

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

May 29, 2026

TO: Members of the Economic Development Commission
FROM: Stacie McCarthy, EDC Secretary
SUBJECT: Regular Meeting Agenda – Monday, June 1, 2026 @ 6:30PM
LOCATION: Town Hall, Room 315
45 South Main Street
Wallingford, CT 06492

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Consent Agenda** *Note: All items listed under 'Consent' will be enacted by one motion. Commissioners can request to remove an item from consent. **(One Motion covers all items)***

- Adopt Meeting Minutes dated May 4, 2026
- Adopt Monthly Expenditure Reports – April 2026

4. **Items removed from Consent**

5. **Reports**

- a. Committee Reports
 - Retention & Marketing
 - Planning & Zoning
 - Housing/Workforce Development/Education
- b. Economic Development Specialist / Staff
- c. Chairman

6. **Old Business**

- a. Manufacturing Roundtable Discussion
- b. Transit/Trolley Discussion

7. **New Business**

8. **Commission Around Town (comments/concerns)**

9. **Adjournment**

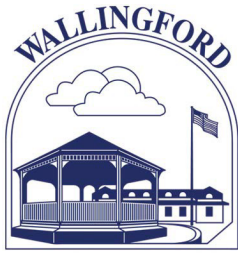
Dates to Remember:

6/8 - P&Z Meeting
6/9 - Town Council Meeting
6/18 – Wallingford 250 / Flag Day Celebration
6/19 – Wallingford 250 / Juneteenth
6/19 – Wallingford 250 / Red, White & Hue
6/20 – Wallingford 250 / Red, White & YOU Parade
6/20 – Wallingford 250 / Shop, Sip & Stroll
6/20 – Wallingford 250 / American Dance Revolution
& Classic Car Show
6/21 – Wallingford 250 / Porch Beats & Patriotic Seats
6/21 – Wallingford 250 / Red, White & Hue
6/21 – Wallingford 250 / Family Fun Day
6/21 – Wallingford 250 / WSO Patriotic Pops Concert
6/27 - Town Council Meeting

Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five days prior to meeting date.

EDCREGMAg06012026

ph: (203) 294-2062 • fax: (203) 294-2073 • edc@wallingfordct.gov • Plugin2Wallingford.com



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

Economic Development Commission
Regular Meeting Minutes
May 4, 2026

Present:

Anthony Bracale, Chair
Frank Apuzzo, Vice Chair
Carl Casper, Commissioner
Gary Gonzalez, Commissioner
Amy Souchuns, Alternate
Susan Gomes, Alternate

Absent

John Bau, Alternate
Rob Fritz, Commissioner
Nick Lombardi, Commissioner
Austin McAnneny, Commissioner

Others Present:

Don Crouch, Economic Development Specialist
Stacie McCarthy, EDC Secretary

1. **Call to Order:** Chair Bracale called the regular meeting of the Economic Development Commission to order at 6:34PM.
2. **Pledge of Allegiance** – Chair Bracale led the Commission in the Pledge of Allegiance.
3. **Consent Agenda:** Note: All items listed under ‘Consent’ will be enacted by one motion. Commissioners can request to remove an item from consent. (One Motion covers all items)
 - Adopt Meeting Minutes dated March 2, 2026, and April 13, 2026
 - Adopt Monthly Expenditure Reports – February 2026 and March 2026
 - **Commissioner Apuzzo made a motion to approve the Consent Agenda. Commissioner Casper seconded the motion. Consent Agenda was unanimously approved.**
4. **Items removed from Consent:** None
5. **Reports:**
 - a. **Committee Reports:**
 - Retention and Marketing Committee**
Commissioner Apuzzo asked for an update regarding 55 Kondracki Lane. Mr. Crouch noted that the developers continue to move the project along.

47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91

Planning and Zoning Committee

Mr. Crouch provided an update regarding items discussed at the April 13, 2026, Planning and Zoning Commission meeting. He reported that the Special Permit application for Adaptive Re-use to Multi-Family (Malchiodi/386 Williams Road), was denied.

He also noted that the Text Amendment request submitted by Quinnipiac Valley Growth Partners to permit a cannabis retailer as an allowed use in the RF-40 (Route 5) Zoning District (Application #502-26) was denied.

Mr. Crouch indicated that he will provide further updates on these matters as they become available.

