

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

May 2, 2025

TO:Members of the Economic Development CommissionFROM:Stacie McCarthy, EDC SecretarySUBJECT:Regular Meeting Agenda – Monday, May 5, 2025 @ 6:30 p.m.LOCATION:Town Hall, Room 31545 South Main StreetWallingford, CT 06492

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Welcome New Commissioners: Amy Souchuns and John Bau (Alternates)
- 4. Consent Agenda

Note: All items listed under 'Consent' will be enacted by one motion.

- Approve Meeting Minutes dated April 7, 2025 (attach.)
- Approve Monthly Expenditure Reports March 2025 (attach.)
- 5. Items removed from Consent
- 6. Old Business
  - Update on Historic RRTrain Station
  - Update on Tracy and Enforcement Ordinance
- 7. Reports of Committees and Staff
  - Marketing & Retention
  - Planning & Zoning Liaison
  - WCI / EDC Strategic Working Group
  - Staff Report (attach.)
- 8. New Business
- 9. Closing Remarks Chair

#### Dates to Remember:

5/6 - Town Council Motions Meeting 5/12 – P&Z Commission Meeting 5/13 – Town Council Meeting 5/26 – Closed – Memorial Day 5/27 – Town Council Meeting

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.

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# **I OWN Of Wallingtord** Economic Development Commission

45 South Main Street, Room 311 Wallingford, CT 06492

Economic Development Commission Regular Meeting Minutes April 7, 2025

Anthony Bracale, Chair

Frank Apuzzo, Vice Chair

Present:

Absent

Carl Casper, Commissioner Nick Lombardi, Commissioner Austin McAnneny, Commissioner

Rob Fritz, Commissioner Gary Gonzalez, Commissioner

**Others Present:** 

Don Crouch, Economic Development Specialist Stacie McCarthy, EDC Secretary David Kooris, Executive Director – MRDA

- 1. <u>Call to Order:</u> Chairman Bracale called the regular meeting of the Economic Development Commission to order at 6:33 p.m.
- 2. <u>Pledge of Allegiance</u> Chairman Bracale led the Commission in the Pledge of Allegiance.

(Nick Lombardi and Frank Apuzzo arrived at 6:34PM)

3. Guest Presentation: David Kooris, Executive Director-Connecticut Municipal Redevelopment Authority (MRDA) introduced himself and presented an overview of the newly formed MRDA and the process for municipalities to opt into joining as a member. He explained that the MRDA is a quasi-public state agency established through legislation approved by the Connecticut General Assembly and signed by Governor Lamont that aims to help cities and towns increase housing stock and encourage them to increase density near transit stations. Mr. Kooris further explained that MRDA assistance includes helping municipalities with the development of housing growth zones that can significantly increase housing production. He explained the benefits of Wallingford becoming a member and how MRDA could help bridge funding gaps and provide technical assistance and expert resources for redevelopment projects. Mr. Kooris further explained that MRDA is not solely focused on housing but also provides long-term fiscal insights and community benefits. He noted that MRDA is overseen by a board of directors consisting of 16 members, nine of whom are appointees of bipartisan legislative leaders and the governor, and the remaining seven are ex-officio members as designated by statutes, including state commissioners, town planners, leaders of nonprofit agencies, and business owners. Mr. Kooris also clarified that MRDA funding differs from State funding, allowing for alternative financing approaches and that joining MRDA would not reduce local control but would provide the Town with 46 critical decision-making tools, as well as technical expertise and resources. Mr. Crouch explained that 47 Mr. Kooris plans to present at the Town Council April 22, 2025, meeting regarding Wallingford's 48 decision to opt in to the authority. The group was in support of this initiative and agreed with the next steps. As a result, Vice Chair Apuzzo made a motion for EDC to write a letter to the Town 49



Council supporting Wallingford's participation in the program. Commissioner McAnneny seconded the motion. The motion was unanimously approved. Mr. Crouch will draft a letter of support to the Town Council.

# 54 4. Consent Agenda:

- Vice Chair Apuzzo made a motion to approve the March 3, 2025, Meeting Minutes. Commissioner Lombardi seconded the motion. March 3, 2025, Meeting Minutes were unanimously approved.
- Commissioner Casper made a motion to approve the February 2025 Expenditure Report.
  Vice Chair Apuzzo seconded the motion. February 2025 Expenditure Report was unanimously approved.

