



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

Economic Development Commission
Regular Meeting Minutes
January 22, 2024

Present:

Joe Mirra, Chair
Mark Gingras, Vice-Chair
Hank Baum, Commissioner
Jim Wolfe, Commissioner
Rob Fritz, Commissioner
Tim Ryan, Commissioner
Patty Powers, Alternate

Absent:

Anthony Bracale, Commissioner
Gary Fappiano, Alternate
Patricia Cymbala, Alternate

Others Present:

Don Crouch, Economic Development Specialist
Guests: Liz Davis – WCI, Wes Krombel, Zac Boulier

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 on Regular Meeting Minutes dated December 18, 2023** – Tim Ryan asked for a clarification on the zoning enforcement minutes. **Jim Wolfe made a motion to approve the minutes as drafted; Tim Ryan seconded the motion. The minutes were unanimously approved, except for abstentions from Patty Powers and Mark Gingras.**
3. **Review of Monthly Expenditure Reports/December 2023** – Hearing no questions or comments Chair Mirra went onto the next agenda item.
4. **Election of Officers** – **Jim Wolfe made a motion for Joe Mirra to be Chair and Mark Gingras to be Vice Chair; Tim Ryan seconded the motion. The vote was unanimous.**
5. **Update and discuss: Historic Railroad Station Re-Use Project** – Mirra reviewed the letter which was sent to the Town Council requesting input for the RFP. There has been no response from the Town Council. Discussion was had whether to re-send the letter to the newly elected Town Council and ask to be placed on a future Council agenda. Mirra and Gingras will discuss at their meeting with the Mayor.
6. **Update and discuss: Sign Regulations** – The Planning & Zoning staff is continuing to work on updated regulations. A draft will be requested from the Town Planner, Kevin Pagini and Zoning Enforcement Officer, Amy Torre for EDC input.

- 50 7. **Update and discuss: Yalesville Limited Business District (YLB) Zone** - The commission is
51 gathering information on the possibility of expanding/changing the YLB district. Mirra and Crouch will be
52 meeting with the Town Planner, Kevin Pagini to discuss gateway districts.
53
- 54 8. **Update and discuss: T-30 (Tracy Zone)** – Mirra and Crouch will be discussing Tracy along with
55 gateway district discussion. Tim Ryan would like Zoning to come to the February meeting to discuss
56 enforcement capabilities and how EDC can help. Jim Wolfe mentioned enforcement should not only be
57 blight but also include businesses who are operating outside of what was approved. Crouch will invite
58 the Town Planner and Zoning Enforcement Officer to the February meeting and confirm their availability
59 to the Commission.
60
- 61 9. **Update: Town Center Electric Discount Program for Businesses** – Renewed at last PUC meeting.
62 Staff working with Engineering and Planning on a new map. Crouch to confirm new expiration date.
63
- 64 10. **Update and discuss: IX Zone** – Town Planner is working on language for letter. EDC will receive the
65 draft for review.
66
- 67 11. **Committee Remarks:**
- 68 • **Marketing, Retention & Incentive Committee Update:**
69 ▪ No meeting since the last EDC meeting.
70 ▪ Broker’s Breakfast will be on February 29, 2024. Save the Date has been sent out. Strong
71 response so far from brokers. **Jim Wolfe made a motion to approve up to \$350 for**
72 **Broker Breakfast; seconded by Rob Fritz. Unanimously approved, except for**
73 **abstention for Patty Powers.**
74 ▪ Rob Fritz discussed supply chain solutions and connecting local businesses. Marketing
75 Committee to discuss further.
76 ▪ Next meeting – *tentative date*: February 12, 2024 at 10 am at Hubcap.
77
 - 78 • **Planning & Zoning Liaison Committee Update:** Baum went over the PZC items approved at
79 PZC January 10th meeting.
80 ▪ All projects approved except for 10 Mansion Rd. (continued to February)
81
- 82 12. **Staff Report/regional matters** – Crouch highlighted the 2023 stats from the Building Department.
83 Noted Top 33 projects accounted for 53% of the permit fees. This list is a conversation starter with the
84 businesses to see if they are hiring more people and/or installing more equipment. Working with the
85 Mayor’s Office to get dates for spring/fall company visits.
86
- 87 13. **Chair’s remarks** – Chair Mirra spoke about the recent WCI meeting attended with Crouch. WCI board
88 was receptive to working closely together on the Town Center and sending a letter to the Town Center
89 property owners.
90
- 91 **There being no further business, Jim Wolfe made a motion to adjourn the meeting at 7:23 p.m.;**
92 **Patty Powers seconded the motion. By unanimous vote, the motion carried.**
93
94

95 Sincerely,
96

97 *Stacey Hoppes*
98

99 Stacey Hoppes, Secretary
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101