

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

October 31, 2025

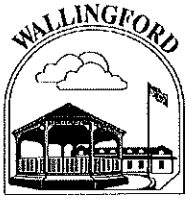
TO: Members of the Economic Development Commission
FROM: Stacie McCarthy, EDC Secretary
SUBJECT: Regular Meeting Agenda – Monday, November 3, 2025 @ 6:30 p.m.
LOCATION: Town Hall, Room 315
45 South Main Street
Wallingford, CT 06492

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 to approve consent items)*
 - Adopt Meeting Minutes dated October 6, 2025
 - Adopt Monthly Expenditure Reports – September 2025
 4. **Items removed from Consent**
 5. **Reports**
 - a. Committee Reports
 - b. Economic Development Specialist / Staff Report
 - c. Chairman
 6. **Old Business**
 - a. Update on Historic Railroad Station – Historic Restoration Grant Submitted
 - b. Update on Tracy – No Update
 - c. Update on Enforcement Ordinance – No Update
 - d. Discussion and Possible Action – Customer Relationship Management (CRM)
 7. **New Business**
 - a. **Guest Presentation:** Gary Ciarleglio, Quinnipiac Chamber of Commerce, Community Cheer Sponsorship \$500
 - b. Discussion - Wallingford Worldwide Award
 8. **Commission Around Town**
 - a. Comments/concerns
 9. **Adjournment**
- Dates to Remember:**
11/10 – P&Z Meeting
11/11 – (Cancelled) Town Council Meeting
11/25 – Town Council Meeting
11/27 & 11/28 – Closed - Thanksgiving
- RECEIVED FOR RECORD 10-31-25
AT 11:30 am AND RECEIVED BY
Kristen Pango TOWN CLERK

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.

EDCREGMAg110325

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



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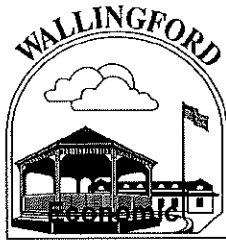
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Town of Wallingford

Economic Development Commission

45 South Main Street, Room 311

Wallingford, CT 06492

Development Commission

Regular Meeting Minutes

October 6, 2025

Present:

Anthony Bracale, Chair
Frank Apuzzo, Vice Chair
Carl Casper, Commissioner
Austin McAnneny, Commissioner
John Bau, Alternate
Susan Gomes, Alternate
Amy Souchuns, Alternate

Absent

Rob Fritz, Commissioner
Gary Gonzalez, Commissioner
Nick Lombardi, 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 6:31 p.m.

2. **Pledge of Allegiance** – Chair Bracale led the Commission in the Pledge of Allegiance.

3. **Welcome New Commissioner:** Chair Bracale introduced and welcomed Susan Gomes to the commission.

4. **Consent Agenda:**
• Vice Chair Apuzzo made a motion to approve the Consent Agenda. Commissioner Casper seconded the motion. Consent Agenda was unanimously approved.

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

(Amy Souchuns arrived at 6:36PM)

6. Reports:

a. Committee Reports:

Marketing Committee

• **55 Kondracki Lane Affordable Housing Project**

Commissioner McAnneny provided an update on 55 Kondracki Lane Affordable Housing Project.

Commissioner Lombardi and McAnneny have been participating in discussions with the

Administration regarding the development of a potential fixed tax assessment program. Commissioner McAnneny said Honeycomb Real Estate presented to the Town Council on September 9, 2025, to give an overview of the project to the Town Council. Further discussions are in progress. Chair Bracale explained that ultimately, the objective should be to design a program that is easily transferable across projects over time ensuring that future developers can easily ascertain what a fixed tax assessment would look like for their project. Bracale also suggested that towns such as Billerica, MA and Milford, CT should be reviewed for their approach to such programs as they are comparable in size and demographic to Wallingford. Chair Bracale asked Commissioner McAnneny to draft an overview of a potential fixed tax assessment program and share it with the ED Commissioners for their review and feedback.

- **Mayor's Business Visits**

Commissioners discussed the many recent Business Visits that have occurred over the last several months and how valuable these visits are for both the businesses and the Town. The Group noted that the businesses that have been visited so far include ORAFOL Americas, Inc., Roehm America LLC, Nel Hydrogen, CT Lottery and SensorWorx. Additionally, Mr. Crouch noted that in the weeks ahead, visits are scheduled with PPG Aerospace, Roehm Innovation Center, Ross Production Services, Swagelok, as well as many downtown businesses.