# 62 5. Items removed from Consent: None

- 64 6. Discussion: EDC Commission Development
  - <u>Missions, Goals</u> Chairman Bracale shared a printed copy of other municipality's EDC mission statements that he compiled *(attached)*. He explained the importance of creating a mission statement for Wallingford EDC that outlines the goals and objectives of the EDC. He asked commissioners to review the handout and return to the next meeting with ideas and suggestions for writing an updated mission statement for Wallingford EDC.
  - <u>Strategic Planning</u> Chairman Bracale explained that he would like the group to develop a strategic plan that outlines goals and objective that best serve and support the town in the coming years. Commissioner Casper suggested that the group work with a facilitator who would assist with a strategy session. Chairman Bracale suggested the group work with Dale Kroop from REX Development. The group will have further discussion regarding this topic and identify a time for the group to meet.
  - <u>Vacancies Update</u> The group had a discussion regarding the current vacancies on the commission and agreed that seeking knowledgeable candidates with diversified backgrounds is of the utmost importance. The group will send suggested candidate names to Mr. Crouch for consideration by Mayor Cervoni.

# 7. Activity Update:

- Historic Railroad Station Mr. Crouch explained that Adult Education is currently utilizing the space. They are making plans to relocate; however, the move is not anticipated to occur until mid to late 2025. Commissioner Lombardi participated in a meeting which included Mayor Cervoni, it is his understanding that anticipated plans for the building may include a designated community space as well as a privately run business. The group plans to continue to discuss this topic further and support initiatives that best serve and support the town and the use of the building in the years to come.
- Site Selector (Zoom Prospector) Chairman Bracale requested an update on the status of the Zoom Prospector software. Mr. Crouch explained that properties are being listed through the software on the town website, and he anticipates expanding the use of the software to feature smaller buildings and locations such as those in the downtown area. He plans to discuss the software and its benefits with downtown landlords as he will be participating in WCI's 'Landlord Meeting' scheduled for late April 2025.
- **Tracy** Mr. Crouch explained that the town has reached out to and met with businesses in the area regarding blight, however, there has been no progress made regarding zoning enforcement changes since the group last discussed this topic.

 Data Center – Mr. Crouch provided a brief update on the data center, explaining that Planning and Zoning Commission approved a zoning text amendment that allows data centers to be developed in the Watershed Interchange (WI) District. He further explained that the next steps for the data center would be to go to the Wetlands Commission. Chairman Bracale suggested that the group research and identify the top data center companies in the US to identify opportunities for Wallingford. Commissioner Lombardi explained he potentially has a contact name at a data center and will reach out to them to make a connection with EDC.

