF District Boundaries

TIF Districts can be a single parcel or multiple parcels. In the case of a downtown they typically would involve multiple parcels associated with the defined downtown area. This allows for consistent planning and use for the overall economic well-being of the downtown or main street area.

Managing and Oversight of TIF Districts

- Municipalities should create an advisory board to advise on the planning, design, and implementation of the district. It should include key staff related to TIF (assessing, planning, finance and economic development directors), and representatives from the council, finance committee, planning commission, and economic development committee as applicable.
- Downtown TIFs should include coordination with planning, design, implementation, and oversight of the district. Include key staff (assessing, planning, finance and economic development directors) along with representatives from the council and key committees such as finance, planning, and economic development, and finally, public and private stakeholders. However, the TIF District and its boundaries, goals, and policies need not be identical to those of these other entities.



Tips for the Use of TIF on Main Street

- A TIF Policy, separate from the plan, can be crafted and utilized to help guide and direct decisions on when and how to use TIF, and be tailored to meet a community's long term objectives.
- Align use of TIF into a long-term economic development strategy for the community and for downtown and main street through the District Master Plan.
- Go beyond creating TIF Districts for development or redevelopment of single parcels or projects. Rather, utilize TIF to support and leverage private development for proposed projects, potential future projects, and strategies, programs, and services to further develop and sustain downtown and main street businesses, housing, and residents.
- Downtown management entities can be a recipient of TIF District revenues per the TIF District Plan for performance of specific programs or services related to the approved district and economic development.
- Identify both public and private needs and costs to be supported by the TIF District.
- Instead of just using TIF for business incentives, consider using TIF to fund public infrastructure and activities to support economic development.
- When using TIF revenues to benefit businesses and private developers, what the municipality provides will serve as a benchmark for future requests. Develop policies and guidelines that specify under what conditions your municipality/town/downtown, etc., will utilize credit enhancement agreements to support private development including goals regarding minimum private investment, jobs, type and level of development.
- Consider TIF within a mix of financing options.
- Once TIF is used, implement an internal system for tracking values, revenues, and expenditures throughout the duration. Provide regular reporting to administration, council, and the public.
- Create an advisory board to advise on the planning, design, implementation, and oversight of the district. Include key staff (assessing, planning, finance and economic development directors) along with representatives from the council and key committees such as finance, planning, and economic development, and finally, public and private stakeholders.
- Educate and engage the community at large about the importance of downtowns and main streets and understanding of TIF in order to build community support.



This guidebook was created by Camoin Associates on behalf of the Connecticut Main Street Center



June 2017
CONNECTICUT MAIN STREET CENTER
PO Box 270, Hartford, CT | 860.280.2337
www.ctmainstreet.org | info@ctmainstret.org

Economic Development Staff Report

March 2024

The following summarizes Economic Development activities for March 2024.

Business Attraction

- Mayor approved CGI Digital videos. Stacey reached out to Exposure for steps to post to website.
- Met with developer to discuss 1175 Barnes.
- Toured North Haven manufacturer looking to move to Wallingford. Looking for 9,000 – 12,000 sf.
- Broker Breakfast was held on February 29. Thank you to Patty Powers for chairing the event. Very positive responses from a handful of the brokers since the event and made the phone ring afterward.
- Meeting with Town Planner and local developer to discuss site options.
- Spoke with broker about 1 Barnes Industrial South.
- Toured Hamden manufacturer to discuss potential move to Wallingford. Discussed incentive programs.
- Calls with broker and auto parts company looking to secure ~10,000 sf in town.
- Met with local developer on potential site use on Route 5
- Sent incentives packet to business who is considering Wallingford.
- Joe Mirra and I met with a broker to discuss their property and potential incentive program.

Business Retention & Expansion

- Toured local property to look at use options.
- Met with local business looking to expand from 3,000 sf to 6,000 sf.
- Wallingford Electric Division and I attended expansion update meeting with from NEL. Also spoke about business visit in the Fall.

Community Engagement

- Rotary – guest speaker at the February 28th meeting
- WCI – Met with WCI/Engineering/Risk regarding outdoor dining. Liz has sent the applications to the restaurants for submission to the Building Department.
- WCI – Joe Mirra, Tim Ryan, and I attended the Town Center Landlord meeting.