Mr. Crouch also provided an update regarding the Campus at Green Hill. He explained that the developers, KSCGH Partners, LLC, along with Attorney Meaghan Miles of Carmody, Torrance, Sandak & Hennessey, located at 195 Church Street in New Haven, attended the April 1, 2026, meeting of the Inland Wetlands and Watercourses Commission. The meeting included discussion of Application #A26-3.1 for 110 Leigus Road (also known as 108 Leigus Road), submitted by KSCGH Partners, LLC under Section 7.2.a for a re-subdivision into four lots. Mr. Crouch noted that a motion was made to determine that Application #A26-3.1/110 Leigus Road (aka 108 Leigus Road) did not constitute a significant activity. However, the motion did not receive a second, and therefore no vote was taken. Mr. Crouch indicated that he will provide further updates on this matter in the future.

Chairman Bracale provided a recap of the recent business visit to Burns & McDonnell, highlighting how informative and valuable these meetings have been. He noted that Burns & McDonnell expressed concerns similar to those raised by other area businesses during previous visits, particularly regarding the limited availability of public transportation. The group then discussed the opportunity to explore expanding transportation options to better serve the area.

Housing/Workforce Development/Education Committee – No Update

Manufacturing Business Roundtables

Mr. Crouch reported that Economic Development staff drafted a letter and reviewed with Mayor Cervoni. Additionally, Staff is working to generate a mailing list and anticipates mailing letters soon.

b. Economic Development Specialist / Staff Report

Mr. Crouch provided updates in his Staff Report:

- Connecticut Main Street Center Spotlight on Main: Wallingford is scheduled for May 7, 2026. Event Registration is sold out and 80 participants from 26 different towns are expected to attend. Commissioners McAnnenny, Souchuns and Fritz plan to volunteer and represent EDC.
- United Way of Meriden and Wallingford, Wallingford Public Schools, and Wallingford Economic Development Commission are hosting Career Pathways 101: What Parents Need to Know Thursday, May 7, 2026. Commissioner Bau plans to attend and represent EDC.

- 92 - Budget Workshops Motions Meeting occurred on April 30, 2026. Town Council will vote on
- 93 the budget at the May 12, 2026, meeting.
- 94 - Scheduled Business Visit to Novel Aero on May 14, 2026, noting they are being recognized by
- 95 the Small Business Administration on May 6, 2026, as the Exporter of the Year.
- 96 - Erin O’Hare, Environmental & Natural Resources Planner, retired on May 1, 2026.
- 97 - Charles Carrozza has been hired as the Information Technology Director.

98 **c. Chairman Report**

99 Chairman Bracale reiterated the importance of business visits and the planned manufacturer
100 roundtables. He explained that the dialogue and insights gained from these meetings are
101 instrumental in helping the EDC make a meaningful impact on the town’s economic development
102 initiatives.

103
104 **6. Old Business:**

105 No update

106
107 **7. New Business:**

108 No Update

109
110 **8. Commission Around Town**

111 Commissioner Gomes noted that the Wallingford-Yalesville Little League held a Complex Dedication
112 Ceremony on May 3, 2026, honoring Ray Gomes. The facility was officially named the *Ray Gomes Little*
113 *League Complex, Home of the Wallingford-Yalesville Little League*. Mr. Gomes has dedicated more
114 than three decades to serving Yalesville Little League and was a driving force behind the formation of
115 the new WYLL. His impact on the league—and on the hundreds of young athletes he has supported,
116 coached, and mentored—is immeasurable.

117
118 **There being no further business, Commissioner Apuzzo made a motion to adjourn the meeting at**
119 **7:30PM.; Commissioner Gomes seconded the motion. By unanimous vote, the motion carried.**

120
121 Sincerely,

122 *Stacie McCarthy*

123 Stacie McCarthy, Secretary

THROUGH 4/30/26

9/12 = 75%

FOR 2026 10

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
10011050 ECONOMIC DEVELOPMENT COMMISSIO							
10011050 51000 REGULAR SALARIES &	107,087	107,087	90,357.81	10,423.95	.00	16,729.19	84.4%
10011050 53000 TELEPHONE	0	475	21.21	21.21	453.79	.00	100.0%
10011050 55110 TRANSPORTATION REIM	1,000	1,000	.00	.00	.00	1,000.00	.0%
10011050 55405 PROMOTIONAL EXPENSE	30,250	24,750	8,120.00	496.00	880.00	15,750.00	36.4%
10011050 56100 OFFICE EXPENSES & S	2,500	2,500	1,013.29	219.96	248.92	1,237.79	50.5%
10011050 58735 OPERATING EXPENSES	1,500	7,000	6,435.61	3,306.41	.00	564.39	91.9%
10011050 58810 DUES AND FEES	2,500	2,025	1,170.75	175.00	.00	854.25	57.8%
TOTAL ECONOMIC DEVELOPMENT COMMIS	144,837	144,837	107,118.67	14,642.53	1,582.71	36,135.62	75.1%
TOTAL EXPENSES	144,837	144,837	107,118.67	14,642.53	1,582.71	36,135.62	
GRAND TOTAL	144,837	144,837	107,118.67	14,642.53	1,582.71	36,135.62	75.1%

