



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

RECEIVED FOR RECORD - 10/25/24
AT 3:50 PM AND RECEIVED BY
Kristen Senzo (16) TOWN CLERK

October 25, 2024

TO: Members of the Economic Development Commission

FROM: Stacie McCarthy, EDC Secretary

SUBJECT: Regular Meeting Agenda – Monday, October 28, 2024 @ 6:30 p.m.

LOCATION: Town Hall, Room 315
45 South Main Street
Wallingford, CT 06492

1. Pledge of Allegiance
2. Introduction of new member: Gary Gonzalez
3. Consent Agenda
 - Consider and Approve: Meeting Minutes dated September 23, 2024 **(attach.)**
 - Consider and Approve: Monthly Expenditure Reports – September 2024 **(attach.)**
4. Items removed from Consent
5. Presentation and Possible Action: Guilford Savings Bank
6. Committee Reports
7. **Housekeeping Items**
 - Possible EDC Special Meeting on December 2, 2024 (Cancel Regular November and December meetings)
 - 2025 EDC Regular Meeting Schedule **(attach)**
 - Discussion Only: Selection of Chair for January 2025 – December 2025
 - Discussion Only: Selection of Vice Chair for January 2025 – December 2025
 - Liaison/Committee Appointments for January 2025 – December 2025
 - Liaison to Plan of Conservation and Development Implementation Committee
 - Planning & Zoning Liaison Committee
 - Marketing & Incentives Committee



Town of Wallingford
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- Liaison to Town Council (?)
- Liaison to Wallingford Center Inc (?)
- Other organizations / etc. (?)

8. Old Business

- Discussion Only: Tracy Zone (T-30)
- Discussion Only: Historic Railroad Station RFP

9. New Business

- Discussion and Possible Action: ZoomProspector
- Discussion and Possible Action: WCI Sponsorship
- Discussion and Possible Action: QCC Sponsorship
- Discussion Only: Brownfields

10. Staff Report (***attach.***)

11. Chair's remarks

Dates to Remember:

11/05 - Town Council – Ordinance Committee
11/11 - Town Offices CLOSED
11/12 - Town Council Meeting
11/13 - PZC Meeting
11/25 - Economic Development Commission Meeting
11/26 - Town Council Meeting
11/28 - Town Offices CLOSED
11/29 - Town Offices CLOSED

ec: EDC Members, Maribel Carrion-QCC, Renee Miller-QCC, Mayor's Office, Town Clerk's Office (for posting)
Town Council (via T. Clerk), Kevin Pagini-P&Z, Rosemarie Preneta, Liz Verna, GovMedia, Website
NH Reg., Htfd. Courant, R-J, Luther Turmelle, Jessica Wysocki, Bill Comerford

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.

EDCRMAg102824FINAL



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

Economic Development Commission
Special Meeting Minutes
September 23, 2024

Present:

Joe Mirra, Chair
Frank Apuzzo, Commissioner
Rob Fritz, Commissioner
Patty Powers, Alternate
Tim Ryan, Commissioner

Absent:

Hank Baum, Vice Chair
Anthony Bracale, Commissioner
Gary Fappiano, Alternate
Dana Quigley, Commissioner

Guests:

Austin McAnneny, Gary Gonzalez

Others Present:

Don Crouch, Economic Development Specialist

Chair Joe Mirra called the Special meeting of the Economic Development Commission to order at 6:30 p.m.

- 1. Pledge of Allegiance:** Chair Mirra led the Commission in the Pledge of Allegiance.
- 2. Approval of June 23, 2024 Minutes:** **Motion to approve minutes by Commissioner Ryan and seconded by Commissioner Apuzzo.**
- 3. Presentation by Charter Development:** Eric Brown and Donald Gershman from Charter Development presented the proposed WI text change to include data centers by special permit. High demand due to AI, self-driving vehicles, more computers and file servers in the "Cloud", etc. Charter is looking to develop a 150,000 sf two story building. There would be 15-20 employees in a high period. Current 3 parcels generate \$4,098 in property tax. Potential future revenue to the town is estimated over \$3.5 million to the town and Wallingford Electric. Building would be a low intensity use. Ryan said data centers are a strong economic driver. Ryan said last time the town was in the wrong game with the wrong player. Noise from highway is louder than a data center. Ryan mentioned his trip with Joe Mirra to Norwalk to see a data center in action. Ryan said a data center in the WI would be the highest and best use and lowest impact to wetlands and Spring Lake. Fritz asked about decibel levels and maybe it would be helpful to present different examples of db levels. **Motion made by Ryan to support the project, second made by Powers. Motion passed unanimously.**
- 4. Presentation by Wallingford Family YMCA.** Executive Director Sean Doherty presented their Just Add Water campaign. YMCA is looking for a \$1 million investment from the town for their pool project at the West Side YMCA. Pool passes would be at a reduced rate to Wallingford residents, access to all 3 pools, potential for collaboration with Park & Rec on lifeguard training and programming. Ryan asked what about the response from the Recreation Commission. Doherty said the commission wanted to see