Chairman Bracale reiterated the importance of these collaborative meetings and explained that there is an opportunity for the EDC to develop a Wallingford Business Roundtable Forum in which ED would coordinate discussions between various local business leaders to generate discussion and ideas related to housing, workforce development, partnerships, resource sharing, community engagement, employment opportunities etc. Chair Bracale will work to develop a strategy around this topic.

Planning & Zoning Committee

- **No Update**

b. Economic Development Specialist / Staff Report:

- **Connecticut Municipal Development Authority (CMDA)**

Mr. Crouch explained that David Kooris, Executive Director- Connecticut Municipal Development Authority (CMDA) attended the September 9, 2025, Town Council meeting and presented an overview of the program. After discussion, the Council approved Wallingford's participation in the program.

- **856 North Main Street Ext**

Mr. Crouch noted that O,R&L Commercial recently announced the sale of the 20,672-square foot industrial building at 856 North Main Street Ext. for \$1.7 million.

- **Midwood Management Corp / 1000, 1020, 1030, 1044, 1080 Barnes Road**

Mr. Crouch explained that representatives from Midwood Management attended the September 8, 2025 Planning and Zoning Commission meeting seeking approval for a Special Permit to build three warehouse buildings on 1000, 1020, 1030, 1044, 1080 Barnes Road. The application for Midwood Management LLC for a Special Permit and Site Plan Approval request to construct three warehouse buildings totaling 415,000 sq. ft. and associated

parking was denied by the Commission. Mr. Crouch said the developers have submitted an appeal.

- **5 Research Drive**

Developers have P&Z approval and are close to moving ahead with project.

- **108 Leigus Road (Campus at Greenhill)**

Vice Chair Apuzzo asked for an update regarding the property at 108 Leigus Road. Mr. Crouch explained that it was supposed to go to auction in September but has been postponed until mid-October. Starting bid is \$2 million.

- **Kohls Plaza**

Mr. Crouch noted with the recent opening of the new Yale New Haven Health Urgent Care Center located at 1226 South Borad Street, this plaza is now fully leased.

- **Planning and Zoning Workshop**

Mr. Crouch explained that the Planning and Zoning Commission does not have a meeting planned next month; however, they plan to schedule a workshop on October 15, 2025, regarding regulation changes related to detached ADU's, corner lot front yards, and dormers/nonconforming use, rear setbacks. Agenda has not been finalized; however, Mr. Crouch encouraged Commissioners who may be interested to attend.

c. **Chairman Report**

- Chairman Bracale reintroduced Susan Gomes to the group and thanked her for volunteering her time to be part of the ED Commission.
- Chairman Bracale also stated that he wants to work on a plan to develop and outline a strategy to help guide ED initiatives.

7. **Old Business:**

a. **Update on Historic Railroad Station –**

- Mr. Crouch explained that Adult Education has moved out of the railroad station building and into their new building at 4 Fairfield Blvd. Mr. Crouch noted that the grant coordinator is preparing to resubmit the Historic Restoration Fund (HRF) grant which could potentially be used for exterior repairs of the building; while Mayor Cervoni is considering other grant funds for interior repairs. Mr. Crouch suggested the ED Commission provide a letter of support for the HRF Grant. Chairman Bracale reiterated that the ED Commission is committed to and supportive of initiatives to move this project forward.
- **Update on Tracy** – Mr. Crouch notes that J&D Auto Sales has made significant improvements to their property at 1224 Old Colony Road.
- **Update on Enforcement Ordinance** – Mr. Crouch noted recent Ordinance Committee meetings have been cancelled, as a result there is no update to share. Chairman Bracale noted that there remain issues that need to be addressed throughout town and the ED Commission should continue to support the Zoning Enforcement Officer when they address these issues with the Ordinance Committee.

8. **New Business:**

a. **Discussion and Possible Action – Customer Relationship Management (CRM)**

Mr. Crouch provided the Commission an overview of Staff's research related to obtaining a CRM system to better support department operations with data management and marketing initiatives. Mr. Crouch explained that Staff have been meeting with vendors and learning about various capabilities to determine which system would best support Staff's efforts. Mr. Crouch noted that the vendors researched have a focus on economic development and integration with our IT systems. Chairman Bracale requested a demonstration of the CRM system.

b. Discussion: Committee Assignments

Chairman Bracale announced the following sub committees, Vice Chair Apuzzo - TBD:

- **Retention and Marketing** – Commissioners Lombardi, McAnneny and (Gomes as available)
- **Planning and Zoning** – Commissioners Casper, Gonzalez, and Souchuns
- **Housing / Workforce Development / Education** – Commissioners Bau, Fritz and Gomes

- c. Chairman Bracale requested a motion for the EDC to provide a letter of support for the HRF Grant. Vice Chair Apuzzo made a motion for the EDC to provide a letter of support for the HRF Grant. Commissioner McAnneny seconded the motion. Motion for EDC to provide a letter of support for the HRF Grant was unanimously approved.

