

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

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January 24, 2022

TO: Members of the Economic Development Commission

FROM: Tim Ryan, Economic Development Specialist

SUBJECT: Regular Meeting Agenda – Monday, January 31, 2022 @ 6:30 p.m. (acts as our February meeting)

LOCATION: Town Hall, Room 315
45 South Main Street
Wallingford, CT 06492

1. Pledge of Allegiance
2. Discussion on Regular Meeting Minutes dated January 3, 2022 (**attach.**)
3. Comprehensive Economic Development Strategy - CEDS Presentation by Barbara Malmberg, Project Manager/Director of Marketing at REX Development
4. Review of Monthly Expenditure Report – December 2021 (**attach.**)
5. ARPA Small Business Application Update
6. 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:**
7. Staff report/regional matters – January (**attach.**)
8. Chair's remarks
9. Other community business (**vote**)

Dates to Remember:

02/15/2022 – Mayor's State of the Town (Choate)

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

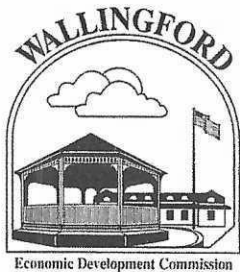
ec: EDC Members
Town Council (via T. Clerk)
Kevin Pagini, P&Z

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.

EDCRVMAg013122



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

Economic Development Commission
Regular Meeting Minutes
January 3, 2022

Not Approved by EDC

Present:

Joe Mirra, Chair
Jim Wolfe, Commissioner – via phone
Gary Fappiano, Commissioner
Hank Baum, Commissioner
Patricia Cymbala, Commissioner
Rosemarie Preneta, Commissioner
Rob Fritz, Alternate
Anthony Bracale, Alternate

Absent:

Mark Gingras, Vice-Chair

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 6:31 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 December 6, 2021** – Hank Baum made a motion to approve the minutes as presented. Gary Fappiano seconded the motion. The minutes were unanimously approved.
3. **Election of Officers** – Jim Wolfe made a motion to nominate Joe Mirra to continue as Chairman of the EDC for another term, and nominated Mark Gingras to continue as Vice-Chair of the EDC for another term. Patricia Cymbala seconded the motion. Motion was approved unanimously.
4. **Review of Monthly Expenditure Report** – December report not yet available
5. **Discussion on Legislative Priorities for 2022** – After an in depth conversation the commissioners agreed that the priorities that were attached to the agenda are the top priorities that they would like to bring to the attention of our local legislators. The biggest issue is mobilizing our workforce. The labor force participation rate is at a 45 year low. Hank Baum asked that the commission add a bullet under Mobilize Our Workforce, to add a Department of Labor Hotline for employers to report “ghosting” by potential applicants during employment processes. It was agreed by the commission that a bullet for “ghosting” will be added to the legislative priorities document.
6. **Committee Remarks**
 - **Marketing** – In the absence of Mark Gingras, Patricia Cymbala stated that they did not have a meeting this past month.
 - Staff Ryan updated that they are close to finalizing a formal RFP for the Old Railroad Station. The RFP is being prepared to perform the needed renovations to make the building leasable to TBD prospective tenants. This includes the interior and exterior

54 structure, ensuring that the building is up to code, and addressing the landscaping
55 and other updates needed to the property adjacent to the building including the
56 gazebo grounds. The grant application is due in April of 2022.

- 57 • Next meeting: No meeting scheduled at this time.

- 58
- 59 ➤ **Planning & Zoning Liaison** – Baum updated the commission that the Planning & Zoning
60 Commission meeting on Monday, January 10, 2022 will discuss and possibly vote on the
61 Proposed Data Center Text Amendment. Ryan informed the commission that he is unable
62 to attend the PZC meeting and encourages the EDC commissioners to attend if possible.
 - 63 • The commissioners want to make clear that the Data Center Text Amendment is to
64 allow all scales of Data Centers in Wallingford under Special Permit. The
65 commissioners also discussed, Why Data Centers...Manufacturing is modernizing
66 and data centers are the manufacturing of the future. Data centers create diversity in
67 the town's industrial zones and increase the town's grand list.
 - 68 • Baum also informed the commission that the Planning & Zoning Liaison Committee
69 will have a Special Virtual meeting on Wednesday, January 5, 2022 at 9:00am to
70 discuss the Proposed Data Center Text Amendment language.
- 71
- 72 ➤ **Retention/Incentives** – Gary Fappiano stated that the committee did not have a meeting last
73 month; there are no updates at this time.
 - 74 • Next meeting: January 20, 2022 @ 10:00am
- 75

76 **7. Staff Report** – Staff Ryan gave an update of Activities from October 2021.

- 77 ➤ Proton Therapy Center proposed for Northrop Rd: **see staff report**
- 78 ➤ GotSpace, LLC update: **see staff report**
- 79 ➤ 5 Research Parkway: **see staff report**
 - 80 • Additional discussion: Ryan stated that this property is the biggest development site in
81 the region. Ryan is encouraging those at the state level to push this property.
- 82 ➤ The Town Council voted unanimously to contract UHY Advisors, as our consultants for
83 oversight of the ARPA process. **see staff report**
 - 84 • The ARPA Application is currently in the works, hopeful to have a completed
85 application before the end of Q1.
 - 86 • Joe Mirra asked that the ARPA Application Updates continue to be a monthly agenda
87 item for the EDC meetings. Secretary will add this to the agenda going forward.
- 88 ➤ First Congregational Church/The Meeting House: **see staff report**
- 89 ➤ Appraisal due by 01/10/2022: **see staff report**
 - 90 • The EDC supports the sale of the small dormant parcel of Town owned land behind
91 Center St Brewing Company at 25 Wallace Ave.
- 92 ➤ Secretary of the State's New Business lists were available from January 2021 – June 2021.
93 These reports have not been available through the SOTS website since June. Staff is trying
94 to locate the data and is pushing the need for this information with multiple local agencies
95 that use this information as well.
- 96 ➤ Mayor's State of the Town will be on January 27, 2022 located at Choate. There will not be a
97 table for the EDC. Any changes will be relayed to the Commission.
- 98

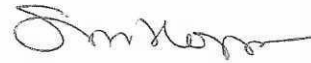
99 **8. Chair's remarks** – Chair Mirra informed the commission of the newest updates from the HubCap.

- 100 ➤ January 12, 2022 – Parent Meeting with Panel, they are not getting the turnout they
101 expected. May have to postpone due to lack of registrations, possibly due to Covid-19 cases
102 increasing. May revisit how they will hold the meeting. The commissioners agree that this is
103 an important pipeline opportunity for students and their parents.
- 104 ➤ HubCap is working to create a Workforce with the VA. They are looking to develop a pipeline
105 for discharged veterans for entry level positions.
- 106

107 9. Other community business – None

108
109 There being no further business, Anthony Bracale made a motion to adjourn the meeting at
110 7:42 p.m.; Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.
111

112 Sincerely,

113 

114 Stacey Hoppes, Secretary
115
116

117
118 EDCRMMin010322NotApp

FOR 2022 06

	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	34,269.16	7,019.10	.00	43,887.84	43.8%
55110 TRANSPORTATION REIMBURSEMENT	1,500	1,500	.00	.00	.00	1,500.00	.0%
55405 PROMOTIONAL EXPENSES	29,050	29,050	6,183.50	908.50	1,994.00	20,872.50	28.1%
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	.00	.00	2,625.00	22.8%
TOTAL ECONOMIC DEVELOPMENT COMMISS	119,107	119,107	41,412.53	7,927.60	2,505.13	75,189.34	36.9%
GRAND TOTAL	119,107	119,107	41,412.53	7,927.60	2,505.13	75,189.34	36.9%

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

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ECONOMIC DEVELOPMENT COMMISSION

Staff Report

January 2022 Activities

Presented at February 2022 EDC meeting

Local Initiatives

- **Update from the December report:** Proton Therapy Center proposed for Northrop Rd: CON (Certificate of Need) has not yet been rendered by the OHS (Office of Health Strategy) in Hartford. We now anticipate a decision sometime in February. This application has been active for over two years
- The Data Center text amendment proposal allowing this use category in the IX and I5 zones, via special permit, was not voted on at the PZC's January 10th meeting. Driven by the availability of the sound expert, this has been delayed until their April meeting.
- **No change from the December report:** GotSpace LLC, proposer of large data center projects, has a new COO and is once again actively working to advance their project
- Corporation Council, Town Planner and staff met with representatives from DECD and Advance CT to discuss state-wide data center activity. DECD has received an application for tax exemption from a data center developer and expressed their confidence that this development category is active in CT
- Calare Properties, owners of 5 Research Parkway, met with staff, our Town Planner, and our Town Engineer to discuss possible uses for their 183 acre site. The site is being actively marketed by the international brokerage firm Cushman& Wakefield
- **No change from the December meeting:** The Town Council voted unanimously to contract UHY Advisors, a national tax and business consulting firm, as our consultants for oversight of the ARPA process. A draft application has been written and will be circulated for revision/refinement. Recommended priorities for first round funding are small business, not-for-profit agencies, and individuals. We're hoping to have an application in the market before the end of Q1 2022
- Staff met with our Superintendent of Schools and several of her staff to discuss their facility needs for the Adult Education Program in the event they relocate to accommodate the adaptive reuse of the railroad station
- The Mayor's scheduled meeting with our legislative delegation fell short of expectations as snow prevented all but Representative Fishbein from attending. Our comments, as approved by the EDC at our January meeting, were directed at mobilizing our workforce