50 what happens with the Community Pool first. Powers stated a new pool at the West Side YMCA would
 51 help Yalesville section of town. **Motion to recommend the Town Council hear the proposal made**
 52 **by Fritz and seconded by Powers. Motion passed unanimously. .**
 53

54 **5. Old Business:**
 55

- 56 • Tracy District - Discussion on Tracy with the opening of the gas station, conversation with J+D
 57 Auto Sales, and past proposal for hydroponics at Donzello farm.
- 58
- 59 • Historic Train Station – No responses to the RFP. Calls have been received by nonprofits and a
 60 couple for profit entities. Nothing formally received by anyone.
- 61
- 62 • Zoning Enforcement – waiting for Ordinance Committee to take up the topic again. EDC sent a
 63 letter in support.
- 64
- 65 • Office vacancy incentive – Town Council approved the incentive. Crouch thanked Mirra and
 66 Ryan for their involvement.
- 67
- 68 • Downtown Center/WCI – Mirra spoke of the progress with the different committees and support
 69 from EDC Commissioners and Staff. Fritz mentioned Porch Fest and Mark Vogt. Opportunity for
 70 bigger event in the future.
- 71

72 **6.** No new business.

73 **7.** No reports from Marketing or P&Z Liaison.

74 **8. Staff report:** Crouch mentioned the secretary position should be filled shortly. Crouch stated the CT
 75 Proton Therapy Center has broken ground. Crouch thanked Ryan for his help in organizing the EDC
 76 luncheon to honor the EDC Commissioners with over 125 years of combined service.

77 **9. Chair's Report:** Chairman Mirra mentioned this was his last meeting and he has enjoyed being
 78 involved in the EDC. Commissioner Ryan announced this was his last meeting also.

79
 80 **There being no further business, Apuzzo made a motion to adjourn the meeting at 8:01 p.m.;**
 81 **Powers seconded the motion. By unanimous vote, the motion carried.**
 82

83
 84 Sincerely,

85
 86
 87 Don Crouch, Economic Development Specialist
 88
 89

Town of Wallingford



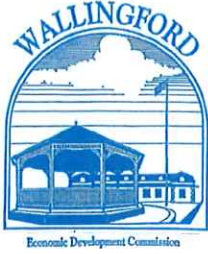
THROUGH 9/30/24

3/12 = 25%

FOR 2025 03

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
10011050 ECONOMIC DEVELOPMENT COMMISSIO							
10011050 51000 REGULAR SALARIES &	89,917	89,917	23,469.94	7,221.52	.00	66,447.06	26.1%
10011050 55110 TRANSPORTATION REIM	1,500	1,500	.00	.00	.00	1,500.00	.0%
10011050 55405 PROMOTIONAL EXPENSE	30,250	30,250	2,221.00	.00	2,379.00	25,650.00	15.2%
10011050 56100 OFFICE EXPENSES & S	1,700	1,700	132.00	.00	950.00	618.00	63.6%
10011050 58735 OPERATING EXPENSES	1,500	1,500	.00	.00	.00	1,500.00	.0%
10011050 58810 DUES AND FEES	2,500	2,500	.00	.00	.00	2,500.00	.0%
TOTAL ECONOMIC DEVELOPMENT COMMISS	127,367	127,367	25,822.94	7,221.52	3,329.00	98,215.06	22.9%
TOTAL EXPENSES	127,367	127,367	25,822.94	7,221.52	3,329.00	98,215.06	
GRAND TOTAL	127,367	127,367	25,822.94	7,221.52	3,329.00	98,215.06	22.9%

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



Town of Wallingford

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

October 28, 2024

***** PROPOSED *****

ECONOMIC DEVELOPMENT COMMISSION **Meeting Schedule for 2025**

The Economic Development Commission will meet at **6:30 p.m.** in **Room 315** in Wallingford Town Hall on the following **Mondays**:

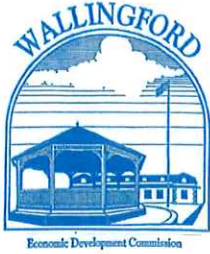
Monday, January 6
February 3
March 3
April 7
May 5
June 2
July – No Meeting/Summer Recess
August – No Meeting/Summer Recess
September 1
October 6
November 3
December 1
January 5, 2026

Hank Baum, Chairman
Economic Development Commission

(Meetings are typically held the first Monday of each month in Room 315, if there is a change to the date, time, and/or location it will be noted on the corresponding meeting agenda.)

c: Mayor's Office

ec: EDC Commissioners/Staff
Quinnipiac Chamber of Commerce
GovMedia / Website
Town Clerk (for TC and posting)
Wallingford Center, Inc.



