

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

June 2, 2022

TO: Members of the Economic Development Commission

FROM: Tim Ryan, Economic Development Specialist

SUBJECT: Regular Meeting Agenda – Monday, June 6, 2022 @ 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 May 2, 2022 (**attach.**)
3. Review of Monthly Expenditure Report – May 2022
4. ARPA Update
5. Committee remarks
  - Marketing
    - Historic Railroad Station Update
    - 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 – May (**attach.**)
7. Chair's remarks
8. Other community business (**vote**)

**Dates to Remember:**

**June 24** – Merchant Sidewalk Sale & Stroll (4pm-8pm)

**350<sup>th</sup>+2** – See website for schedule of events

[www.wallingford350.org](http://www.wallingford350.org)

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

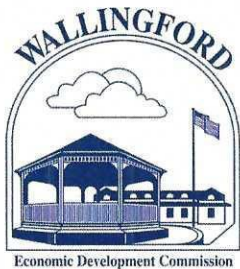
ec: EDC Members  
Town Council (via T. Clerk)  
Kevin Pagini, P&Z

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.*

EDCRMAg060622



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

**Economic Development Commission**  
**Regular Meeting Minutes**  
**May 2, 2022**

Not Approved by EDC

**Present:**

Hank Baum, Commissioner  
Gary Fappiano, Commissioner  
Rosemarie Preneta, Commissioner  
Anthony Bracale, Alternate  
Rob Fritz, Alternate  
Patty Powers, Alternate

**Absent:**

Joe Mirra, Chair  
Jim Wolfe, Commissioner  
Mark Gingras, Vice Chair  
Patricia Cymbala, Commissioner

**Others Present:**

Tim Ryan, Economic Development Specialist  
Liz Davis, Executive Director - Wallingford Center Inc.  
Stacey Hoppes, EDC Secretary

In absence of Chair Joe Mirra, Hank Baum called the regular meeting of the Economic Development Commission to order at 6:32 p.m.

1. **Pledge of Allegiance** – Commissioner Baum led the EDC in the Pledge of Allegiance.
2. **Discussion and Possible Action on Regular Meeting Minutes dated April 4, 2022** – Anthony Bracale made a motion to approve the minutes as presented. Rob Fritz seconded the motion. The minutes were unanimously approved.
3. **Review of Monthly Expenditure Report – April 2022** - Secretary Hoppes distributed the April 2022 Expenditure Report to the Commission. Staff Ryan stated that the Spring Marketing Campaign will begin to come out of the promotional budget in May, using up most of the funds shown as currently available. Hearing no questions, Commissioner Baum went onto the next line item.

42 **4. ARPA Update** – Staff Ryan stated that the EDC continues to stay stalwart in using the ARPA funds  
43 for its initial intent, small businesses and nonprofits. The commission agrees that an application  
44 should go out into the marketplace to see what the needs are for small businesses and non-profits.  
45 Some Town Councilors are pushing for the applications to be project based. Staff Ryan stated that in  
46 some cases this approach works, but not in all cases. Ryan gave an example of a catering  
47 business...these types of businesses were closed down due to covid by the State, their income was  
48 negatively impacted, and now they just need to recuperate their losses...there is not a project that  
49 will help them get their business back underway. Baum stated that Top Notch Cleaners is a prime  
50 example of a business that was negatively impacted by covid and the project plan approach would  
51 not make sense for their business. Another instance is a landlord of businesses on Center Street,  
52 for example, that did not collect rent from their tenants during covid...these landlords should be able  
53 to apply for loss of income...the town can earmark the funds allotted to these types of businesses  
54 and ask that they use the funds for building facade improvements as an example of a project plan.  
55 Ryan stated that there is no meeting scheduled for the ARPA Subcommittee at this time. The  
56 Committee is awaiting another application draft from UHY Consultants before scheduling a meeting.  
57 Staff encouraged the commissioners to reach out to businesses they are familiar with and see if  
58 they've been negatively impacted by covid. If yes, see if they are able to illustrate how they were  
59 negatively impacted and if they are willing to attend an ARPA Subcommittee meeting.

