



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

**Economic Development Commission**  
**Special Meeting Minutes**  
**December 02, 2024**

RECEIVED FOR RECORD - 12/14/24  
AT 3:00 PM AND RECEIVED BY  
Patty Powers TOWN CLERK

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- Present:** Hank Baum, Chair  
 Frank Apuzzo, Commissioner  
 Anthony Bracale, Commissioner  
 Rob Fritz, Commissioner  
 Gary Gonzalez, Commissioner  
 Nick Lombardi, Commissioner  
 Dana Quigley, Commissioner  
 Gary Fappiano, Alternate  
 Austin McAnneny, Alternate
- Absent:** Patty Powers, Alternate
- Others Present:** Don Crouch, Economic Development Specialist  
 Stacie McCarthy, EDC Secretary  
 Carl Casper, guest & Alternate Commissioner effective 1/1/2025  
 Dale Kroop – Director of Economic Development Resources and  
 Municipal Services Program – REX Development  
 David Fink – South Central regional Council of Government  
 (SCROG) Housing Policy Consultant
- Chair Hank Baum called the special meeting of the Economic Development Commission to order at 6:35 p.m.
1. **Pledge of Allegiance** – Chair Baum led the Commission in the Pledge of Allegiance.
  2. **Welcome New Members** – Chair Baum introduced Nick Lombardi, Austin McAnneny and Carl Casper as new EDC Commissioners. Each gave a brief background overview of themselves.
  3. **Discussion on Consent Agenda:** Frank Apuzzo made a motion to approve the Consent Agenda; Anthony Bracale seconded the motion. The Consent Agenda was unanimously approved.
  4. **Guest Presentation: David Fink – South Central Regional Council of Government (SCROG) Housing Policy Consultant** – Mr. Fink provided an overview of the housing market highlighting the high cost of housing in CT. He provided a list of FAQs on Affordable Housing which he reviewed with the Commission and explained the State has a goal for each town to have 10% of housing be affordable; Wallingford is currently at 4.2%. Developers with projects in Municipalities under 10% can invoke the State Statute CGS § 8-30g. He spoke to various ways that towns can address the high cost of housing and how the EDC Commission could support housing creation. Mr. Fink has hosted a number of community housing conversations in Wallingford over the past year. Mr. Fink has been working with

50 the Town Planner and others regarding affordable housing. Mr. Fink mentioned maybe a better term to  
51 use would be non-market rates.  
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- 53 **5. Guest Presentation: Dale Kroop – REX Development** – Mr. Kroop provided an overview of REX  
54 Development Municipal Services Program which offers various services to EDC Commissions including  
55 economic development training, consulting for long-range planning, cluster strategies, business  
56 recruitment strategies, peer review of documents, and local economic development processes among  
57 others. Mr. Kroop explained that he will attend the February Wallingford EDC meeting to present an  
58 overview of the roles an EDC plays in a community. Future meetings could include developing an  
59 economic development strategy for the Town.  
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61 **6. Committee Reports:**

- 62 • **Marketing Committee** – Commissioner Bracale provided an update on the following items:
  - 63 ○ **QCC ‘Shop Eat Enjoy Local for the Holidays’ program in support of small**
  - 64 **business Saturday.** Marketing Committee voted in support of a \$500 sponsorship of
  - 65 this QCC initiative.
  - 66 ○ **WCI Interactive Map.** Marketing Committee voted in support of \$1,500 for the project.
  - 67 ○ **GSB Proposed Incentives:** Marketing Committee had more discussion related to the
  - 68 incentives GSB proposed. Commissioner Bracale explained that EDC requested an
  - 69 item be placed on the December 10, 2024 Town Council meeting agenda for
  - 70 clarification of the Personal Property Office incentive. Marketing Committee will have
  - 71 further discussions related to EDC incentives.
  - 72 ○ **ZoomProspector:** Marketing Committee received more information from Mr. Crouch
  - 73 regarding the ZoomProspector tool and next steps. Marketing Committee will have
  - 74 further discussions related to ZoomProspector.
- 75 • **P&Z Committee** – Chairman Baum reminded the Commission that the next Planning and
- 76 Zoning meeting is scheduled for December 9, 2024 and asked that Commissioners attend in
- 77 support of the Data Center text amendment.  
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79 **7. Housekeeping items:**

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- 81 • **Selection of Chair and Vice Chair for January 2025 – December 2025** – Chair Baum
- 82 asked Commission to consider these positions for 2025.
- 83
- 84 • **Liaison/Committee Appointments for January 2025- December 2025** – Chair Baum
- 85 asked Commission to consider these positions for 2025.  
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87 **8. New Business:**

- 88 • Discussion and Possible Action: ZoomProspector – Marketing Committee will have further
- 89 discussions related to ZoomProspector.
- 90 • Discussion and Possible Action: QCC Sponsorship – **Anthony Bracale made a motion to**
- 91 **approve the \$500 Sponsorship of the ‘Shop Eat Enjoy Local for the Holidays’ program;**
- 92 **Frank Apuzzo seconded the motion.**  
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- 94 **9. Staff Report** – Mr. Crouch noted some of the updates on his report and also provided an overview of  
95 upcoming town events; i.e. the Holiday Stroll (December 6, 2024), the Seasons of Celebrations  
96 (December 7, 2024) and the Mayor’s State of the Town (January 29, 2025).  
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- 98 **10. Chair’s remarks** – Chair Baum thanked everyone for a successful year and wished everyone a happy  
99 holiday.  
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**There being no further business, Anthony Bracale made a motion to adjourn the meeting at 7:52 p.m.; Frank Apuzzo seconded the motion. By unanimous vote, the motion carried.**

Sincerely,

*Stacie McCarthy*

Stacie McCarthy, Secretary