



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

Economic Development Commission
Regular Meeting Minutes
November 7, 2022

Present:

Joe Mirra, Chair
Patricia Cymbala, Commissioner
Rosemarie Preneta, Commissioner
Hank Baum, Commissioner
Jim Wolfe, Commissioner
Gary Fappiano, Commissioner
Anthony Bracale, Alternate
Patty Powers, Alternate

Absent:

Mark Gingras, Vice Chair
Rob Fritz, Alternate

Others Present:

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 Commission in the Pledge of Allegiance.
2. **Discussion and Possible Action on Regular Meeting Minutes dated October 3, 2022** – Gary Fappiano made a motion to approve the minutes as presented. Anthony Bracale seconded the motion. The minutes were unanimously approved.

Patty Powers arrived at 6:35pm

3. **Review of Monthly Expenditure Report – September 2022 & October 2022** – Hearing no comments, Chair Mirra went onto the next agenda item.
4. **Discussion: 2023 Legislative Priorities** – The commission had a brief discussion regarding the priorities submitted in 2021, and how the EDC's main focus was and continues to be the labor shortage and unemployment issues in Connecticut. The commission agreed to submit the same priorities from 2021, again for 2022.
5. **Committee Remarks**
 - **Marketing** – Anthony Bracale updated that the Marketing Committee had a meeting on October 20th. Representatives of 4 marketing companies presented to the committee focusing on how their company could assist the EDC with target based marketing initiatives and improve the quality of the EDC promotional digital campaigns. The Marketing Committee will continue to work on building target campaign ideas, but are awaiting the replacement for the Economic Development Specialist before moving forward with any campaigns.

- 54
- 55
- 56
- 57
- 58
- 59
- 60
- 61
- 62
- 63
- 64
- 65
- 66
- 67
- 68
- 69
- 70
- 71
- 72
- 73
- 74
- 75
- 76
- 77
- 78
- 79
- 80
- 81
- 82
- 83
- 84
- 85
- 86
- 87
- 88
- 89
- 90
- 91
- 92
- 93
- 94
- 95
- 96
- 97
- 98
- 99
- 100
- 101
- 102
- 103
- 104
- 105
- Bracale stated that he attended the ManufactureCT Event in October, representing the EDC. The event was well attended, which provided an array of networking opportunities.
 - Jim Wolfe informed the commission that he looked into water rates in the surrounding area to see if it could be a target for our marketing campaigns. Wallingford rates are comparable to surrounding towns, hence not worth using as a marketing target.
- **P&Z Liaison** – Jim Wolfe stated that the Planning & Zoning Commission tabled the discussion on the Incentive Housing Zone (IHZ) and the Site Plan Application for 5 Research Parkway. These items will be on the agenda at the next PZC meeting on November 14.
- The Commission had a detailed conversation regarding the proposed changes to the IHZ, including the density of units/ac and parking spaces/unit. **Patricia Cymbala made a motion to support the increase in density of units/ac that is outlined in the proposed changes. Gary Fappiano seconded the motion. Motion was unanimously approved.**
 - The commission had a brief discussion regarding the application for 5 Research Parkway, and agreed to continue this discussion after the PZC meeting on Nov. 14th. Wolfe stated that he does not feel that a warehouse is the best option for the property located at 5 Research Parkway. Members of the committee will attend the PZC meeting on Nov. 14th and update the commission at the next EDC meeting.
- **Retention/Incentives** – Patty Powers stated that they are reaching out to the companies that were visited in 2021 as a check in. They have added another company to list of companies to visit in the spring.
- Fappiano stated that the committee thinks it would be beneficial to invite Wallingford's Energy Efficiency Specialist, Don Mauritz to some of the company visits going forward. The Electric Division has Commercial/Industrial Incentives that he would be able to review with companies looking to expand or upgrade their facilities.
 - The committee would like to create an Incentive Program Packet to use as a marketing tool that would include not only the EDC incentives, but all incentives available from the Electric Division, the State and any other sources.
 - Joe Mirra would like to invite Erron Smith from AdvanceCT to a Retention Incentives Committee meeting (tentatively Feb/March 2023) to review the incentive programs that AdvanceCT promotes when bringing businesses to CT.
 - Powers updated that they are continuing to discuss the Incentive Programs, focusing on the Incentive Housing Zone (IHZ).
 - Next meeting: Tentatively, November 23, 2022 @ 9:00am
6. **Staff Report/regional matters** – Joe Mirra informed the commission that the candidate for Economic Development Specialist has decided not to take the position. Commissioners Mirra and Gingras will be meeting with the Mayor and Human Resources to discuss the next steps.
- Mirra updated that the CT Communities Challenge Grant for the Historic Railroad Station Reuse project has been submitted. Awarded grants are scheduled to be announced approximately at the end of December 2022.
7. **Chair's Remarks** – Joe Mirra updated that the ARPA Grant for Small Business and Nonprofits process is moving along. HUBCAP is hosting two special meetings (November 8th & 17th at 6:00pm) to assist applicants with their applications and questions. HUBCAP is working with the Spanish Community of Wallingford-SCOW, and a Spanish translator will be on site for the special meetings. Mirra has gotten some negative feedback from applicants, stating that some of the biggest challenges they are facing are the regulations and/or parameters that were set by the Town Council.

106
107
108
109
110
111
112
113
114
115
116
117
118

8. Next meeting Date: December 5, 2022 @ 6:30pm ~ Town Hall, Room 315

There being no further business, Anthony Bracale made a motion to adjourn the meeting at 7:33 p.m.; Patty Powers seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Stacey Hoppes, Secretary