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6 **Economic Development Commission**  
7 **Regular Meeting Minutes**  
8 **November 4, 2019**  
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11 **Present:** Joe Mirra, Chair  
12 Jim Wolfe, Vice-Chair  
13 Hank Baum, Commissioner  
14 Patricia Cymbala, Commissioner  
15 Rosemarie Preneta, Commissioner  
16 Anthony Bracale, Alternate/Voting Member  
17 Rob Fritz, Alternate/Voting Member  
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19 **Absent:** Gary Fappiano, Commissioner  
20 Mark Gingras, Commissioner  
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22 **Others Present:** Tim Ryan, Economic Development Specialist  
23 Lynn Wolff, Secretary  
24 Robert DeMaio  
25 Ed Hohmann  
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27 Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:30 p.m.  
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- 29 1. **Pledge of Allegiance** – Chair Mirra led the EDC in the Pledge of Allegiance.  
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31 2. **Discussion and Possible Action on Special Meeting Minutes dated October 8, 2019** –Hank Baum  
32 made a motion to approve the minutes as drafted; Jim Wolfe seconded the motion. By a unanimous  
33 vote of members present (Commissioners Cymbala and Fritz were absent for this vote), the motion  
34 carried.  
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36 3. **Review of monthly Expenditure Report** – The report for October had not been issued as of the meeting.  
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38 4. **Committee remarks**  
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40 • Marketing  
41 ➤ Update on committee activities – Tim Ryan reminded the EDC that The Big Connect trade  
42 show will be held this month. The booth will focus on Class A Office Space with displays  
43 provided by two commercial brokers. Joe Mirra asked Tim to take a picture of the booth as  
44 the photo might be useful in the future; *Tim agreed to do so*. Also, Tim reported on the EDC  
45 billboards. The EDC currently has four (4) billboards – there is no cost for these, other than

46 the initial cost for design and materials. Tim said that Mr. DiLareto of READCO recently  
47 called to say that although our agreement on the billboard behind BJ's was up, he agreed to  
48 extend it again at no charge. The Commission owes Mr. DiLareto a big thank you for his  
49 generosity. Jim Wolfe mentioned that he heard that electronic billboard advertising is more  
50 inexpensive now – perhaps the Committee could reconsider advertising on an electronic  
51 billboard. Tim mentioned there is a moratorium on electronic billboards in our Town. Jim  
52 suggested this type of advertising might best work near the NY or MA borders; Tim will bring  
53 this idea up at the next Marketing meeting on November 18.

54 Patricia Cymbala arrived at 6:36 p.m.

55 • P&Z Liaison

56 ➤ Update on committee activities – Jim Wolfe reported that the Committee attended the October  
57 Planning & Zoning Commission (PZC) meeting; Jim thanked Joe Mirra who stayed through  
58 most of that long meeting. The site plan for the hotel on 4 Miles Drive was approved. Jim  
59 feels that if the footprint can be expanded in the IX and I-5 Zones, we would get a lot of  
60 interest in some of the remaining properties. Jim reported he, Chair and Staff attended a PZC  
61 workshop where the PZC discussed what topic should take priority: the regulations for the IX  
62 and I-5 Zones or the TOD study for the Town Center.

63 Rob Fritz arrived at 6:40 p.m.

64 No decision was made by the PZC at that workshop. Staff, as requested last month, drafted  
65 a letter supporting a review of the industrial zones first. Tim reminded the Commission that  
66 the EDC, through the PZC, would like to reduce the open space requirement in the IX and I-5  
67 Zones and to expand the uses in the I-5 Zone. It was agreed that the letter, as drafted, should  
68 be sent to the PZC.

- 69 • Marketing Committee – Patricia Cymbala said the Marketing Committee also discussed exit  
70 interviews and the talking points (a document that will be changed as needed).
- 71 • Retention/Incentives – Rosemarie Preneta said the R/I Committee did not meet and, therefore, she  
72 had nothing to report. Jim Wolfe said he noticed the PUC had an item on their November agenda  
73 regarding an incentive. It was determined that this was an item about the Electric Discount  
74 Rider/Program; WCI requests the extension every two years.

