



Town of Wallingford

Economic Development Commission

45 South Main Street, Room 311

Wallingford, CT 06492

Economic Development Commission
Housing/Workforce Development/Education Sub-Committee
Special Meeting Minutes
November 25, 2025

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Present:

John Bau, Commissioner RECEIVED FOR RECORD 11-26-25
Susan Gomes, Commissioner AT 2:08 pm AND RECEIVED BY

Absent

Rob Fritz, Commissioner Mike Pango TOWN CLERK

Others Present:

Stacie McCarthy, EDC Secretary

1. **Call to Order:** Commissioner Gomes called the special meeting of the Economic Development Commission sub-committee Housing/Workforce Development/Education to order at 10:31AM.

2. **Pledge of Allegiance:** Commissioner Bau led the Committee in the Pledge of Allegiance.

3. **New Business:**

a. **Discussion of Chairperson for Housing/Workforce Development/ Education Sub-Committee** – Commissioners Bau and Gomes discussed the role of Chairperson for the Housing/Workforce Development/Education subcommittee.

Commissioner Gomes made a motion to elect Commissioner Bau as Chairman of the EDC Housing/Workforce Development/Education Sub-Committee; Commissioner Bau seconded the motion. By unanimous vote, the motion carried.

b. **Discussion of Housing/Workforce Development/Education Sub-Committee's Role** – Commissioners Bau and Gomes, both relatively new members of the Economic Development Commission, each provided an overview of their respective backgrounds and how their experience aligns with the focus of the Housing/Workforce Development/Education Sub-Committee. Both Commissioners have extensive experience in education and expressed a strong commitment to addressing the housing crisis, noting its direct connection to workforce development and educational opportunities.

c. **Discussion – House Bill 8002** – Commissioners Bau and Gomes discussed HB 8002 bill, noting it was quite extensive. Each Commissioner reviewed the bill to identify areas directly related to Wallingford and noted that Wallingford is already making efforts to address the housing crisis. Commissioner Bau and Gomes discussed how Planning and Zoning Commission recently passed new regulations to provide incentives to developers to create new middle housing opportunities. Commissioners Bau and Gomes discussed areas of opportunity for housing development. Additionally, Commissioner Gomes mentioned how Wallingford recently opted in to the Connecticut Municipal Development Association (CMDA) and how they will assist Wallingford with Transit-Oriented Development (TOD) Planning.

Commissioners Bau and Gomes discussed how housing initiatives support education, workforce development and community goals. Commissioner Bau mentioned that through his attendance at

49 various Business Visits with Mayor Cervoni and other ED Commissioners, many employers noted
50 the challenges they face in recruiting and retaining qualified individuals in technical fields. He
51 explained there may be an opportunity for the EDC to work with Employers to assist them in
52 understanding the First Time Homebuyer incentives available in HB 8002 and how these can be
53 used as a workforce recruitment and retention tool. He also noted incentives related to Homebuyer
54 Savings Account within HB 8002.
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56 **There being no further business, Commissioner Gomes made a motion to adjourn the meeting at**
57 **11:49AM.; Commissioner Bau seconded the motion. By unanimous vote, the motion carried.**
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59 Sincerely,
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61 *Stacie McCarthy*

62 Stacie McCarthy, Secretary
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