



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

Economic Development Commission
Regular Meeting Minutes
February 2, 2026

Present:

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

Absent

Anthony Bracale, Chair
John Bau, Alternate
Austin McAnneny, Commissioner
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 6:32p.m.
- 2. Pledge of Allegiance** – Vice Chair Apuzzo led the Commission in the Pledge of Allegiance.
- 3. Consent Agenda:**
 - **Commissioner Casper made a motion to approve the Consent Agenda. Commissioner Gomes seconded the motion. Consent Agenda was unanimously approved.**
- 4. Items removed from Consent:** None

5. Reports:

a. Committee Reports:

Retention and Marketing Committee

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

Commissioner Lombardi provided an update to the group 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 Lombardi noted 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. The Town Council requested that the Administration prepare a contract for Council review at a future meeting.

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

Planning and Zoning Committee

No update.

Housing/Workforce Development/Education Committee

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

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

Manufacturing Business Roundtables

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

b. Economic Development Specialist / Staff Report

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

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

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

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

c. Chairman Report

No update.

6. Old Business:

No update

7. New Business:

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

8. Commission Around Town

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

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

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

Sincerely,

Stacie McCarthy

Stacie McCarthy, Secretary