

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

May 1, 2026

TO: Members of the Economic Development Commission
FROM: Stacie McCarthy, EDC Secretary
SUBJECT: Regular Meeting Agenda – Monday, May 4, 2026 @ 6:30PM
LOCATION: Town Hall, Room 315
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 and April 13, 2026
 - Adopt Monthly Expenditure Reports – February 2026 and March 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**

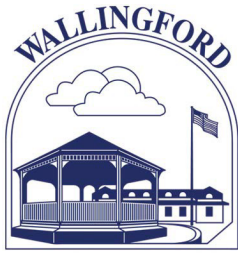
Dates to Remember:

5/7 - CT Main Street / Spotlight on Main: Wallingford
5/11 - P&Z Meeting
5/12 - Town Council Meeting
5/14 – Downtown Restaurant Hop
5/26 - Town Council Meeting

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

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c. Chairman Report

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

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

6. Old Business:

No update

7. New Business:

No Update

8. Commission Around Town

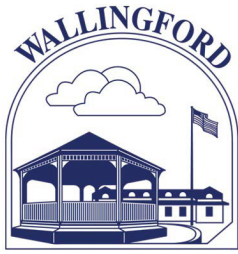
Commissioner Bau noted that he recently visited Vuelvo Restaurant at 100 Quinnipiac Street on Chairman Bracale’s recommendation and agreed that it was a very nice experience. Chairman Bracale reminded the group of the importance of promoting and patronizing local business to help ensure their continued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

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

Sincerely,

Stacie McCarthy

Stacie McCarthy, Secretary



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

Economic Development Commission
Regular Meeting Minutes
April 13, 2026

Present:

Anthony Bracale, Chair
John Bau, Alternate
Susan Gomes, Alternate

Absent

Frank Apuzzo, Vice Chair
Carl Casper, Commissioner
Rob Fritz, Commissioner
Gary Gonzalez, Commissioner
Nick Lombardi, Commissioner
Austin McAnney, Commissioner
Amy Souchuns, Alternate

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 6:38PM.
2. **Pledge of Allegiance** – Chair Bracale led the Commission in the 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 – **No Action Taken Due to No Quorum**
 - Adopt Monthly Expenditure Reports – February 2026 – **No Action Taken Due to No Quorum**

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

5. Reports:

a. Committee Reports:

Retention and Marketing Committee

Commissioner Bau asked for an update regarding 55 Kondracki Lane. Mr. Crouch noted that Town Council endorsed a fixed tax assessment for the proposed 66-unit affordable housing development based on an appraised value of \$3,300,000 for a duration of eighteen years and the developers continue to move the project along.

Planning and Zoning Committee

Commissioner Gomes provided an update from the March 30, 2026, Special Planning and Zoning Meeting on Housing, which she attended. She noted that the Planning & Zoning Commission provided a list of approved projects that have not yet been developed.

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Commissioner Gomes suggested that this list may present an opportunity for the Economic Development Commission to proactively reach out to project representatives to determine whether the Commission can assist in advancing these developments. The group agreed with this approach, and Mr. Crouch will work to obtain contact information for the identified projects.

Housing/Workforce Development/Education Committee

Commissioner Bau provided an update on the Connecticut Manufacturing, Engineering and Technology Career Fair, which he coordinated in his role as Assistant Dean for Student Experience and Career Development at Quinnipiac University. He reported that more than 70 technical employers from across Connecticut participated, and the event was highly successful. While the event was very well attended, he noted an opportunity to increase participation among Wallingford high schools. Commissioners Bracale and Gomes, who both attended, shared very positive feedback about the event.

Mr. Crouch reported that he recently met with Joe Mirra and Maria Campos-Harlow, Executive Director of United Way of Meriden and Wallingford. As part of their work, they are developing a program to help parents engage in informed discussions with their children about high school course selection and post-graduation career opportunities, particularly in healthcare, hospitality, manufacturing, and service industries. Mr. Crouch suggested that Commissioners Bau and Gomes invite Mr. Mirra and Ms. Campos-Harlow to future Housing/Workforce Development/Education subcommittee meetings to explore opportunities for collaboration.