# 109 8. <u>Reports of Committees and Staff:</u>

# Marketing & Retention

- Wallingford Worldwide May is World Trade Month Mr. Crouch discussed staff efforts to obtain the information required to identify the largest exporter in Wallingford, however they learned that such data is confidential and unavailable. Chairman Bracale explained that the EDC should plan to visit large exporters in Wallingford in recognition of their contribution to the town and community.
  - o Incentive Programs/TIF District No update.
  - Mayor's Business Visits Mr. Crouch explained that staff have been working with the Mayor's Office to schedule Business Visits. To date, visits have been scheduled with Orafol Americas, Roehm America LLC, and Nel Hydrogen. Mr. Crouch and staff will continue to work with the Mayor's Office to schedule more visits as schedules permit.
  - Broker Breakfast Mr. Crouch explained that he is working with a local broker to schedule a 'Broker Breakfast' in the near future.
- Planning & Zoning Liaison Chairman Bracale stated Vice Chair Apuzzo and Commissioners' Casper and Gonzalez to participate on the committee. Vice Chair Apuzzo and Commissioner Casper agreed. Commissioner Casper will Chair the committee. Commissioner Gonzalez was absent.
- WCI / EDC Strategic Working Group Mr. Crouch explained that a group of representatives from WCI and EDC have been working together to create a strategic plan related to downtown projects, which include initiatives such as Landlord meetings and the Façade Program. He noted that he and Mayor Cervoni along with Liz Davis, Michelle McCabe, Executive Director of CT Main Street Center and Erin Barnes, President and CEO of Main Street America toured downtown recently. Also, CT Main Street chose Wallingford to be featured in an article and video for the State of CT Legislature. The group acknowledged the good work WCI is doing and Commissioner Lombardi suggested that WCI would benefit from a more collaborative working relationship with EDC. Chairman Bracale suggested that WCI could be part of future strategic planning discussions. The group agreed and Commissioner Lombardi will coordinate with WCI.
- Facade Program 360° Mr. Crouch explained that Mayor Cervoni has included an additional \$25,000 in his proposed 2025-2026 fiscal year budget for rear façade enhancements and improvements for downtown buildings. This is in addition to the current façade program. Mr. Crouch noted improving the rear facades in conjunction with the existing plan to improve the rear parking lots will create opportunities for those businesses to potentially use the renovated outdoor space for outdoor dining. Chairman Bracale suggested generating a rendering depicting improved facades to help engage building and business owners. Vice Chair Apuzzo suggested that he may know an architect whose services could be utilized. The group agreed with this initiative and plan to discuss this topic further at a future meeting.
  - Staff Report Mr. Crouch previously discussed many of the topics in his staff report and nothing new to report.

# 152 9. New Business:

• No new business to discuss.

# **10. Chair's remarks** – None

There being no further business, Vice Chair Apuzzo made a motion to adjourn the meeting at 8:03
 p.m.; Commissioner McAnneny seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Stacie McCarthy

Stacie McCarthy, Secretary

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# **Economic Development Commission: Mission Statement**

It is the mission of the Economic Development Commission to assist the town's Economic Development Department with the communication and collaboration with businesses, community organizations, and city departments to improve workforce development, quality of life, and community with the goal of attracting and retaining people and business through sustainable means.

**North Haven**: The North Haven Economic Development Commission fosters responsible economic growth by providing a supportive approach for the retention of existing businesses and a welcoming atmosphere for the recruitment of new businesses through programs and partnerships with local, regional and state organizations that create opportunities and stability for the residents of the Town.

**Bloomfield:** The mission of the Bloomfield Economic Development Commission (EDC) is to proactively promote and foster the Town of Bloomfield's long-term economic development health. The goal of the EDC is to increase prosperity within the Town to support a vibrant, globally competitive, and business-friendly community which promotes and strengthens the diversity, well-being, and high-quality of life for the community by creating opportunities for Bloomfield's current and future businesses and residents to prosper and grow.

Ellington: THE ELLINGTON ECONOMIC DEVELOPMENT COMMISSION (EDC) IS COMMITTED TO FOSTERING A PRO-BUSINESS ENVIRONMENT THAT ENCOURAGES A GROWING, SUSTAINABLE AND DIVERSE TAX BASE. THE EDC CONTINUOUSLY LOOKS TO FACILITATE COMMUNICATION BETWEEN BUSINESSES AND TOWN OFFICIALS. THE EDC ADOPTS POLICIES CONSISTENT WITH THE TOWN'S PLAN OF CONSERVATION AND DEVELOPMENT AND STRIVES TO IMPROVE THE QUALITY OF LIFE IN ELLINGTON.

**Groton:** To unify economic and community interests throughout the City of Groton by serving as a conduit between City of Groton staff and community stakeholders to plan and implement strategies that enhance the attractiveness and viability of doing business in the City of Groton.

**Durham:** Economic Development Commission is to facilitate the economic growth and revitalization of our existing businesses while attracting new retail, industrial and cultural investment that will complement the character of our community. Our goal is a diversified economic base that offers employment opportunity and a quality of life that can be enjoyed by all who live, work or visit our community.



# THROUGH 03/31/25

9/12 = 75%

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PCT USED

AVAILABLE BUDGET

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REVISED BUDGET

ORIGINAL APPROP

FOR 2025 09

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TOTAL EXPENSES	127,367	127,367	82,073.58	8,452.85	1,175.65	44,117.77	
GRAND TOTAL	127,367	127,367	82,073.58	8,452.85	1,175.65	44,117.77	65.4%

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### May 2025

Note: Starting next meeting, staff will use Outlook calendar invites so we can track attendance requirements for a quorum.