** END OF REPORT - Generated by Maggie Maldonado **

Economic Development Monthly Report

June 2026

Business Attraction

- Prime Roofing Ribbon Cutting and Grand Opening with Mayor and Chamber.
- Developer call regarding opportunities in the WI.
- Meeting with Town Planner and developer on potential multi-family development.

Business Retention & Expansion

- Mayor business visit at Novel Aero.
- Call with developer about opportunities on Research Parkway.
- Status call with 5 Research owner.

Community Engagement

- Met with Jon Bau (EDC/QU), Joe Mirra (United Way) and Jermaine Mitchell (Boys & Girls Club) to discuss workforce development and ideas for October manufacturing month.
- Attended Mark Gingras Mural Ribbon ceremony.
- Attended Wallingford Works for Housing meeting.
- Attended WCI meeting with marketing company.

Department/Industry activities

- Attended Connecticut Economic Development Association (CEDAS) week – virtual events.
- Attended National Small Business Week SBA Awards & Expo event – Novel Aero received Exporter of the Year award.
- Presented at Spotlight on Main event with CT Main Street Center. Great event to highlight our downtown with over 26 different communities attending.
- Attended event with DECD Deputy Commissioner Matt Pugliese and CEDAS. Toured West Hartford Fellowship Housing site.
- Attended Wallingford Route 5 Intersection Study.
- POCD bi-weekly project team meetings.
- Stacie and Don began new town website – design phase.
- Stacie and Don began initial CRM training.

Social Media Metrics (last 28 days as of 5/1/26)

- Town website
 - 38,514 Views (number of pageviews on a website and screen views on an app.)
 - Top 5 pages: Home page, Human Resources, Electric Division, Departments, Town Clerk.
- Facebook
 - 5,173 followers on the Town of Wallingford Facebook page.
 - Net follow increase is 272.
 - 33,495 engagements. Up 2.9%.
 - 553,757 views (number of times content played or displayed). Down 3%
- LinkedIn
 - 443 followers to EDC LinkedIn page. Net: 5 new followers.
 - 470 followers to Town of Wallingford LinkedIn page. Net: 0 new followers.



Property Management & Operations Spotlight - KS Partners

May 22, 2026 - Spotlight Content

1. What do you see as the most important qualities or strategies that define successful property management in today's market?

Present day commercial property management requires a balance of sound professional soft skills (including picking up the phone to engage in customer service dialogue) combined with understanding the technical knowledge of how a building operates and incorporating evolving management tools like AI technologies.

It's a unique set of skills to be able to effectively communicate, manage people, and understand how to regulate building operating costs while embracing new technology and software. If you are a property manager and have accumulated these skills, you possess the traits to set yourself and your company up for success!

2. What trends or challenges are you currently seeing within your portfolio and market(s), and how is your firm adapting to meet them?

Property managers continue to get squeezed. They are challenged to accomplish more with less. Fewer personnel, shrinking capital, aging building infrastructure, but hold the line as we need to meet budget. Property management can feel more rewarding when occupancy and income are on the rise. However, property managers need consistent praise and encouragement. The cycle of property management resembles more of a marathon than a sprint. With a strong sense of urgency each day....of course.

3. How does your firm add value to property owners and developers beyond day-to-day operations?

KS Partners is a privately held, vertically-integrated real estate company that owns and manages over five million s/f of commercial real estate across the Northeast. With offices throughout the region and a dedicated team of fifty professionals, KS Partners focuses on identifying compelling investment opportunities and creating value through strategic capital investment and rigorous operational oversight.

4. What sets your firm apart in terms of approach, service, or overall philosophy when managing commercial properties?

As both the owner and manager of its properties, KS Partners has a real stake in the building's future as a whole. We are locally owned and have real hands-on management of our assets, allowing us to have meaningful relationships with our tenants.