Creating Opportunities

- The appraisal for 25 Wallace Ave (the small parcel behind Center St Brewing Co.) has been completed. The Town Council approved the sales price of \$18,000 for the parcel which was in line with the appraisal. The Law Department is preparing documents that will detail the conditions of sale.
- Chair Mirra and staff addressed the Town Council to ask for their support for the release of an RFP for the adaptive reuse of our historic railroad station. The vote passed 8 to 1, with one councilor expressing concern about the relocation of the adult education program. The RFP was released on 1/21. RFP's will be opened and reviewed on 2/18. Special thanks to our Grants Administrator, Purchasing, Public Works, and Engineering Departments for their active participation in this project
- Staff and the Town Planner met with a large property owner to review the proposed changes in the I-5 zone and how they could impact development opportunities. The Town Planner was open to proposing modest changes suggested by the property owner that meet our goals as a Town and support responsible development opportunities for the property owner
- Staff met with a commercial brokerage firm that specializes in brownfields projects. The focus of our discussions was 80 Valley St, the former Allegheny Ludlum Steel plant. We see great opportunity for this 50 acre site but Allegheny has not been willing to sell the property as they are responsible for site clean-up before the title can be transferred. They treat the expense of their property taxes as a cost of doing business as it's much less expensive than cleaning the site. This firm will pursue discussions with Allegheny
- Still being reviewed by the PZC: **No change from the December meeting:**
 - 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

Marketing

- Digital channel activity update to be done verbally

Trade Shows

- None scheduled

Update on Town Center Provided by WCI Executive Director

- There are several businesses with active applications for the façade program
- New barber shop named 11 Hall Ave is now open
- Red-Eye CrossFit has opened in the same plaza as the Eatery on South Colony St
- Three Town center business are struggling and will likely close
- Working on Simpson Court gardens

Miscellaneous

- Staff met with Cheshire's new economic developer to establish a relationship with our neighboring town and invite him to join in our regional economic development meetings

In the News

- *Physical therapy business is coming to Yalesville...RJ, 01/03...Amity Physical Therapy out of New Haven is opening a location at 316 Main Street, Wallingford early Spring of 2022.*
- *Wallingford discusses new regs to allow data centers...RJ, 01/11...The Planning and Zoning Commission discussed Monday night, but did not vote on a series of new zoning regulations that would allow data centers in the IX and I-5 industrial zones in town. Voting was postponed due to Sound Expert not in attendance.*
- *Restaurant owner prepares to add another food truck...RJ, 01/13...Los Mariachis restaurant located at 105 North Colony Road is adding another food truck to their business.*
- *Residents raise concerns about data center's impact on the environment...RJ, 01/16...As town officials work to bring data centers to town, residents voiced a new concern about environmental impacts , from water to wildlife.*
- *Coffee and beer shop to open next month...RJ, 01/27...Originally from Bridgeport, co-owners Rob Vitale and Shama Khan started selling coffee online in 2018. Their new business, Yellow King Brews, is scheduled to open on South Colony Road in Wallingford on February 11.*


New & Expanding Businesses (September/October 2021)

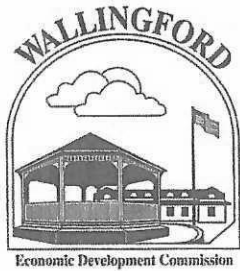
- Secretary of the State New Business lists: CTdata has given staff access to their Google Drive which has new business by month created by the SOTS. Staff is now able to manipulate these lists to retrieve the New Business Lists for Wallingford.
 - 2021 Secretary of the State Total New Businesses – 400 (**attached**)
 - June 2021 through December 2021 (**attached**)
- EDC Business Activity List: **Total New Business Activity List 2021 (attached)**
- EDC Business Activity List: **January 2022 New Businesses**
 - Alpha Electrolysis – 345 Main Street (relocated)
 - Hair and Spirit – 345 Main Street
 - Aladdin, Inc. – 20 North Plains Ind. Road
 - JDB Control Technologies – 48 North Plains Ind. Road, #1
 - Adrian Rose – 48 North Plains Ind. Road, #3
 - 11 Hall Ave – 11 Hall Avenue
 - Captiva Salon, Inc. – 930 North Colony Road, Unit 3A

Results of EDC Marketing Activities

Advertising	0
Brokers/Site Consultants	2
Direct Contact	4
State/CERC/Chamber/REX	0
Trade Shows	0
Business Assistance	0
Total	6

Respectfully,


Tim Ryan



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

Annual Economic Development Commission Update
January-December 2021

January 5, 2022

Dear Mayor Dickinson,

The Economic Development staff actively worked on 95 requests (a 10% increase over 2020) for engagement from local businesses, developers, commercial property owners, commercial brokers and site selectors as a means of supporting our existing businesses and building our business base. To lend perspective, the 95 requests for engagement range from single proprietors looking to open a business to strategic visioning for adaptive reuse of vacant office space to new development opportunities on large land parcels. Economic Development efforts do not differentiate projects by size as every applicant sees their business opportunity as a high priority.

We're fortunate that vacancy rates in our retail spaces, given the gravitational pull of e-commerce, remain favorable when compared to many CT communities. The demand for warehouse space far outpaces our ability to satisfy need with what is now non-existent inventory. Office space vacancy rates will be addressed in a separate portion of this report.

Although our economic activity levels continue to trend positively, several large projects failed to cross the finish line in 2021. Continued economic hurdles driven by extreme workforce shortages, lack of access to needed state resources, and the COVID crisis elongate project timelines by months.

Connecticut has the highest unemployment rate in New England while the workforce participation rate is at a 45 year low. Our businesses are facing alarming staffing shortages! We have driven dialog regarding this issue at local, regional, and state economic development meetings throughout the year. Government must respond with decisive actions!

Transition

After thirty plus years of service to the program planning office we said farewell to EDC secretary Lynn Wolff as she entered retirement. Lynn was a fantastic resource in our office and graciously remained on staff well beyond her announced retirement date to assist in the transition to our new staff secretary Stacey Hoppes.

Business Activity Data

The economic development office tracks electricity connects and disconnects using data provided by our Electric Division. This methodology is not a perfect science but is an indicator for new business starts and closures. 2021 saw a disproportionate number of small business disconnects at 103. New business electrical connections show 45. Data derived from the Secretary of the State shows 192 new LLC's established in Wallingford in 2021. The net effect is a gain of 90 businesses for the year. The caveat worthy of mention is that the State data reflects many home based businesses, thus we're trading bricks and mortar operations for home based businesses...not a good dynamic. We also saw nine business expansions and six business relocations.

Proton Beam Therapy Center

Pursuit of this significant opportunity for our Town has been an arduous journey that began in **August of 2019**. A formal decision from the Office of Health Strategy (OHS) in Hartford is expected by mid-January 2022.

Comments are contingent upon OHS approval

This project goes beyond economic development as proton beam therapy is the most advanced cancer treatment available today. Presently, cancer patients prescribed this treatment have to go to New York or Boston. Wallingford will have the first and only facility in the state. There is another proton center proposed in Danbury whose application is roughly one year behind ours.

This \$72 million project is fully taxable (both real and personal property). In addition to monetary growth, this unique medical use adds a state of the art element to our grand list, an objective highlighted in our Plan of Conservation and Development (POCD). Economic multipliers realized by having this treatment center in town are not immediately significant but are not to be dismissed. Meetings have been held with commercial landlords in the area to explore other future medical uses that may benefit by being in proximity to the proton center in hopes of adding other taxable development opportunities.

Data Center Development

The EDC has been pursuing data center development opportunities for many years recognizing their low infrastructure impact, environmental friendliness, market sustainability, benefit to the Wallingford Electric Division and significant contribution to the modernization of our grand list. Although the State Legislature passed a tax exemption for data center development projects that exceed \$200 million in private investments, (legislation we collectively supported), municipalities stand to gain monetarily via municipal host agreements. For example, the data center project proposed by GotSPACE LLC could generate 2.5 times the taxes we presently receive from our industrial parks on a per-acre basis...a multiple we will not likely see from any other use category.

