

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

December 2, 2021

TO: Members of the Economic Development Commission

FROM: Tim Ryan, Economic Development Specialist

SUBJECT: Regular Meeting Agenda – Monday, December 6, 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 November 1, 2021 (**attach.**)
3. Review of monthly Expenditure Report – November 2021 (**attach.**)
4. Discussion on 2022 EDC Yearly Meeting Schedule
5. Committee remarks
 - Marketing
 - Update on committee activities
 - **Next meeting:**
 - P&Z Liaison
 - Update on committee activities
 - **Next meeting:**
 - Retention/Incentives
 - Update on committee activities
 - **Next meeting:**
6. Staff report/regional matters – November (**attach.**)
7. Chair's remarks
8. Other community business (**vote**)

Dates to Remember:

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

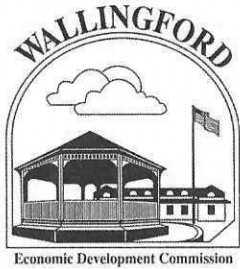
ec: EDC Members
Town Council (via T. Clerk)
Kevin Pagini, P&Z

Maribel Carrion, QCC
Ray Andrewsen, QCC
GovMedia

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

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.

EDCRVMAg120621



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.

- 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

107
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.
110

111 Sincerely,

112 

113 Stacey Hoppes, Secretary
114
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12/01/2021 14:11
kcharest

Town of Wallingford
EXPENDITURES THROUGH 11/30/21

5/12 = 42%

P 1
glytdbud

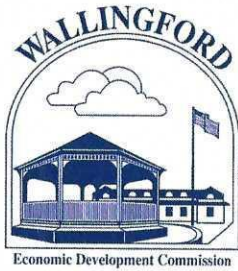
Town of Wallingford, Connecticut

FOR 2022 05

	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	27,250.06	5,615.28	.00	50,906.94	34.9%
55110 TRANSPORTATION REIMBURSEMENT	1,500	1,500	.00	.00	.00	1,500.00	.0%
55405 PROMOTIONAL EXPENSES	29,050	29,050	5,275.00	1,000.00	2,565.00	21,210.00	27.0%
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	775.00	150.00	.00	2,625.00	22.8%
TOTAL ECONOMIC DEVELOPMENT COMMISS	119,107	119,107	33,484.93	6,765.28	3,076.13	82,545.94	30.7%
GRAND TOTAL	119,107	119,107	33,484.93	6,765.28	3,076.13	82,545.94	30.7%

12/10/21
Kcharest

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



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

November 24, 2021

ECONOMIC DEVELOPMENT COMMISSION
Meeting Schedule for 2022

The Economic Development Commission will meet at **6:30 p.m.** in **Room 315** in Wallingford Town Hall on the following **Mondays**:

Monday, January 3, 2022
February 7
March 7
April 4
May 2
June 6
July – No Meeting/Summer Recess
August 29 (due to Sept. 5 holiday)
October 3
November 7
December 5

Joseph E. Mirra, Chairman
Economic Development Commission

(Meetings are typically held the first Monday of each month in Room 315, if there is a change to the date, time, and/or location it will be noted on the corresponding meeting agenda.)

smh

c: Mayor's Office
Town Clerk (for posting)

ec: EDC Commissioners/Staff
Quinnipiac Chamber of Commerce
GovMedia and Website
Town Clerk (for TC)
Wallingford Center, Inc.

EDCMtgSched2022

ECONOMIC DEVELOPMENT COMMISSION

Staff Report

November 2021 Activities

Presented at December 2021 EDC meeting

Local Initiatives

- Proton Therapy Center proposed for Northrop Rd:
 - A decision on the CON (Certificate of Need) has not yet been rendered by the OHS (Office of Health Strategy) in Hartford. Concerned about the amount of time that has passed since the application was submitted in December of 2019, the Mayor, per our request, wrote another letter in support of this application. We also requested help from our legislative delegation, several of whom engaged immediately via direct contact and letters to the OHS. A decision is expected by mid-December
- Data Center text amendment discussion has been moved to the PZC's January agenda:
 - 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.
- We are told that GotSpace LLC, proposers of large scale data center projects, is dealing with internal issues within its operating structure. We remain confident in the marketability of data center development opportunities in our Town and thus continue to support the necessary zoning text amendment to allow data centers in the IX and I5 zones
- 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...The Town Council will soon be asked to approve UHY Advisors as our consultants for oversight of the ARPA process. The EDC will continue to request prioritization of funds for business assistance. We fully expect to be an active member of whatever formal structure is set up to manage applications and disseminate funds

Creating Opportunities

- Staff met with the Town Planner and developers:
 - Possible development of a parcel on Route 5
 - Expansion of a site on Quinpiac St
 - New automotive repair facility in the Tracy section of Town
 - New owner of 805 North Colony to discuss new Golf Simulator business and other possible uses for the remainder of the building
 - Met with retail developer regarding a possible project
- Still being reviewed by the PZC:
 - 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
- Representatives from a Brazilian business development group met with staff to get reacquainted after having to leave the country for almost two years due to COVID travel restrictions
- Staff met with management of Simplex Operations regarding their recent purchase of 5 Technology Drive (former home of Phillips Respironics). This new site represents a large expansion and will be the Northeast Center of Excellence for this Life Sciences Company. They will move their operations from their present site in Barnes Park South sometime in the first half of 2022
- Awaiting an appraisal:
 - The EDC supports the sale of the small dormant parcel of Town owned land behind Center St Brewing Company at 25 Wallace Ave
- Staff, along with the WED's Energy Efficiency Specialist met with the brokers representing a property in Barnes Park North to discuss programs that could be of interest to a potential large scale tenant

