

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

September 29, 2021

TO: Members of the Economic Development Commission

FROM: Tim Ryan, Economic Development Specialist *Tim Ryan*

SUBJECT: Regular Meeting Agenda – Monday, October 4, 2021 @ 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 August 30, 2021 (**attach.**)
3. Review of monthly Expenditure Report – August 2021 (**attach.**)
4. Committee remarks
 - Marketing
 - Update on committee activities
 - GNHCC The Big Connect, November 18, 2021: sign-up sheet
 - **Next meeting:**
 - P&Z Liaison
 - Update on committee activities
 - **Next meeting:**
 - Retention/Incentives
 - Update on committee activities
 - **Next meeting:**
5. Staff report/regional matters – September (**Attach.**)
6. Chair's remarks
 - Committee Alternate Anthony Bracale transfer from the EDC Retention/Incentives Committee to the EDC Marketing Committee
7. Other community business (**vote**)

Dates to Remember:

Nov. 18 – The Big Connect, GNHCC

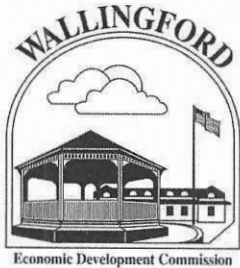
c: William W. Dickinson, Jr., Mayor
Town Clerk's Office (for posting)

ec: EDC Members
Town Council (via T. Clerk)
Kevin Pagini, P&Z

Maribel Carrion, QCC
Ray Andrewsen, QCC
GovMedia

NH Reg., Htfd. Courant, R-J
Website
Jessica Wysocki

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.



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

Economic Development Commission
Regular Meeting Minutes
August 30, 2021

Not Approved by EDC

Present:

Mark Gingras, Vice-Chair
Gary Fappiano, Commissioner
Hank Baum, Commissioner
Jim Wolfe, Commissioner
Patricia Cymbala, Commissioner
Rosemarie Preneta, Commissioner
Anthony Bracale, Alternate (via phone)
Rob Fritz, Alternate

Absent:

Joe Mirra, Chair

Others Present:

Tim Ryan, Economic Development Specialist
Stacey Hoppes, EDC Secretary
Liz Davis, Director of WCI
Lauren Takores, Record Journal

In absence of Chair Joe Mirra; Vice-Chair Mark Gingras led the meeting. Vice-Chair Gingras called the regular meeting of the Economic Development Commission to order at 6:33 p.m.

1. **Pledge of Allegiance** – Vice-Chair Gingras led the EDC in the Pledge of Allegiance.
2. **Discussion and Possible Action on Special Meeting Minutes dated June 21, 2021** – Tim Ryan asked for one correction to the minutes. Secretary noted the correction. **Jim Wolfe made a motion to approve the Minutes as presented. Anthony Bracale seconded the motion. By unanimous vote, the motion carried.**
3. **Discussion: On proposed Data Center Development** – Staff Ryan gave an update on the progress of Data Center Development. This project continues to be a great opportunity for Wallingford. There are three (3) steps in the development process. The first step is the Municipal Host Agreement, which has been approved by the town council. The second step is an agreement with the Wallingford Electric Division, which is currently being worked on. The third step is updating/revising the IX and I-5 Zoning Regulations. Ryan stated that the Planning & Zoning Department along with the Engineering Department and multiple other town departments are collaborating together in this effort. Once the language is updated the document will go in front of the Planning & Zoning Commission. Jim Wolfe asked if there is a timeframe that the regulations are to be completed. Ryan stated that they are hopeful it will go through Workshops and a Public Hearing sometime in September and go in front of the Planning & Zoning Commission sometime in October.
4. **Discussion: On American Rescue Plan Act Funds** – Staff Ryan gave an update on the funds available to Wallingford through ARPA. Wallingford will receive approximately \$13MM. Wallingford has received half of the funds, and the other half will be received 2 years from now. The question is “How does Wallingford distribute it?” The money is for anyone that has been negatively impacted by the pandemic. How do we look at it from an Economic Development perspective? The Mayor is

54 leading a group to create an RFP for a consultant to guide us on allocating the funds. Having
55 synergy with other comparable surrounding towns would be beneficial. This project will be a
56 collaboration of multiple departments in Wallingford due to the flexibility of the allowed uses for the
57 ARPA funds. Businesses that are looking to apply for these funds once the process has been
58 established, will have to illustrate their financial impact and it is suggested that they get their
59 accounting documents together.
60