Staff worked confidentially with a site selector beginning in 2019 to identify prospective development sites. Over the following 18 months purchase and sale agreements were signed creating the possibility of two data center campuses. The approval pathway included a host agreement approved by the Town Council and a power purchase agreement approved by the PUC. The PZC is scheduled to vote on language that would allow data center development in our IX and I5 zones at their January 2022 meeting.

It has been a long haul as complications within GotSPACE LLC temporarily halted their project plans but GotSPACE LLC is now again active and in pursuit of project opportunities. The EDC remains highly confident in the market opportunity that exists along the I-91 corridor for data center development and thus strongly recommends that our Town be diligent and purposeful when development opportunities arise.

5 Research Parkway

Bristol Myers Squibb left Wallingford three years ago. The 183 acre site, by far the largest single development site in Town, has been returned to raw land as the 1 million square foot BMS facility was razed. In September, Amazon's application to build a 219,000 square foot warehouse and distribution facility was denied by the PZC which resulted in an appeal by the applicant that has since been rescinded.

The site is again for sale or lease unencumbered by the previous purchase and sale agreement. Given the large scale opportunity this presents for our Town, we are working with Calare, (the property owner), DECD, and Advance CT (CT's economic development entities) to find the highest and best suited use/user for the site. Conversations with our Town Planner have given us refined direction while pursuing allowable uses for this site because it's in our Watershed Protection area.

Secretary of the State

CT Economic Developers have been urging the Secretary of the State's (SOTS) office to provide new business start-up data for over five years. The SOTS office is the only place all businesses must register as it is where they receive proper licensing. The data was made available to us in January of 2021 but fell to the wayside by mid-year due to difficulties incurred when SOTS implemented technology upgrades that have proven to be problematic in many ways.

The data we received showed a significant trend towards home-based businesses, a trend that we'll watch when the data is made available again. The home-based business trend is having a negative impact on small commercial space leasing and will likely become a PZC issue at some point as business uses in residential zones could be challenged by neighbors.

The Office Market

We continue to experience a Class A office vacancy rate near 25%! Our vacancy rate was slightly lower than that when we had one million square feet vacant at Bristol Myers Squibb. The BMS inventory has been removed from the list because the facility has been razed, yet the vacancy rate has gone up. As we know, this is not a problem unique to Wallingford. Facilities have been evaluated to determine whether they are suited for adaptive re-use. Unfortunately, many are not. The largest industrial office space brokerage firms in the country are working to re-invent office spaces. It will take time...upwards of a decade in some cases. We're experiencing grand list erosion because partially tenanted or vacant office buildings have a lower market value.

By the time this report is released, we hope to be sharing good news about a significant office user relocating to Barnes Park North.

Planning with our land use professionals

The EDC had identified additional development opportunities in our IX and I5 zones several years ago. Namely, reducing the open space requirement in our IX zone (now 50%) and adding additional uses in the I5 zone. Turnover in the Town Planners office had slowed the process but we are now back on track. The EDC, Town Planner, Public Utilities, Law department, Town Engineer and the Environmental Planner have collaborated on zoning documents that fulfill our visions for responsible development opportunities while protecting the beauty of our industrial parks and protecting our watershed. We hope to see the adoption of new regulations before the end of Q2, 2022.

Town Center Development: Historic Railroad Station/Wallace Ave/Outdoor Dining/Train Noise/Parking

Our strategic vision of enhancing the lower portion of our Town Center is taking shape as we finish 2021 with momentum in the pursuit of an adaptive re-use project at the historic railroad station. We plan to present our vision to the Town Council in January 2022 and ask their support for sending out an RFP for major building upgrades and exterior landscaping improvements. Visions of a "high foot traffic" use for this unique building give us confidence that this will help encourage investment in surrounding properties...we

will be leading by example. The strategic purchase of the former Brother's Restaurant property helps provide the necessary parking for the project and future development opportunities in the area. We must move deliberately so we can apply for a CT Communities Challenge Grant in April 2022.

The EDC supports the sale of a small parcel of land (presently owned by the Town) behind 25 Wallace Avenue. This parcel can be used to improve the experience hundreds of people enjoy each week at the Center St Brewing Company. In addition, several Town departments worked with Mr. Vincenzo Dinatale to surmount the many hurdles he encountered regarding the demolition and rebuilding of new rental units on Wallace Avenue. The results will be a great improvement to the area.

People like dining outdoors! Town departments engaged with many restaurants throughout Town for the second consecutive year to help sustain their businesses by supporting outdoor dining. Simpson Court presents a unique set of circumstances because the outdoor experience spills into a Town owned parking area. This area became the "spirit of Wallingford" as capacity crowds dined and danced throughout the week. We strongly recommend the continuance of this great experience and applaud the Mayor for his past support.

We continue to wrestle with the annoyingly loud horn noises coming from the trains as they travel through our many at-grade crossings. We are grateful that our law department has been aggressive in pursuit of a solution that may include a quiet zone designation. There's no assurance of mixed use development projects in our lower Town Center once the noise issue is addressed but we've spoken with several developers that will not pursue opportunities due to the present noise issues.

After almost 20 years of controversy over the status of the parking lot between Simpson Court and Holy Trinity School, the lot is freshly paved and lined. The EDC, along with several other Town departments, argued successfully about the economic benefit that quality parking has on our ability to attract commerce and build upon our brand as a destination for dining. Two parking lots on Wallace Avenue have been approved for improvements as well. Our vision is to have our newly improved parking areas aligned electronically with restaurant websites so when destination diners click on directions to a restaurant they will be directed to these improved lots.

23 South Colony St

The retail plaza at 23 South Colony St along with several store fronts on Quinnipiac St were purchased by Carl Davia, an investor from North Haven. Mr. Davia razed a blighted building while making immediate improvements to what had become a very unattractive portion of our lower Town Center. The plaza and adjoining store fronts are now fully occupied for the first time in over a decade. The EDC worked in harmony with other Town officials to reach a settlement on blight fines that were inhibiting the property's transition to the new owner. An outdoor dining area is planned for opening in the spring of 2022.

Electronic Marketing Initiatives

After a seven month project with a hand selected group of very talented students from Quinnipiac University, our digital channel strategy was poised for launch. The EDC's marketing committee thoroughly researched and actively debated whether a digital marketing strategy could enhance our ability to market Wallingford within CT and beyond. Our new website landing page and presence on LinkedIn and Instagram are supported by email marketing campaigns. Our goal of hiring a part-time staff person to focus on the many opportunities a digital presence can have was thwarted when we were unsuccessful in attracting the

right skill set. Our limited digital marketing presence is being handled by current staff. A larger opportunity still remains.

New Town Planner

There's no one office in Town government that EDC staff interacts with more than the Town Planner's office. We welcomed Kevin Pagini as our new Town Planner and have wasted no time in establishing an excellent working relationship. We give kudos to Kevin, as we have for his predecessor Kacie Hand, for his open door policy and willingness to engage in conversations with the EDC, prospective businesses and developers. We further wish to extend appreciation to interim town planner Tom Talbot for his stewardship during the transition process.


American Rescue Plan Act (ARPA)

The American Rescue Plan Act of 2021 is the sixth largest COVID-19 relief bill passed in the last year and is by far the largest infusion of federal resources to the State of CT. Wallingford will received \$13 million from the State's allotment. The EDC, in conjunction with the Mayor and other Town departments, is formulating a strategy to use a portion of the money to assist small businesses that have been negatively impacted by the COVID crisis. We are currently progressing through draft versions of an application with a goal of having said application in the market place by late Q1 of 2022 and relief monies in the hands of distressed businesses in Q2 and Q3.

Departmental Cooperation

Capitalizing on development opportunities is to a great degree contingent upon cross-departmental cooperation. The EDC quite proudly salutes and thanks the Town Planner, Town Engineer, Law Department, Public Works, Building Official, Public Utilities officials, Assessor's office, Health Department, Chief of Police, Fire Chief and Fire Marshal, for always engaging with a singular phone call. This level of cooperation sets Wallingford apart from many CT communities. We extend our appreciation to the Mayor for his ongoing confidence in our commission and the actions we support.