Marketing

- After a walk through by two developers, the committee is awaiting guidance before recommending a formal RFP regarding the adaptive re-use of the old railroad station
- The Desk of Joe column was published in Wallingford Magazine in December. It was the second in a series of articles regarding our commissions support for data center development in the IX and I5 zones
- Digital channel activity update to be done verbally

Trade Shows

- The EDC was represented at the Big Connect in New Haven. This business development show was sponsored by the Greater New Haven Chamber of Commerce. Special thanks to Commissioners Mirra, Gingras, Baum, Preneta and Fritz for helping to staff our booth and engaging in conversations about our Town and its many attributes

Update on Town Center

- Holiday Stroll-Dec. 3 from 4-9pm
- Holiday decorations are up
- For the second consecutive year, the additional outdoor dining space in Simpson Court proved to be extremely popular. We should be prepared to support the Town's placement of the concrete barriers again in the Spring of 2022

Miscellaneous

- Staff was the guest speaker at the Small Business Development Council luncheon sponsored by the QCOC

In the News

- *CT looks to major ad campaign to recruit manufacturing worker...* HBJ, 11/01... Gov. Lamont recently announced the state will spend \$8.3M on a slate of programs aimed at bolstering CT's manufacturing sector, including an advertising campaign to highlight the industry's career opportunities.
- *Yale New Haven Health opens orthopedic center in Wallingford...* 11/05, NHReg... Yale New Haven Health is continuing its expansion in New Haven's northern suburbs, adding a new, \$2.9M orthopedic center on the Masonicare campus.
- *Thurston bought by another distributor...* 11/06, RJ... Family owned and operated Thurston Foods Inc was purchased this week by California Food Distributor GS Foods Group. Representatives of Thurston's said there will be no operational or personnel changes and the name and logo will remain.
- *Labor shortage continues to pose challenges for local restaurants...* 11/11, RJ... Hector Samuel, owner of Tap and Vine on Quinnipiac Street, posted a warning that the eatery would close as soon as Sunday if he didn't get a chef and a line cook in the next few days. Too many cooks have left the industry since the pandemic began. Even large restaurants are feeling the pinch, leading to more hours for existing staff and reduced hours of operation.
- *State regulators near decision...* 11/16, RJ... Hartford HealthCare and Yale New Haven Health Services, doing business as the CT Proton Therapy Center LLC, filed a certificate of need with the state in December 2019 to open a center on Northrop Road. The state Office of Health Strategies is weighing this 2 year old application and is hoping to have a final ruling any day.
- *Virtual golf planned for former trampoline park...* 11/16, NHBiz... The new owners of a 25,316 sf building located at 805 North Colony Road in Wallingford (former SkyZone) are planning to transform it into a virtual golf facility called "Back 9 Social".
- *Consultant on ARPA spending is eyed, Wallingford close to hiring consultant on ARPA spending...* 11/17, RJ... UHY Advisors, a nationwide tax and business consulting firm, was the sole bidder in a request for a consultant to assist with the disbursement of Wallingford's ARPA funding - \$13.1M total - through distribution plan development and grant management.
- *Council to consider rescinding agreement...* 11/19, RJ... Town Councilor Joe Marrone asked that the councilors discuss rescinding the host agreement with GotSpace LLC at its upcoming meeting on Tuesday.
- *Wallingford counsel says no legal basis for rescinding data centers agreement...* 11/23, RJ... Town Corporation Counsel Janis M. Small issued a memo that was issued on Thursday stated that there is no legal basis for rescinding the agreement, which is a legally binding agreement.
- *Wallingford data center deal can't be broken...* 11/28, RJ... GotSpace LLC has some internal issues according to Town Attorney Farrell. The opportunity for the town to terminate does not occur unless

GotSpace has not applied for a building permit for the project within 36 months after execution of the agreement. Gotspace must also enter into an agreement with the state DECD commissioner, a power supply agreement with WED and appeal to the town's Planning and Zoning Commission to change the local zoning regulations to allow data centers.

- *Tool store is to expand into Route 5 plaza in Wallingford... 12/01, RJ... Harbor Freight Tools will be opening its newest location in Wallingford this winter, bringing up to 30 new jobs.*

New & Expanding Businesses (October/November 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: **(Attached)**
 - 5 New
 - 1 Expanded
 - 2 Relocated

Results of EDC Marketing Activities

Advertising	0
Brokers/Site Consultants	2
Direct Contact	7
State/CERC/Chamber/REX	1
Trade Shows	0
Business Assistance	0
Total	10

Respectfully,



Tim Ryan

2021 EDC BUSINESS ACTIVITY LIST

(New/Expanded/Relocated)

5 - New Businesses

1 - Expanded

2 - Relocated (within the Town's borders)

8 - Per November Report (11/30/21)

#	Street Name	Business Name	New or...	Opened	Type of Business	Notes	Tim's Mo. Rpt.
40	Capital Drive	Sonicor	New	October	Ultrasonic Washers/Cleaners		November
864	North Colony Road	Device Raptors	New	October	Electronic Device Sales/Repairs		November
1070	North Farms Road, Unit 3B	RW Duke & Company, Inc	New	October	Internal Commercial Construction		November
46	North Plains Ind. Rd, Unit B	Uplifts, LLC	New	October	Stairlifts, Ramps, Elevators	Father/Son Partnership: re-open	November
15	Prince Street	ConnReno, LLC	Relocated	October	Fire & Water Restorations		November
43	Warehouse Point Road	Crates, LLC	Expanded	October	Crating/Shipping	Additional storage space	November
36	North Main Street	Calcagni	Relocated	October	Real Estate		November
22	Masonic Avenue	YNHH-Medicare - Orthopedic Center	New	November	Orthopedic Center/Medical	Yale New Haven Health /Masonicare	November