- 61 **5. Discussion: On possible sale of Town property located at 25 Wallace Avenue** – Staff Ryan
62 gave an update on the town owned, 40' x 60' unused parcel behind Center Street Brewing
63 Company. EDC sent a letter to the Mayor proposing the opportunity. The Mayor has sent a letter to
64 all town departments on August 16, 2021 to see if there are any concerns with selling this parcel.
65 Will give an update at the next meeting, dated October 4, 2021.
66

67 Vice-Chair Gingras, asked if there were any questions on the Expenditure Report. Vice-Chair Gingras
68 asked that Secretary adds a line item for the Expenditure Report/Budget to future meeting Agendas.
69 With no questions on the Expenditure Report they continued to agenda item 6.
70

71 **6. Committee Remarks**

- 72
- 73 ➤ Marketing Committee – Chair Gingras gave an update from the two meetings of the
74 Marketing Committee in August, one on the 18th and on the 23rd.
 - 75 • The Committee continues to have high interest in the reuse of the Old Railroad
76 Station. The Mayor asked the EDC to take the lead on this project. EDC Chair, Joe
77 Mirra appointed the Marketing Committee to research the steps needed to create a
78 Feasibility Study. The Committee discussed the variety of possibilities for the reuse of
79 the Old Railroad Station. At the end of their discussions they decided it would be best
80 to get an expert involved that could guide the Marketing Committee to create a
81 Feasibility Study. Jon Walworth was asked to enlighten the committee on the process
82 of formulating a feasibility study. Jon Walworth attended the August 23 meeting. The
83 Committee had a lengthy conversation with Walworth regarding strategy, timelines,
84 and follow-up. Jim Wolfe asked if the EDC could set a date to visit the building.
85 Gingras stated that once they can involve Chair Joe Mirra; that would be a good idea.
 - 86 • Gingras informed the Commission that they have decided to use internal staff for the
87 Part-time EDC Digital Marketing position. Staff Ryan went into more detail stating that
88 the department received 16 resumes for the part-time ED Digital Marketing Specialist
89 position. Applications were reviewed and no viable candidates were identified. The
90 new plan is to have EDC Secretary, Hoppes work an additional five hours per week
91 and outsource certain elements of our digital marketing strategy. This “plan B” will be
92 within the budget previously approved for this initiative. An active program will begin in
93 September as scheduled
 - 94 • Gingras informed the Commission that there will be new articles coming out for the
95 Desk of Joe column in the Wallingford Magazine. The next few issues will be 2 or 3
96 articles on Data Centers.
 - 97 ➤ Planning & Zoning Liaison Committee –
 - 98 • Chair Baum gave an update regarding the Data Centers and the Planning & Zoning
99 Regulations for the IX and I-5 Zones. Multiple departments have collaborated to
100 create the draft of the new regulations. The final draft is in process of being completed
101 and should be an agenda item on the PZC September meeting.
 - 102 • Chair Baum also stated that he anticipates a Vote on 5 Research Parkway as an
103 agenda item on the PZC September meeting.
 - 104 ➤ Retention/Incentives Committee – No updates at this time.
105

