

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

October 28, 2021

TO: Members of the Economic Development Commission

FROM: Tim Ryan, Economic Development Specialist

SUBJECT: Regular Meeting Agenda – Monday, November 1, 2021 @ 6:30 p.m.

LOCATION: **HUBCAP**
128 Center Street
Wallingford, CT 06492

1. Pledge of Allegiance
2. Introduction: Kevin Pagini, Wallingford Town Planner
3. Discussion on Regular Meeting Minutes dated October 4, 2021 (*attach.*)
4. Review of monthly Expenditure Report – September 2021 (*attach.*)
5. 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:**
6. Staff report/regional matters – October (*attach.*)
7. Chair's remarks
8. Other community business (*vote*)

Dates to Remember:

Nov. 10 – QCC: Small Business Council Meeting

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

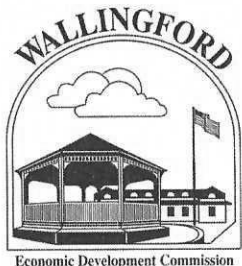
Maribel Carrion, QCC
Ray Andrewsen, QCC
GovMedia

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

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.

EDCRVMAg110121

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

Economic Development Commission
Regular Meeting Minutes
October 4, 2021

Not Approved by EDC

Present:

Joe Mirra, Chair
Mark Gingras, Vice-Chair
Gary Fappiano, Commissioner
Hank Baum, Commissioner
Jim Wolfe, Commissioner
Patricia Cymbala, Commissioner
Anthony Bracale, Alternate
Rob Fritz, Alternate

Absent:

Rosemarie Preneta, Commissioner

Others Present:

Tim Ryan, Economic Development Specialist
Stacey Hoppes, EDC Secretary

Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:33 p.m.

1. **Pledge of Allegiance** –Chair Mirra led the EDC in the Pledge of Allegiance.
2. **Discussion and Possible Action on Regular Meeting Minutes dated August 30, 2021** – Commissioner Fappiano noted that he was not in attendance at the meeting on August 30, 2021. Secretary Hoppes will remove Commissioner Fappiano from the minutes. **Jim Wolfe made a motion to approve the minutes as otherwise presented. Mark Gingras seconded the motion. The minutes were unanimously approved.**
3. **Review of Monthly Expenditure Report** - Being there were no comments regarding the Expenditure Report, Chair Mirra moved onto the next item on the Agenda.
4. **Committee Remarks**
 - **Marketing** – Chair Gingras stated that the efforts of the meeting dated August 23, 2021 were focused on a continued discussion regarding a Feasibility Study for the Old Railroad Station. Jon Walworth was asked to enlighten the Committee on the process of formulating a Feasibility Study. More specifics to come by the next EDC meeting. Mayor is asking that the EDC Marketing Committee takes the lead for the Feasibility Study. Commissioner Wolfe mentioned that it would be beneficial for all of the EDC members to stop by the facility and take a look around.
 - **Planning & Zoning Liaison** – Chair Baum stated that their last meeting was on Wednesday, September 29, 2021.
 - There was a detailed discussion regarding the Special Workshop meeting on the proposed regulation changes to the IX and I-5 Zones dated Tuesday, October 5, 2021 being held at the HUBCAP. This discussion prepared the committee members to

54 represent the EDC at the public workshop. Baum noted that the proposed changes
55 are a collaborative effort that had been agreed upon by the Town Planner,
56 Environmental Planner, Public Utilities, Town Engineer, and the EDC with guidance
57 from the Law Department. Data Center development is one of the line items in the
58 proposed regulation changes. Baum mentioned that Data Center development
59 addresses the strategic initiatives of the Town's POCD.

- 60 • There was a brief discussion regarding the PZC's denial of the Montante Construction
61 application (Amazon). Staff Ryan stated that Montante filed an appeal.
62

63 ➤ **Retention/Incentives** – Chair Fappiano stated that they had a meeting on September 24,
64 2021.