60 **5. Committee Remarks**

61 ➤ **Marketing** –In the absence of Mark Gingras, Anthony Bracale gave an update from the  
62 Marketing Committee meeting held on Thursday, April 21<sup>st</sup>. Bracale informed the commission  
63 that the EDC Spring Marketing Digital Ad Campaign will run in the Hartford Business Journal  
64 (CT Morning Blend and HBJ Today) and the New Haven Biz. It will also run in the  
65 Westchester County and Fairfield County Business Journals (News @ Noon). There will also  
66 be a print ad in the New Haven Biz - May 2022 Issue.

- 67 • The Marketing Committee also discussed updating the artwork for the EDC billboards.
- 68 Discussion on billboards will continue at the next meeting.

- 69                   • **Historic Railroad Station Update** – The Historic Railroad Station working group met  
70                   on April 20<sup>th</sup>. Silver Petrucelli & Associates presented their Building Conditions  
71                   Assessment and proposed possibilities for Schematic Design Layout. The building  
72                   conditions assessment covered the updates/repairs needed for the interior and  
73                   exterior of the building depending on future use. Example is the roof, gutters,  
74                   handicap accessibility, etc. The Schematic Design had layouts showing differences in  
75                   whether the building hosts one vs two tenants. The next meeting is scheduled for  
76                   Thursday, May 5<sup>th</sup>. Representatives of the town’s Water and Sewer Divisions, Electric  
77                   Division, and Fire Marshall will be attending this meeting. Ryan also updated that  
78                   Round 1 of the CT Communities Challenge grant have been awarded, and Round 2  
79                   Applications are anticipated to be submitted early fall of 2022. This allows the working  
80                   group to maintain their rigid schedule, and work to be well beyond the 30% project  
81                   completion requirement within the grant.
- 82                   ○ **Next meeting:** Thursday, May 19, 2022 at 8:00 am  
83   Town Hall, Room 205
- 84                   ➤ **Planning & Zoning Liaison** – Commissioner Baum stated that the Text Amendment to allow  
85                   data centers in the IX and WI zones through special permit was denied by unanimous vote at  
86                   the last PZC meeting. Baum noted that Town Engineer, Alison Kapushinski and Town  
87                   Planner, Kevin Pagini did a great job presenting the Text Amendment to the PZC.
- 88                   • Baum stated that the PZC repealed the moratorium on warehouse and manufacturing  
89                   development in the watershed protection district at their meeting on 4/11 now that the  
90                   WI district has been established with additional protections
- 91                   • Ryan stated that the PZC has a meeting next Monday, May 9<sup>th</sup>. One of the line items  
92                   is for GKN Aerospace. Ryan will be attending and asked if any other commissioners  
93                   can attend with him to support the businesses plan to expand. Rosemarie Preneta  
94                   stated that she will attend the meeting.
- 95                   ○ **Next meeting:** none scheduled

96 > **Retention/Incentives** – Gary Fappiano updated that the committee is in the process of  
 97 scheduling 4 company visits for the month of May. Staff Ryan stated that he has spoken with  
 98 and is scheduling visits with BYK and Times Fiber.

99 o **Next meeting:** Friday, May 27, 2022 @ 10:00 am  
 100 Town Hall, Room 205

101 **6. Staff Report** – Ryan gave an update of Activities from April 2022.

102 > **Proton Therapy Center Approved!** This \$72 million project was approved by OHS  
 103 (Office of Health Strategy) after a 2 1/2 year review period. Construction planning on the  
 104 25,000sf facility which will be located at 932 Northrop Road is underway. The facility will open  
 105 in 2025

106 > The appraisal for 25 Wallace Ave (the small parcel behind Center St Brewing Co.) has been  
 107 completed. The Town Council approved the sales price of \$18,000 for the parcel which was  
 108 in line with the appraisal. The Law Department is working with the likely buyer on legal  
 109 documents to complete the sale

110 > *Dog in window feeds excitement of bar, eatery's plans...* RJ, 04/12...Anthony Morgillo, the  
 111 owner of Knuckleheads confirmed relocating to the former J.Christian's restaurant located at  
 112 9 North Main Street.

