



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

**Economic Development Commission**  
**Regular Meeting Minutes**  
**June 6, 2022**

Not Approved by EDC

**Present:**

**Joe Mirra, Chair**  
**Mark Gingras, Vice Chair**  
**Jim Wolfe, Commissioner**  
**Patricia Cymbala, Commissioner**  
**Gary Fappiano, Commissioner**  
**Rosemarie Preneta, Commissioner**  
**Anthony Bracale, Alternate**  
**Rob Fritz, Alternate**  
**Patty Powers, Alternate**

**Absent:**

**Hank Baum, Commissioner**

**Others Present:**

**Tim Ryan, Economic Development Specialist**  
**Stacey Hoppes, EDC Secretary**

Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:30 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 May 2, 2022** – Gary Fappiano made a motion to approve the minutes as presented. Anthony Bracale seconded the motion. The minutes were unanimously approved.
3. **Review of Monthly Expenditure Report – May 2022** – Hearing no questions, Chair Mirra moved on to the next item on the agenda.
4. **ARPA Update** – The process for disseminating Covid-19 ARPA Funds has been in discussion since October 2021. Town Council created an ARPA Sub-Committee that had meet several times to make recommendations to the Council on how funds should be distributed. The ARPA Sub-Committee has brought the initiative back to the Town Council at large. ARPA will be on the Town Council agenda for the meeting on Tuesday, June 14. Staff Ryan stated that he met with the Mayor and Janis Small, Town Corporation Counsel to discuss the small business and non-profit applications. The plan is to create a bullet point list of what items should be on the applications and review these items with the Town Council, in hopes that they can agree on what needs to be on the application, create the

47 application and get it approved. Applications were targeted to go out in early spring 2022, but the  
48 application has not yet been completed. The Commission agrees that the applications should go out  
49 to the community to determine the need for small businesses and non-profits prior to committing  
50 funds for community projects. It is the Commissions hope that Council Chambers will reflect the  
51 support of businesses and non-profits, and that a few of them will share their story of how Covid-19  
52 has negatively impacted their business. Chair Mirra reiterated that the government shut businesses  
53 down during Covid, these businesses still had multiple bills to pay (i.e. rent, employee benefits,  
54 utilities, etc.) somehow these companies still survived, but now they need the help to payoff back  
55 bills and move forward. Ryan stated that the Council is leaning towards forward looking projects in  
56 their support for small business. This does not fit the need of every applicant, for example... a  
57 delicatessen that was shut down, that is once again open and running, but has back bills to  
58 pay... where is the project? The EDC reviewed and supported a flyer that will be distributed to small  
59 businesses and non-profits before the June 14 Town Council meeting informing them that the ARPA  
60 fund discussion will be on the agenda.

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## 62 **5. Committee Remarks**

63 ➤ **Marketing** – Mark Gingras updated that their last meeting was held on May 19.

- 64 • A representative from New Haven Biz/Hartford Business Journal conferenced in to  
65 review the impact report for our current Spring Campaign.
- 66 • The Marketing Committee also discussed updating the artwork for the EDC billboards.  
67 It was determined that the committee would like to change 2 of the 4 billboards (I-91N  
68 and I-91S). Messaging is “Wallingford – Where Businesses Come to Grow”.
- 69 • The committee agreed to use our digital channels to promote the Jubilee 350<sup>th</sup>+2  
70 activities.
- 71 • **Historic Railroad Station Update** – The project remains on schedule. Silver  
72 Petrucelli & Associates is currently working on the Schematic Design. There is an  
73 internal Historic Railroad Working Group meeting scheduled for Tuesday, June 7.  
74 Round 2 applications for the CT Communities Challenge Grant are anticipated to be  
75 available fall of 2022. This allows the working group to maintain their rigid schedule,  
76 and work to be well beyond the 30% project completion requirement within the grant.
- 77 • Staff Ryan gave an update of the SIOR and CCIM brokerage firm meetings, stating  
78 that there was a lot of retail space optimism, which was encouraging. Ryan said that  
79 Class A office space is still a struggle, especially due to the difficulty of trying to  
80 change existing buildings uses.

