



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

February 27, 2026

TO: Members of the Economic Development Commission  
FROM: Stacie McCarthy, EDC Secretary  
SUBJECT: Regular Meeting Agenda – Monday, March 2, 2026 @ 6:30 p.m.  
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 February 2, 2026
  - Adopt Monthly Expenditure Reports – January 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
    - Manufacturing Roundtable Discussions
6. **Old Business**
7. **New Business**
8. **Commission Around Town (Comments/concerns)**
9. **Adjournment**

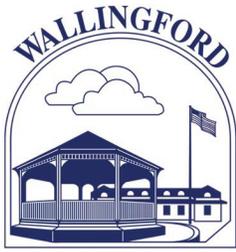
**Dates to Remember:**

3/9 – P&Z Meeting  
3/10 – Town Council Meeting  
3/24 – 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.*

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**ph: (203) 294-2062 • fax: (203) 294-2073 • [edc@wallingfordct.gov](mailto:edc@wallingfordct.gov) • [Plugin2Wallingford.com](http://Plugin2Wallingford.com)**



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

**Economic Development Commission**  
**Regular Meeting Minutes**  
**February 2, 2026**

**Present:**

**Frank Apuzzo, Vice Chair**  
**Carl Casper, Commissioner**  
**Rob Fritz, Commissioner**  
**Gary Gonzalez, Commissioner**  
**Susan Gomes, Alternate**  
**Nick Lombardi, Commissioner**

**Absent**

**Anthony Bracale, Chair**  
**John Bau, Alternate**  
**Austin McAnney, Commissioner**  
**Amy Souchuns, Alternate**

**Others Present:**

**Don Crouch, Economic Development Specialist**  
**Stacie McCarthy, EDC Secretary**

1. **Call to Order:** Vice Chair Apuzzo called the regular meeting of the Economic Development Commission to order at 6:32p.m.
2. **Pledge of Allegiance** – Vice Chair Apuzzo led the Commission in the Pledge of Allegiance.
3. **Consent Agenda:**
  - **Commissioner Casper made a motion to approve the Consent Agenda. Commissioner Gomes seconded the motion. Consent Agenda was unanimously approved.**

4. **Items removed from Consent:** None

5. **Reports:**

a. **Committee Reports:**

**Retention and Marketing Committee**

Commissioner Lombardi noted he recently attended a meeting with WCI and members of the Quinnipiac Chamber of Commerce and noted the group is exploring opportunities to improve communication and collaboration in the future. Commissioner Lombardi explained that he will continue to keep EDC updated related to these discussions.

Commissioner Lombardi provided an update to the group regarding the Economic Development Commission agenda item titled “Fixed Tax Agreement for the Affordable Housing Development

47 by Honeycomb Real Estate Partners at 55 Kondracki Lane.” Commissioner Lombardi noted that,  
48 by a vote of 7–1 in favor, the Town Council endorsed a fixed tax assessment for the proposed  
49 66-unit affordable housing development at 55 Kondracki Lane, based on an appraised value of  
50 \$3,300,000 for a duration of eighteen years. The Town Council requested that the Administration  
51 prepare a contract for Council review at a future meeting.  
52

53 Mr. Crouch thanked Commissioners Lombardi and McAnneny for their commitment and effort on  
54 the 55 Kondracki project. He explained that both Commissioners Lombardi and McAnneny have  
55 been engaged in this project since April 2025, attending many various meetings and  
56 collaborating with Mayor Cervoni and members of the Administration including himself and the  
57 Assessor to develop the proposed fixed tax assessment agreement to ensure it was structured to  
58 support Wallingford’s long-term economic stability while also addressing the town’s critical need  
59 for affordable housing. Mr. Crouch again expressed his gratitude and noted how Commissioners  
60 Lombardi and McAnneny’s valuable work exemplifies ways in which the EDC can support  
61 important initiatives in Town.  
62

63 **Planning and Zoning Committee**

64 No update.  
65

66 **Housing/Workforce Development/Education Committee**

67 Commissioner Gomes provided the group with a recap of the Housing/Workforce  
68 Development/Education Sub Committee meeting she attended with Commissioner Bau on  
69 January 28, 2026. Noting that she and Commissioner Bau also discussed the results of the  
70 January 27, 20206 Town Council meeting related to 55 Kondracki.  
71