113 **7. Chair's remarks** – None

114 **8. Other community business** – Commissioner Baum reviewed the Dates to Remember. Liz Davis  
 115 went over some of the dates for the Restaurant Hop, Merchant Day, and the Wallingford Jubilee  
 116 350+2 and suggested visiting the websites for WCI and Wallingford Jubilee for more information.

117  
 118  
 119 **There being no further business, Anthony Bracale made a motion to adjourn the meeting at**  
 120 **7:30 p.m.; Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.**  
 121

122 Sincerely,  
 123   
 124 Stacey Hoppes, Secretary  
 125  
 126



# Town of Wallingford, Connecticut

06/01/2022 10:31  
kcharest

Town of Wallingford  
EXPENDITURES THROUGH 05/31/22

11/12 = 9270

P 1  
glytdbud

FOR 2022 11

	ORIGINAL APPROP	TRANSFERS/ADJUSTMS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10011050 ECONOMIC DEVELOPMENT COMMISSIO							
51000 REGULAR SALARIES & WAGES	78,157	0	78,157	64,013.54	.00	14,143.46	81.9%
55110 TRANSPORTATION REIMBURSEMENT	1,500	0	1,500	389.64	.00	1,110.36	26.0%
55405 PROMOTIONAL EXPENSES	29,050	0	29,050	10,830.61	3,411.00	14,808.39	49.0%
56100 OFFICE EXPENSES & SUPPLIES	2,000	0	2,000	438.86	257.14	1,304.00	34.8%
57000 CAPITAL EXPENDITURE	5,000	0	5,000	.00	.00	5,000.00	.0%
58810 DUES AND FEES	3,400	0	3,400	1,058.79	.00	2,341.21	31.1%
TOTAL ECONOMIC DEVELOPMENT COMMISSIO	119,107	0	119,107	76,731.44	3,668.14	38,707.42	67.5%
GRAND TOTAL	119,107	0	119,107	76,731.44	3,668.14	38,707.42	67.5%

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

OK  
SMD

## **ECONOMIC DEVELOPMENT COMMISSION**

### **Staff Report**

May 2022 Activities

Presented at June 2022 EDC meeting

#### **Local Initiatives**

- Data Center opportunity: Since the PZC voted against a text amendment allowing data centers in the IX and WI Zones, there has been no further discussions from their commission
- Update from April report: The Town Council at large will meet on Tuesday 6/14 to discuss the dissemination of ARPA funds. It appears as if the ARPA subcommittee has disbanded
- 5 Research Parkway: Calare, the site owner, is scheduled to present a 440k sf warehouse development plan to the PZC at their July meeting. The plan appears to comply with the newly adopted WI Zone regulations
- The Mayor's Company Visitation Program has resumed after a two year hiatus due to the pandemic. We visited Times Microwave on Hall Ave. where we heard of their continued business growth and need to add a third shift due to increased product demand. We also visited BYK on South Cherry St. and were greeted by the CEO of BYK USA. BYK's site manager updated us on their plans to invest another \$137 million in Wallingford over the next ten years. Both visits were resoundingly appreciated by the companies and rewarding for those Town leaders that attended
- Staff met with leadership at Ulbrich Steel to discuss their expansion plans. Ulbrich is on the schedule for the Mayor's business visitation program
- P&Z Liaison Baum, committee members Wolfe and Mirra along with staff attended the PZC workshop to discuss density in the IHZ. There has been no active development projects in the IHZ since the zones inception. Density (26 units per acre) is recognized as too low to attract a development project while property assemblage remains a significant obstacle

