



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

Economic Development Commission
Regular Meeting Minutes
January 3, 2022

Not Approved by EDC

Present:

Joe Mirra, Chair
Jim Wolfe, Commissioner – via phone
Gary Fappiano, Commissioner
Hank Baum, Commissioner
Patricia Cymbala, Commissioner
Rosemarie Preneta, Commissioner
Rob Fritz, Alternate
Anthony Bracale, Alternate

Absent:

Mark Gingras, Vice-Chair

Others Present:

Tim Ryan, Economic Development Specialist
Stacey Hoppes, EDC Secretary

Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:31 p.m.

1. **Pledge of Allegiance** – Chair Mirra led the EDC in the Pledge of Allegiance.
2. **Discussion and Possible Action on Regular Meeting Minutes dated December 6, 2021** – Hank Baum made a motion to approve the minutes as presented. Gary Fappiano seconded the motion. The minutes were unanimously approved.
3. **Election of Officers** – Jim Wolfe made a motion to nominate Joe Mirra to continue as Chairman of the EDC for another term, and nominated Mark Gingras to continue as Vice-Chair of the EDC for another term. Patricia Cymbala seconded the motion. Motion was approved unanimously.
4. **Review of Monthly Expenditure Report** – December report not yet available
5. **Discussion on Legislative Priorities for 2022** – After an in depth conversation the commissioners agreed that the priorities that were attached to the agenda are the top priorities that they would like to bring to the attention of our local legislators. The biggest issue is mobilizing our workforce. The labor force participation rate is at a 45 year low. Hank Baum asked that the commission add a bullet under Mobilize Our Workforce, to add a Department of Labor Hotline for employers to report “ghosting” by potential applicants during employment processes. It was agreed by the commission that a bullet for “ghosting” will be added to the legislative priorities document.
6. **Committee Remarks**
 - **Marketing** – In the absence of Mark Gingras, Patricia Cymbala stated that they did not have a meeting this past month.
 - Staff Ryan updated that they are close to finalizing a formal RFP for the Old Railroad Station. The RFP is being prepared to perform the needed renovations to make the building leasable to TBD prospective tenants. This includes the interior and exterior

54 structure, ensuring that the building is up to code, and addressing the landscaping
55 and other updates needed to the property adjacent to the building including the
56 gazebo grounds. The grant application is due in April of 2022.

- Next meeting: No meeting scheduled at this time.

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59 ➤ **Planning & Zoning Liaison** – Baum updated the commission that the Planning & Zoning
60 Commission meeting on Monday, January 10, 2022 will discuss and possibly vote on the
61 Proposed Data Center Text Amendment. Ryan informed the commission that he is unable
62 to attend the PZC meeting and encourages the EDC commissioners to attend if possible.
63 • The commissioners want to make clear that the Data Center Text Amendment is to
64 allow all scales of Data Centers in Wallingford under Special Permit. The
65 commissioners also discussed, Why Data Centers... Manufacturing is modernizing
66 and data centers are the manufacturing of the future. Data centers create diversity in
67 the town's industrial zones and increase the town's grand list.
68 • Baum also informed the commission that the Planning & Zoning Liaison Committee
69 will have a Special Virtual meeting on Wednesday, January 5, 2022 at 9:00am to
70 discuss the Proposed Data Center Text Amendment language.
71
72 ➤ **Retention/Incentives** – Gary Fappiano stated that the committee did not have a meeting last
73 month; there are no updates at this time.
74 • Next meeting: January 20, 2022 @ 10:00am
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76 **7. Staff Report** – Staff Ryan gave an update of Activities from October 2021.

- 77 ➤ Proton Therapy Center proposed for Northrop Rd: **see staff report**
78 ➤ GotSpace, LLC update: **see staff report**
79 ➤ 5 Research Parkway: **see staff report**
80 • Additional discussion: Ryan stated that this property is the biggest development site in
81 the region. Ryan is encouraging those at the state level to push this property.
82 ➤ The Town Council voted unanimously to contract UHY Advisors, as our consultants for
83 oversight of the ARPA process. **see staff report**
84 • The ARPA Application is currently in the works, hopeful to have a completed
85 application before the end of Q1.
86 • Joe Mirra asked that the ARPA Application Updates continue to be a monthly agenda
87 item for the EDC meetings. Secretary will add this to the agenda going forward.
88 ➤ First Congregational Church/The Meeting House: **see staff report**
89 ➤ Appraisal due by 01/10/2022: **see staff report**
90 • The EDC supports the sale of the small dormant parcel of Town owned land behind
91 Center St Brewing Company at 25 Wallace Ave.
92 ➤ Secretary of the State's New Business lists were available from January 2021 – June 2021.
93 These reports have not been available through the SOTS website since June. Staff is trying
94 to locate the data and is pushing the need for this information with multiple local agencies
95 that use this information as well.
96 ➤ Mayor's State of the Town will be on January 27, 2022 located at Choate. There will not be a
97 table for the EDC. Any changes will be relayed to the Commission.
98

99 **8. Chair's remarks** – Chair Mirra informed the commission of the newest updates from the HubCap.

- 100 ➤ January 12, 2022 – Parent Meeting with Panel, they are not getting the turnout they
101 expected. May have to postpone due to lack of registrations, possibly due to Covid-19 cases
102 increasing. May revisit how they will hold the meeting. The commissioners agree that this is
103 an important pipeline opportunity for students and their parents.
104 ➤ HubCap is working to create a Workforce with the VA. They are looking to develop a pipeline
105 for discharged veterans for entry level positions.
106

107 **9. Other community business – None**

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109 **There being no further business, Anthony Bracale made a motion to adjourn the meeting at**
110 **7:42 p.m.; Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.**
111

112 Sincerely,

113 *Stacey Hoppes*

114 Stacey Hoppes, Secretary
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