81 ○ **Next meeting:** Thursday, June 16, 2022 at 9:00 am

82 Town Hall, Room 205

83 ➤ **Planning & Zoning Liaison** – In the absence of Commissioner Baum, Jim Wolfe updated  
84 that the committee held a special virtual meeting on May 18. The single item on the agenda  
85 was a discussion on the Density in the Incentive Housing Zone (IHZ) to prepare for the PZC  
86 special meeting on May 19. The current regulation in the IHZ is 26 units/acre. The committee  
87 had a brief discussion about the possibility of increasing the density, supporting the PZC  
88 having a discussion regarding the density in this zone. Wolfe updated that the discussion at  
89 the PZC meeting went well and the PZC will continue the discussion at their next meeting on  
90 June 13.

91 **Next meeting:** none scheduled

- 92 ➤ **Retention/Incentives** – Gary Fappiano updated that they had a meeting on May 27.
- 93 ● They had 2 company visits in May, both visits were very eye opening.
  - 94 ○ The visit to Times Microwave Systems on May 17 was very impressive. Their  
95 business continues to grow and expand and they are adding a third shift to  
96 keep up with product demand.
  - 97 ○ The visit to BYK USA Inc. went well. It is a beautiful facility with a dynamic  
98 CEO. BYK is planning to invest \$137MM in their Wallingford location, which is  
99 their North American Headquarters, over the next 10 years.
  - 100 ○ Next visit is scheduled for June 9<sup>th</sup> at Denver Outdoor Kitchens
  - 101 ● The committee reviewed a letter that will be sent out to IX Zone property owners that  
102 will inform them of the regulation changes to the IX Zone. The changes to the building  
103 coverage ratio, open space requirements, and parking space requirements are good  
104 news for these properties. The letter was approved with slight changes to be  
105 distributed.
  - 106 ○ **Next meeting:** Tuesday, June 28, 2022 @ 10:00 am  
107 Town Hall, Room 205

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109 **6. Staff Report** – Ryan gave an update of Activities from May 2022.

- 110 ➤ Mayor’s Company Visit Program has resumed. (***see staff report***)
- 111 ➤ Update on 5 Research Parkway - Calare (***see staff report***)
- 112 ➤ As a member of the Greater New Haven Chamber of Commerce Legislative Committee, Staff  
113 Ryan had a conversation with CT Dept. of Labor Commissioner Bartolomeo regarding job  
114 openings and unemployment. (***see staff report***)
- 115 ➤ Staff toured the Historic Railroad Station with a developer whose vision is a mini Quincy  
116 Market and also with two local business owners who may wish to be considered for  
117 tenancy...keep talking to people and continue to build the excitement.
- 118 ➤ 25 Wallace Avenue – Law Department is finalizing details with the prospective buyer. (***see***  
119 ***staff report***)

- 120           ➤ Secretary of State New Business List – 85% of the new businesses on the April 2022 list are
- 121           home based businesses.
- 122           ➤ Staff Ryan stated that as this is his last EDC meeting, he extends his appreciation to the
- 123           entire commission and Don Roe for their patience and guidance over the last 8 years. He is
- 124           proud of what the commission has accomplished. Stated that everyone on this commission
- 125           cares about this town and their hearts are in it, which equals great successes
- 126

127 **7. Chair's remarks** – Joe Mirra gave an update on Staff Ryan's successor, stating that the town does  
128 not have a replacement as of right now. The job announcement has been updated with increased  
129 salary and benefits, it is a full time position, and went back out through HR and all EDC digital  
130 initiatives. Ryan stated that he intends to stay close to the Historic Railroad Station Project.

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132 **8. Other community business** – none

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135 **There being no further business, Jim Wolfe made a motion to adjourn the meeting at**  
136 **7:47 p.m.; Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.**  
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Sincerely,



Stacey Hoppes, Secretary