



**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**  
**January 28, 2026**

**Present:** John Bau, Commissioner  
Susan Gomes, Commissioner

**Absent** Rob Fritz, Commissioner

**Others Present:** Stacie McCarthy, EDC Secretary

**1. Call to Order:** Commissioner Bau called the special meeting of the Economic Development Commission sub-committee Housing/Workforce Development/Education to order at 11:34AM.

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

**3. Old Business:**

- a. **Discussion: House Bill 8002** – Commissioner Gomes attended the January 27, 2026, Town Council meeting and provided an update to Commissioner Bau regarding the Economic Development Commission agenda item titled *“Fixed Tax Agreement for the Affordable Housing Development by Honeycomb Real Estate Partners at 55 Kondracki Lane.”* Commissioner Gomes reported that, by a vote of 7–1 in favor, the Town Council endorsed a fixed tax assessment for the proposed 66-unit affordable housing development at 55 Kondracki Lane, based on an appraised value of \$3,300,000 for a duration of eighteen years. She further explained that, as next steps, the Town Council requested that the Administration prepare a contract for Council review at a future meeting.

Commissioner Gomes noted that EDC Commissioners Lombardi and McAnneny worked collaboratively with Mayor Cervoni and members of the Administration, including Economic Development Specialist Don Crouch and the Assessor, to develop the proposed fixed tax assessment agreement, noting the agreement was structured to support Wallingford’s long-term economic stability while also addressing the town’s critical need for affordable housing. Commissioner Gomes further noted that Commissioners Lombardi and McAnneny attended the Town Council meeting and presented alongside Honeycomb Real Estate Partners, demonstrating the Economic Development Commission’s commitment to advancing this important initiative. Commissioners Bau and Gomes expressed their satisfaction with the progress of the project and reaffirmed their commitment to continuing efforts to address the housing needs in Wallingford.

**4. New Business:**

- a. **Discussion: Education and Economic Development** – Commissioner Bau explained that during recent Business Visits, Mayor Cervoni has emphasized the need to address workforce development and retention in Wallingford. Commissioner Gomes noted that, as part of Mayor Cervoni’s State of the Town address, he highlighted graduation rates of 90% at Lyman Hall High School and 94% at

48 Sheehan High School. Commissioners Bau and Gomes discussed areas of opportunity where the  
49 subcommittee could meaningfully support workforce development efforts in alignment with the  
50 Economic Development Commission's overall mission.

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52 Commissioner Bau suggested that numerous workforce development opportunities exist, but  
53 students and families may not be fully aware of them, presenting an opportunity for the  
54 subcommittee to assist with increasing awareness. Commissioner Gomes recommended meeting  
55 with the Superintendent and Assistant Superintendent to better understand how the EDC could  
56 support the Board of Education's goals and objectives related to workforce development and  
57 retention. Additionally, Commissioners Bau and Gomes agreed on the importance of obtaining  
58 feedback directly from employers.

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60 They noted that Chairman Bracale is working to establish Manufacturer Roundtables. Both  
61 commissioners agreed that these forums would provide a valuable opportunity to discuss workforce  
62 development and retention with local employers and identify ways the EDC can support these  
63 initiatives. Commissioner Bau stated that he and Commissioner Gomes will bring this topic forward  
64 for discussion at the next EDC meeting on February 2, 2026.

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67 **There being no further business, Commissioner Gomes made a motion to adjourn the meeting at**  
68 **12:28PM.; Commissioner Bau seconded the motion. By unanimous vote, the motion carried.**

69  
70 Sincerely,

71 *Stacie McCarthy*

72 Stacie McCarthy, Secretary