- 106 7. **Staff Report** – Staff Ryan gave an update of Activities from June, July and August due to our
107 Summer Recess.
- 108 ➤ The process of formulating an RFP to evaluate an adaptive re-use of the former Railroad
109 Station on Hall Avenue and Quinnipiac Street is underway. Staff feels that this is an exciting
110 opportunity to have an adaptive reuse that would create spectacular possibilities for the
111 Lower Town Center.
 - 112 ➤ The EDC's recommendations of reducing the open space requirement in the IX and I-5
113 zones, adding uses in the I-5 zone, and allowing environmentally appropriate development in
114 the Watershed Protection Area are addressed in a document prepared by the Town Planner
115 and Town Engineer. This extensively researched draft document has been collaboratively
116 vetted by our land use professionals, the Water/Sewer Division, the Law Department, the
117 Mayor, and the EDC P&Z Liaison Committee. The recommended zone changes will be on
118 the agenda at an upcoming PZC meeting
 - 119 ➤ We're requesting a small dormant parcel of Town owned land behind Center St Brewing
120 Company at 25 Wallace Ave be sold to the property owner for possible expansion. The
121 Mayor has sent a letter to all necessary Town departments to determine if there is any need
122 for the Town to retain ownership
 - 123 ➤ The PZC approved an application to build a 250,000sf warehouse distribution facility at the
124 combined site at 1117 Northrop Rd and 2 Northrop Industrial Park Road East
 - 125 ➤ The former Wells Fargo bank on North Main Street has been purchased by Mr. Joe Gouveia.
126 He is formulating visions for the property and welcomes input
 - 127 ➤ Liz Davis, former WCI board chair has been hired as the executive director replacing Kathy
128 Lilley. Mike Glidden has taken over as board chair
 - 129 ➤ Events for WCI - Celebrate on Center - Oct 2 -1 day only
 - 130 ➤ Holiday Stroll - Dec. 3
 - 131 ➤ Jim Wolfe asked if there has been any progress on the SkyZone building. Tim Ryan stated
132 that it is an active project, under contract.
- 133
- 134 8. **Chair's remarks** – Vice-Chair Gingras welcomed Liz Davis as new Director of WCI.
- 135
- 136 9. **Other community business** – Due to FOI update this line item was skipped and returned to. Once
137 the FOI update was given, **Commissioner Jim Wolfe made a motion to add a conversation**
138 **regarding the development of Route 5. Commissioner Cymbala seconded the motion...by**
139 **unanimous vote the Commission had a brief conversation regarding widening Route 5 in 2**
140 **areas (one near Tractor Supply and the other near Sam's Flowers).** Staff Ryan is going to
141 double check, but believes that this is an active request with the state.
- 142
- 143 10. **FOI Update from EDC Secretary, Stacey Hoppes** – Staff members Ryan and Hoppes attended
144 FOI training with multiple town departments given by Attorney Janis Small, Law Department.
145 Secretary Hoppes reviewed current and updated FOI requirements with the Commission with the
146 assistance of staff Ryan. One of the changes was that if any additional topics of conversation are
147 brought up at a Regular meeting, there is to be a 2/3 vote in favor of bringing a new topic to the
148 table.
- 149

150 **There being no further business, Patricia Cymbala made a motion to adjourn the meeting at**
151 **7:36 p.m.; Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.**

152

153 Sincerely,

154 

155 Stacey Hoppes, Secretary

156

157

158

159



Town of Wallingford, Connecticut

09/29/2021 14:13
kcharest

Town of Wallingford
EXPENDITURES THROUGH 08/31/21

P 1
9lytdbud

FOR 2022 02

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10011050 ECONOMIC DEVELOPMENT COMMISSIO							
51000 REGULAR SALARIES & WAGES	78,157	78,157	9,834.47	3,530.32	.00	68,322.53	12.6%
55110 TRANSPORTATION REIMBURSEMENT	1,500	1,500	.00	.00	.00	1,500.00	0%
55405 PROMOTIONAL EXPENSES	29,050	29,050	3,160.00	3,160.00	2,640.00	23,250.00	20.0%
56100 OFFICE EXPENSES & SUPPLIES	2,000	2,000	184.87	88.87	511.13	1,304.00	34.8%
57000 CAPITAL EXPENDITURE	5,000	5,000	.00	.00	.00	5,000.00	0%
58810 DUES AND FEES	3,400	3,400	625.00	450.00	.00	2,775.00	18.4%
TOTAL ECONOMIC DEVELOPMENT COMMISS	119,107	119,107	13,804.34	7,229.19	3,151.13	102,151.53	14.2%
GRAND TOTAL	119,107	119,107	13,804.34	7,229.19	3,151.13	102,151.53	14.2%

** END OF REPORT - Generated by Kathleen Charest **

ECONOMIC DEVELOPMENT COMMISSION

Staff Report

September 2021 Activities

Presented at October 2021 EDC meeting

Local Initiatives

- The PUC, at their September meeting, voted to approve a power purchasing agreement with Gotspace Data Partners, a Massachusetts based LLC proposing to develop data centers on two campuses in our industrial zones. The power purchasing agreement will need Town Council approval. The project awaits a zoning amendment to allow data centers in our IX and I-5 zones
- At their September meeting, the PZC defeated the Montante Construction application. Montante represents Amazon who proposed to build a 219,000 sf warehouse on the former BMS site at 5 Research Parkway. Next steps for the 180 acre site are uncertain at this time
- Staff arranged a meeting with our regional DECD representative and a local manufacturing company who is being recruited by the state of North Carolina. The DECD introduced a funding incentive that could help the business expand here
- Staff met with a Town Center property owner to tour his building and envision new tenant profiles. Stay tuned
- CT Main Street Center sponsored an Economic Development event in Coventry where we were given a tour of the town center. Communities striving to make/keep their town centers vibrant shared ideas and success stories for the betterment of town centers throughout CT
- Staff met with the New Superintendent of Schools to share our ongoing interest in aligning components of course curriculum to local career opportunities. This workforce development initiative has been in place for over 5 years and has proven effective
- The RFP for a consultant to assist the Town with an application process and subsequent distribution of ARPA funds has been sent out. All proposals are due by 10/14. The EDC will continue to request prioritization of funds for business assistance