- 65 • Wallingford's ARPA funds are expected to be approximately \$13MM. Staff Ryan
66 clarified some questions regarding timelines for the ARPA funds. Every town has to
67 have a plan completed by 2024 and the funds need to be distributed by 2026. The
68 RFP for consulting services to guide the town through the process went out and is
69 due back by October 14.
- 70 • The Committee had a discussion regarding Workforce Development and the
71 HUBCAP. EDC Chair Mirra attended the meeting and informed the committee that
72 there are Pipeline Opportunities in October. The HUBCAP Board of Directors has
73 been rebuilt and is looking to continue aligning school curriculums to create career
74 opportunities within Wallingford. They would also like to have a meeting open to
75 parents to show them the value these opportunities create for their children.
- 76 • Chair Fappiano expressed that at some point down the road the EDC may want to
77 create a sub-committee under the Marketing Committee for Retention/Incentives.
78 Take a look at whether these committees should be combined or restructured.
- 79 • Staff Ryan informed the Committee that the PZC workshop is scheduled for Tuesday,
80 October 5 at 6:30pm at the Hubcap on Center St. Ryan stated that the EDC's
81 recommendations of reducing the open space requirement in the IX and I-5 zones,
82 adding uses in the I-5 zone, and allowing environmentally appropriate development in
83 the Watershed are addressed in a document prepared by the Town Planner and
84 Town Engineer. This extensively researched draft document has been collaboratively
85 vetted by our land use professionals, the Water/Sewer Division, the Law Department,
86 the Mayor, and the EDC P&Z Liaison Committee. The portion of the proposed zone
87 changes that are specific to data center use will be treated as a separate item in
88 hopes to expedite approval. Recommended zone changes involving data centers will
89 be on the agenda at the 10/13 PZC meeting. The larger scale zone changes will be
90 scheduled for a future PZC meeting
- 91 • Chair Fappiano asked Staff Ryan to clarify the revenue comparison that the Data
92 Center Municipal Host Agreement would bring to the town vs. current taxable tenants.
93 The Data Centers could create a revenue of \$23,460/acre vs. the \$8,900/acre
94 revenue received currently in Barnes Park North & South. The \$8,900/acre was
95 calculated using pure numbers (current non-profits and farmland was taken out of the
96 equation). Ryan also stated that when the Industrial Parks in the area were created
97 previously, the town paid for the roads, the electricity installation, the water and sewer
98 installation, and upkeep. According to the language in the Agreements with the Data
99 Centers, the town would not be responsible for any of these expenses. Ryan stated
100 that if at any time they need him to speak to someone in the community to clarify any
101 questions, he is willing to have a conversation.
- 102 • Next meeting: Friday, October 29, 2021 @ 9:00 am
103
104
105
106

107 **5. Staff Report** – Staff Ryan gave an update of Activities from September 2021.

- 108 ➤ The PUC, at their September meeting, voted to approve a power purchasing agreement with
109 Gotspace Data Partners, a Massachusetts based LLC proposing to develop data centers on
110 two campuses in our industrial zones. The power purchasing agreement will need Town
111 Council approval. The project awaits a zoning amendment to allow data centers in our IX and
112 I-5 zones.
- 113 ➤ Chairman Mirra and staff visited CyrusOne, a 16MW data center in Norwalk. Our goal was to
114 see firsthand the physical scale of the facility and experience the sound generated by its
115 operation. The sound from the data center was a non-issue as the ambient noise from I-95
116 was a bit louder. Chair Mirra interviewed several residents from a neighboring upscale
117 apartment complex that was built several years after the data center began operation, to
118 determine if the data center created any quality of life issues. None were reported.
- 119 ➤ An internal meeting was held on 9/28 and final details are being refined... We're requesting a
120 small dormant parcel of Town owned land behind Center St Brewing Company at 25 Wallace
121 Ave be sold to the property owner for possible expansion. The Mayor has sent a letter to all
122 necessary Town departments to determine if there is any need for the Town to retain
123 ownership.
- 124 ➤ EDC commissioners and staff attended the Quinnipiac Chamber of Commerce's Business
125 Showcase event held at the Best Western in North Haven. This was the first "in person" trade
126 show held in over two years. Special thanks to EDC Secretary Hoppes and Commissioners
127 Gingras, Fappiano, and Fritz for making the time to staff our booth. Donald Mauritz, WED
128 Energy Specialist represented the WED at the Showcase. Ryan mentioned that if any
129 commissioners know of any businesses in town that would like to take advantage of Energy
130 Efficiency programs, please direct them to Don.
- 131 ➤ Ryan thanked Commissioner Bracale for representing the EDC at the Manufacture CT
132 annual meeting

