



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

Economic Development Commission
Regular Meeting Minutes
May 20, 2024

Present:

Joe Mirra, Chair
Hank Baum, Vice Chair
Anthony Bracale, Commissioner
Dana Quigley, Commissioner
Frank Apuzzo, Commissioner
Rob Fritz, Commissioner
Gary Fappiano, Alternate
Patty Powers, Alternate

Absent:

Jim Wolfe, Commissioner
Tim Ryan, Commissioner

Others Present:

Don Crouch, Economic Development Specialist
Stacey Hoppes, EDC Secretary
Liz Davis, WCI

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 April 29, 2024** – Hank Baum made a motion to approve the minutes as drafted; Gary Fappiano seconded the motion. The minutes were unanimously approved.
3. **Review of Monthly Expenditure Reports/March 2024** – Hearing no questions Chair Mirra moved onto the next agenda item.

Rob Fritz arrived at 6:39pm

4. Old Business:

- **Update: Historic Railroad Station Re-Use Project** – Staff Crouch updated that the RFP is published on the Procurement Portal. The pre-bid meeting and walk through are scheduled for 6/12 @ 10am. Proposals must be submitted prior to the Proposal Opening on 7/30 @ 2pm at Town Hall, Room 205. Proposals will be reviewed in August and recommendations will be submitted to Town Council for their Regular Meeting on 9/10/24.
- RFP announcement has been posted to EDC Social Media channels. Staff Crouch will continue to send announcement to all contacts in the industry and beyond.

49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98

5. New Business:

- **WCI/EDC Strategy Session** – Liz Davis connected with some of the Town Center Property landlords to discuss what their needs are and how WCI and EDC can help them. Liz is putting together a Committee with Joe Mirra, Don Crouch, a WCI board member and EDC Commissioners to address landlord needs. WCI receives \$40K from the town for their Town Center Façade Program. These funds can help landlords with improvements to their properties. Joe Mirra stated that this is a concentrated effort to develop the town center, and help these landlords giving them advice and resources. Mirra asked Davis to follow up with her board members and start moving forward.

6. Committee Remarks:

- **Marketing, Retention & Incentive Committee Update:** Anthony Bracale updated that they had a meeting on May 16th. The meeting focused on discussing what the EDC mission is and how the Marketing Committee will best support the EDC. Bracale asked that the EDC creates their Mission statement. He suggested looking at examples of Economic Development Commission mission statements to research, review and discuss at the next EDC meeting.
 - Marketing Committee is going to meet monthly to work on creating a Content Calendar and Event Calendar.
 - **Update: Mayor's Company Visits** – Commissioners discussed the visits they attended noting what follow up conversations need to be addressed. A Recap Form will be created by staff for each visit and sent to EDC for comments. Follow up discussions need to happen in a timely manner.
 - Nucor - Railway conversation
 - Ulbrich Steel – expanding products, railway conversation, John Street bridge
 - Allnex – Thursday, May 23rd @ 2pm...John Street bridge and/or road way access to Toelles Rd., DEEP conversation.
 - BYK – June 6th @ 2pm...John Street bridge
 - **Next Meeting** – June 20, 2024 at 12:00pm (Noon) Town Hall, Room 205
- **Planning & Zoning Liaison Committee Update:** Baum updated that they had a meeting on May 15th.
 - **Update: PZC – YLB Workshop** - PZC held a YLB Workshop on May 9th. PZC plans to put the proposed expansion on their July agenda.
 - **Update: YLB Community Q&A Session** – July 2nd from 6:30 - 8:00pm in the Community Room at the Wallingford Public Library. EDC will send invites to the properties included in the proposed expansion. This is an informational Q&A conversation with the neighbors of the YLB. The conversation will be open to the public. Staff is creating the letter to send out and will forward to Anthony Bracale and Joe Mirra for review prior to mailing.
 - **Next meeting:** June 19, 2024 @ 9:00am – location TBD

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

- Met with Sheila Dravis-Cosgrove, Grants Coordinator to discuss the formal invitation to apply for a SHPO Historic Preservation Grant. The grant funds would be used for exterior rehabilitation of the Historic Railroad Station only. The maximum award amount could be \$200K and includes a town match. Staff is working with Sheila and Rob Baltramaitis, Director of Public Works on the application. Applications need to be submitted in October 2024. Awards are anticipated to be announced in January 2025.

99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135

- CT Proton Therapy Center – Staff handed out an article regarding the Proton Beam Therapy Center applying for State Sales Tax Relief Program for capital equipment and/or construction materials. Staff spoke with Peter Carbone and will set up a meeting with representatives from the Proton Beam Therapy Center, Mayor Cervoni, and necessary Town Departments. Also, connect with General Managers from the hotels in the area with CT Proton therapy Center.

8. Chair’s remarks – Continuing to review and improve the towns Office Space Incentive for Class A office space. Set up a meeting to review a draft of the incentive and continue discussion.

- Add John Street bridge discussion to Old Business

9. Other Community Business – Commission voted unanimously to discuss Town Center business updates and Outdoor Dining.

- Liz Davis updated that an Outdoor Dining @ Simpson Court will be discussed at the Town Council on May 28th.
- Liz Davis informed the Commission about business activity in the Town Center:
 - Cranky Coqui, 34 Center St. – opening in June
 - 100 Quinnipiac St. will be vacant in June, contacted Captain Seas of Wallingford and Harry’s Eatery of Meriden as possible tenants.
 - 9 South Colony Rd. will be a new gym
 - 22 Center St. – vacant
 - 174 Center St. – vacant
 - Soups On!, 28 North Colony St. – tentatively opening in August
 - Flash Healthy, 16b Center St. – Ribbon Cutting end of May

There being no further business, Patty Powers made a motion to adjourn the meeting at 7:50 p.m.; Gary Fappiano seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Stacey Hoppes

Stacey Hoppes, Secretary