Respectfully submitted on behalf of the EDC,



Tim Ryan, Economic Development Specialist

2021 General Assembly Session – Unemployment Reforms Senate passed HB 6633

Reform Measures (*take effect in 2024*):

Employers

Unemployment is 2 parts:

- Part 1 – Federal unemployment
 - Employers pay a flat rate of \$42.00 per employee
- Part 2 – State unemployment
 - a) Each employer is billed based on this formula:
Experience Rate x Taxable Wage Base
 - Based on 3 variables
 - a) Taxable Wage Base – (*Raise the taxable wage base from \$15K to \$25K*) – No big lift for employers
 - b) Solvency Tax – flat rate on all employers when and if the state reaches their solvency goal. (*Reduce the maximum solvency tax rate from 1.4% to 1%*) When lowered to 1% this means that when the solvency goal is not reached, every employer gets taxed the 1%. If the solvency goal is reached, it will drop to 0%, therefore no bill to employers
 - c) Experience Rate – how much a business uses the unemployment fund/amount of layoffs (*Reduce the minimum and expand the maximum experience tax rate from 0.5-5.4% to 0.1-10%*) This change shifts the tax to the employers that use the fund more often. Example, seasonal employers that have large layoffs will be billed at a higher rate than year round employers who have lower amounts of layoffs. **Overall outcome:** 73% of businesses get a tax cut rather than an increase.

Employees

- (*Increase the minimum base period earnings from \$600 to \$1,600*) No longer allows employees that make less than \$1,600 in a tax year to apply for Unemployment benefits. Example, college students that work for the summer

making only \$1,599 and return to school will no longer be able to collect unemployment benefits throughout the school year.

- ***(Freeze the maximum benefit amount for 4 years)***
- ***(Defer unemployment benefits until a claimant's severance payments are exhausted)***

Other

- Currently if an employee is a no show for 3 consecutive days, day 1 and 2 are considered **one** instance of misconduct, and day 3 is a **second** instance of misconduct. This causes employers to have to wait for one more instance of misconduct in order to terminate an employee with no option to collect unemployment benefits.
 - New reform changes this, so that each day of a no show counts as one instance of misconduct. Three days of no shows equals 3 instances of misconduct. This gives employers more ability to terminate employees without having to go through unemployment claim procedures.

Secretary of the State - New Business Totals 2021

Month	New	Dissolved	Renunciated	Rejected
January	31	0	0	0
February	43	0	0	0
March	42	2	0	0
April	36	0	0	0
May	25	0	0	0
June	36	0	0	0
July	37	1	1	0
August	45	0	0	1
September	28	0	0	0
October	29	0	0	0
November	25	0	0	0
December	23	2	0	2
Yearly Totals	400	5	1	3

Secretary of the State - New Business List - June 2021 (updated 01/26/22)

Registration Date	Business Name	business type	status	Address	zip code	naics_code
6/1/2021	NEW VENTURE PRODUCTIONS LLC	LLC	Active	5 PATRICKS COURT	06492	
6/2/2021	FINCK'S TOWING AND RECOVERY LLC	LLC	Active	549 SOUTH MAIN STREET	06492	Motor Vehicle Towing (488410)
6/2/2021	LIGHTHOUSE AUTOMOTIVE, LLC	LLC	Active	1062 BARNES ROAD SUITE 108	06492	Business Associations (813910)
6/2/2021	IRION STREET LLC	LLC	Active	124 MAPLEVIEW RD	06492	Residential Property Managers (531311)
6/3/2021	HS & T TRUCKING LLC	LLC	Active	31 SOUTH TURNPIKE RD UNIT B2	06492-3443	General Freight Trucking, Local (484110)
6/3/2021	NO EMBARGO CUBA, INCORPORATED	Non-Stock	Active	118 North Street	06492	Human Rights Organizations (813311)
6/5/2021	BIG BRADDA'S LLC	LLC	Active	318 SOUTH ELM ST	06492	Caterers (722320)
6/7/2021	EVERSE, LLC	LLC	Active	1156 YALE AVENUE	06492	Marketing Consulting Services (541613)
6/7/2021	EIFFEL BEAUTE BY ASHLEY, LLC	LLC	Active	176 CLIFTON STREET	06492	Other Personal Care Services (812199)
6/8/2021	ARTHA VENTURES LLC	LLC	Active	980 CLINTONVILLE RD	06492	
6/8/2021	PIN POINT MECHANICAL LLC	LLC	Active	54 N RIDGELAND RD	06492	Plumbing, Heating, and Air-Conditioning Contractors (238220)
6/9/2021	T/S LEGACY LLC	LLC	Active	136 STAFFORDSHIRE COMMONS DR.	06492	
6/9/2021	IMPERIAL FLOORING LLC	LLC	Active	53 PARKER ST B406	06492	Flooring Contractors (238330)
6/10/2021	TECHNIQUE BJ, LLC	LLC	Active	79 HOPE HILL RD	06492	Fitness and Recreational Sports Centers (713940)
6/14/2021	DOGGY DOJO, LLC	LLC	Active	8 JONES ROAD	06492	Pet Care (except Veterinary) Services (812910)
6/14/2021	FE AUTO LLC	LLC	Active	419 SOUTH CHERRY ST UNIT 11	06492	
6/20/2021	Gibson Property Maintenance LLC	LLC	Active	323 N Cherry Street Ext	06492-2308	Landscaping Services (561730)
6/21/2021	501 Long Wharf, LLC	LLC	Active	30 Cooke Rd	06492-5500	Full-Service Restaurants (722511)
6/21/2021	Northeast Concrete LLC	LLC	Active	45 Mellor Dr	06492-4954	
6/21/2021	Marssette Consulting & Management LLC	LLC	Active	18 Jamestown Cir	06492-2139	Administrative Management and General Management Consulting Services (541611)
6/21/2021	RHuebner Consulting LLC	LLC	Active	9 Hayledge Court	06492	Administrative Management and General Management Consulting Services (541611)
6/21/2021	DFC of Main Street 420, LLC	LLC	Active	920 S Colony Rd	06492	Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)
6/21/2021	Home Crowd LLC	LLC	Active	68 William Street	06492	
6/22/2021	Celata Landscaping LLC	LLC	Active	16 Sorrento Rd	06492	Landscaping Services (561730)
6/23/2021	CRY-SEA INVESTMENTS LLC	LLC	Active	15 S Elm St	06492	Lessors of Residential Buildings and Dwellings (531110)
6/23/2021	Crest Enterprise LLC	LLC	Active	65 Apple Tree Ln	06492-4323	Educational Support Services (611710)
6/24/2021	The Self-Care Network LLC	LLC	Active	61 N Plains Industrial Rd	06492-5841	Administrative Management and General Management Consulting Services (541611)
6/24/2021	One More Drift Charters, LLC	LLC	Active	170 Grieb Rd	06492	Finfish Fishing (114111)
6/24/2021	Titos General Contracting Limited Liability Cor	LLC	Active	202 S Colony St	06492-4127	Finsh Carpentry Contractors (238350)
6/24/2021	Diamond Theatre Company LLC	LLC	Active	6 Hickory Ct	06492-4372	Theater Companies and Dinner Theaters (711110)
6/24/2021	D & D REBUILDS LLC	LLC	Active	28 surrey dr	06492	441221
6/25/2021	Siva Shiv Realty LLC	LLC	Active	57 Maple Ave	06492	Lessors of Residential Buildings and Dwellings (531110)
6/28/2021	Buildgo Services, LLC	LLC	Active	724 7th Ridge Rd	06492-2032	Plumbing, Heating, and Air-Conditioning Contractors (238220)
6/30/2021	IW Industries LLC	LLC	Active	1 Lily Ln	06492	
6/30/2021	315 South Orchard LLC	LLC	Active	321 South Orchard Street	06492	
6/30/2021	K & L PROPERTY MANAGEMENT LLC	LLC	Active	5 PATRICKS CT.	06492	