133

134 **6. Chair's remarks** – Chair Mirra gave an update on what is happening with the HUBCAP. In addition
135 to planning for a meeting open to parents regarding the Pipeline Opportunities; the HUBCAP has
136 hired a part-time employee that will start to attend the PTO/PTAC meetings to inform parents and
137 educators of these opportunities. The HUBCAP is planning a Small Business meeting in November
138 to talk about growth and expansion. This meeting would be geared towards home-based businesses
139 and inform them of the opportunities the HUBCAP offers them, including conference space, a 3rd
140 work space, networking, and more. Next HUBCAP Merchant meeting is scheduled for October 16,
141 2021.

- 142 ➤ Vice-Chair Gingras asked what the plan is for the next Desk of Joe article... There will be 2
143 more articles regarding the data centers.

144

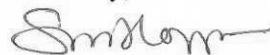
145 **7. Other community business** – **Jim Wolfe made a motion to discuss the future of the existing**
146 **Wallingford Police Department, Mark Gingras seconded the motion, and the motion was**
147 **unanimously approved.** After a brief discussion, the EDC agreed that they would like to see a
148 private entity take over the property.

149

150 **There being no further business, Gary Fappiano made a motion to adjourn the meeting at**
151 **8:00 p.m.; Mark Gingras seconded the motion. By unanimous vote, the motion carried.**

152

153 Sincerely,

154 

155 Stacey Hoppes, Secretary

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158

159



Town of Wallingford, Connecticut

10/06/2021 14:10
kcharest

Town of Wallingford
EXPENDITURES THROUGH 09/30/21

P 1
glytdbud

FOR 2022 03

	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	16,375.42	6,540.95	.00	61,781.58	21.0%
55110 TRANSPORTATION REIMBURSEMENT	1,500	1,500	.00	.00	.00	1,500.00	.0%
55405 PROMOTIONAL EXPENSES	29,050	29,050	4,275.00	1,115.00	2,565.00	22,210.00	23.5%
56100 OFFICE EXPENSES & SUPPLIES	2,000	2,000	184.87	.00	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	.00	.00	2,775.00	18.4%
TOTAL ECONOMIC DEVELOPMENT COMMISS	119,107	119,107	21,460.29	7,655.95	3,076.13	94,570.58	20.6%
GRAND TOTAL	119,107	119,107	21,460.29	7,655.95	3,076.13	94,570.58	20.6%

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

OK
10/29/21

ECONOMIC DEVELOPMENT COMMISSION

Staff Report

October 2021 Activities

Presented at November 2021 EDC meeting

Local Initiatives

- The PZC held a public workshop and a public hearing to discuss a proposed zoning text amendment to allow data centers in our IX and I-5 zones. Excerpts from both meetings have led to some modifications to the text amendment which will be discussed at the next public hearing scheduled on 11/8 at 7:00p.m.
- 5 Research Parkway...Montante Construction and Amazon have filed an appeal regarding the denial of their application by the PZC at their September meeting. The Law Department is handling the appeal process which will not likely be concluded until mid-2022
- ARPA funds...Responses from the RFP for consulting services to assist the Town with an application process and subsequent distribution of ARPA funds is in the process of being evaluated. The EDC will continue to request prioritization of funds for business assistance