# **Business Attraction**

- Mayor, Commissioner Lombardi and Don Crouch met with 55 Kondracki developers to get update on the project.
- Town Planner and Don Crouch met with developer to talk about potential properties in Wallingford.
- Call with broker to discuss client needs (60,000 sf).
- New trucking company has re-opened at 90 N Plains Industrial Rd. 54 docks occupying 32,500 sf.
- Town Planner and Don Crouch met with developer and architect to discuss project on Ward/South Cherry.
- Updates from 5 Research property owners on potential future use.

# **Business Retention & Expansion**

- Town Planner and Don Crouch reviewed projects on Barnes Road for future development.
- Multiple Mayor's Business Visits scheduled for May. Please advise Stacie if you are able to make them.

# **Community Engagement**

• Participated in the Mayor for a Kid to give kids an overview of economic development.

# **Department/Industry activities**

- Multi-department meeting to review MRDA resolution. MRDA has changed their name to CMDA, Connecticut Municipal Development Authority.
- Attended CEDAS, Connecticut Economic Development Association discussion on use of AI in Economic Development.
- Managers meeting on the town budget.
- Participated in WCI Landlord meeting with Commissioners Fritz and Lombardi. Former Commissioners Mirra and Ryan attended as well. Launched Zoom Prospector initiative with the Town Center property owners as a free tool and service from EDC.
- Attended CCM webinars for CCMO certification (Certified Connecticut Municipal Officer).
- Staff attended multiple vendor presentations on a new website for the Town along with a microsite for departments.

# **Social Media Metrics**

• 377 followers to our LinkedIn page. Last report was 377.

pg. 1

- Town website (last 28 days as of 4/30/25)
  - 41,000 Views (number of pageviews on a website and screen views on an app.)
  - Top 5 pages: Home page, Human Resources, Tax Collection Office, Assessor's Office and How to Pay Town & Tax Bills.
    - Businesses ranked #33 with 310 views and Economic Development Commission ranked #86 with 39 views.
- Town social media (last 28 days as of 4/30/25)
  - 2,000 followers on the Town of Wallingford Facebook page. Last report was 1,975.
  - 12,852 engagements (number of reactions, comments, shares, and clicks).
  - o 210,352 views (number of times content played or displayed).

# National Small Business Week 2025, from May 4–10, will feature events organized by the U.S. Small Business Administration, including the Virtual Summit and CBIA Awards & Resource Expo

# U.S. Commercial Service Export Week, May 5-9

Celebrate World Trade Month with virtual sessions during Export Week, designed to help businesses of all sizes expand their global reach. Led by industry and government experts, these sessions offer practical strategies and resources to boost international sales.

https://www.trade.gov/us-commercial-service-export-week

# **U.S. SBA National Small Business Week Virtual Summit**

May 6-7 | 10:00 AM – 6:00 PM

Join entrepreneurs nationwide for the free National Small Business Week Virtual Summit, featuring expert-led sessions, federal resources, and networking opportunities. Hosted by the U.S. SBA and the SCORE Association, this two-day event offers strategies and support for starting, growing, or strengthening your business.

https://vevents.virtualtradeshowhosting.com/event/NSBWVirtualSummit/2025/regist er?mcc=ChapterEmail

## In The News

#### PATCH - April 4, 2025

# Rapidly Expanding National Coffee Chain Plans North Haven Store

7 Brew Coffee is opening two locations in Connecticut in Orange and North Haven, according to The Connecticut Scoop. Currently 7 Brew has one Connecticut location in Wallingford at 905 N. Colony Road. The chain also has another location underway in Vernon, which is replacing a Denny's.

#### PATCH - April 4, 2025

#### Popular Sandwich Shop Closes Location In Wallingford

Nardelli's Grinder Shoppe, a popular sandwich franchise whose history dates back more than 100 years, has closed its Wallingford location.