36 : Total # of New Businesses

0 : # of dissolved businesses

Secretary of the State - New Business List - July 2021

Registration Date	Business Name	Business Type	Status	Address	Zip Code	naics_code
1 7/2/2021	BELLE BELLE ESTHETIC Limited Liability Partnership	LLP	Renunciate	24 Center St	06492-4110	Beauty Salons (812112)
2 7/5/2021	VALENTINO REALTY COMPANVLLC Limited Liability C	LLC	Active	19 Smoke Rise Rd	06492-5525	Other Activities Related to Real Estate (531390)
3 7/7/2021	448 Atkins, LLC	LLC	Active	17 Turnberry Rd	06492-2743	Residential Property Managers (531311)
4 7/7/2021	High Hill Blooms LLC	LLC	Active	322 High Hill Rd	06492-1945	Florists (453110)
5 7/7/2021	Miss Kyle LLC	LLC	Active	160 Mansion Road	06492	
6 7/7/2021	CASSELLO Building & Home Repair LLC	LLC	Active	14 Johnson Rd	06492	Finish Carpentry/ Contractors (238350)
7 7/7/2021	Rising Up Counseling LLC	LLC	Active	1145 N Colony Rd	06492-1796	Offices of Mental Health Practitioners (except Physicians) (621330)
8 7/9/2021	Espérance, LLC	LLC	Active	69 Cheshire Rd	06492-3025	Offices of Mental Health Practitioners (except Physicians) (621330)
9 7/9/2021	5 & 15 Automotive LLC	LLC	Active	54 Ridgewood Rd	06492	
10 7/9/2021	Alternative Art Creations LLC	LLC	Active	1145 North Colony Road S	06492	Apparel Accessories and Other Apparel Manufacturing (315990)
11 7/12/2021	Quinnpiac One Stop, LLC	LLC	Active	259 Quinnpiac St	06492-3547	Gasoline Stations with Convenience Stores (447110)
12 7/12/2021	Wallingford High Mart, LLC	LLC	Active	326 S Colony Rd	06492-4554	Gasoline Stations with Convenience Stores (447110)
13 7/12/2021	MANFORT GROUP LLC	LLC	Active	18 Cannon Gtwy	06492-4718	Men's and Boys' Clothing and Furnishings Merchant Wholesalers (424320)
14 7/12/2021	AMERICAN PATRIOT MECHANICAL INSULATION LLC	LLC	Active	12 Merwyn Rd	06492-2235	All Other Specialty Trade Contractors (238990)
15 7/12/2021	S&H ESTATES LLC	LLC	Active	1 MUNSON DR UNIT 5	06492	Residential Property Managers (531311)
16 7/12/2021	Snappy Photos LLC	LLC	Active	309 GREIB RD	06492	Photography Studios, Portrait (541921)
17 7/13/2021	641-645 Forest Road Associates, LLC	LLC	Active	415 Barnes Road	06492	
18 7/14/2021	Waterless Toilets, Inc.	Stock	Active	126 S Turnpike Rd	06492-4369	Plastics Plumbing Fixture Manufacturing (326191)
19 7/14/2021	DELANEYS MOBILE HOME PARK INC	Stock	Active	1251 Old Colony Rd	06492	RV (Recreational Vehicle) Parks and Campgrounds (721211)
20 7/15/2021	LWC LLC	LLC	Active	241 Northford Rd	06492-5520	Other Management Consulting Services (541618)
21 7/15/2021	Let Freedom Ring, LLC	LLC	Active	10 Country Way	06492-5356	Nonresidential Property Managers (531312)
22 7/15/2021	ROHA GAS LLC	LLC	Active	2 River Rd	06492-3536	
23 7/15/2021	Interstate Youth Initiative Corporation	Non-Stock	Active	205 S Orchard St	06492-4521	Emergency and Other Relief Services (624230)
24 7/16/2021	106 ACRE WOOD LLC	LLC	Dissolved	26 Winding Brook Ln	06492-3355	Lessors of Other Real Estate Property (531190)
25 7/16/2021	ASEC SERVICES, LLC	LLC	Active	716 CENTER STREET	06492-3828	
26 7/19/2021	BIG GUY DRYWALL LLC	LLC	Active	312 S Cherry St	06492-4429	Residential Remodelers (236118)
27 7/20/2021	DANK DESIGNS LLC	LLC	Active	341 S Orchard St	06492-4562	Art Dealers (453920)
28 7/20/2021	VYTI Volunteer Management LLC	LLC	Active	19 Wooding Road	06492	Promoters of Performing Arts, Sports, and Similar Events without Facilities (711320)
29 7/20/2021	JDM PARTS DEPOT LLC	LLC	Active	91 Danays Way	06492-4766	
30 7/20/2021	Elder Advocates of Connecticut, LLC	LLC	Active	13 Fawn Drive	06492	Services for the Elderly and Persons with Disabilities (624120)
31 7/21/2021	Adriane Enterprise L.L.C.	LLC	Active	314 East Main Street	06492	Offices of Real Estate Agents and Brokers (531210)
32 7/21/2021	RED EYE HEALTH AND FITNESS, LLC	LLC	Active	65 S. COLONY ROAD	06492	Fitness and Recreational Sports Centers (713940)
33 7/21/2021	116 South Main RE, LLC	LLC	Active	116 South Main Street	06492	
34 7/23/2021	FAESS LLC	LLC	Active	21 Pomeroy Ave	06492	All Other Miscellaneous Store Retailers (except Tobacco Stores) (453998)
35 7/23/2021	Diamond Blue Transport LLC	LLC	Active	69 Country Club Ln	06492-4929	General Freight Trucking, Local (484110)
36 7/26/2021	Fork & Knife Nutrition LLC	LLC	Active	20 Audette Dr	06492-3960	Perishable Prepared Food Manufacturing (311991)
37 7/28/2021	HELLHIBENT COACHING LLC	LLC	Active	1360 DUNHAM RD	06492	All Other Personal Services (812990)
38 7/30/2021	SOLINIK PROPERTIES LLC	LLC	Active	97 Ridgetop Rd	06492-2029	Lessors of Residential Buildings and Dwellings (531110)
39 7/31/2021	SYNCOADS LLC	LLC	Active	7 West St	06492-4026	General Freight Trucking, Long-Distance, Truckload (484121)

37 : Total # of New Businesses
 1 : # of dissolved businesses
 1 : # of renunciated businesses

Secretary of the State - New Business List - August 2021

Registration Date	Business Name	business type	status	Address	Zip Code	naics_code
1 2021-08-02	Airpounce Amusements LLC	LLC	Active	40 N Plains Industrial Rd	06492-2339	All Other Consumer Goods Rental (532289)
2 2021-08-02	76 Rinehurst Drive, LLC	LLC	Active	26 Reservoir Dr	06492-1865	Lessors of Residential Buildings and Dwellings (531110)
3 2021-08-02	29 Rockledge Drive, LLC	LLC	Active	26 Reservoir Dr	06492-1865	Lessors of Residential Buildings and Dwellings (531110)
4 2021-08-03	The Sharky Greek LLC	LLC	Active	2 Fern Ave	06492-6513	Clothing Accessories Stores (448150)
5 2021-08-03	Connecticut Audiology Partners, PLLC	LLC	Active	300 Church Street	06492	Offices of Physicians (except Mental Health Specialists) (621111)
6 2021-08-03	Big Daddy Enterprises LLC	LLC	Active	39 NORTH PLAINS IND. RD.	06492	
7 2021-08-03	Sally Dog Training, LLC	LLC	Active	30 Fox Run Dr	06492-5353	Pet Care (except Veterinary Services) (812910)
8 2021-08-04	TMD Welding LLC	LLC	Active	6 Grieb Trl	06492-2616	Other Foundation, Structure, and Building Exterior Contractors (238190)
9 2021-08-04	Sheehy TV LLC	LLC	Active	16 Ridgewood Rd	06492-2117	Motion Picture and Video Production (512110)
10 2021-08-05	Amazing Culinary, Limited Liability Company	LLC	Active	54 White Trail Lane	06492	Process, Physical Distribution, and Logistics Consulting Services (541614)
11 2021-08-05	Sika's Happy Hearts Pet Sitting LLC	LLC	Rejected	66 Lynn Dr	06492	Pet Care (except Veterinary Services) (812910)
12 2021-08-05	86 North Main Street, LLC	LLC	Active	86 North Main Street	06492	Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)
13 2021-08-06	86 North Main Street, LLC	LLC	Active	86 N Main St	06492-3725	Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)
14 2021-08-06	64 Laurel Point Drive LLC	LLC	Active	321 South Orchard Street	06492	Residential Remodelers (236118)
15 2021-08-08	Ellis Richard LLC	LLC	Active	56 Bayberry Dr	06492-4770	
16 2021-08-08	Bloom23 Productions LLC	LLC	Active	3 Bailey Ave	06492-1601	Convention and Trade Show Organizers (561920)
17 2021-08-09	Keyz Kustomz LLC	LLC	Active	323 N Cherry Street Ext	06492-2308	General Automotive Repair (811111)
18 2021-08-09	Living to Grow Realty Properties, LLC	LLC	Active	883 Durham Rd	06492-2528	Residential Property Managers (531311)
19 2021-08-10	Connecticut Optometry Partners, PLLC	LLC	Active	300 Church Street	06492	Offices of Optometrists (621320)
20 2021-08-10	Prime Tinting LLC	LLC	Active	217 Berthwood Drive	06492	All Other Automotive Repair and Maintenance (811198)
21 2021-08-10	ITDen LLC	LLC	Active	3 Powers Road	06492	Wireless Telecommunications Carriers (except Satellite) (517312)
22 2021-08-10	PARKER FARM SERVICES LLC	LLC	Active	61 Thorpe Ave	06492-1914	
23 2021-08-11	ShyShift Media LLC	LLC	Active	63 Jones Rd	06492-4324	
24 2021-08-12	Cassi's Cleaning LLC	LLC	Active	18 Gregory Road	06492-2104	Janitorial Services (561720)
25 2021-08-13	1180 NORTHROP 1, LLC	LLC	Active	1180 N Colony Rd	06492-1730	Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)
26 2021-08-16	Hines Chabot Holding Company, LLC	LLC	Active	13 Deer Run Rd	06492-3306	Other Activities Related to Real Estate (531390)
27 2021-08-16	Christos Concrete LLC	LLC	Active	126 Grieb Rd	06492-2580	All Other Specialty Trade Contractors (238990)
28 2021-08-16	A R Repairs LLC	LLC	Active	168 N Plains Industrial Rd	06492-2377	Residential Remodelers (236118)
29 2021-08-17	Mezcaleria LLC	LLC	Active	60 Center St Apt 4	06492	Drinking Places (Alcoholic Beverages) (722410)
30 2021-08-18	Palmi Sudt LLC	LLC	Active	3 Baldwin St	06492-4618	All Other Miscellaneous Food Manufacturing (311999)
31 2021-08-19	Donakonda Capital LLC	LLC	Active	6 Old Gate Road	06492	Other Activities Related to Real Estate (531390)
32 2021-08-19	E & P Catering Group LLC	LLC	Active	28 Center Street	06492	Caterers (722320)
33 2021-08-20	R&M Heating and Cooling LLC	LLC	Active	35 TENNESSEE AVE.	06492	
34 2021-08-20	Stop looking at me Swan Limited Liability Compa	LLC	Active	70 N Plains Industrial Rd	06492	Lessors of Other Real Estate Property (531190)
35 2021-08-20	MZ DISTRIBUTIONS LLC	LLC	Active	23 Parsons St	06492	Electronic Shopping and Mail-Order Houses (454110)
36 2021-08-23	Macalex Systems Management LLC	LLC	Active	19 Bristol Street	06492	Administrative Management and General Management Consulting Services (541611)
37 2021-08-23	Blackdix Advertising Company LLC	LLC	Active	51 Valley St	06492	Electronic Shopping and Mail-Order Houses (454110)
38 2021-08-23	CT Estate Auctions LLC	LLC	Active	228 S Orchard St	06492-4546	All Other Support Services (561990)
39 2021-08-23	MG Communications, LLC	LLC	Active	16 Morgan Drive	06492	Other Specialized Design Services (541490)
40 2021-08-24	Stone Driveways of New England, LLC	LLC	Active	147 N Plains Industrial Rd	06492-2332	All Other Specialty Trade Contractors (238990)
41 2021-08-24	Angel Interiors LLC	LLC	Active	669 Center Street	06492	Flooring Contractors (238330)
42 2021-08-27	Kevin LLC	LLC	Active	88 S Whittesey Ave	06492-4144	Motion Picture and Video Production (512110)
43 2021-08-27	D A Plumbing LLC	LLC	Active	16 Lynn Drive	06492	All Other Specialty Trade Contractors (238990)
44 2021-08-28	Ruff Scrubbers Limited Liability Company	LLC	Active	185 Center Street	06492	Janitorial Services (561720)
45 2021-08-31	JD's Home Improvement, LLC	LLC	Active	11 Brockett Rd	06492-5632	Residential Remodelers (236118)
46 2021-08-31	LMF Enterprise LLC	LLC	Active	124 Mapleview Rd	06492-2535	Lessors of Residential Buildings and Dwellings (531110)