Creating Opportunities

- The PZC's review of the proposed IX and I-5 zone changes remain a work in progress. 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 potential sale of the small dormant parcel of Town owned land behind Center St Brewing Company at 25 Wallace Ave remains a work in progress
- Staff was invited to speak at the Wallingford Rotary Club to discuss the merits of data center development in our industrial zones. The information was very well received
- The Town Planner and staff met with a local manufacturer to discuss their plans to add 25k SF to their facility to accommodate business growth

Marketing

- The scope-of-work document that will give us guidance regarding the commercialization (adaptive re-use) of our historic railroad station has been prepared and is pending review by our purchasing and law departments
- The next Desk of Joe column, which will run in Wallingford Magazine in December, will be a second in a series of articles regarding our commissions support for data center development in the IX and I5 zones
- Increasing the level of activity in our digital marketing channels is a departmental focus. Recognizing that we were unable to find the part-time resource needed to concentrate on this initiative, we're doing a good job with the resources allotted

Trade Shows

- None scheduled

Update on Town Center Provided by WCI Executive Director

- The Celebrate on Center event held on 10/2 was very well attended thanks to the efforts of WCI and perfect weather. This may become an annual event in addition to Celebrate Wallingford
- Holiday Stroll-Dec. 3 from 4-9pm
- Holiday decorations will be going up soon
- Simpson Court landscape layout is being reviewed to incorporate more sustainable plants

Miscellaneous

- Staff attended the CEDAS (CT Economic Development Association) annual meeting where economic developers from around the state discussed a variety of active development projects along with market trends
- Staff met with the new part-time employee at Hubcap to discuss synergies and opportunities to promote more activity in their Town Center location
- Chair Mirra and staff met with Police Chief Ventura to discuss the relationship between public safety and economic development. Chief Ventura, like his predecessor, is very approachable and willing to help in any way he can

In the News

- *Office building in Wallingford sells for \$1.2M...NHBiz, 10/05...Web Solutions Inc., a web design company recently purchased a 23,634 sqft office building located at 5 Brookside Drive.*
- *Latest manufacturing pipeline program starts soon...RJ, 10/06...HubCaps' fourth manufacturing employment pipeline is slated to begin the week of November 11th. The pipeline programs are designed to help recruit, assess and train the unemployed, underemployed and recent graduates or high school seniors.*
- *Amazon appealing denial of permit...RJ, 10/07...Amazon is appealing the Planning and Zoning Commission's denial of a special permit to develop the property into a warehouse and distribution center.*
- *Local woman returns home to open new bakery, Kouign...RJ, 10/25...Kouign, pronounced "queen" is a one-woman show located at 600 North Colony Road, in a former car rental office. Owner, Chelsea Tripp graduated from Lyman Hall High School in 2011.*
- *Paving on hold after bids exceed budget, Parking lot project on Wallace Avenue in Wallingford...RJ, 10/29...After bids for improvements to the Wallace Avenue parking lots came in over budget, town officials decided to seek a lower price and rebid the work in the spring.*

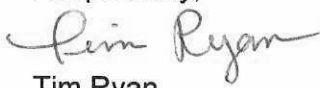
New & Expanding Businesses (September/October 2021)

- Secretary of the State New Business lists have not been available through the website since June. SOTS has made changes to their website recently. Staff is looking into why the SOTS website is not producing these reports at this time.
- EDC Business Activity List: **September 2021 - New**
 - Airbounce Amusements, LLC - 61 North Plains Ind. Rd.
 - Web Solutions, Inc. - 5 Brookside Drive
- EDC Business Activity List: **October 2021 - New**
 - Caitlyn Noelle Beauty - 1199 Old Colony Rd.
 - Kouign Bakery - 600 North Colony Rd.

Results of EDC Marketing Activities

Advertising	0
Brokers/Site Consultants	6
Direct Contact	2
State/CERC/Chamber/REX	0
Trade Shows	0
Business Assistance	<u>0</u>
Total	8

Respectfully,



Tim Ryan