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

Economic Development Commission
Regular Meeting Minutes
November 2, 2026

Present:	
	John Bau, Alternate
	Anthony Bracale, Chair
	Susan Gomes, Alternate
	Gary Gonzalez, Commissioner
	Nick Lombardi, Commissioner
	Austin McAnneny, Commissioner
	Amy Souchuns, Alternate
Absent	**Frank Apuzzo, Vice Chair**
	Carl Casper, Commissioner
	Rob Fritz, Commissioner
Others Present:	**Don Crouch, Economic Development Specialist**
	Stacie McCarthy, EDC Secretary
	Wes Krombel, Resident

1. **Call to Order:** Chair Bracale called the regular meeting of the Economic Development Commission to order at 6:34PM.

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 October 5, 2026

   Commissioner Lombardi made a motion to approve the Consent Agenda. Commissioner McAnneny seconded the motion. Consent Agenda was unanimously approved.

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

5. **Reports:**

   a. **Committee Reports:**

   Retention and Marketing Committee
   - No updates were reported.
   - Future discussions will be scheduled to review tax incentives.

Planning and Zoning Committee

- Mr. Crouch provided an update on the Midwood property application for three warehouses. The Planning and Zoning Commission denied the application, the developers appealed the decision, but the denial was subsequently upheld by the court.
- The Commission also discussed the mixed-use floating zone.

Housing/Workforce Development/Education Committee

Commissioner Gomes provided an update on Wallingford Works for Housing (WWFH). Noting that meetings have started to focus on education and awareness surrounding housing issues. Discussion included the importance of distinguishing affordable housing from subsidized housing and educating the community about the full spectrum of housing options.

Chairman Bracale suggested the Housing/Workforce Development/Education Committee develop a concise, bullet-point information sheet that EDC could distribute in support of the housing initiative. Commissioner McAnneny recommended incorporating the message "Why Housing Matters for Economic Development" into the educational materials.

Also discussed were different strategies that WWFH is exploring to create awareness.

b. Economic Development Specialist / Staff Report

Mr. Crouch provided the following updates:

- Presentation to the Greater New Haven Chamber Economic Development Committee on all things Wallingford – from Main Street to Wallingford Worldwide
- EDA Grant submission with assistance from Rex Development on John St Bridge
- Route 5/Merritt Intersection Study with SCROG/BL Companies along with Town Engineer, Town Planner, Police Chief and myself
- New Website Training
- CEDAS Annual Meeting
- SCROG Metropolitan Transportation Planning meeting – with area Economic Development Directors
- SCROG TOC Scenario Planning - Mayor and I attended along with representatives from Milford
- Met with Metro Realty and Assessor to discuss tax valuation
- Annual assessment meeting with CT Main Street Center. Town staff included Town Planner, Zoning Enforcement Officer and myself.

Chairman Report

Commissioners Bracale and Casper attended a workforce development presentation at the Meriden Public Library, where they spoke with students about their respective career fields. Attendance was strong, and students were engaged. The evening format, which encouraged parental participation, appeared to generate additional interest. The discussion emphasized the importance of increasing awareness of career opportunities in skilled trades. Commissioner Bau and Mr. Crouch also mentioned the Career Fair at Moran and discussed opportunities for collaboration between EDC and the local schools.

The Commission discussed the recent visit with Dale Kroop of REX Development, which was viewed positively. Chairman Bracale noted that there are several initiatives the Town could pursue internally and that REX Development is open to further discussion of the ideas outlined in the presentation. The group discussed identifying and consolidating the most promising initiatives from the presentation into a focused list of opportunities for Wallingford.

Commissioner McAnneny would like to revisit the topic of data centers as a potential economic development opportunity for Wallingford noting data centers could generate significant tax revenue without creating substantial traffic impacts.

6. Old Business:

7. New Business:

Mr. Crouch suggested the possibility of aligning Commission elections with the fiscal year rather than the calendar year. Election would take place in January 2027, and end in June 2028 to accommodate the proposed change.

Commissioner Lombardi explained the listing broker has been changed for the former TD Bank space in Simpson Court. He also noted that the Town Center District zoning regulations have been amended to expand the range of permitted uses.

Chairman Bracale distributed a draft handout and reported on a recent meeting with the mayor regarding the potential creation of a Wallingford Historic Train Station Coalition. The Commission discussed identifying EDC members who could contribute based on their professional backgrounds and experience. The concept received positive feedback from the group. As next steps, Chairman Bracale suggested he will meet with WCI, while also developing a more structured outline for the initiative, including involvement from other key stakeholders, supporting visuals, financial considerations etc. before finalizing the handout.

There being no further business, Commissioner Bau made a motion to adjourn the meeting at 7:50PM.; Commissioner Souchuns seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Stacie McCarthy

Stacie McCarthy, Secretary

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