

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

April 10, 2026

TO: Members of the Economic Development Commission
FROM: Stacie McCarthy, EDC Secretary
SUBJECT: Regular Meeting Agenda – Monday, April 13, 2026 @ 6:30 p.m.
LOCATION: Town Hall, Room 205
45 South Main Street
Wallingford, CT 06492

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Consent Agenda Note:** *All items listed under 'Consent' will be enacted by one motion. Commissioners can request to remove an item from consent. **(One Motion covers all items)***
 - Adopt Meeting Minutes dated March 2, 2026
 - Adopt Monthly Expenditure Reports – February 2026
4. **Items removed from Consent**
5. **Reports**
 - a. Committee Reports
 - Retention & Marketing
 - Planning & Zoning
 - Housing/Workforce Development/Education
 - b. Economic Development Specialist / Staff
 - c. Chairman
 - Manufacturing Roundtable Discussions
6. **Old Business**
7. **New Business**
8. **Commission Around Town (Comments/concerns)**
9. **Adjournment**

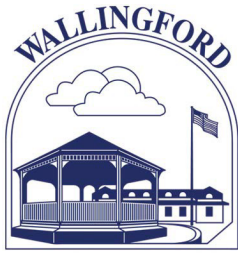
Dates to Remember:

4/13 – P&Z Meeting
4/13 – Town Council Budget Workshop
4/14 – Town Council Meeting
Town Council Budget Workshop
4/16 – Town Council Budget Workshop
4/27 – Public Hearing Budget Workshop
4/28 – Town Council Meeting
4/30 – Motions Meeting – Budget Workshop

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
March 2, 2026

Present:

Anthony Bracale, Chair
Frank Apuzzo, Vice Chair
John Bau, Alternate
Gary Gonzalez, Commissioner
Susan Gomes, Alternate
Austin McAnney, Commissioner
Amy Souchuns, Alternate

Absent

Carl Casper, Commissioner
Rob Fritz, Commissioner
Nick Lombardi, Commissioner

Others Present:

Don Crouch, Economic Development Specialist
Stacie McCarthy, EDC Secretary

1. Call to Order: Chair Bracale called the regular meeting of the Economic Development Commission to order at 6:30p.m.

2. Pledge of Allegiance – Chair Bracale led the Commission in the Pledge of Allegiance.
(Commissioner Souchuns arrived at 6:35PM)

3. Consent Agenda:

- **Commissioner Apuzzo 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

No update.

Planning and Zoning Committee

Mr. Crouch updated the Commission related to upcoming Planning and Zoning Committee items:

- 1) Text Amendment – Section 1.4 and 6.34 and add Section 4.16.H-Cannabis #502-26
- 2) Special Permit (Adaptive Re-Use/Multi-Family Dwelling Units)/Malchiodi/ 386 Williams Rd. #401-26
- 3) Special Permit (Multi-Family Dwelling Units)/McInvale/ 1183 & 1185 Old Colony Rd. #402-26

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Housing/Workforce Development/Education Committee

Commissioner Bau provided the Commission with an overview of the upcoming Connecticut Manufacturing, Engineering and Technology Career Fair that he is coordinating as part of his role as Assistant Dean for Student Experience and Career Development at Quinnipiac University. He noted the event is scheduled for March 31, 2026, from 3-6PM at the M&T Bank Arena, 305 Sherman Avenue, Hamden, CT. Commissioner Bau explained that 70+ technical employers from across Connecticut are scheduled to participate and the event is free for CT Employers and Job Seekers to attend. He also noted that bus transportation is offered across 8 campuses in Connecticut for students interested in attending. Commissioner Bau encouraged the Commissioners to share the event information within their networks as the event directly supports EDC workforce development initiatives.

