



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

**Economic Development Commission**  
**Regular Meeting Minutes**  
**June 2, 2025**

**Present:**

Frank Apuzzo, Vice Chair  
Carl Casper, Commissioner  
Rob Fritz, Commissioner  
Gary Gonzalez, Commissioner  
Nick Lombardi, Commissioner  
Austin McAnneny, Commissioner

**Absent**

Anthony Bracale, Chair  
John Bau, Alternate  
Amy Souchuns, Alternate

**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 6:35 p.m.

2. **Pledge of Allegiance** – Vice Chair Apuzzo led the Commission in the Pledge of Allegiance.

3. **Consent Agenda:**

- Commissioner Fritz made a motion to approve the Consent Agenda. Commissioner Casper seconded the motion. Consent Agenda was unanimously approved.

4. **Items removed from Consent:** None

5. **Old Business:**

- **Update on Historic RRTrain Station** - Mr. Crouch explained that Adult Education is currently utilizing the space and heard they should be moving out this summer. Commissioner Fritz reviewed past potential uses that have been discussed. As a result, the group discussed the many improvements that need to be made to bring the building up to code as outlined by the Fire Marshal's Office and upgrades in the Facilities Condition Assessments received by Public Works. The group agreed that the next steps related to the building need to be determined by the Administration and Town Council. Mr. Crouch suggested that perhaps EDC Commissioners can discuss the priority of the building with the Administration to determine the next steps. All agreed with Mr. Crouch's suggestion. Mr. Crouch will discuss next steps with Mayor Cervoni. Additionally, Commissioner Lombardi

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Nick Lombardi TOWN CLERK

suggested the Commission send a letter to the Administration and Town Council showing their commitment to supporting this initiative and how best to serve and support the town and the use of the building in the years to come. All agreed with Commissioner Lombardi's suggestion and as such he will draft a letter to share with Commissioners at a future meeting.

- **Update on Tracy and Enforcement Ordinance - None**

## **6. Reports of Committees and Staff:**

- **Marketing & Retention –**

- **Mayor's Business Visits** – Commissioners discussed their recent Business Visits with ORAFOL Americas, Inc., Roehm America LLC, Nel Hydrogen, and how integral these types of meetings are in supporting Wallingford businesses and the community. Mr. Crouch also reminded the Commissioners that a visit to Specialty Cable Corporation is scheduled for June 5, 2025. Additionally, a visit to Connecticut Lottery, as well as a visit with multiple downtown businesses, are being planned and will share information about when the visits are finalized. Lastly, Mr. Crouch reminded the Commissioners that a tour of the new Wallingford Police Department at 100 Barnes Road is scheduled for EDC Commissioners on June 11, 2025.
- **Data Center** – Commissioner Lombardi explained that he recently had a conversation with a data center developer who has shown interest in Wallingford. Commissioner Lombardi suggested that he and Mr. Crouch speak with this developer. Mr. Crouch agreed, Commissioner Lombardi will coordinate a future discussion.

- **Planning & Zoning Liaison –**

- **Middle Housing update** – Mr. Crouch explained that the Planning and Zoning Commission approved changes to the zoning regulations that expanded middle housing development. The group agreed that this new zoning regulation will greatly expand the opportunity to construct new multi-family housing units. Mr. Crouch explained that interest has already increased and there is currently a plan for housing units in the vicinity of South Cherry and Ward Street. Additionally, Mr. Crouch explained that the recent housing bill (H.B. 5002), which is anticipated to be signed by Governor Lamont, contains several provisions around zoning, development and parking requirements and that given the complexity of these new provisions, the administration will review and determine potential impacts.
- **Senior Housing / Community Lake** – Mr. Crouch explained that the town has received RFP's for master planning, construction documents and preparing the project to go out to bid; however, the top company has not been awarded yet.
- **Connecticut Municipal Redevelopment Authority Update (MRDA)** – Mr. Crouch reminded the Commission 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 anticipated a resolution to Wallingford's participation in the CMDA program soon. Mr. Crouch will follow up with the administration as to next steps.

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

- Commissioner Lombardi explained that the WCI Annual Meeting is scheduled for June 3, 2025, and that many significant changes have been made to WCI's bylaws which he anticipates will afford more opportunity for collaboration between WCI and EDC.

- **Staff Report –**

- As Mr. Crouch previously discussed many of the topics in his staff report, as a result he requested the group move on to discuss New Business.

99 **7. New Business:**

- 100 • **Discussion on Manufacturers Round Tables** – Mr. Crouch explained that as a result of the  
101 recent Business Visits, both Business Leaders as well as the Administration and EDC  
102 Commissioners expressed an interest in creating additional opportunities for collaboration to  
103 discuss topics such as business climate, technical and supply chain issues as well as human  
104 resources and workforce development initiatives. Mr. Crouch explained that Chairman Bracale  
105 and Commissioners' Fritz and Bau have extensive manufacturing knowledge and experience  
106 and can potentially lead these initiatives with various manufacturers. Mr. Crouch explained that  
107 the logistics of these types of discussions have not yet been worked out, but he would like the  
108 group to consider lending their expertise to this initiative. The group agreed with this idea and  
109 suggested that the collaboration be extended to the Quinnipiac Chamber of Commerce as well  
110 as the Board of Education. Mr. Crouch explained that he plans to have further discussion with  
111 Chairman Bracale on this topic.  
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- 113 • **Commissioner Fritz made a motion to add 'Discussion and Possible Action: Create  
114 various EDC promotional items i.e., Lapel Pins, Business Cards and Name Tags' to the  
115 agenda - new business. Commissioner McAnney seconded the motion. The motion  
116 passed unanimously.**
- 117 ○ Mr. Crouch explained that he would like to create new lapel pins, business cards and  
118 name tags for use by EDC Commissioners. Mr. Crouch shared a sample of a  
119 potential lapel pin design with the group and the group agreed to move forward with  
120 this initiative.
- 121 • **Commissioner Casper made a motion to spend up to \$3,000 on lapel pins, business  
122 cards and name tag promotional items. Commissioner McAnney seconded the motion.  
123 The motion passed unanimously.**  
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- 126 **8. Chair's remarks** – Vice Chair Apuzzo reminded Commissioners that the Wallingford Historic  
127 Preservation Society is hosting an Open House of the Nehemiah Royce House and Frankling Johnson  
128 Mansion on Sunday June 8, 2025, from 2-4PM. He suggested this is a great opportunity to tour these  
129 historic Wallingford homes.  
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132 **There being no further business, Commissioner Lombardi made a motion to adjourn the meeting at  
133 7:52 p.m.; Commissioner Fritz seconded the motion. By unanimous vote, the motion carried.**  
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136 Sincerely,

137 *Stacie McCarthy*  
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139 Stacie McCarthy, Secretary  
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