Department/Industry activities

- Budget meeting was held with the Mayor. Budget request was same as FY24.
- Various departments met with the online permitting system potential vendor.
- EDC/Program Planning met with the IT Consultant for the town.
- Met with Grants Coordinator to discuss Historic Restoration Fund grant opportunity.
- Attended ceremony with State legislators honoring Mayor Dickinson and Joan Stave for their years of service.

- Met with Water/Sewer GM to discuss reduced connections in the Town Center incentive.
- Provided economic information to the Comptroller for ratings call.

Social Media Metrics

- 319 followers to our LinkedIn page, gained 20 new followers in the last 30 days.
- LinkedIn post: “Guilford Savings Bank has purchased a Wallingford office building with plans to open an operations center.” had the most impressions (583) and 22 clicks.

In the News

- *Has CT’s advanced manufacturing sector stopped advancing?...CT Mirror, 02/26...* There is plenty of high-tech innovation and research happening in Connecticut, said CONNSTEP Chief Executive Beatriz Gutierrez. The problem is that many of those innovators wind up seeking venture capital investment and launching their companies outside of the state, in places like Massachusetts, New York or California, where the “ecosystem” for commercializing new technology is more established, she said.
- *8 CT companies make Inc. Magazine’s fastest-growing list...HBJ, 02/27...* Inc. Magazine has released its list of the fastest-growing private companies in the Northeast region, which included eight Connecticut businesses. ASG Information Technologies, Wallingford, 66% revenue growth (ranked 180)
- *Stop& Shop launches automated warehouses in CT: Technical hiccups at other sites causing issues, delays...RJ, 03/01...* “The work being done inside these facilities is individual, case-pick selection, which is being completed by our automation systems,” said Rob Chambers, Americold president (owner of Stop & Shop), speaking last Thursday on a conference call. “This is a high level of complexity which is taking some additional time to achieve our desired service level.”
- *Should CT lower working age to address workforce shortage? General Assembly debates the issue...HBJ, 03/05...* A legislative proposal requiring the state to study what jobs could be performed by minors as young as 14 years old is pitting labor unions against the business community.
- *Wide-ranging CT affordable housing bill sparks familiar arguments...Ct Mirror, 03/06...* Housing Committee members heard familiar arguments Tuesday on a wide-ranging bill that aims to increase affordable housing supply in Connecticut. While opponents argued for local control and less density, advocates spoke about a need to alleviate the fallout from the affordable housing crisis.
- *CT lawmakers consider tax credit for office-to-apartment conversions...HBJ, 03/15...* Senate Bill 6 would offer developers a tax credit voucher for converting a commercial building -- including hotel, retail or office space, but not industrial properties -- into residential developments. The tax credit voucher would equal 10% of the qualified conversion expenditures, according to the bill.
- *Opinion: Negating Local Zoning Won’t Solve the High Cost of Renting and Buying...CT Examiner, 03/15...* Clearly, all of the other low-income households

have shelter but are largely considered cost-burdened, that is they pay more than 30% of their income for shelter. So, the problem is not a paucity of housing units but the cost of renting or owning those units, which is as much a factor of income as it is of cost, not simply supply.

- *To EV Or Not To EV: Is There An Electric Vehicle Backlash In CT? Lawmakers are discussing electric vehicles, and a new bill has been proposed in CT...Patch, 03/17...* In December, Gov. Ned Lamont withdrew regulations that would have required all new vehicles sold in Connecticut to be emissions-free by 2035, once it became clear the initiative lacked sufficient support within the Regulation Review Committee, according to a Hartford Business Journal report.
- *Best Places to Work 2024: #11 Burns + McDonnell...HBJ, 03/18...* Burns + McDonnell is a family of companies bringing together 13,500 engineers, architects and construction professionals to design and build infrastructure.
- *CT bill to increase housing near public transit passes committee...HBJ, 03/18...* House Bill 5390, also known as Work, Live, Ride, would offer towns that opt to create transit-oriented districts priority for certain state infrastructure funds. The idea is to build denser, walkable communities with housing and businesses where people can easily access public transportation.
- *Public hearing on proposed healthcare industry regulatory reforms finds mix of support, opposition...CT Mirror, 03/19...* The General Assembly's Public Health Committee held a hearing on six raised bills, including two — Senate Bill 440 and House Bill 5316 — focused on the Certificate of Need (CON) process. The CON is the regulatory process through which healthcare providers seek approval for major changes, including mergers and acquisitions or significant capital investments in equipment or facilities. Complaints that the process takes too long prompted the proposed changes.