



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

January 2, 2025

TO: Members of the Economic Development Commission

FROM: Stacie McCarthy, EDC Secretary

SUBJECT: Regular Meeting Agenda – Monday, January 6, 2025 @ 6:30 p.m.

LOCATION: Town Hall, Room 315  
45 South Main Street  
Wallingford, CT 06492

1. Pledge of Allegiance
2. Guest Presentation: REX Development – Annual CEDS Report; Ginny Kozlowski, Barbara Malmberg and Dale Kroop
3. Consent Agenda – All matters under “Consent” are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda.
  - Consider and Approve: Meeting Minutes dated December 2, 2024 (*attach.*)
  - Consider and Approve: Monthly Expenditure Reports – November 2024 (*attach.*)
4. Items removed from Consent
5. Nomination and Election of Officers
6. Committee Reports
7. New Business
8. Staff Report (*attach.*)
9. Chair’s remarks

RECEIVED FOR RECORD 1-3-25  
AT 4:26pm AND RECEIVED BY  
Kristen Panzo TOWN CLERK

**Dates to Remember:**

1/7 - Ordinance Committee  
1/13 - PZC Meeting  
1/14 - Town Council Meeting  
1/28 – Town Council Meeting  
1/29 – State of the Town

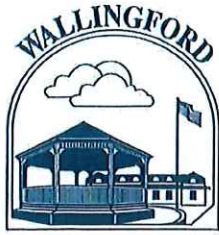


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ec: EDC Members, Maribel Carrion-QCC, Renee Miller-QCC, Mayor's Office, Town Clerk's Office (for posting)  
Town Council (via T. Clerk), Kevin Pagini-P&Z, Rosemarie Preneta, Liz Verna, GovMedia, Website  
NH Reg., Htfd. Courant, R-J, Luther Turmelle, Jessica Wysocki, Bill Comerford

*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.*

EDCRMAg01062025-FINAL



**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 3:00PM AND RECEIVED BY  
TOWN CLERK

**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



the Town Planner and others regarding affordable housing. Mr. Fink mentioned maybe a better term to use would be non-market rates.

5. **Guest Presentation: Dale Kroop – REX Development** – Mr. Kroop provided an overview of REX Development Municipal Services Program which offers various services to EDC Commissions including economic development training, consulting for long-range planning, cluster strategies, business recruitment strategies, peer review of documents, and local economic development processes among others. Mr. Kroop explained that he will attend the February Wallingford EDC meeting to present an overview of the roles an EDC plays in a community. Future meetings could include developing an economic development strategy for the Town.

6. **Committee Reports:**

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

7. **Housekeeping Items:**

- **Selection of Chair and Vice Chair for January 2025 – December 2025** – Chair Baum asked Commission to consider these positions for 2025.
- **Liaison/Committee Appointments for January 2025- December 2025** – Chair Baum asked Commission to consider these positions for 2025.

8. **New Business:**

- Discussion and Possible Action: ZoomProspector – Marketing Committee will have further discussions related to ZoomProspector.
- Discussion and Possible Action: QCC Sponsorship – **Anthony Bracale made a motion to approve the \$500 Sponsorship of the 'Shop Eat Enjoy Local for the Holidays' program; Frank Apuzzo seconded the motion.**

9. **Staff Report** – Mr. Crouch noted some of the updates on his report and also provided an overview of upcoming town events; i.e. the Holiday Stroll (December 6, 2024), the Seasons of Celebrations (December 7, 2024) and the Mayor's State of the Town (January 29, 2025).

10. **Chair's remarks** – Chair Baum thanked everyone for a successful year and wished everyone a happy holiday.

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

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# Town of Wallingford

THROUGH 11/30/24

FOR 2025 05

5/12 = 42%



	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
<b>10011050 ECONOMIC DEVELOPMENT COMMISSION</b>							
10011050 51000 REGULAR SALARIES &	89,917	89,917	39,718.36	7,221.52	.00	50,198.64	44.2%
10011050 55110 TRANSPORTATION REIM	1,500	1,500	.00	.00	.00	1,500.00	.0%
10011050 55405 PROMOTIONAL EXPENSE	30,250	30,250	3,288.00	496.00	1,312.00	25,650.00	15.2%
10011050 56100 OFFICE EXPENSES & S	1,700	1,700	535.37	19.35	930.65	233.98	86.2%
10011050 58735 OPERATING EXPENSES	1,500	1,500	1,109.16	347.87	.00	390.84	73.9%
10011050 58810 DUES AND FEES	2,500	2,500	.00	.00	.00	2,500.00	.0%
TOTAL ECONOMIC DEVELOPMENT COMMISS	127,367	127,367	44,650.89	8,084.74	2,242.65	80,473.46	36.8%
TOTAL EXPENSES	127,367	127,367	44,650.89	8,084.74	2,242.65	80,473.46	
GRAND TOTAL	127,367	127,367	44,650.89	8,084.74	2,242.65	80,473.46	36.8%

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

## **Economic Development Staff Report**

*January 2025*

### **Business Attraction**

- Met with new manufacturer about moving to Town. Potential for 30 new jobs. After initial meeting, scheduled potential site visit with broker and client.
- Call with potential business moving from Meriden to Wallingford. Looking at potential site purchase.