Creating Opportunities

- Chairman Mirra and staff visited CyrusOne, a 16MW data center in Norwalk. Our goal was to see firsthand the physical scale of the facility and experience the sound generated by its operation. The sound from the data center was a non-issue as the ambient noise from I-95 was a bit louder. Chair Mirra interviewed several residents from a neighboring upscale apartment complex that was built several years after the data center began operation, to determine if the data center created any quality of life issues. None were reported
- **PZC workshop scheduled for 10/5 at 6:30pm at the Hubcap on Center St...**The EDC's recommendations of reducing the open space requirement in the IX and I-5 zones, adding uses in the I-5 zone, and allowing environmentally appropriate development in the Watershed are addressed in a document prepared by the Town Planner and Town Engineer. This extensively researched draft document has been collaboratively vetted by our land use professionals, the Water/Sewer Division, the Law Department, the Mayor, and the EDC P&Z Liaison Committee. The portion of the proposed zone changes that are specific to data center use will be treated as a separate item in hopes to expedite approval. Recommended zone changes involving data centers will be on the agenda at the 10/13 PZC meeting. The larger scale zone changes will be scheduled for a future PZC meeting
- **An internal meeting was held on 9/28 and final details are being refined...**We're requesting a small dormant parcel of Town owned land behind Center St Brewing Company at 25 Wallace Ave be sold to the property owner for possible expansion. The Mayor has sent a letter to all necessary Town departments to determine if there is any need for the Town to retain ownership
- Staff addressed the Downtown Merchants group, at the request of WCI's Executive Director, to discuss the ARPA funds. The process and mechanics for distribution of the funds is a work in progress. We're hoping to have applications available by late Q1 of 2022
- Staff continues involvement with the Greater New Haven Chamber of Commerce Government Affairs Committee. Business challenges/opportunities are formulated into positions that are then carried to our legislative delegation to influence the agenda in Hartford

Marketing

- The process for formulating an RFP to evaluate an adaptive re-use of the former Railroad Station on Hall Ave. and Quinnipiac Street is underway.
- The Desk of Joe column that ran in the Autumn 2021 edition of Wallingford Magazine addressed why the EDC feels that Data Center development is beneficial for our Town. The plan is to continue enlightening our community in future editions

Trade Shows

- EDC commissioners and staff attended the Quinnipiac Chamber of Commerce's Business Showcase event held at the Best Western in North Haven. This was the first "in person" trade show held in over two years. Special thanks to EDC Secretary Hoppes and Commissioners Gingras, Fappiano, and Fritz for making the time to staff our booth

Update on Town Center Provided by WCI Executive Director

- As of the writing of this report, it looks like the Celebrate on Center event being held on 10/2 will have perfect weather. I'll give a more detailed update at our meeting
- Holiday Stroll-Dec. 3

Miscellaneous

- Commissioner Bracale represented the EDC at the Manufacture CT annual meeting
- Our new Town Planner, Kevin Pagini, will introduce himself and give the commission insight into his observations at our November meeting

