



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

Economic Development Commission
Regular Meeting Minutes
March 6, 2023

Present:

Mark Gingras, Vice Chair
Hank Baum, Commissioner
Anthony Bracale, Commissioner
Rob Fritz, Commissioner
Jim Wolfe, Commissioner
Gary Fappiano, Alternate

Absent:

Patty Powers, Commissioner
Tim Ryan, Commissioner
Patricia Cymbala, Alternate

Others Present:

Joe Mirra, Acting Economic Development Specialist
Stacey Hoppes, EDC Secretary

Vice Chair Mark Gingras called the regular meeting of the Economic Development Commission to order at 6:35 p.m.

1. **Pledge of Allegiance** – Commissioner Gingras led the Commission in the Pledge of Allegiance.
2. **Discussion and Possible Action on Regular Meeting Minutes dated February 6, 2023** – **Jim Wolfe made a motion to approve the minutes with minor corrections as presented. Anthony Bracale seconded the motion. The minutes were unanimously approved.**
3. **Review of Monthly Expenditure Report – December 2022** – Hearing no comments, Commissioner Gingras moved onto the next agenda item.
4. **Discussion on Warehousing** – Planning & Zoning Commission has placed a moratorium on warehousing. EDC submitted a letter to the PZC stating their concerns about a moratorium. The PZC understood the EDC's concerns about the length of the moratorium, and the importance in the urgency to complete the upcoming workshops. Tentative workshop date is March 29, 2023. Commissioners are encouraged to research types of warehousing and the importance of today's warehousing infrastructure and local companies. Commissioners are encouraged to attend the workshops if available and were asked to email Secretary Hoppes if they are able to attend.

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48 **5. Discussion on Revised EDC Yearly Meeting Schedule 2023** – The Commission had a brief
49 discussion regarding the date changes yearly meeting schedule. **Jim Wolfe made a motion to**
50 **accept the Revised Yearly Meeting Schedule for 2023 as is. Rob Fritz seconded the**
51 **motion. Motion was unanimously approved.** Secretary Hoppes will finalize, distribute, and
52 post the Revised Schedule.

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55 **6. Committee Remarks**

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57 ➤ **Marketing** – Mark Gingras updated that the Marketing Committee had a combined special
58 meeting with the Retention Incentives Committee on February 24, 2023.

- 59 • The committee is currently working on new artwork and landscape clearing for 3 of the
60 existing EDC billboards. The artwork is going back out to Wallfrog for final
61 updates/changes. Final artwork will be forwarded to the committees for approval prior
62 to their next meeting. Secretary Hoppes is reaching out for quotes for the landscape
63 clearing to submit to the committees at the next meeting.
- 64 • Historic Railroad Station Reuse update – CT Communities Challenge Grant deadline is
65 in May 2023. EDC Staff is researching best uses for the building, and the overall lower
66 town center development opportunities. The commission agrees that the town needs
67 to focus on the overall development of this area, and not just the revenue stream of
68 this one facility. The committee will have another update in April.
- 69 • Broker's Breakfast update – The committees would like to use these events as an
70 educational/informational series of events with specific focal points for each meeting.
71 The first meeting would be an introductory meeting to collect information on what the
72 brokers needs are from the Town of Wallingford. What can we do to help them... Then
73 the committees would like to focus on creating a list of the top 5 businesses/industries
74 to target. Commissioner Powers offered to facilitate these Broker's Breakfasts.
- 75 • Anthony Bracale, Patty Powers, and Secretary Hoppes will gather information
76 regarding the use of a CRM software for business leads and retention. Will have an
77 update at the next meeting.

78 **Next Meeting:** Retention Incentives Committee & Marketing Committee - Combined
79 Special Meeting ~ Friday, March 17, 2023 @ 12:00pm (noon) - location TBD

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- 81 • **P&Z Liaison** – Hank Baum stated that they have not had a meeting. The committee
82 continues to review the PZC meeting agendas. The committee plans to attend the
83 Warehouse Moratorium Workshops.
- 84 • **Next Meeting:** No meeting scheduled
- 85
- 86 ➤ **Retention/Incentives** – Gary Fappiano stated that there was a conversation at the Special
87 Combined Meeting on February 24th regarding updates suggested for the Incentive programs
88 offered to businesses. He will bring the verbiage updates to the Law Department for review
89 and update the committees at their next meeting.

90 **Next Meeting:** Retention Incentives Committee & Marketing Committee - Combined
91 Special Meeting ~ Friday, March 17, 2023 @ 12:00pm (noon) – location TBD

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- 93 7. **Staff Report/regional matters** – Staff updated that applications for the ED Specialist position
94 have been received and are being reviewed by Human Resources. Will have another update at
95 the next meeting.
- 96 ➤ Mirra updated that the EDC Ordinance was an item on the Town Council Ordinance
97 Committee agenda of February 21st. Marrone requested a review of the Ordinance. No
98 further actions were taken at the meeting.
- 99 ➤ Staff mentioned that there is a grant opportunity through the State of CT DOT that is
100 encouraging towns to look into the possibility of a Community Uber Project. This may
101 be of interest for Youth and Social Services, Senior Center, or Housing Authority.

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103 8. **Chair's Remarks** – None

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105 9. **Next meeting Date:** April 3, 2023 @ 6:30pm ~ Town Hall, Room 315

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107 **There being no further business, Anthony Bracale made a motion to adjourn the meeting**
108 **at 7:38 p.m.; Gary Fappiano seconded the motion. By unanimous vote, the motion**
109 **carried.**

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112 Sincerely,

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115 Stacey Hoppes, Secretary

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