45 : Total # of New Businesses

1 : # of rejected businesses

Secretary of the State - New Business List - September 2021

Registration Date	Business Name	business type	status	Address	Zipcode	naics_code
1 2021-09-01	Lionsheart Holding LLC	LLC	Active	1372 Scard Rd	06492-2722	
2 2021-09-02	Horizonte LLC	LLC	Active	1 Dogwood Lane	06492	Lessors of Residential Buildings and Dwellings (531110)
3 2021-09-03	Sneakers By Hails LLC	LLC	Active	61 N Plains Industrial Rd #68	06492-5841	Shoe Stores (448210)
4 2021-09-04	LD Unlimited Contractors LLC	LLC	Active	20 Marriot Cir	06492-5221	All Other Specialty Trade Contractors (238990)
5 2021-09-03	Picturesque Picnics, LLC	LLC	Active	6 Amie Ln	06492-2758	All Other Personal Services (812990)
6 2021-09-05	FoodstnNutrition LLC	LLC	Active	470 S Elm St	06492-4817	Offices of All Other Miscellaneous Health Practitioners (621399)
7 2021-09-07	57 Lupine LLC	LLC	Active	57 Lupine St	06492-3205	Lessors of Other Real Estate Property (531190)
8 2021-09-08	Britt Isaacson Photography LLC	LLC	Active	40 Dibble Edge Rd	06492-2608	Photography Studios, Portrait (541921)
9 2021-09-09	NEW HEALTHY AROMA LLC	LLC	Active	137 Quinipiack St	06492	Other Personal Care Services (812199)
10 2021-09-10	SHAHBANO RAO LLC	LLC	Active	75 DANNYS WAY	06492	Offices of Real Estate Agents and Brokers (531210)
11 2021-09-12	Mesael Travel Agency L.L.C.	LLC	Active	219 Washington St - 2nd flr	06492-2323	Travel Agencies (561510)
12 2021-09-13	Forte The Brand LLC	LLC	Active	4 Little Court	06492	Women's Clothing Stores (448120)
13 2021-09-13	Invest CT LLC	LLC	Active	16 Crestview Ter	06492-2006	Miscellaneous Financial Investment Activities (523999)
14 2021-09-14	R&Z trucking LLC	LLC	Active	180 N Cherry St	06492-2367	General Freight Trucking, Local (484110)
15 2021-09-16	AB Consulting & Staffing LLC	LLC	Active	1042 N Farms Rd	06492-1810	Human Resources Consulting Services (541612)
16 2021-09-17	Candle Witch Co LLC	LLC	Active	108 N Turnpike Rd., Apt. F	06492	
17 2021-09-17	Innovative Hires LLC	LLC	Active	5 Nathans Path	06492-3364	Employment Placement Agencies (561311)
18 2021-09-18	ZayCar Mobile Wash LLC	LLC	Active	21 Ridge Rd	06492-2931	Car Washes (811192)
19 2021-09-19	MK1, LLC	LLC	Active	132 North Branford Road	06492	Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)
20 2021-09-21	Bliss Property Solutions LLC	LLC	Active	214 S Colony St	06492	Other Activities Related to Real Estate (531390)
21 2021-09-21	H&R Handyman Services Limited Liability Com	LLC	Active	633 Williams Rd	06492	
22 2021-09-22	NEPI LLC	LLC	Active	66 CHURCH ST APT 2	06492	Other Activities Related to Real Estate (531390)
23 2021-09-24	JLG Public Adjuster LLC	LLC	Active	1 Washington St, #1	06492	Claims Adjusting (524291)
24 2021-09-27	ROUSCAST NAIL SALON LLC	LLC	Active	47 S ELM ST, #1	06492	Nail Salons (812113)
25 2021-09-27	R AND N SERVICES LLC	LLC	Active	195 S COLONY ST D	06492	All Other Personal Services (812990)
26 2021-09-28	The Suscal Properties LLC	LLC	Active	40 Leigus Rd	06492-2518	
27 2021-09-29	Trucks For Charity LLC	LLC	Active	332 High Hill Rd	06492-1945	Civic and Social Organizations (813410)
28 2021-09-30	MEDINA'S STONE WORK LLC	LLC	Active	24 Wallace Pl, #1	06492-4019	Residential Remodelers (236118)