### **Business Retention & Expansion**

- Town Planner and I met with business to discuss their Wetlands process.
- Town Planner and I met with current business owner and architect to discuss parking downtown.

### **Community Engagement**

- Attended the Allnex Community Advisory meeting.

### **Department/Industry activities**

- Meeting with New England GEO to discuss updating the GIS map and integration with SmartGov.
- Began ZoomProspector implementation.
- Attended professional development class on Licensing at Consumer Protection.
- Met with Executive Director of MRDA to discuss transit-oriented funding.
- Attended professional development class on Purchasing.
- Manager meeting on the new CT Paid Sick Time policy.
- Town Planner and I met with the Mayor to discuss the senior housing project RFP.
- Attended Legislative session with departments.
- Spoke with Bob Motley about Campus at Greenhill and future events.
- Meeting with Program Planning staff to discuss Welcome to Wallingford and Beautify Wallingford program.

### **Social Media Metrics**

- 376 followers to our LinkedIn page. Last report was 375.
- 1,700 followers on the Town of Wallingford Facebook page. Last report was 1,500.

### **In The News**

- **Record-Journal – December 4, 2024**  
**Wallingford sees 45% increase in property values since 2020, assessor says**  
Property values in Wallingford have increased by 45% on average since 2020 with this year's revaluation, according to the assessor's office. Since the pandemic, demand for housing in town has increased, with many homes being sold well over the asking price, which has led to the increased property value town-wide, according to town officials.



## Economic Development Staff Report

- **Hartford Business Journal – December 4, 2024**

- **Guilford Savings Bank, Eastern Connecticut Savings Bank Announce Merger**

- Guilford Savings Bank and Eastern Connecticut Savings Bank recently announced their intention to merge. This partnership, approved unanimously by both boards, will create a bank with \$1.4 billion in combined assets and 25,000 clients. At closing, the combined financial institution will be led by GSB President Kyle Eagleson, who will also succeed Timothy Geelan as CEO in March of 2025.

- **CT Mirror – December 4, 2024**

- **CT could use land trusts to increase affordable housing, report says**

- A new report suggests that Connecticut's laws make the state well-suited to improve its housing affordability through a little-known but growing model: community land trusts. A community land trust is a way to create and preserve affordable housing in which a nonprofit owns the land and develops housing. Sometimes, additional community gathering spaces such as gardens or shops can go on the land as well. The housing has regulations regarding ownership and transfer of the property to new residents that keeps it affordable. Connecticut's laws regarding land trusts include one that reduces property tax burdens on the land. The law helps make the state amenable to land trusts, according to the report released last month from the Lincoln Institute of Land Policy. Still, advocates say Connecticut can do more. They want to see more funding put toward the model as well as further tax reforms.

- **CT Insider – December 5, 2024**

- **Towns get state support for affordable housing projects**

- The first housing development in downtown Wilton over the last 30 years is among 14 State-supported projects totaling 771 units in 11 towns and cities, the state Department of Housing and the Connecticut Housing Finance Authority has announced. Nearly 300 of the total units will be classified as affordable for low and moderate-income renters, with eligibility based on percentages of the median income in the various towns, including Bridgeport, Cheshire, Derby, Farmington, Greenwich, Haddam, New Haven, New London, Norwalk, Shelton and Wilton.

- **Record-Journal – December 6, 2024**

- **Wallingford's New Life Church went from 17 members in Meriden to 1,000 with a school and camp**

- What started with a 17-person prayer group in a couple's living room in Meriden has grown to a congregation of more than 1,000 members, making New Life Church one of the town's largest congregations.

- **Hartford Business Journal – December 10, 2024**

- **Wallingford OKs zoning change to allow data centers**

- Following a public hearing that extended over three months, the Wallingford Planning & Zoning Commission on Monday approved a zoning text amendment that allows computer data centers to be developed in a watershed district.

- **New Haven Independent – December 11, 2024**

- **Local Econ Dev Leader to Retire**

- The Economic Development Corporation of New Haven, REX Development, and Visit New Haven announce that Ginny Kozlowski will step down from her role as CEO effective January 3, 2025. After many years of dedicated service, Ginny has chosen to retire and pursue other interests.



