



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

Economic Development Commission
Regular Meeting Minutes
November 1, 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 - via phone
Rosemarie Preneta, Commissioner
Anthony Bracale, Alternate

Absent:

Rob Fritz, Alternate

Others Present:

Tim Ryan, Economic Development Specialist
Kevin Pagini, Wallingford Town Planner
Ray Andrewsen, Executive Director QCC
Stacey Hoppes, EDC 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 EDC in the Pledge of Allegiance.
2. **Introduction: Kevin Pagini, Wallingford Town Planner** – Chair Mirra welcomed and introduced Town Planner Kevin Pagini to the Commission. Pagini gave a brief summary of his previous work experience and encouraged the Commission to reach out to him at any time. In his previous roles he has worked collaboratively with economic development departments and wants to continue to do so here in Wallingford. Mark Gingras and Ryan expressed their appreciation of Kevin's efforts. Ryan stated how important it is to have a Town Planner who is approachable, helpful, and willing to engage in conversation with current and prospective businesses. Ryan thanked Pagini for attending the meeting and stated that it is a pleasure working with him.
3. **Discussion and Possible Action on Regular Meeting Minutes dated October 4, 2021** – **Mark Gingras made a motion to approve the minutes as presented. Jim Wolfe seconded the motion. The minutes were unanimously approved.**
4. **Review of Monthly Expenditure Report** - Being there were no comments regarding the Expenditure Report, Chair Mirra moved onto the next item on the Agenda.
5. **Committee Remarks**
 - **Marketing** – Chair Gingras stated that they had a meeting On Thursday, October 28.
 - The first item discussed was the Scope of Work document for the Old Railroad Station. The document was created and reviewed by the committee, Purchasing, and Legal Departments. The committee is making good progress.

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- The committee discussed the next Desk of Joe article for The Wallingford Magazine. The article will be the 2nd to address Data Center development in Wallingford. There may be one more article in this series regarding Data Center development.
 - The committee discussed the progress of the Digital Marketing Initiatives. EDC Secretary has been utilizing our Instagram, Linked In and Mail Chimp channels. Our goal is to increase messaging frequency through these channels. The committee spoke about possibly outsourcing some of the digital marketing in the future.
 - Gingras noted that Anthony Bracale is officially on the Marketing Committee.
 - Next meeting: No meeting has been scheduled at this time.
- **Planning & Zoning Liaison** – Chair Baum stated that he, Staff Ryan and Chair Mirra attended the PZC Special Workshop regarding the Data Center Zoning Text Amendment on Tuesday, October 5, 2021. Kevin Pagini led the Workshop and answered a lot of resident’s questions. At this time the proposed Data Center Text Amendment will be revisited at the PZC’s December 13 meeting. Jim Wolfe stated that he is still pushing for a lowered open space requirement in the IX and I-5 Zones.
- **Retention/Incentives** – Chair Fappiano stated that their meeting for October was cancelled.
- Staff Ryan updated that the deadline to submit an application to perform an RFP for the ARPA funds closed on October 14. Applications are being reviewed this Friday, November 5.
 - Next meeting: Possible meeting on November 23, 2021
6. **Staff Report** – Staff Ryan gave an update of Activities from October 2021.
- Update on Proton Therapy Center proposed for Northrop Rd.
- Staff has regularly reached out to the project manager for the Proton Therapy Center for project updates. Concerns and frustrations regarding the length of time it has taken for the Certificate of Need (CON) application from the Office of Health Strategy are ongoing issues. The Mayor wrote a letter to the Office of Health Strategy (OHS) regarding the Certificate of Need application and copied our legislators and DECD Commissioner David Lehman in hopes of getting a better understanding of the reasons for the delays. Chair Mirra and Staff Ryan agreed that this is not just an economic issue at this point it is a health care issue. Hartford HealthCare (HHC) and Yale New Haven Health Systems (YNHHS) are partnering on this project and given their internal measures have determined the health care need in this marketplace. Staff Ryan stated that updates on this project will continue to be given monthly.
- Update on large data center proposal by GotSpace, LLC.
- Staff informed the Commission that GotSpace, LLC is dealing with internal disruption, and thus the project is on pause. Staff went on to state that this should not affect Planning and Zoning adding Data Centers to the Zoning Regulations. The Proposed Data Center Text Amendment is to allow Data Centers in the IX and I-5 Zones with special permit. The meeting for the Data Center Text Amendment is scheduled for December 13. Staff Ryan and some EDC Commissioners will attend the meeting to help foster approval of the amendment.
- The potential sale of the small dormant parcel of the Town owned land behind Center Street Brewing Company at 25 Wallace Avenue remains a work in progress.
7. **Chair’s remarks** – Chair Mirra introduced Ray Andrewsen, Executive Director of the Quinnipiac Chamber of Commerce. Andrewsen took a moment to introduce himself and informed the Commission that there has been an uptick in membership. Andrewsen stated that he looks forward to working with all the Commission members of the EDC and if they ever have any questions or concerns to reach out.

106 8. Other community business – None

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108 There being no further business, Jim Wolfe made a motion to adjourn the meeting at
109 7:17 p.m.; Anthony Bracale seconded the motion. By unanimous vote, the motion carried.
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111 Sincerely,

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113 Stacey Hoppes, Secretary
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