

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

October 3, 2025

TO: Members of the Economic Development Commission
FROM: Stacie McCarthy, EDC Secretary
SUBJECT: Regular Meeting Agenda – Monday, October 6, 2025 @ 6:30 p.m.
LOCATION: Town Hall, Room 315
45 South Main Street, Wallingford, CT 06492

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Welcome New Commissioner: Susan Gomes (Alternate)**
4. **Consent Agenda Note: All items listed under 'Consent' will be enacted by one motion.**
(One Motion to approve consent agenda)
 - a. Adopt Meeting Minutes dated June 2, 2025
 - b. Adopt Monthly Expenditure Reports – August 2025
5. **Items removed from Consent**
6. **Reports**
 - a. Committee Reports
 - b. Economic Development Specialist / Staff Report
 - c. Chairman
7. **Old Business**
 - a. Update on Historic Railroad Station
 - b. Update on Tracy
 - c. Update on Enforcement Ordinance – No Update
8. **New Business**
 - a. Discussion and Possible Action: Customer Relationship Management (CRM)
 - b. Discussion: Commission assignments
9. **Commission Around Town**
 - a. Comments/concerns
10. **Adjournment**

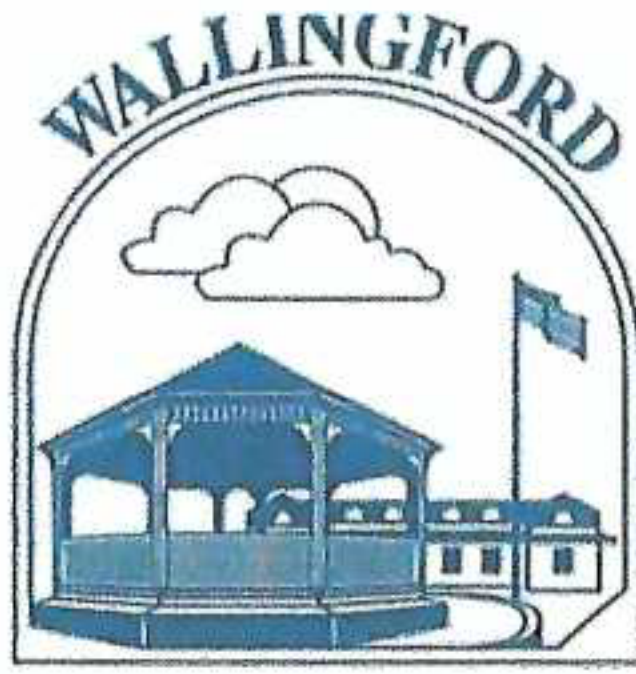
Dates to Remember:

10/13 – Closed – Columbus Day
10/14 – Town Council Meeting
10/15 – P&Z Meeting
10/28 – 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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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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AT 12:45 PM AND RECEIVED BY
Kristen Rango TOWN CLERK
6/4/25

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.

7. New Business:

- **Discussion on Manufacturers Round Tables** – Mr. Crouch explained that as a result of the recent Business Visits, both Business Leaders as well as the Administration and EDC Commissioners expressed an interest in creating additional opportunities for collaboration to discuss topics such as business climate, technical and supply chain issues as well as human resources and workforce development initiatives. Mr. Crouch explained that Chairman Bracale and Commissioners' Fritz and Bau have extensive manufacturing knowledge and experience and can potentially lead these initiatives with various manufacturers. Mr. Crouch explained that the logistics of these types of discussions have not yet been worked out, but he would like the group to consider lending their expertise to this initiative. The group agreed with this idea and suggested that the collaboration be extended to the Quinnipiac Chamber of Commerce as well as the Board of Education. Mr. Crouch explained that he plans to have further discussion with Chairman Bracale on this topic.
- **Commissioner Fritz made a motion to add 'Discussion and Possible Action: Create various EDC promotional items i.e., Lapel Pins, Business Cards and Name Tags' to the agenda - new business. Commissioner McAnneny seconded the motion. The motion passed unanimously.**
 - Mr. Crouch explained that he would like to create new lapel pins, business cards and name tags for use by EDC Commissioners. Mr. Crouch shared a sample of a potential lapel pin design with the group and the group agreed to move forward with this initiative.
- **Commissioner Casper made a motion to spend up to \$3,000 on lapel pins, business cards and name tag promotional items. Commissioner McAnneny seconded the motion. The motion passed unanimously.**

- 8. Chair's remarks** – Vice Chair Apuzzo reminded Commissioners that the Wallingford Historic Preservation Society is hosting an Open House of the Nehemiah Royce House and Frankling Johnson Mansion on Sunday June 8, 2025, from 2-4PM. He suggested this is a great opportunity to tour these historic Wallingford homes.

