



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

Economic Development Commission
Regular Meeting Minutes
December 1, 2025

RECEIVED FOR RECORD 12-3-25
AT 10:08am AND RECEIVED BY
Mike Pango TOWN CLERK

Present:

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

Absent

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 6:30 p.m.

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

3. **Consent Agenda:**

- 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 McAnneny arrived at 6:33PM)

Commissioner McAnneny provided an update related to the potential development of 55 Kondracki Lane noting the developers are planning to present to the Town Council in the near future. Additionally, Commissioners McAnneny and Lombardi are planning to draft a letter and potentially informational material for Town Council outlining key points of affordable housing and housing development in town. Commissioner McAnneny also noted that he did some research

into Billerica, MA and business tax incentives they may offer as suggested by Chairman Bracale in a previous meeting. He explained that his research was preliminary and he will need to continue to investigate this topic.

(Commissioner Fritz arrived at 6:37PM)

Chairman Bracale spoke with members of WCI and the Quinnipiac Chamber of Commerce regarding opportunities for the various groups to better collaborate in the future. Chairman Bracale noted these discussions and advised the EDC of next steps.

(Commissioner Bau arrived at 6:39PM)

Planning and Zoning Committee

Commissioners Casper and Souchuns will be discussing areas of opportunity for the Planning and Zoning Sub Committee to be involved with upcoming projects and will share updates with the EDC in the near future.

(Commissioner Souchuns arrived at 6:45PM)

Housing/Workforce Development/Education Committee

Commissioner Bau reported on their committee meeting (11/25), discussion was had on HB 8002, noting it is quite extensive; however, he and Commissioner Gomes each spent time summarizing key aspects directly related to Wallingford. He further noted that Wallingford is already making efforts to address the housing crisis. Commissioner Bau also mentioned that there may be opportunity for the EDC to work with employers to assist them in understanding the First Time Homebuyer incentives available in HB 8002. Chairman Bracale noted that these incentives can provide Employers the opportunity for workforce recruitment and retention. Commissioner Bau further noted that he and Commissioner Gomes see the role of the Housing/Workforce Development/Education Committee as providing support to the various housing initiatives in town as these initiatives also help to support education, workforce development and community goals.

Manufacturing Business Roundtables

Chairman Bracale noted that he has started to reach out to businesses to gauge the level of interest in participating in Manufacturing Business Roundtables. He noted that those he spoke to showed interest; however, none were prepared to participate before year end. As a result, he will continue to plan to coordinate business roundtables in the new year. Chairman Bracale asked Commissioner Fritz to assist in this initiative. Commissioner Fritz agreed.

b. Economic Development Specialist / Staff Report

Mr. Crouch provided updates in his Staff Report. He reminded the group of the upcoming Plan of Conservation and Development 2036 Public Kickoff Meeting on December 11, 2025 @ 6PM. He suggested it would be beneficial for ED Commissioners to attend and an EDC Liaison to the steering committee needs to be appointed.

c. Chairman Report

No update to report; however, Chairman Bracale suggested the ED Commissioners participate in FOI Training as a refresher. The group agreed. ED Staff will coordinate with Corporation Counsel Small.

6. Old Business:

- a. **Update on Historic Railroad Station** – No Update
- b. **Update on Tracy** – No Update
- c. **Update on Enforcement Ordinance** – No update.
- d. **Customer Relationship Management (CRM)** – No Update as Chairman Bracale has not reviewed this initiative.

7. New Business:

- a. **EDC Representative to Plan of Conservation and Development Steering Committee** – As Mr. Crouch stated earlier, it was suggested that an EDC representative be identified to participate on the POCD Steering Committee, attending 4 planned meetings through the Spring of 2026. Chairman Bracale expressed his interest. ED Staff will notify Planning & Zoning.

8. Commission Around Town

- Chairman Bracale noted that he has visited Vuelvo Restaurant at 100 Quinnipiac Street a few times since attending the Mayor's Business Visit earlier this year. He encouraged the ED Commissioners to visit and reminded the group of the importance of promoting and patronizing local businesses to help ensure their continued success.
- The group discussed the upcoming holiday events in town including the Holiday Stroll and Seasons of Celebration.

There being no further business, Commissioner Apuzzo made a motion to adjourn the meeting at 7:07 p.m.; Commissioner Bau seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Stacie McCarthy
Stacie McCarthy, Secretary