



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

RETENTION/INCENTIVE COMMITTEE
Economic Development Commission
Special Meeting Minutes
Friday, May 27, 2022

The Retention & Incentive Committee special meeting was called to order at 10:05 a.m. by Chair Fappiano. Committee members Fappiano and Preneta, as well as staff member Ryan, were in attendance.

1. Discussion and possible action on March 15, 2022 special virtual meeting minutes - **The minutes as presented were approved unanimously.**
2. Update: Company Visitation Program: - There were two (2) company visits in May.
 - May 17th visit to Times Microwave Systems was very impressive. The business continues to grow and expand in their technologies, research and development. In attendance was Chair Fappiano, Tim Ryan-Economic Development Specialist, Mayor-William Dickinson, EDC Chair-Joe Mirra, Rick Hendershot-Public Utilities, and Tom Laffin-Town Councilor.
 - May 19th visit to BYK USA, Inc. went well. It was a great opportunity for staff introductions and to learn more about the company and their needs. The Wallingford location is their North American Headquarters. BYK is planning to invest \$137MM in their Wallingford facility over the next ten (10) years. In attendance was Chair Fappiano, Tim Ryan-Economic Development Specialist, Mayor-William Dickinson, EDC Chair-Joe Mirra, Rick Hendershot-Public Utilities, Kevin Pagini-Town Planner, Fire Chief Czentrar, Deputy Fire Chief Wilson, Police Chief Ventura, and Tom Laffin-Town Councilor.
 - June Visits: 06/07 at Ulbrich Stainless Steels & Special Metals, Inc.
06/09 at Danver Outdoor Kitchens
 - The committee had a brief discussion about how important these visits are. Staff Ryan stated that his successor should continue these visits, stay in touch with the businesses to understand what their needs are, and invite the town departments that can be of assistance to attend.
3. Review: Letter to IX Zone property owners - The committee discussed the two (2) changes to the IX Zone... 1. Site building coverage ratio maximum was increased from 25% to 40% and 2. Open space requirement minimum was reduced from 50% to 35%. These changes are good news for property owners and facility occupants. These changes were recently approved by the PZC and in turn allow for potential expansion. **Gary Fappiano made a motion to accept the letter with slight changes to be distributed to the property owners. Motion was seconded by Rosemarie Preneta. Motion approved by unanimous vote.**

4. Discussion: Incentive Housing Zone (IHZ) Real Property Tax Incentive - The PZC had a special meeting regarding the IHZ Density on May 19. The PZC is going to continue researching this further before making any changes to the current regulation of 26 units per acre. The IHZ is the lower portion of our town center. The committee agreed that they should review the IHZ Tax Incentive to see if any changes should be made, once the PZC decides if there will be an increase to the number of units per acre. The committee will continue discussions at the next meeting.
5. General Discussion: Tax Incentives - The Tax Incentives are set to expire in December 2023. The committee will continue to discuss all of the Tax Incentives to see if there are any changes or updates needed before then.
6. Next meeting - Tuesday, June 28, 2022 @ 10:00 am

By unanimous vote, the meeting adjourned at 11:06 a.m.

c: Town Clerk
Staff

ec: Website

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