There being no further business, Commissioner Lombardi made a motion to adjourn the meeting at 7:52 p.m.; Commissioner Fritz seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Stacie McCarthy

Stacie McCarthy, Secretary

Town of Wallingford

THROUGH 8/31/25

FOR 2026 02

2/12 = 16.7%



	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
10011050 ECONOMIC DEVELOPMENT COMMISSIO							
10011050 51000 REGULAR SALARIES &	107,087	107,087	18,305.46	8,135.76	.00	88,781.54	17.1%
10011050 55110 TRANSPORTATION REIM	1,000	1,000	.00	.00	.00	1,000.00	.0%
10011050 55405 PROMOTIONAL EXPENSE	30,250	30,250	2,421.00	696.00	5,319.00	22,510.00	25.6%
10011050 56100 OFFICE EXPENSES & S	2,500	2,500	29.83	29.83	920.17	1,550.00	38.0%
10011050 58735 OPERATING EXPENSES	1,500	1,500	413.79	400.00	.00	1,086.21	27.6%
10011050 58810 DUES AND FEES	2,500	2,500	.00	.00	.00	2,500.00	.0%
TOTAL ECONOMIC DEVELOPMENT COMMISS	144,837	144,837	21,170.08	9,261.59	6,239.17	117,427.75	18.9%
TOTAL EXPENSES	144,837	144,837	21,170.08	9,261.59	6,239.17	117,427.75	
GRAND TOTAL	144,837	144,837	21,170.08	9,261.59	6,239.17	117,427.75	18.9%

** END OF REPORT - Generated by Maggie Maldonado **

Economic Development October 2025 Staff Report

Business Attraction

- Town Planner Kevin Pagini and Don Crouch met with new business about change of use in plaza near PNA park.
- Gave tour of Town Center to potential new business.
- Broker call on potential business.
- Town Planner and Don Crouch met with new owner of 20 Chapel St.
- Multiple meetings with 55 Kondrack Lane tax discussion with Administration and Commissioners McAnneny and Lombardi.
- Town Planner and Don Crouch met with 374 North Colony to discuss potential project.
- Call with site selector to discuss Wallingford.
- Town Planner and Don Crouch met with 24 South Orchard to discuss potential project.
- Departments met with CT Proton Therapy updates.
- Ribbon-cutting – Cross Country Mortgage

Business Retention & Expansion

- Mayor/EDC Business visit with Specialty Cable Corporation.
- Mayor/EDC Business visit with CT Lottery.
- Mayor/EDC Business visit with SensorWorx.
- Town Planner, ZEO, and Don Crouch met with 1224 Old Colony Road on new ownership.
- Don Crouch met with non-profit about potential additional sites.

Community Engagement

- Town Planner Kevin Pagini and Don Crouch met with housing group to give presentation on Senior housing RFP.
- Attended 250th America Wallingford parade committee meeting.
- ZEO and Don Crouch met with WCI on façade program.
- Met with Choate representatives about upcoming projects.

Department/Industry activities

- InvoiceCloud online bill pay status meeting.
- Met with DPW and on-call vendor regarding facilities.
- Staff met with potential web services vendor.
- Met with Dale Kroop to discuss potential brownfields project.
- PD Tour with EDC Commission.
- Armory facility tour with departments.
- Discussion with grants coordinator and Mayor on Welcome to Wallingford signs.
- Mayor and Don Crouch met with new Rex Development Executive Director.
- Multiple CRM vendor meetings.
- Town Planner, Engineering, Mayor, WCI, and Don Crouch met about Hall Avenue Streetscape.
- Wallingford Works for Housing discussion.
- Chairman Bracale and Don Crouch met with potential EDC alternate candidate.

Economic Development October 2025 Staff Report

- Met with DOT contractor on potential for future use of state-owned parking lots in Transit-oriented district.
- Interview with Mayor and publication.
- Met with Cheshire Assistant Town Manager/Econ Developer to discuss regional topics.
- Site visit Downtown Parking Lots.
- Town Planner and Don Crouch met with Liz Davis to discuss Town Center.
- Met with General Assembly staff to discuss potential special session bills.
- Departments met with Dale Kroop on brownfields.
- Met with CT Main Street for WCI yearly assessment.
- Departments met regarding upcoming Plan of Conservation and Development (POCD).
- Working session with Town Planner on zoning uses.

Social Media Metrics

- 412 followers to EDC LinkedIn page. Last report was 392.
- 413 followers to Town of Wallingford LinkedIn page.
- Town website (last 28 days as of 10/3/25)
 - 36,222 Views (number of pageviews on a website and screen views on an app.)
 - Top 5 pages: Home page, Human Resources, Electric Division, Assessor's Office, and Government Departments listing.
- Town social media (last 28 days as of 4/30/25)
 - 2,666 followers on the Town of Wallingford Facebook page. Net follow increase is 115. .
 - 21,683 engagements (number of reactions, comments, shares, and clicks).
 - 247,300 views (number of times content played or displayed).