## Economic Development Staff Report

- **Hartford Business Journal – December 16, 2024**

**CT data center sold for \$10M**

A subsidiary of the Tampa-based investment company Carter Funds has acquired a data center in Trumbull for \$10 million. Aphorio Carter Critical Infrastructure Fund LLC announced Monday morning that it had completed the purchase of the data center, located at 80 Merritt Blvd. It was previously owned by Digital Realty. The data center, built in 1960 for the Nasdaq, spans 227,552 square feet and sits on 8.4 acres. It contains two data center pods and one disaster recovery pod. The facility provides 15 megawatts of power along with access to four fiber networks.

- **The Register Citizen – December 16, 2024**

**Meriden panel approves \$437,000 for new linear trail along Research Parkway to Wallingford border**

The Finance Committee took its first step toward building a linear trail on Research Parkway, recommending spending \$437,000 toward the project's more than \$2million cost. The linear trail project aims to enhance multi-modal safety, provide connectivity and environmental protection, and beautify the roughly 2-mile strip, according to a 2023 public presentation. The trail will extend to the Wallingford border and have parking spaces for food trucks, making Research Parkway a destination for cyclists and walkers, officials said.

- **Record-Journal – December 20, 2024**

**Wallingford commission approves housing for one of last undeveloped lots in the lower downtown**

Four new residential market-rate housing units will be coming to 166 Quinnipiac St., a prominent route in Wallingford's lower downtown. The two-bedroom homes are two stories and would be built together as part of a single structure, with each unit having one-and-a-half baths, a kitchen and living space on the lower floor, and a basement. The new development would occupy one of the few remaining undeveloped lots left in the lower downtown area, located just across the street from the Tap & Vine restaurant and a short walk from the old train station at the center of downtown.

- **CT Insider – December 20, 2024**

**Billions proposed for battery farms**

Rolling blackouts loomed large enough during a Christmas Eve cold snap in 2022 to trigger nearly \$40 million in fines against multiple power plants, after they failed to pump out extra electricity in a pinch for the strained New England grid. A few years later, that grid is several steps closer to providing a needed power boost at the snap of the fingers - thanks to increasing numbers of battery farms under development from Bridgeport to Killingly that could match the output of small power plants for short stretches.

- **Record-Journal – December 21, 2024**

**Wallingford receives preliminary plan for consolidated high school project**

A preliminary set of guidelines outlining the physical requirements for a school building, was presented to the board - outlining proposed programming spaces for the new building, furnishings, and more.

## Economic Development Staff Report

- **CT Insider**

- **Council takes on one high school project**

- Town Council members this week expressed some frustration with the lack of open communication with the public and the slow progress towards its overall maintenance goals. During its last meeting, the council entered a lengthy executive session to discuss a real estate matter related to the one high school project, which the district is trying to assess a site for as part of their preliminary project draft. Officials wanted to ensure discretion regarding their choice in the potential sites for fear of property owners perhaps preemptively adjusting prices based on their interest.

- **Record-Journal – December 23, 2024**

- **Wallingford Library to begin construction to meet demand for study rooms, administrative offices**

- Wallingford Public Library is expanding its study rooms to accommodate the increasing demand for private study spaces. Construction will begin early next year on the study rooms at the front of the building at 200 N. Main St., adding two and replacing an existing study room that will be reallocated for additional administrative office space.

- **Record-Journal – December 24, 2024**

- **Wallingford schools team up to help YMCA raise funds for water sports complex**

- The Wallingford YMCA is looking to undertake a major expansion next year to construct a water sports complex that would double the size of its west side location at 8 N. Turnpike Road. To help with fundraising, Lyman Hall and Sheehan High schools are collaborating on an alum hockey game to raise awareness about the project. They hope to raise \$4 million and have already received \$1.75 million through state bonding secured by local state representatives.

- **CT Insider – December 30, 2024**

- **Big Lots to sell assets, including 6 CT stores, to Variety Wholesalers**

- Big Lots officials announced late Friday that they have agreed to a deal in which the financially troubled company will transfer its assets — including stores, distribution centers, and intellectual property — to Boston-based Gordon Brothers Retail Partners. Gordon Brothers, which had been handling Big Lots liquidation sales, will turn around and sell those assets to other retailers, including a large chunk to North Carolina-based retailer, Variety Wholesale.

- **Fairfield Citizen – December 31, 2024**

- **Fairfield applies for moratorium on CT's 8-30g affordable housing mandate**

- In the next three months, state officials will decide if Fairfield can take a four- year break from the affordable housing proposals that, in some cases, have pitted the town and its residents against local development. Fairfield applied recently for a moratorium on Connecticut's 8-30g affordable housing law, which allows developers to skirt local zoning regulations if they reserve at least 30 percent of their units as affordable for those earning within 60 and 80 percent of the area median income.