#### **Creating Opportunities**

- Town Planner and staff met with a developer interested in data center development in the WI Zone
- Staff attended an SIOR meeting where developers discussed the future of office space leasing and their outlook for retail space in CT. Their prognosis is that "Class A" office space will continue to be difficult to lease for several years to come and repurposing purpose-built office buildings remains very difficult. Their outlook for retail leasing was surprisingly optimistic
- As a member of the Greater New Haven Chamber of Commerce Legislative Committee, staff had a direct conversation with CT Department of Labor Commissioner Bartolomeo regarding the obvious disconnect between job openings in our State and the number of people collecting unemployment. We discussed the State's \$100 million investment in job training programs whose training sessions are well below capacity. Staff suggested that enrolling in and attending a State job training program be a condition of receiving unemployment
- Staff toured the railroad station with a developer whose vision was a mini Quincy Market. Also toured the station with two local business owners who may wish to be considered for tenancy
- Update from May report: The law department is finalizing details with the prospective buyer of 25 Wallace Ave (a small parcel behind Center St Brewing Co.) The Town Council approved the sales price of \$18,000 for the parcel which was in line with the appraisal. The transaction has been delayed due to discovering that an exterior stairway belonging to the First Congregational Church is actually on the site to be purchased. Details are being worked out
- Staff arranged a meeting with the Town Planner, our Wetlands official and a local company to bring clarity to checklist items that need to be satisfied so they can get approval on their 50k sf expansion plans
- Staff attended a CCIM commercial real estate symposium (first meeting post COVID) where various market opportunities in commercial real estate development were discussed. Our 183 acre site at 5 Research Parkway continues to be recognized as a premier development opportunity

#### **Marketing**

- The Railroad Station work group continues to progress on the schematic design phase of the project and we should be well positioned for a grant application in early October
- Our spring marketing campaign is in full swing and will run from 4/15 to 6/15. This digital campaign will target businesses throughout Hartford, New Haven, Fairfield, and Westchester counties

- We will be updating the message on the I-91 north and south billboards. The new message: *Wallingford where businesses come to grow*. We hope to have the boards updated by end of summer
- We will be using our digital channels to promote Wallingford's 350<sup>th</sup> +2 events+
- Digital channel activity update to be done verbally

**Trade Shows**

- None scheduled

**Update on Town Center Provided by WCI Executive Director**

- No report submitted

**Miscellaneous**

- The Quinipiac Chamber of Commerce organized a job fair where over a dozen local business set up booths. While visiting each company, staff did a straw poll and determined there were 140 job openings the companies were trying to fill. Ironically, the CT Department of Labor was in attendance as well and reported that there are 22,000 people presently collecting unemployment in CT
- As this is my last EDC meeting as your staff, I extend my sincere appreciation to the entire commission for your guidance and patience. I'm proud of what we've accomplished together. We share a love for our community that is evidenced by our collective passion for our work. I thank you deeply for giving me the opportunity to work with you to positively contribute to Wallingford's future

**In the News**

- *Start of parking lot improvements near...RJ, 5/2...* Town Council voted Tuesday to approve the transfer of \$433,471 in funds for the repaving of the Wallace Ave, Simpson Ct, and Brother's parking lots, including installation of lighting.
- *Dressing Room moving to historic building...RJ, 5/8...* the Wallingford location will be moving from the corner of Center Street to 7 South Elm St. The new building is expected to be open in mid-October.
- *Gouveia sells Wallingford restaurant business...RJ, 5/11...* John Massella, owner of Bagelicious in North Haven and Cheshire has purchased The Library Wine Bar & Bistro, he intends to keep the operation the same. Seller, Joseph Gouveia is excited about the transfer and is looking forward to spending more time with family, and focusing on Gouveia Vineyards and the former Wells Fargo building he purchased about six months ago.
- *Wallingford Town Council/American Rescue Plan Act Funds: \$5M OK'd for pool, mayor's support unlikely...RJ, 5/14...* In a 6 to 3 vote at Tuesday's council meeting; with councilor's Allinson, Laffin, and Cervoni in opposition, the council earmarked \$5M of the federal relief funds for the renovation of the community pool which has been closed since 2019. Mayor William Dickinson said that he believes allocating ARPA money for the community pool is inappropriate.
- *Goal: spur housing development downtown...RJ, 5/23...* the PZC is considering overhauling the Incentive Housing Zone to allow for higher residential density in the lower downtown.