Commissioner Bau also discussed partnering with the Boys & Girls Club to organize site visits for middle school students to Wallingford manufacturers in support of Manufacturing Month in October. The group considered developing a "Manufacturing Day Site Visit" plan that would provide transportation for middle school students to visit local manufacturing facilities and learn about potential career paths. The discussion emphasized the importance of workforce development in shaping students' futures and strengthening the town's economy by supporting local manufacturers. The group agreed to continue advancing this initiative.

Manufacturing Business Roundtables

Mr. Crouch reported that Economic Development staff working with the Mayor's Office on a letter to local manufacturers to encourage their participation in kicking off the initiative.

b. Economic Development Specialist / Staff Report

Mr. Crouch provided updates in his Staff Report:

- Attended Budget Workshops in support of Economic Development and Program Planning. He noted that the Public Hearing is scheduled for 4/27/2026 @ 6:30PM and the Motions Meeting is 4/30/2026 @6:30PM.
- Small Business Administration Visit to Small Business Week Winner, Exporter of the Year – Novel Aero, Wallingford scheduled for April 14, 2026.
- Connecticut Main Street Center Spotlight on Main: Wallingford is scheduled for May 7, 2026.
- The Plan of Conservation and Development (POCD) project continues to move forward, with the final steering committee meeting scheduled in May with approval expected in June 2026 and adoption in July 2026.

- 93 - Mr. Crouch and Town Planner Kevin Pagini have continued to be in contact with new owners
- 94 of Campus at Green Hill, 108/110 Leigus Road, as they consider subdividing the property into
- 95 multiple parcels
- 96 - A vendor has been chosen to develop a new town website. Revize out of Michigan is the new
- 97 vendor. Kick off meetings are scheduled for later this month, and the project will continue
- 98 through Q12027. Anticipate developing an Economic Development micro-site.
- 99 - Working on system integration of Sikich Customer Relationship Management system.
- 100 - CT Proton Therapy project continues to move ahead and is anticipated to open on schedule.
- 101 - Mr. Crouch highlighted social media statistics, noting a recent post focusing on Wallingford's
- 102 central location between New York and Boston which generated 1,114 impressions. The
- 103 group noted how social media offers marketing opportunities for both the town and economic
- 104 development initiatives.

105 **c. Chairman Report**

106 No update.

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108 **6. Old Business:**

109 No update

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111 **7. New Business:**

112 No Update

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114 **8. Commission Around Town**

115 No update.

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117 **There being no further business, Commissioner Bau made a motion to adjourn the meeting at**
118 **7:45PM.; Commissioner Gomes seconded the motion. By unanimous vote, the motion carried.**

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120 Sincerely,

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122 *Stacie McCarthy*

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124 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 **

THROUGH 03/31/26

9/12 = 75%

FOR 2026 09

	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	79,933.86	8,339.16	.00	27,153.14	74.6%
10011050 53000 TELEPHONE	0	475	.00	.00	475.00	.00	100.0%
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	.00	1,041.00	16,085.00	35.0%
10011050 56100 OFFICE EXPENSES & S	2,500	2,500	793.33	124.60	468.88	1,237.79	50.5%
10011050 58735 OPERATING EXPENSES	1,500	7,000	3,129.20	2,320.58	3,298.00	572.80	91.8%
10011050 58810 DUES AND FEES	2,500	2,025	995.75	.00	.00	1,029.25	49.2%
TOTAL ECONOMIC DEVELOPMENT COMMIS	144,837	144,837	92,476.14	10,784.34	5,282.88	47,077.98	67.5%
TOTAL EXPENSES	144,837	144,837	92,476.14	10,784.34	5,282.88	47,077.98	
GRAND TOTAL	144,837	144,837	92,476.14	10,784.34	5,282.88	47,077.98	67.5%

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