



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

**Economic Development Commission**  
**Regular Meeting Minutes**  
**May 5, 2025**

**Present:**

Frank Apuzzo, Vice Chair  
Carl Casper, Commissioner  
Gary Gonzalez, Commissioner  
Nick Lombardi, Commissioner  
Austin McAnney, Commissioner  
John Bau, Alternate  
Amy Souchuns, Alternate

**Absent**

Anthony Bracale, Chair  
Rob Fritz, Commissioner

**Others Present:**

Don Crouch, Economic Development Specialist  
Stacie McCarthy, EDC Secretary

1. **Call to Order:** Vice Chair Apuzzo called the regular meeting of the Economic Development Commission to order at 6:31 p.m.
2. **Pledge of Allegiance** – Vice Chair Apuzzo led the Commission in the Pledge of Allegiance.
3. **Welcome New Commissioners: Amy Souchuns and John Bau (Alternates):** Vice Chair Apuzzo introduced and welcomed Amy Souchuns and John Bau to the Commission as alternates and thanked them for volunteering their time. Each gave a brief overview of their background to the Commission.
4. **Consent Agenda:**
  - Commissioner Lombardi made a motion to approve the Consent Agenda. Commissioner Casper seconded the motion. Consent Agenda was unanimously approved.
5. **Items removed from Consent:** None
6. **Old Business:**
  - **Update on Historic RRTrain 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 later this year. Mr. Crouch explained that Public Works has received the Facilities Condition Assessments which outlines the necessary improvements etc. Commissioner Lombardi explained that many improvements need to be made to bring the building up to code and the town will need to decide how to proceed with future use for the

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building. Mr. Crouch explained that the property has been listed on Zoom Prospector to generate awareness. 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.

- **Update on Tracy and Enforcement Ordinance** - Mr. Crouch explained that the town has reached out to and met with businesses in the area regarding blight, however, there has been little progress made regarding zoning enforcement changes since the group last discussed this topic.

## 7. Reports of Committees and Staff:

- **Marketing & Retention –**

- **Mayor's Business Visits** – Mr. Crouch and Commissioner Lombardi (Marketing Committee Chairman) explained that Mayor Business visits with ORAFOL Americas, Inc., Roehm America LLC, Nel Hydrogen, and Specialty Cable Corporation have been scheduled. Mr. Crouch explained that additionally Business Visits are being coordinated with Town Center merchants and when a schedule is finalized it will be shared with the Commission.
- **55 Kondraki Lane** - Commissioner Lombardi explained that he, Commissioner McAnneny and Mr. Crouch are scheduled to attend a meeting with the developers of 55 Kondraki Lane to discuss the project. Commissioner Lombardi explained the developers are interested in possibly tax abatement. As such, the group discussed the need for attractive tax incentives to generate interest in potential properties in town. The Commission agreed that the town's current incentives may be narrow in focus and there may be an opportunity to expand upon them based on investment dollars. Mr. Crouch and Commissioners Lombardi and McAnneny plan to do more research to understand how other towns are approaching incentives.
- **Connecticut Municipal Redevelopment Authority Update (MRDA)** – Mr. Crouch explained that MRDA has rebranded to Connecticut Municipal Development Authority (CMDA). He also explained that he, Mayor Cervoni, Attorney Small and Town Planner Kevin Pagini met to discuss Wallingford's participation in the CMDA program. As a result of that meeting, the administration anticipates a resolution to Wallingford's participation in the CMDA program at the next Town Council Ordinance Committee meeting. Additionally, Mr. Crouch confirmed that a letter of support on behalf of the EDC Commission has been drafted and will be sent at the applicable time.

- **Planning & Zoning Liaison –**

- **Mutli Family Housing update** – Mr. Crouch explained that new zoning regulations being considered would greatly expand the opportunity to construct new multi-family housing units. He explained that interest has increased in anticipation of the zoning changes and there is currently a plan for housing units in the vicinity of South Cherry and Ward Street.

- **WCI / EDC Strategic Working Group –**

- Vice Chair Apuzzo explained that he and Commissioner Lombardi recently visited with many downtown landlords and tenants. They explained many comments were related to improving the rear facades and parking lots. Vice Chair, Apuzzo, explained that their visit was well received and suggested that the Commission as well as WCI consider visiting more often. Mr. Crouch explained that Mayor Cervoni included an additional \$35,000 in his proposed 2025-2026 specifically for rear façade improvement and that the Administration is moving ahead with the existing plan to improve the rear parking lots.

- **Staff Report –**

- Mr. Crouch previously discussed many of the topics in his staff report; however, he discussed that the Town Council Public Hearing regarding the proposed 2025-2026 budget was held on April 28, 2025 and the motions meeting in which the Town Council votes on the budget is scheduled for May 6, 2025

**8. New Business:**

- No new business to discuss.

**9. Chair's remarks – None**

There being no further business, Commissioner Lombardi made a motion to adjourn the meeting at 7:58 p.m.; Commissioner McAnney seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Stacie McCarthy

Stacie McCarthy, Secretary