**New & Expanding Businesses**

- **Secretary of the State New Business List – April 2022 (attached)**
- **EDC Business Activity List – April/May 2022**
  - New
    - Back 9 Social, 805 North Colony Road
    - Amity Physical Therapy, 316 Main Street
    - JV Precision, 65 North Plains Ind. Rd., Suite 9
    - Massage by Oriana, 826 East Center Street
    - East Coast Card Kings, 24 North Colony Street

**Results of EDC Marketing Activities**

Advertising	0
Brokers/Site Consultants	2
Direct Contact	7
State/CERC/Chamber/REX	0
Trade Shows	0
Business Assistance	0
Total	9

Respectfully,

Tim Ryan



## Secretary of the State - New Business List - April 2022

Registration Date	Business Name	Business Type	status	billingstreet	billing postal code	naics_code
1 2022-04-01	JOSELIN LANDSCAPING LLC	LLC	Active	141 WASHINGTON ST	06492	Landscaping Services (561730)
2 2022-04-01	Sai Chirin LLC	LLC	Active	14 Pondsides Dr	06492-6042	Other Activities Related to Real Estate (531390)
3 2022-04-02	Panoramic Bodywork Limited Liability Company	LLC	Active	44 Fair Street	06492	Other Personal Care Services (812199)
4 2022-04-03	Naturally Nourished Skin Limited Liability Company	LLC	Active	419 S Cherry St	06492-4461	Beauty Salons (812112)
5 2022-04-04	DANIEL'S PAINTING AND SERVICES LLC	LLC	Active	78 BULL AVE	06492	Painting and Wall Covering Contractors (238320)
6 2022-04-04	Tals Market Place LLC	LLC	Active	87 s whitteley ave	06492	Electronic Shopping and Mail-Order Houses (454110)
7 2022-04-04	Beyond My Lens Photography LLC	LLC	Active	421 South Elm Street	06492	Photography Studios, Portrait (541921)
8 2022-04-05	Compass Event Planning LLC	LLC	Active	1266 Durham Rd	06492-2661	All Other Personal Services (812990)
9 2022-04-05	UK Sherman LLC	LLC	Rejected	1270 old colony Rd	06492	Residential Property Managers (531311)
10 2022-04-07	IGI BUSINESS LLC	LLC	Active	1268 Old Colony Rd	06492-1747	All Other Specialty Trade Contractors (238990)
11 2022-04-07	Your Neighborhood Home Improvement Co LLC	LLC	Active	7 Allen Avenue	06492	
12 2022-04-07	Sophisticated Scents LLC	LLC	Active	134 Hall Ave	06492-3552	
13 2022-04-07	Jollymee Cleaning Services LLC	LLC	Active	77 Terrace Gdns	06492-5101	
14 2022-04-07	JBS Home Solutions, LLC	LLC	Active	123 Simpson Ave	06492-4729	Other Activities Related to Real Estate (531390)
15 2022-04-08	Cosmode LLC	LLC	Active	32 Southwind Dr	06492-5031	Electronic Shopping and Mail-Order Houses (454110)
16 2022-04-08	Rooster Drywall LLC	LLC	Active	128 Clifton St	06492-4004	Drywall and Insulation Contractors (238310)
17 2022-04-11	UK Sherman LLC	LLC	Active	1270 Old Colony Rd	06492	
18 2022-04-11	Aguirre Global, PLLC	LLC	Active	58 Duncan Street	06492	
19 2022-04-12	MEJIA & PEÑA CONSTRUCTION LLC	LLC	Active	18 Elm Hill Dr	06492-4801	Residential Remodelers (236118)
20 2022-04-12	Freshbev LLC	LLC	Active	3 Sterling Drive	06492	Frozen Fruit, Juice, and Vegetable Manufacturing (311411)