9. Commissions Around Town

- a. Mr. Crouch explained that he has seen other commissions and committees use the opportunity in a similar fashion as 'Commissions Around Town' to give Commissioners the opportunity to share new ideas, findings, happenings etc. that they are aware of around town with the rest of the Commission. All agreed this is beneficial approach to the meeting structure and agreed it should be included in future meetings.

There being no further business, Vice Chair Apuzzo made a motion to adjourn the meeting at 8:00 p.m.; Commissioner Gomes seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Stacie McCarthy

Stacie McCarthy, Secretary

Town of Wallingford

THROUGH 9/30/25

FOR 2026 03

3/12 = 25%



	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	26,441.22	8,135.76	.00	80,645.78	24.7%
10011050 55110 TRANSPORTATION REIM	1,000	1,000	.00	.00	.00	1,000.00	.0%
10011050 55405 PROMOTIONAL EXPENSE	30,250	30,250	2,982.00	561.00	4,758.00	22,510.00	25.6%
10011050 56100 OFFICE EXPENSES & S	2,500	2,500	116.60	86.77	833.40	1,550.00	38.0%
10011050 58735 OPERATING EXPENSES	1,500	1,500	451.15	37.36	.00	1,048.85	30.1%
10011050 58810 DUES AND FEES	2,500	2,500	.00	.00	.00	2,500.00	.0%
TOTAL ECONOMIC DEVELOPMENT COMMIT	144,837	144,837	29,990.97	8,820.89	5,591.40	109,254.63	24.6%
TOTAL EXPENSES	144,837	144,837	29,990.97	8,820.89	5,591.40	109,254.63	
GRAND TOTAL	144,837	144,837	29,990.97	8,820.89	5,591.40	109,254.63	24.6%

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

Economic Development November 2025 Staff Report

Business Attraction

- Town Planner and Don Crouch engaged with brewery to come to Wallingford.
- Town Planner and Don Crouch met with developer regarding property on Hope Hill Rd.
- Town Planner and Don Crouch met with developer regarding various parcels in town.
- Continued conversations with developer on potential project in YLB.

Business Retention & Expansion

- Mayor/EDC Business visits Town Center with Everest Isles, Wallingford Flower, Vuelo, Gilded Curtain.
- Mayor and Don Crouch attended the CT Lottery expansion with the addition of Fanatics Sports Book.
- Mayor/EDC Business visit to Roehm Innovation Center.
- Mayor/EDC Business visit to Ross Production Services.
- Mayor/EDC Business visit to Swagelok.

Community Engagement

- Attended Chamber Mayoral candidate forum at Gaylord.
- Town Planner and Don Crouch met with WCI staff and board members to discuss façade program.

Department/Industry activities

- Working session with Town Planner on zoning updates.
- Participated in new member session with International Economic Development Council (IEDC).
- Meeting with Town Staff to discuss business in Tracy and their improvement plan.
- Meeting with Assessor to discuss tax fixation plan for Affordable Housing developments.
- Attended Connecticut Conference of Municipalities (CCM) session on social media for municipalities.
- Attended Connecticut Economic Development Association (CEDAS) conversation on TIF districts.
- Attended Mayor's manager meeting.
- Attended multi-department meeting on a potential opportunity with National Fitness Campaign. Presented by the Health Department.
- Met with Fire Marshal to discuss their ESO system and potential use of historic train station.
- Participated in asset management platform review.
- Attended Connecticut Association of Municipal Attorneys (CAMA) sessions on affordable housing funding with Law and Town Planner.
- Attended CEDAS annual meeting.

Economic Development November 2025 Staff Report

Social Media Metrics

- 421 followers to EDC LinkedIn page. Last report was 412.
- 418 followers to Town of Wallingford LinkedIn page. Last report was 413.
- Town website (last 28 days as of 10/31/25)
 - 43K Views (number of pageviews on a website and screen views on an app.)
 - Top 5 pages: Home page, Human Resources, Electric Division, Assessor's Office, and Government Departments listing.
- Town social media (last 28 days as of 10/31/25)
 - 3,521 followers on the Town of Wallingford Facebook page. Net follow increase is 855.
 - 21,821 engagements (number of reactions, comments, shares, and clicks).
 - 474,300 views (number of times content played or displayed).