28 : Total # of New Businesses

Secretary of the State - New Business List - October 2021

Registration Date	Business Name	business type	status	Address	ZipCode	naics_code
1 2021-10-01	THE FOZZIE COMPANY, LLC	LLC	Active	130 COOK HILL ROAD	06492	448190
2 2021-10-03	GOJE Enterprises LLC	LLC	Active	924 N Main Street Ext	06492-5911	
3 2021-10-04	Wallington Hall LLC	LLC	Active	15 Prince St	06492	Other Activities Related to Real Estate (531390)
4 2021-10-07	One Inspiration Away LLC	LLC	Active	18 Oakdale Circle	06492	Gift, Novelty, and Souvenir Stores (453220)
5 2021-10-07	ADS Party, LLC	LLC	Active	930 N Colony Rd	06492-2471	
6 2021-10-07	Cassella Group LLC	LLC	Active	21 Cassella Dr	06492-1615	Other Building Finishing Contractors (238390)
7 2021-10-11	BELLE BELLE ESTHETIC LLC	LLC	Active	24 Center St	06492	Other Personal Care Services (812199)
8 2021-10-11	Charter Oak Trucking LLC	LLC	Active	22 Seneca Rd	06492	General Freight Trucking, Long-Distance, Less Than Truckload (484122)
9 2021-10-12	Communications Management Services LLC	LLC	Active	1 Barnes Industrial Rd S	06492-2431	Other Management Consulting Services (541618)
10 2021-10-12	1260 High Road, LLC	LLC	Active	17 Turnberry Rd	06492-2743	Residential Property Managers (531311)
11 2021-10-12	BEST HOME COMPANIONS, LLC	LLC	Active	204 N. PLAINS INDUSTRIAL ROAD	06492	Residential Remodelers (236118)
12 2021-10-13	DUMAS HOME IMPROVEMENT LLC	LLC	Active	236 SOUTH WITLSEY AVE	06492	
13 2021-10-14	DAYTON53E LLC	LLC	Active	53 E Dayton Hill Rd	06492-5549	Lessors of Other Real Estate Property (531190)
14 2021-10-14	JBN Real Estate LLC	LLC	Active	12 Broadmeadow Rd	06492-6046	Other Activities Related to Real Estate (531390)
15 2021-10-15	Tonick LLC	LLC	Active	100 S Branford Rd	06492-2738	Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)
16 2021-10-15	Radiate From Within LLC	LLC	Active	28 Fairlawn Dr.	06492	Electronic Shopping and Mail-Order Houses (454110)
17 2021-10-19	Simat Wholesale LLC	LLC	Active	45 John St	06492	Women's Clothing Stores (448120)
18 2021-10-21	Angel's Threads, LLC	LLC	Active	144 Ridgeland Cir	06492-2163	Lessors of Residential Buildings and Dwellings (531110)
19 2021-10-21	374 NCR LLC	LLC	Active	374 N Colony St	06492-3126	Testing Laboratories (541380)
20 2021-10-22	New England Cannabis Testing, Advocacy, & Research	LLC	Active	49 Laural Drive	06492	All Other Animal Production (112990)
21 2021-10-22	Timeless Canine Guardians, LLC	LLC	Active	801 North Main Street	06492	Other Personal Care Services (812199)
22 2021-10-25	Kaelanart LLC	LLC	Active	29 North Plains Highway	06492	Snack and Nonalcoholic Beverage Bars (722515)
23 2021-10-25	Nutmeg Kettecorn LLC	LLC	Active	2 Chapel Street	06492	Other Scientific and Technical Consulting Services (541690)
24 2021-10-25	CG Medical Device Advisory LLC	LLC	Active	218 Mansion Rd	06492-4321	Lessors of Residential Buildings and Dwellings (531110)
25 2021-10-25	INEMICI LLC	LLC	Active	834 E Center St	06492-5019	
26 2021-10-25	DECORS LLC	LLC	Active	58 WHARTON BROOK DR	06492	
27 2021-10-26	Communicate With Me, Speech Therapy LLC	LLC	Active	75 Darnys Way	06492-4764	Offices of Physical, Occupational and Speech Therapists, and Audiologists (621340)
28 2021-10-27	Petals to Pine LLC	LLC	Active	104 Bull Ave	06492-3591	Other Direct Selling Establishments (454390)
29 2021-10-31	English Huddle LLC	LLC	Active	125 Washington Street	06492	

29 : Total # of New Businesses

Secretary of the State - New Business List - November 2021

Registration Date	Business Name	business type	status	Address	Zipcode	naics_code
1 2021-11-02	Got-Books sole proprietor LLC	LLC	Active	112 N Turnpike Rd	06492	Book Stores (451211)
2 2021-11-01	STAR PROPERTIES & MAINTENANCE LLC	LLC	Active	5 WALL ST	06492	All Other Personal Services (812990)
3 2021-11-03	On Point Contractors llc	LLC	Active	352 Woodhouse Ave	06492-5414	Finish Carpentry Contractors (238350)
4 2021-11-03	JB Hull Services LLC	LLC	Active	354 East Main Street	06492-2553	Lessors of Residential Buildings and Dwellings (531110)
5 2021-11-03	Liam Viradia LLC	LLC	Active	61 N Plains Industrial Rd	06492-5841	Electronic Shopping and Mail-Order Houses (454110)
6 2021-11-04	Korn L.L.C.	LLC	Active	121 N Plains Industrial Rd	06492-2352	Other Activities Related to Real Estate (531390)
7 2021-11-05	Captiva Salon, Inc.	Stock	Active	930 N Colony Rd	06492-2471	Beauty Salons (812112)
8 2021-11-10	InstaViews LLC	LLC	Active	920 S Colony Rd	06492-5267	Electronic Shopping and Mail-Order Houses (454110)
9 2021-11-12	Back 9 Social LLC	LLC	Active	805 N Colony Rd	06492-2409	Full-Service Restaurants (722511)
10 2021-11-16	PFC Aviation Repair INC	Stock	Active	144 N BRANFORD RD	06492	Other Support Activities for Air Transportation (488190)
11 2021-11-17	RSC Wallingford LLC	LLC	Active	340 Quinmpiac St	06492	Fitness and Recreational Sports Centers (713940)
12 2021-11-18	M&R Home Buyers LLC	LLC	Active	150 N Plains Industrial Rd	06492-2353	Other Activities Related to Real Estate (531390)
13 2021-11-18	TRIELITE CONSULTING LLC	LLC	Active	7 ROSICK ROAD	06492	
14 2021-11-18	MCK GROUP LLC	LLC	Active	18 Cannon Gtwy	06492-4718	Men's and Boys' Clothing and Furnishings Merchant Wholesalers (424320)
15 2021-11-19	Look What the Cat Dragged In Today LLC	LLC	Active	168 N Plains Industrial Rd	06492-2377	
16 2021-11-19	All Things Wood, LLC	LLC	Active	297 South Elm Street	06492	Residential Remodelers (236118)
17 2021-11-19	Wild Food Nutrition LLC	LLC	Active	1161 S Broad St	06492-1713	Professional and Management Development Training (611430)
18 2021-11-19	Universal Industries Limited Liability Compa	LLC	Active	29 N Plains Industrial Hwy	06492-5801	Industrial Supplies Merchant Wholesalers (423840)
19 2021-11-23	CINCOS TRANSPORT, LLC	LLC	Active	174 Center St. 1	06492	
20 2021-11-23	AFA HOLDINGS LLC	LLC	Active	834 E Center St	06492-5019	
21 2021-11-24	Guardian Recovery Coaching LLC	LLC	Active	9 Balsam Road	06492	All Other Personal Services (812990)
22 2021-11-25	JOVANNIE L.L.C.	LLC	Active	1255 S Broad St	06492-1737	Beauty Salons (812112)
23 2021-11-29	Innocence Studios L.L.C.	LLC	Active	148 S Whittesey Ave	06492-4144	Other Clothing Stores (448190)
24 2021-11-30	Gathered in Nature Limited Liability Partner	LLP	Active	817 Durham Rd	06492-2522	All Other Miscellaneous Store Retailers (except Tobacco Stores) (453998)
25 2021-11-30	A&P'S BARBERSHOP, LLC	LLC	Active	11 Hall Avenue	06492	