21 2022-04-12	Spirit Of Speedway LLC	LLC	Active	344 High Hill Rd	06492-1945	
22 2022-04-13	Stephanie D Krulwitz MA LADC LLC	LLC	Active	1062 Barnes Rd	06492	Offices of Mental Health Practitioners (except Physicians) (621330)
23 2022-04-13	EM Sells LLC	LLC	Active	42 S Cherry St	06492	Lessors of Residential Buildings and Dwellings (531110)
24 2022-04-14	Boots automotive repair LLC	LLC	Active	12 Haller Ave	06492-2220	General Automotive Repair (811111)
25 2022-04-15	RESALTA RECORDS LLC	LLC	Active	5 MASONIC AVE	06492	Record Production and Distribution (512250)
26 2022-04-18	Quinnplac Realty, LLC	LLC	Active	259 Quinpiac St	06492-3547	
27 2022-04-19	Corru-Seals, Inc.	Stock	Active	24 Capital Drive	06492	
28 2022-04-19	JGM Restaurant Group LLC	LLC	Active	55 Summerhill Rd	06492-3467	Full-Service Restaurants (722511)
29 2022-04-19	Digital Asset Auctioneers LLC	LLC	Active	53 Parker Street	06492	All Other Support Services (561990)
30 2022-04-19	Empress Aesthetics & Wellness LLC	LLC	Active	95 Wharton Brook Dr	06492-4838	All Other Personal Services (812990)
31 2022-04-20	RF Nutrition and Wellness LLC	LLC	Active	61 N Plains Industrial Rd	06492-5841	Offices of All Other Miscellaneous Health Practitioners (621399)
32 2022-04-21	RNB Home Improvement LLC	LLC	Active	87 Farm Hill Rd.	06492	
33 2022-04-21	Hills & Self Construction LLC	LLC	Active	84 Grieb Rd.	06492	Residential Remodelers (236118)
34 2022-04-22	B&B Home Maintenance & Repair LLC	LLC	Active	12 Patrick's Court	06492	Other Services to Buildings and Dwellings (561790)
35 2022-04-25	Artha Real Estate Investments LLC	LLC	Active	980 Clintonville Rd	06492-5341	Lessors of Other Real Estate Property (531190)
36 2022-04-25	Green Kettle Coffee, LLC	LLC	Active	208 Center St	06492-4142	Snack and Nonalcoholic Beverage Bars (722515)
37 2022-04-25	63 North Plains HBC LLC	LLC	Active	63 N Plains Industrial Rd	06492-5841	Offices of Other Holding Companies (551112)
38 2022-04-25	Cellar Door Tattoo LLC	LLC	Active	411 Main Street	06492	Other Personal Care Services (812199)
39 2022-04-26	GRIZZLY HOME INSPECTIONS LLC	LLC	Active	5 MASONIC AVE	06492	Building Inspection Services (541350)
40 2022-04-26	DEV126, LLC	LLC	Active	35 Sigwin Dr	06492-4844	Limited-Service Restaurants (722513)
41 2022-04-26	1856 Park Street Carabetta LLC	LLC	Active	91 S Main St	06492-4232	Lessors of Residential Buildings and Dwellings (531110)
42 2022-04-26	BCE Limited Liability Company	LLC	Active	53 Parker St	06492	Convention and Trade Show Organizers (561920)
43 2022-04-27	ADDISON PARKER PROPERTIES, LLC	LLC	Active	8 Chimney Sweep Rd	06492-1656	
44 2022-04-29	RIOS & MOLINA EASY TRANSPORT LLC	LLC	Active	370 S Colony Rd	06492-4574	General Freight Trucking, Long-Distance, Less Than Truckload (484122)

43 : Total # of new businesses

1 : Rejected business