#### archive.today – April 6, 2025

#### Surging Costs Complicate Plans for New U.S. Factories

Trump's tariff announcement threw a wrench into factory builders' plans—and complicates a yearslong government effort to reinvigorate U.S. manufacturing. Companies are double-checking the numbers on planned factories, or halting them altogether.

#### PATCH – April 7, 2025

#### Family-Owned Business Closing After 30-Plus Years In Wallingford

Family-owned Wallingford Tree Service is closing after more than 30 years in business, the owners announced Monday in a post on Facebook.

#### PATCH – April 8, 2025

# Wallingford Ranked 2<sup>nd</sup> Safest Town in Connecticut

SafeWise, a security product review platform, looked at FBI crime statistics for municipalities in Connecticut to compile its 11th annual Safest Cities report. A total of 47 towns met the criteria to be considered for ranking. The company named Ridgefield the safest city in Connecticut for the third straight year. There hasn't been a lot of motion among the other high achievers, either —the remaining nine cities all previously appeared on the Top 10 list over the last couple of years.

#### CT Insider – April 9, 2025

See how many housing units your Connecticut town would build under a new 'Fair Share' report According to ECONorthwest, a consulting firm hired by the state, Connecticut needs at least 120,000 units of new housing altogether. Advocates and lawmakers generally agree on the need for more affordable housing in the state but disagree sharply on how — and where — they should be built.

#### CT Insider – April 9, 2025

#### CT can lead manufacturing revival amid Trump Tariffs, official says

Even with the recent turmoil, Lavoie said Connecticut manufacturing could serve as a model of modernization and innovation as companies seek to re-shore production. He spoke at an event on Tuesday celebrating collaborations to bring new Connecticut-made products to the market.

#### PATCH – April 10, 2025

#### Longtime Wallingford Business Changes Ownership

Longtime Wallingford business Colonial Flooring America announced this week that it is entering a new era as it transitions to new ownership.

#### CT Insider – April 10, 2025

**Wallingford again rejects expanding outdoor dining at Simpson Court, which was used during COVID** For the second year in a row, the Town Council voted against the reinstatement of outdoor dining areas along Simpson Court – an arrangement previously allowed during the pandemic.

#### State of Connecticut - Governor Lamont Press Release - April 11, 2025

# Governor Lamont, Senate President Looney, Speaker Ritter Announce \$77 Million to Municipalities and Organizations for 35 Economic Development Projects

The State Bond Commission has approved the release of approximately \$77 million in state funding to support the sixth round of grants under the Community Investment Fund 2030. This sixth grant round supports 35 economic development projects in 21towns and cities across Connecticut.

#### Hartford Business Journal – April 14, 2025

#### East Hartford considers 8-year, \$5.2M tax break for 150-unit apartment development

East Hartford officials are considering an eight-year tax break worth an estimated \$5.2 million to incentivize a 150-unit apartment development on a long-vacant property near the Connecticut River. The Capital Region Development Authority last year approved a \$6.5 million, low-interest bridge loan to help finance Simon Konover's plan for an estimated \$47.5 million apartment development on a 35-acre property at 341 East River Drive. The West Hartford-based real estate development, management and investment company has owned the property for more than 40 years and originally expected to build offices. Now, the proposed apartment development would consist of four buildings, a clubhouse and dog park.

#### CT Insider – April 18, 2025

# Electric Boat and other Connecticut manufacturers have thousands of job openings. This is why it's hard to fill them.

"The single biggest factor that's preventing manufacturers from growing is the lack of an available and skilled workforce," said Paul Lavoie, Connecticut's chief manufacturing officer, in an interview. "The more that we continue to put efforts into the manufacturing workforce, the more the manufacturing workforce will grow. And as it then grows, Connecticut will beknown as the place where you can get stuff done in manufacturing."

#### Record Journal – April 21, 2025

#### Wallingford's Knuckleheads Bar to close for kitchen for maintenance

The Knuckleheads Taproom in downtown Wallingford will be closing its doors on Monday for upwards of two weeks, due to a kitchen remodeling.