25 : Total # of New Businesses

Secretary of the State - New Business List - December 2021

Registration Date	Business Name	business type	status	Address	Zipcode	naics_code
1 2021-12-01	Celljini Rental Properties LLC	LLC	Dissolved	131 North Whittlesey Ave	06492	
2 2021-12-01	Fuego Properties LLC	LLC	Active	851 E Center St	06492-5036	Other Activities Related to Real Estate (531390)
3 2021-12-01	RUIZ PROPERTY MAINTENANCE LLC	LLC	Active	25 South St	06492-4034	All Other Specialty Trade Contractors (238990)
4 2021-12-02	11 Hall Ave. LLC	LLC	Active	11 Hall Avenue	06492	Barber Shops (812111)
5 2021-12-02	SAUNDERS & SAUNDERS, LLC	LLC	Active	750 Center Street	06492	
6 2021-12-03	Theric Corporation	Stock	Active	1286 Durham Rd Wallingford	06492	Home Health Care Services (621610)
7 2021-12-05	Starr Accounting LLC	LLC	Active	821 Clintonville Rd	06492-5329	Other Accounting Services (541219)
8 2021-12-07	RNB Inspection LLC	LLC	Active	87 Farm Hill Rd	06492	Building Inspection Services (541350)
9 2021-12-07	Ma's Sweets & Eats LLC	LLC	Active	48 Park Pond Cir	06492-2152	Food Service Contractors (722310)
10 2021-12-08	STAPLES CONTRACTING LLC	LLC	Active	39 Terrace Gdns	06492-5145	New Single-Family Housing Construction (except For-Sale Builders) (236115)
11 2021-12-09	CMCFishing LLC	LLC	Active	7 Quince St	06492-2909	All Other Amusement and Recreation Industries (713990)
12 2021-12-09	Zaccariello's LLC	LLC	Dissolved	170 Center St	06492	Cut and Sew Apparel Contractors (315210)
13 2021-12-10	MCIAMS II, LLC	LLC	Active	172 North Plains Industrial Road	06492	
14 2021-12-13	JAMBORFAMILY LLC	LLC	Rejected	21 Haller Ave	06492	Other Activities Related to Real Estate (531390)
15 2021-12-14	SUMMIT ROOFING LLC	LLC	Active	156 SUMMERHILL RD	06492	Roofing Contractors (238160)
16 2021-12-16	Landmark Home Solutions LLC	LLC	Active	1145 North Colony Road	06492	Other Activities Related to Real Estate (531390)
17 2021-12-17	JAMBOR2021 LLC	LLC	Active	21 Haller Ave	06492	Other Activities Related to Real Estate (531390)
18 2021-12-20	N.L.B electric llc	LLC	Active	17 S Cherry St	06492-3537	Electrical Contractors and Other Wiring Installation Contractors (238210)
19 2021-12-20	Willow Tree Marketing Solutions LLC	LLC	Active	9 S Cherry St	06492	Marketing Consulting Services (541613)
20 2021-12-21	JIM PUGLIESE CONSULTING, LLC	LLC	Active	64 HIGH HILL ROAD	06492	541611
21 2021-12-25	I AM ELEGANCY LLC	LLC	Active	24 Evergreene	06492	Women's Clothing Stores (448120)
22 2021-12-27	Lighthouse Wellness Center, PLLC	LLC	Active	25 Winding Brook Ln	06492-3357	
23 2021-12-28	Peter Rosenwald OD LLC	LLC	Rejected	23 BALSAM RIDGE	06492-4377	Offices of Optometrists (621320)
24 2021-12-29	Rocco's Performance Management	LLC	Active	15 Sycamore Way	06492	Marketing Consulting Services (541613)
25 2021-12-30	VOGUE NAIL SALON LLC	LLC	Active	20 IVES RD SUITE 101	06492	Nail Salons (812113)
26 2021-12-31	CT 208 Office Holdings LLC	LLC	Active	1268 Old Colony Rd	06492-1747	Residential Property Managers (531311)
27 2021-12-31	UNLIMITED SMALL ENGINE REPAIR LLC	LLC	Active	34 JOBS RD.	06492	

23 : Total # of New Businesses

2 : # of businesses dissolved

2 : # of businesses rejected

2021 EDC BUSINESS ACTIVITY LIST
(New/Expanded/Relocated)

45 - New Businesses
9 - Expanded
6 - Relocated (within the Town's borders)
60 - Per December Report (12/30/21)

#	Street Name	Business Name	New or...	Opened	Type of Business	Phone #	Notes	Tim's Mo. Rpt.
		Bite the Bullet Gems	New	Jan	Online jewelry		RJ article	March
549	Center St	The Mason Jar	New	Jan	Old, new and local merchandise	203-278-4217		March
1251	S Broad St	Miracle Ear	New	Jan	Hearing Center	203-901-1433		March
400	Washington St, B-1	Midstate Paving	Rel	Jan	Paving Company	203-238-1708		March
314	Main St, B	Wallingford Nutrition Spot LLC	New	Jan	Healthy Smoothies		RJ article	March
6	Research Parkway	EastSide Auto Transport	Exp	Feb	Transportation	203-627-2299	Parking/Storage/Office	April
329	Main Street, 207	Nail & Wax Room	Exp	Feb	Nails/Waxing - classroom space	203-214-6060	Offers educational classes	April
300	Church St.	Dynamite Designs	Rel	Feb	Special Occasion dresses			April
87	South Colony Rd	Quarter Mile Auto Sales	New	Feb	Auto Sales			April
1094	North Colony Rd	Pokemoto Hawilan Poke	New	Mar	Restaurant	203-678-4991	RJ article	April
850	South Colony Rd	Mexico Meat Market	New	Mar	Meat/Grocery	203-303-1194		April
156	Center Street, B	Corner Market	New	Mar	Convenience/Grocery	203-626-9053		April
950	Yale Ave., Suite 32	Hwang's Martial Arts	New	Mar	Martial Arts Studio	203-687-8637		April
1070	North Farms Rd	Windows National	New	Mar	Window Retail	475-253-0015		April
179	Center Street	J. Carvers	New	Mar	Restaurant	203-678-4622		April
1241	South Broad St.	Jerk Fusion	New	April	Food Truck	203-308-9926	RJ article: Soft Opening 4/07	May
10	Capital Drive, A	Arsen's Gym	New	April	Training/Exercise Facility	203-243-7399		May
150	South Main St	Generations OBGYN	Rel	May	Medical Office	203-294-1003		May
65	South Turnpike Rd, C	Cutting Edge Training Center, LLC	New	May	Golf/Hockey Facility	203-741-9235		May
3	Buel St., Unit 2	Pro Mower Power Equipment, LLC	New	May	Mower Sales & Service	203-985-9934		May
50	North Main St, 3rd Flr.	Lauren Elizabeth Studios	New	June	Photography Studio	475-500-7175	Grand Opening 6/9 @ 2pm	June
23	South Colony Road	Ray Azteca Ice Cream	New	June	Ice Cream Shop	203-394-3851	RJ article	June
192	North Colony Road	Maiwa's Flowers & Gifts	New	June	Florist & Gift Shop	203-626-9337	RJ article	June
1267	South Broad St	South Broad Paint & Home Center	Exp	June	Home Improvements	203-774-4700	Soft opening in June	June
22	North Plains Ind. Rd., 6A	Central CT Transportation	New	July	Transport	203-630-2287		July
101	North Plains Ind. Rd., 3E	Gardella's Elite Limosine	New	July	Limo Service	203-853-9666	Garage space/office	July
200	Church Street	Homeland Mediterranean	New Owner	July	Restaurant	203-678-4489		July
79	North Colony Road	Alonso Maximo Events & Design	New	July	Dress Designer/Event Planner	203-543-9675	online sales and showroom	July
868	North Colony Road	Frankie's Hot Dogs	New	July	Restaurant	203-678-4026		July
98	South Turnpike Road	Apex Educational Services	New	July	Special Education Services/Therapy	860-574-3130		July
50	North Main Street	Mr. D's	New Owner	July	Bakery/Confections	203-626-5406	RJ Article	July
665	North Colony Road	BMuse	Exp	July	Sandwich Shop	203-265-1400	RJ Article	July
340	Quinnipiac Street	APCT of Wallingford	Exp	July	Circuit Boards	203-269-3311	Office/Storage space	July
366	Main Street	Anthony's Pizzeria & Deli	New	July	Restaurant	203-656-9435	Expanded from Cheshire	July
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
61	North Plains Ind. Rd.	Airbounce Amusements, LLC	New Owner	Sept	Party Equipment Rentals	203-626-5684	RJ article...09/22/21	October
5	Brookside Drive	Web Solutions, Inc.	New Owner	Sept	Website design/digital marketing	203-265-7777		October
1199	Old Colony Road	Caitlyn Noelle Beauty	New	October	Hair & Waxing Salon	860-690-0034	Soft open 10/22	Oct
600	North Colony Road	Kouign "Queen" Bakery	New	October	Unique Baked Goods	203-678-4646	RJ article...10/25 - opened 10/23	Oct
40	Capital Drive	Sonicor	New	October	Ultrasonic Washers/Cleaners	203-605-0959		November
864	North Colony Road	Device Raptors	New	October	Electronic Device Sales/Repairs	860-834-0403		November
1070	North Farms Road, Unit 3B	RW Dake & Company, Inc	New	October	Internal Commercial Construction	585-381-2500		November
46	North Plains Ind. Rd, Unit B	UpLifts, LLC	New	October	Stairlifts, Ramps, Elevators	860-761-0008	Father/Son Partnership: re-open	November
15	Prince Street	ConnReno, LLC	Relocated	October	Fire & Water Restorations	203-495-1514		November
43	Warehouse Point Road	Crates, LLC	Expanded	October	Crating/Shipping	203-464-3759	Additional storage space	November
36	North Main Street	Calcagni	Relocated	October	Real Estate	203-233-8511		November
22	Masonic Avenue	YNHH-Masonicare - Orthopedic Center	New	November	Orthopedic Center/Medical	888-332-0033	Yale New Haven Health /Masonicare	November
40	Center Street	Milnk	New	December	CBD retail	203-265-4922	soft open 12/10	December
970	North Colony Road	A8 Asian Market	New	December	Asian grocery	203-626-5716	RJ article	December
1174	South Colony Road	Cube Smart	New	December	Self Storage Facility	203-774-3383		December
200	Church St, Unit 3	Crystal Cleaners	New	December	Laundry Dry Cleaning	203-294-1006		December
619	Center Street	Crispy Melty by Caseus	New	December	Food Truck	203-671-4120	online sales and food truck	December