72 Commissioner Gomes explained that she and Commissioner Bau have begun to discuss  
73 opportunities in which the Housing/Workforce Development/Education Sub Committee, along  
74 with EDC, can help support workforce development opportunities in Town, such as meeting with  
75 Board of Education Central Office to learn how EDC can assist or including BOE in the  
76 Manufacturing Roundtables meetings Chair Bracale is coordinating.  
77

78 **Manufacturing Business Roundtables**

79 In Chairman Bracale’s absence, Mr. Crouch noted that Chair Bracale has been working through  
80 the list of manufacturers in town and is continuing to outline a plan to conduct roundtable  
81 meetings in the future. Chair Bracale will share more at a future meeting.  
82

83 **b. Economic Development Specialist / Staff Report**

84 Mr. Crouch provided updates in his Staff Report. He noted that he and Mayor Cervoni met with the new  
85 owners of the Campus at Green Hill, 108 Leigus Road, and expressed encouragement regarding their  
86 engagement and potential future uses for the property. He reported that CT Proton Therapy anticipates  
87 receiving its temporary certificate of occupancy next month and that work on the project continues to  
88 progress.  
89

90 Mr. Crouch also explained that the Plan of Conservation and Development (POCD) project continues to  
91 move forward, with several focus groups having taken place over the past month. Chair Bracale serves  
92 on the Steering Committee. He recapped a recent business visit to Abrasive Finishing Industries and  
93 reminded the Commission that additional business visits are planned for the spring, noting that EDC  
94 participation is valuable to the overall mission of the Economic Development Commission.

95 Lastly, Mr. Crouch referenced the mayor’s recent State of the Town address, noting that it was well  
96 attended despite a weather-related delay. He stated that the event was well received and emphasized  
97 the importance of having EDC Commissioners present to engage with local business representatives.

98 Mr. Crouch shared the passing of local businessman Tim Keogh on Sunday. Tim was a supporter of all  
99 things Wallingford. Thoughts and prayers are with his family.

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**c. Chairman Report**

No update.

**6. Old Business:**

No update

**7. New Business:**

- a. **Historic Railroad Station** – There was no update; however, Vice Chair Apuzzo reported that he recently received a call from an interested developer who ultimately decided not to pursue the property after learning more about it. The group agreed that the Train Station needs to remain a top priority for the town and suggested there may be an opportunity to discuss with the new Town Council.

**8. Commission Around Town**

Commissioner Casper noted that he has visited the indoor Farmer’s Market and was happy to see it well attended and doing well in its new location for the winter.

Vice Chair Apuzzo noted the upcoming visit from CT Main Street in coordination with WCI on May 7, 2026.

**There being no further business, Commissioner Casper made a motion to adjourn the meeting at 7:31 p.m.; Commissioner Lombardi seconded the motion. By unanimous vote, the motion carried.**

Sincerely,

*Stacie McCarthy*

Stacie McCarthy, Secretary

THROUGH 1/30/26

7/12 = 58%

FOR 2026 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
<b>10011050 ECONOMIC DEVELOPMENT COMMISSIO</b>							
10011050 51000 REGULAR SALARIES &	107,087	107,087	63,255.54	8,339.16	.00	43,831.46	59.1%
10011050 55110 TRANSPORTATION REIM	1,000	1,000	.00	.00	.00	1,000.00	.0%
10011050 55405 PROMOTIONAL EXPENSE	30,250	24,750	6,903.00	.00	1,762.00	16,085.00	35.0%
10011050 56100 OFFICE EXPENSES & S	2,500	2,500	668.73	18.35	373.52	1,457.75	41.7%
10011050 58735 OPERATING EXPENSES	1,500	7,000	796.15	14.26	.00	6,203.85	11.4%
10011050 58810 DUES AND FEES	2,500	2,500	995.75	225.00	.00	1,504.25	39.8%
TOTAL ECONOMIC DEVELOPMENT COMMIS	144,837	144,837	72,619.17	8,596.77	2,135.52	70,082.31	51.6%
TOTAL EXPENSES	144,837	144,837	72,619.17	8,596.77	2,135.52	70,082.31	
GRAND TOTAL	144,837	144,837	72,619.17	8,596.77	2,135.52	70,082.31	51.6%

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