



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 21st. 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 20th. 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 5th. 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 9th. 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 ○ **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.

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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.**

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Sincerely,



Stacey Hoppes, Secretary