In the News

- *Library Bistro owner buys bank building next door...* RJ, 09/02...the former Wells Fargo building on North Main Street recently sold for \$1.2MM to Joe Gouveia, a local businessman who owns a restaurant next door. Gouveia said he plans to convert the building into a mixed residential and commercial space
- *First look at proposed zoning rule changes for data centers...* RJ, 09/05...The process of bringing data centers to Wallingford has three key elements. The municipal host fee agreement was approved by Town Council in June. The other two elements are an agreement with the WED and a change in the town zoning to allow data centers in the IX and I-5 Zones.
- *Former Wallingford bank branch to be converted to mixed use, including apartments...* Gouveia said he plans to convert the two-story building into a mixed-use property with retail on the ground floor and apartments on the second. Gouveia stated that the renovations should be completed by next June.
- *Town is to receive \$13M in federal COVID relief funds...* RJ, 09/08...Wallingford is slated to receive approximately \$13MM in American Rescue Plan Act funding to help people negatively impacted by COVID-19. Wallingford leaders hope to use ARPA funds to help small business owners who have been adversely affected, including people like Michael Terrace Jr., a Wallingford resident who owns the former Rubin's Men's Shop building at 4 Center Street. Dickinson put together a request for proposal through the town purchasing department to hire a consultant to guide town officials on the distribution of money. Currently, the town's EDC is spearheading the effort to manage the funding distribution.
- *Town proposes new Watershed Interchange Zone...* RJ, 09/09...The zoning changes released publicly are aimed at updating water quality standards and separating land uses within and outside the protection district, according to a joint memo from Town Planner, Kevin Pagini and Town Engineer, Alison Kapushinski. One of the biggest changes would be the elimination of the Interchange District (I-5) currently located near I-91. These parcels would be absorbed into a newly formed Watershed Interchange (WI) District. Data Centers in the IX and WI zones would be allowed with a special permit.
- *Woman turns hobby into business...* Jaime Sanchez ran her vintage restoration business from home the first few years but eventually needed more space. Today, Vintage Restorations is located at 9 South Colony Rd. The business offers furniture restoration, classes on furniture restoration, furniture sales, and kids craft classes.
- *Business is booming at a Wallingford meal delivery service. Here's why...* Beca Tuinei, owner of Nala's Kitchen, a meal delivery business which operates out of rented kitchen space on South Colony Rd., says her sales are up 75 percent since she received a \$10,000 grant from the Women's Business Development Council's Equity Match grant program earlier this year. Tuinei is one of about a half-dozen food services that rent kitchen space from Zandri, owner of the kitchen.

- *Amazon facility in town denied...*RJ, 09/15...Neighbors applauded the PZC's denial of a special permit application to build an Amazon distribution center and warehouse at 5 Research Parkway. It was the conclusion of a 5-month long process.
- *Wallingford Planning and Zoning Commission: Town bans cannabis stores...*RJ, 09/16...Marijuana dispensaries will not be allowed in town following a unanimous vote by the Planning and Zoning Commission this week. The zoning regulations currently state that all approved uses in town must be legal at the local, state and federal levels. PZC Chairman Jim Seichter said that since marijuana is still illegal at the federal level, cannabis establishments would not be allowed at this time.

New & Expanding Businesses (XXX 2021)

- Secretary of the State total New Businesses: July report is not yet available through the SOTS website
- EDC Business Activity List: August 2021 (*Attached*)

Results of EDC Marketing Activities

Advertising	0
Brokers/Site Consultants	2
Direct Contact	2
State/CERC/Chamber/REX	0
Trade Shows	0
Business Assistance	<u>0</u>
Total	4

Respectfully,



Tim Ryan

2021 EDC BUSINESS ACTIVITY LIST

(New/Expanded/Relocated)

- 5 - New Businesses
- 3 - Expanded
- 1 - Relocated (within the Town's borders)
- 9 - Per August Report (08/30/21)

#	Street Name	Business Name	New or...	Opened	Type of Business	Phone #	Notes	Tim's Mo. Rpt.
* 775	North Colony Street, R	Wallingford Massage	New	Aug	Massage/Cosmetology	203-361-6443		Aug
* 24	Center Street	Belle Belle Esthetics	New	Aug	Salon/Cosmetology		Downtown Rider	Aug
* 174	Center Street	This Toy Life	Rel	Aug	Collectibles	203-820-1419	Showroom open/online sales	Aug
* 920	South Colony Road	Yellow King Brews	New	Aug	Coffee/Beer Tap Room		online sales now/open late 2021	Aug
2	River Road	Sunoco	New Owners	Aug	Gas Station/Convenience	203-294-1755		Aug
411	Main Street	Yalesville Package Store	New Owners	Aug	Liquor Store	203-269-0555		Aug
2	Barnes Ind. Road South	CYVEK - Protein Simple CT	Exp	Aug	Protein Platforms	203-679-0395	Division of Bio-Techne	Aug
101	N. Plains Ind. Road	Roehm America LLC	Exp	Aug	Manufacturing	(203) 269-4481		Aug
9	Toelles Road	Consolidated Electrical Dist. (CED)	Exp	Aug	Solar Energy	203-698-8064	expanded warehouse	Aug

* starred businesses were listed on the June/July/Aug report - included to show numbers for the full month of August