



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

RECEIVED FOR RECORD — 10/15/24  
 AND RECEIVED BY  
 AT 2:00 PM  
 Kristin George, TOWN CLERK

**Economic Development Commission**  
**Special Meeting Minutes**  
**September 23, 2024**

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**Present:** Joe Mirra, Chair  
 Frank Apuzzo, Commissioner  
 Rob Fritz, Commissioner  
 Patty Powers, Alternate  
 Tim Ryan, Commissioner

**Absent:** Hank Baum, Vice Chair  
 Anthony Bracale, Commissioner  
 Gary Fappiano, Alternate  
 Dana Quigley, Commissioner

**Guests:** Austin McAnneny, Gary Gonzalez

**Others Present:** Don Crouch, Economic Development Specialist

Chair Joe Mirra called the Special meeting of the Economic Development Commission to order at 6:30 p.m.

1. **Pledge of Allegiance:** Chair Mirra led the Commission in the Pledge of Allegiance.
2. **Approval of June 23, 2024 Minutes:** Motion to approve minutes by Commissioner Ryan and seconded by Commissioner Apuzzo.
3. **Presentation by Charter Development:** Eric Brown and Donald Gershman from Charter Development presented the proposed WI text change to include data centers by special permit. High demand due to AI, self-driving vehicles, more computers and file servers in the "Cloud", etc. Charter is looking to develop a 150,000 sf two story building. There would be 15-20 employees in a high period. Current 3 parcels generate \$4,098 in property tax. Potential future revenue to the town is estimated over \$3.5 million to the town and Wallingford Electric. Building would be a low intensity use. Ryan said data centers are a strong economic driver. Ryan said last time the town was in the wrong game with the wrong player. Noise from highway is louder than a data center. Ryan mentioned his trip with Joe Mirra to Norwalk to see a data center in action. Ryan said a data center in the WI would be the highest and best use and lowest impact to wetlands and Spring Lake. Fritz asked about decibel levels and maybe it would be helpful to present different examples of db levels. **Motion made by Ryan to support the project, second made by Powers. Motion passed unanimously.**
4. **Presentation by Wallingford Family YMCA.** Executive Director Sean Doherty presented their Just Add Water campaign. YMCA is looking for a \$1 million investment from the town for their pool project at the West Side YMCA. Pool passes would be at a reduced rate to Wallingford residents, access to all 3 pools, potential for collaboration with Park & Rec on lifeguard training and programming. Ryan asked what about the response from the Recreation Commission. Doherty said the commission wanted to see

50 what happens with the Community Pool first. Powers stated a new pool at the West Side YMCA would  
51 help Yalesville section of town. **Motion to recommend the Town Council hear the proposal made**  
52 **by Fritz and seconded by Powers. Motion passed unanimously. .**  
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54 **5. Old Business:**  
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- 56 • Tracy District - Discussion on Tracy with the opening of the gas station, conversation with J+D  
57 Auto Sales, and past proposal for hydroponics at Donzello farm.
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- 59 • Historic Train Station – No responses to the RFP. Calls have been received by nonprofits and a  
60 couple for profit entities. Nothing formally received by anyone.
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- 62 • Zoning Enforcement – waiting for Ordinance Committee to take up the topic again. EDC sent a  
63 letter in support.
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- 65 • Office vacancy incentive – Town Council approved the incentive. Crouch thanked Mirra and  
66 Ryan for their involvement.
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- 68 • Downtown Center/WCI – Mirra spoke of the progress with the different committees and support  
69 from EDC Commissioners and Staff. Fritz mentioned Porch Fest and Mark Vogt. Opportunity for  
70 bigger event in the future.
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72 **6. No new business.**

73 **7. No reports from Marketing or P&Z Liaison.**

74 **8. Staff report:** Crouch mentioned the secretary position should be filled shortly. Crouch stated the CT  
75 Proton Therapy Center has broken ground. Crouch thanked Ryan for his help in organizing the EDC  
76 luncheon to honor the EDC Commissioners with over 125 years of combined service.

77 **9. Chair's Report:** Chairman Mirra mentioned this was his last meeting and he has enjoyed being  
78 involved in the EDC. Commissioner Ryan announced this was his last meeting also.

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80 **There being no further business, Apuzzo made a motion to adjourn the meeting at 8:01 p.m.;**

81 **Powers seconded the motion. By unanimous vote, the motion carried.**  
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Sincerely,

Don Crouch, Economic Development Specialist