Manufacturing Business Roundtables

Chair Bracale updated the Commission related to his work on coordinating manufacturer roundtable discussions. He noted that he has outlined a draft agenda and has categorized manufacturers in town as a starting point. He also explained that he would like other Commissioners to participate in the continued planning and execution of the project. Commissioner Bracale will share updates at future meetings.

b. Economic Development Specialist / Staff Report

Mr. Crouch provided updates in his Staff Report:

- The Plan of Conservation and Development (POCD) project continues to move forward, with several focus groups continuing to take place
- WCI and the Administration are planning for a visit from CT Main Street in early May
- Mr. Crouch, Town Planner Kevin Pagini met with new owners of Campus at Green Hill, 108 Leigus Road, relating to subdividing the property into multiple parcels
- Administration and Department Heads met with and reviewed multiple website vendors in anticipation of updating the current town website
- Connecticut Department of Housing (DOH) has awarded the Town a \$125,000 Community Investment Act (CIA) Technical Assistance Planning Grant which will support a feasibility analysis of 320 Washington Street, the former Boathouse property, to determine the site's capacity for development of affordable senior housing units
- Mr. Crouch, Mayor Cervoni and Chairman Bracale attended a ribbon cutting at Creative Concepts, a wedding planner & bridal consignment shop that moved from Hamden, CT to 9 S. Colony Street, Wallingford
- Mr. Crouch, along with Administration and other department heads participated in a recent call with CTDOT regarding TOD Parcel prioritization project, in which CT DOT provided information related to sites being considered for continued study and future Transit Oriented Development (TOD), potentially including Wallingford
- Senator Cicarella has submitted a bonding request for \$3.5M to support refurbishment of the historic train station

91 **c. Chairman Report**

92 Chair Bracale serves on the Plan of Conservation and Development (POCD) Steering Committee
93 and noted that he recently received the minutes from the last meeting and will share those with the
94 group for reference. He encouraged Commissioners to both complete the POCD survey and share it
95 with family and friends in an effort to capture thoughts and opinions from as many Wallingford
96 residents as possible.

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98 He also noted the importance of EDC involvement in community activities and suggested that
99 Commissioners offer suggestions as to topics to include in the Wallingford Magazine EDC Column.
100

101 **6. Old Business:**

102 No update
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104 **7. New Business:**

105 No Update
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107 **8. Commission Around Town**

108 Commissioner Bau noted that he recently visited Vuelvo Restaurant at 100 Quinnipiac Street on
109 Chairman Bracale’s recommendation and agreed that it was a very nice experience. Chairman
110 Bracale reminded the group of the importance of promoting and patronizing local business to help
111 ensure their continued success.
112

113 **There being no further business, Commissioner Apuzzo made a motion to adjourn the meeting at**
114 **7:37 p.m.; Commissioner Souchuns seconded the motion. By unanimous vote, the motion carried.**
115

116 Sincerely,
117

118 *Stacie McCarthy*

119 Stacie McCarthy, Secretary
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THROUGH 2/28/26

8/12 = 67%

FOR 2026 08

	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	71,594.70	8,339.16	.00	35,492.30	66.9%
10011050 55110 TRANSPORTATION REIM	1,000	1,000	.00	.00	.00	1,000.00	.0%
10011050 55405 PROMOTIONAL EXPENSE	30,250	24,750	7,624.00	721.00	1,041.00	16,085.00	35.0%
10011050 56100 OFFICE EXPENSES & S	2,500	2,500	668.73	.00	373.52	1,457.75	41.7%
10011050 58735 OPERATING EXPENSES	1,500	7,000	808.62	12.47	.00	6,191.38	11.6%
10011050 58810 DUES AND FEES	2,500	2,500	995.75	.00	.00	1,504.25	39.8%
TOTAL ECONOMIC DEVELOPMENT COMMIS	144,837	144,837	81,691.80	9,072.63	1,414.52	61,730.68	57.4%
TOTAL EXPENSES	144,837	144,837	81,691.80	9,072.63	1,414.52	61,730.68	
GRAND TOTAL	144,837	144,837	81,691.80	9,072.63	1,414.52	61,730.68	57.4%

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