



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

Economic Development Commission
Regular Meeting Minutes
February 2, 2026

1 Present:

Frank Apuzzo, Vice Chair
Carl Casper, Commissioner
Rob Fritz, Commissioner
Gary Gonzalez, Commissioner
Susan Gomes, Alternate
Nick Lombardi, Commissioner

13 Absent

Anthony Bracale, Chair
John Bau, Alternate
Austin McAnneny, Commissioner
Amy Souchuns, Alternate

19 Others Present:

20 Don Crouch, Economic Development Specialist
21 Stacie McCarthy, EDC Secretary

24 1. **Call to Order:** Vice Chair Apuzzo called the regular meeting of the Economic Development
25 Commission to order at 6:32p.m.

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

29 3. **Consent Agenda:**

30 • Commissioner Casper made a motion to approve the Consent Agenda. Commissioner
31 Gomes seconded the motion. Consent Agenda was unanimously approved.

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

35 5. **Reports:**

37 a. **Committee Reports:**

Retention and Marketing Committee

40 Commissioner Lombardi noted he recently attended a meeting with WCI and members of the
41 Quinnipiac Chamber of Commerce and noted the group is exploring opportunities to improve
42 communication and collaboration in the future. Commissioner Lombardi explained that he will
43 continue to keep EDC updated related to these discussions.

45 Commissioner Lombardi provided an update to the group regarding the Economic Development
46 Commission agenda item titled "Fixed Tax Agreement for the Affordable Housing Development

47 by Honeycomb Real Estate Partners at 55 Kondracki Lane." Commissioner Lombardi noted that,
48 by a vote of 7–1 in favor, the Town Council endorsed a fixed tax assessment for the proposed
49 66-unit affordable housing development at 55 Kondracki Lane, based on an appraised value of
50 \$3,300,000 for a duration of eighteen years. The Town Council requested that the Administration
51 prepare a contract for Council review at a future meeting.
52

53 Mr. Crouch thanked Commissioners Lombardi and McAnnny for their commitment and effort on
54 the 55 Kondracki project. He explained that both Commissioners Lombardi and McAnnny have
55 been engaged in this project since April 2025, attending many various meetings and
56 collaborating with Mayor Cervoni and members of the Administration including himself and the
57 Assessor to develop the proposed fixed tax assessment agreement to ensure it was structured to
58 support Wallingford's long-term economic stability while also addressing the town's critical need
59 for affordable housing. Mr. Crouch again expressed his gratitude and noted how Commissioners
60 Lombardi and McAnnny's valuable work exemplifies ways in which the EDC can support
61 important initiatives in Town.
62

63 **Planning and Zoning Committee**

64 No update.
65

66 **Housing/Workforce Development/Education Committee**

67 Commissioner Gomes provided the group with a recap of the Housing/Workforce
68 Development/Education Sub Committee meeting she attended with Commissioner Bau on
69 January 28, 2026. Noting that she and Commissioner Bau also discussed the results of the
70 January 27, 20206 Town Council meeting related to 55 Kondracki.
71

72 Commissioner Gomes explained that she and Commissioner Bau have begun to discuss
73 opportunities in which the Housing/Workforce Development/Education Sub Committee, along
74 with EDC, can help support workforce development opportunities in Town, such as meeting with
75 Board of Education Central Office to learn how EDC can assist or including BOE in the
76 Manufacturing Roundtables meetings Chair Bracale is coordinating.
77

78 **Manufacturing Business Roundtables**

79 In Chairman Bracale's absence, Mr. Crouch noted that Chair Bracale has been working through
80 the list of manufacturers in town and is continuing to outline a plan to conduct roundtable
81 meetings in the future. Chair Bracale will share more at a future meeting.
82

83 **b. Economic Development Specialist / Staff Report**

84 Mr. Crouch provided updates in his Staff Report. He noted that he and Mayor Cervoni met with the new
85 owners of the Campus at Green Hill, 108 Leigus Road, and expressed encouragement regarding their
86 engagement and potential future uses for the property. He reported that CT Proton Therapy anticipates
87 receiving its temporary certificate of occupancy next month and that work on the project continues to
88 progress.
89

90 Mr. Crouch also explained that the Plan of Conservation and Development (POCD) project continues to
91 move forward, with several focus groups having taken place over the past month. Chair Bracale serves
92 on the Steering Committee. He recapped a recent business visit to Abrasive Finishing Industries and
93 reminded the Commission that additional business visits are planned for the spring, noting that EDC
94 participation is valuable to the overall mission of the Economic Development Commission.

95 Lastly, Mr. Crouch referenced the mayor's recent State of the Town address, noting that it was well
96 attended despite a weather-related delay. He stated that the event was well received and emphasized
97 the importance of having EDC Commissioners present to engage with local business representatives.

98 Mr. Crouch shared the passing of local businessman Tim Keogh on Sunday. Tim was a supporter of all
99 things Wallingford. Thoughts and prayers are with his family.

100
101 c. **Chairman Report**

102 No update.

103
104 6. **Old Business:**

105 No update

106
107 7. **New Business:**

108 a. **Historic Railroad Station** – There was no update; however, Vice Chair Apuzzo reported that he
109 recently received a call from an interested developer who ultimately decided not to pursue the
110 property after learning more about it. The group agreed that the Train Station needs to remain a top
111 priority for the town and suggested there may be an opportunity to discuss with the new Town
112 Council.

113
114 8. **Commission Around Town**

115 Commissioner Casper noted that he has visited the indoor Farmer's Market and was happy to see it
116 well attended and doing well in its new location for the winter.

117
118 Vice Chair Apuzzo noted the upcoming visit from CT Main Street in coordination with WCI on May
119 7, 2026.

120
121 **There being no further business, Commissioner Casper made a motion to adjourn the meeting at
122 7:31 p.m.; Commissioner Lombardi seconded the motion. By unanimous vote, the motion carried.**

123
124 Sincerely,

125
126 *Stacie McCarthy*

127 Stacie McCarthy, Secretary