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76 5. **Chair's remarks** – Joe Mirra mentioned that emails for a healthcare pipeline will be sent out soon and asked  
77 the EDC to post the information on Social Media accounts as well as verbally to friends and neighbors. The  
78 EDC then discussed the success of the last manufacturing pipeline and plans for a future pipeline.

79  
80 6. **Staff report/regional matters – October** – Tim Ryan highlighted some of the items from the October staff  
81 report:

- 82  
83 • Interest in Proton International remains high. Tim said, initially, there was some question that this  
84 medical facility might be tax exempt. However, since this medical facility is not part of a medical campus,

85 it is taxable (this was reaffirmed with the client). Both Real Estate and Personal Property taxes will be  
86 collected. Tim feels that even if there were no taxes collected from this entity, this would be a great  
87 company for Wallingford, given the services that will be provided there.

- 88 • Tim reminded the EDC that a Manufacturing Business Forum will be held on January 28 at BYK; it is  
89 hoped that Colin Cooper, the newly appointed Chief Manufacturing Officer at DECD, will be a speaker.
- 90 • The Pedestrian Connectivity Improvement Study, which focuses on improved physical and visual  
91 elements for walkability between the Town Center and the new train platform, continues to proceed. It is  
92 hoped that undergrounding power lines will be included.
- 93 • We hosted representatives from Paseli Consulting, a Brazilian-based firm looking to locate companies in  
94 CT. After detailed discussion, this company, which toured the Town.
- 95 • The sale of the former Bank of America building at 100 Center Street has gone through a successful bid  
96 process and it is hoped a buyer is announced soon.
- 97 • To highlight the PZC activity in one month alone, Tim reported on just some of the items that Commission  
98 voted to approve: plans to expand KLASSCHOOLS at 3 Technology Drive; expansion plans for EJ  
99 Electric at 53 North Plains Industrial Road; the site plan for a new hotel at 4 Miles Drive was approved;  
100 Protronix Investment Properties plans to expand its existing building at 28 Parker Street; and a 35,000 sf  
101 addition at 2 Sterling Drive was approved for Sterling Estates.
- 102 • Hank Baum asked Tim to elaborate about what a Smart City is. Tim said this is a plan for a very futuristic  
103 city that starts with the premise that everyone will have a sensor attached to them; this technology is  
104 designed to track its citizens and keep them safe and healthy. It will monitor an individual's health and  
105 also track their movements so that Smart Transportation can be provided when needed. The Smart  
106 Buildings will monitor the temperature as well evaluate what areas of that building might be put to better  
107 use, based on the tracking information.

108 Joe Mirra asked if a date had been set for the State of the Town; Tim said no.

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110 7. **Discussion and possible action on 2020 Meeting Schedule** –The EDC discussed the draft 2020 Meeting  
111 Schedule, specifically the September meeting. **Rosemarie Preneta made a motion to approve the 2020**  
112 **Meeting Calendar as drafted except that the date for the September meeting be changed to either**  
113 **Monday, August 31, or Tuesday, September 1, based on meeting room availability; Patricia Cymbala**  
114 **seconded the motion. By unanimous vote, the motion carried.**

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116 6. **Staff report/regional matters** – Tim mentioned an addition to his Monthly Report: the development  
117 opportunity at 5 Research Parkway remains a priority. The former BMS building is almost completely down.

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119 8. **Dates to Remember** – No additional items were mentioned, other than those listed on the agenda.

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121 9. **Other community business** – Rosemarie Preneta asked Tim Ryan about the building on the corner of  
122 Center Street and Route 5. Tim said there is a contract for the purchase of that building but it is not final yet.

123 Joe Mirra asked if there was any talk about all the number of satellite dishes on Town Center buildings; Tim  
124 said this was recently discussed with the Town Planner and she researching.

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126 **There being no further business, Rosemarie Prenetamade a motion to adjourn the meeting at 7:15p.m.;**

127 **Patricia Cymbalaseconded the motion. By unanimous vote, the motion carried.**

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Sincerely,

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Lynn M. Wolff, Secretary

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