#### CT Insider – April 21, 2025

#### Wallingford YMCA unveils new designs for expansion, including water park and adventure zone

Responding to the rising need for its pool facilities, the Y wishes to nearly double the size of its west side location at 8 North Turnpike Road with the 17,500 square-foot aquatics center project. It will be a large addition to the front of the existing 26,900-square-foot building, which is occupied largely by a gym facility. The project, called "Just Add Water," includes six lap lanes, an exercise channel, lazy river, a splash pad, and water play features. The indoor water park features will be designed by Rain Drop Products, which has designed pool features for Six Flags, Great Wolf Lodge, and others.

#### PATCH - April 22, 2025

#### Here's How Much Wallingford Received From 'Nickel-Per-Nip' Since October

Connecticut's "nickel-per-nip" environmental fee program generated \$2.44 million around the state from Oct. 1, 2024 through March 1, 2025, including \$34,666.60 in Wallingford, according to a report from the Wine and Spirits Wholesalers of Connecticut.

#### Hartford Business Journal - April 23, 2025

**State lawmakers approve Transfer Act replacement, expected to yield billions in economic activity** The General Assembly's Regulations Review Committee, on Tuesday, approved regulations outlining a new released-based approach to environmental cleanup. "This is a game changer for Connecticut," Gov. Ned Lamont said. "This new system truly is a win-win, resulting in faster environmental clean-ups and unlocking countless blighted properties that will go from being community hazards to being community assets.

#### REX Development – April 24, 2025

**Michael Harris Named CEO of Economic Development Corporation of New Haven and REX Development.** The Boards of Directors of the Economic Development Corporation of New Haven and REX Development are pleased to announce the appointment of Michael Harris as Chief Executive Officer, effective May 1, 2025.

#### Hartford Courant – April 24, 2025

**New CT environmental regulations could create thousands of jobs; add millions to state coffers** Thousands of properties across Connecticut could become more attractive for redevelopment now that the state legislature has streamlined regulations for how properties are evaluated for potential contamination and cleanup — a major issue in a state with a deep-rooted industrial heritage.

#### Record Journal - April 26, 2025

#### Bill stripping tax exemption from CT private schools' housing draws opposition

Many private schools across Connecticut object to a bill to eliminate tax exemptions for faculty and staff housing for private secondary schools, saying they already contribute to the towns where they're located and this could affect their operations.

#### CT Insider – April 28, 2025

**Connecticut flunks national 'report card' on home construction, affordability of existing housing** New York, Massachusetts and Rhode Island also received failing grades on state "report cards" issued last week by Realtor.com, and ranked at the bottom nationally. Connecticut ranked 45th nationally, ahead of its immediate neighbors, as well as Hawaii and California. Oregon also received an "F" grade.

#### CT Insider – April 28, 2025

#### Cheshire Rite Aid location is latest in Connecticut slated to close

Store employees confirmed on Friday that they have been told the Rite Aid location in Cheshire, at the intersection of West Main Street and Maple Avenue, will close for good on May 8.

#### PATCH – April 29, 2025

#### **Popular Restaurant Closes Temporarily In Wallingford**

Laskara restaurant in Wallingford is temporarily closed for kitchen repairs, the owner announced Monday.

#### PATCH – April 29, 2025

#### CT Awards Funds To Wallingford-Area Internet Provider To Boost Service

Connecticut has awarded \$540,273 to an internet, TV and phone service provider serving the Wallingford area for continued broadband expansion, Gov. Ned Lamont and the Department of Energy and Environmental Protection recently announced. The grant was among \$9.9 million handed out in a second round of broadband expansion grants through the ConneCTed Communities Grant Program. The grants will be used by internet service providers to build out broadband infrastructure, which will serve an estimated 3,802 residences and businesses in 44 towns and cities.

#### CT Insider – April 30, 2025

#### CT businesses, organizations and towns explain how federal cuts have affected them

Earlier this month, Gov. Ned Lamont announced the launch of an online reporting tool designed to give nonprofit organizations and businesses in Connecticut a platform to report the impact of federal funding cuts and policy changes. Within two weeks, there have been nearly 30 submissions. Connecticut Foodshare said the loss of \$2.7 million federal funding would kill its Farm to Neighbors program, which allowed the agency to purchase food from local farms for food insecure families. The agency also lost funding for its emergency food assistance program, which so far has prevented the distribution of 34 truckloads, or 1.4 million pounds of food.