Town of Wallingford

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

October 28.2024

ECONOMIC DEVELOPMENT COMMISSION **Commissioner Committees 2024**

Marketing Committee

- Anthony Bracale, Chair
- Gary Fappiano
- Rob Fritz
- Patty Dyer-Powers

P&Z Liaison

- Frank Apuzzo
- Hank Baum, Chair
- Dana Quigley
- Gary Gonzalez



October 1, 2024

Economic Development Commissioner
45 South Main Street
Wallingford, CT 06492

Dear Commissioners,

We are writing to formally request a municipal tax abatement for the newly acquired property located at 95 Barnes Rd, Wallingford CT. As a vital member of the local community, we believe that this abatement will not only benefit our organization but also contribute significantly to the economic growth, support the Town of Wallingford's strategic development plan, and contribute to the overall well-being of the surrounding community.

Guilford Savings Bank (GSB) is a growing full-service, mutual community bank committed to fostering financial prosperity and providing essential banking services to individuals and businesses throughout the State of Connecticut. As a mutual bank, we are not beholden to shareholder value. We are owned by the depositors in the communities we serve. As such, our focus extends beyond financial services to supporting local initiatives, promoting economic development, and enhancing the overall quality of life for residents. We can only succeed if our communities flourish!

Here are the specifics regarding our request:

- 1) **Type of Business:** GSB offers a range of financial products and services, including personal and business banking, mortgage and commercial lending, and investment management.
- 2) **Type of Building and Expected Improvements:** The property at 95 Barnes Rd will serve as our primary Financial Operations Center, accommodating over 150 employees and serving as the main hub for our professional staff in the financial services industry. We aim to remediate the conditions of this once vacant space. Additionally, we plan to make a significant investment to modernize and transform the space into a state-of-the-art office facility, incorporating updated energy-efficient features and enhanced security measures for our employees.
- 3) **Tax Incentive Request:** Based on our projected investments and financial projections,

- a) we are requesting the taxes be abated on the net increase in the assessed value of improvements to real property:
 - 1. Year 1 – 5 receive 100% abatement; and
 - 2. Year 6 – 7 receive 50% abatement.
 - 3. Adhere to other conditions and program covenants outlined in the Town of Wallingford's Real Property Tax Incentive for Office Development, dated September 28, 2023¹.
- b) We are requesting participation in the Wallingford Electric Division – Economic Development Rider Rate with the graduated rate reduction as follows:
 - 1. for months 1 through 12, 50%;
 - 2. for months 13 through 24, 40%;
 - 3. for months 25 through 36, 30%;
 - 4. for months 37 through 48, 20%;
 - 5. and for months 49 through 60, 10%.
- c) We are requesting participation in the business personal property tax incentive program to fill vacant offices.

Based on a 5 + year lease agreement (as an owner occupier)

- i. Year 1 will be 100% abatement;
 - ii. Year 2 will be 100% abatement;
 - iii. Year 3 will be 100% abatement;
 - iv. Year 4 will be 75% abatement;
 - v. Year 5 will be 50% abatement.
- d) We are requesting a 100% concession on the following permit fees associated with the improvements and build out of the space:
 - 1. Building Permits
 - 2. Fire Marshal Permit
 - 3. HVAC Permit
 - 4. Electrical Permit
 - 5. Plumbing Permit

4) Benefits of Our Business Presence: The presence of GSB in Wallingford CT provides numerous benefits to the local community, including:

- a) *Job Creation:* We will employ over 150 individuals at this facility, some of whom are Wallingford residents. These positions encompass various white-collar professions such as Finance, Accounting, Information Technology, Data Science, Financial Crimes, Commercial Credit, and Residential Lending, offering stable and well-paying jobs with opportunities for career advancement. As a growing institution we are adding several new positions each year.

- b) *Economic Stimulus:* Our lending activities support local businesses, entrepreneurs, and homeowners, stimulating economic growth and revitalization.
 - c) *Community Development:* We actively participate in community events, sponsor local initiatives, and collaborate with local nonprofit organizations to address social and economic challenges. We currently donate nearly \$400 thousand dollars to local non-profits and serve on over 70 non-profit boards.
 - d) *Financial Education:* We offer financial literacy programs and resources to empower individuals and families to make informed financial decisions and achieve their goals.
- 5) **Reasons for the Request:** The requested tax abatement will enable us to allocate resources more effectively towards our planned investments in modernizing and transforming the space into a state-of-the-art office facility. This upgraded facility will not only support our employees but also accommodate our growth, thereby significantly benefiting the local economy and community for years to come. Additionally, it will help ensure the long-term viability and sustainability of our operations in Wallingford CT. Finally, we are encouraged that the redevelopment of our space will further spark development efforts in the Barnes Road area, allowing the GSB campus to proudly stand at the gateway.

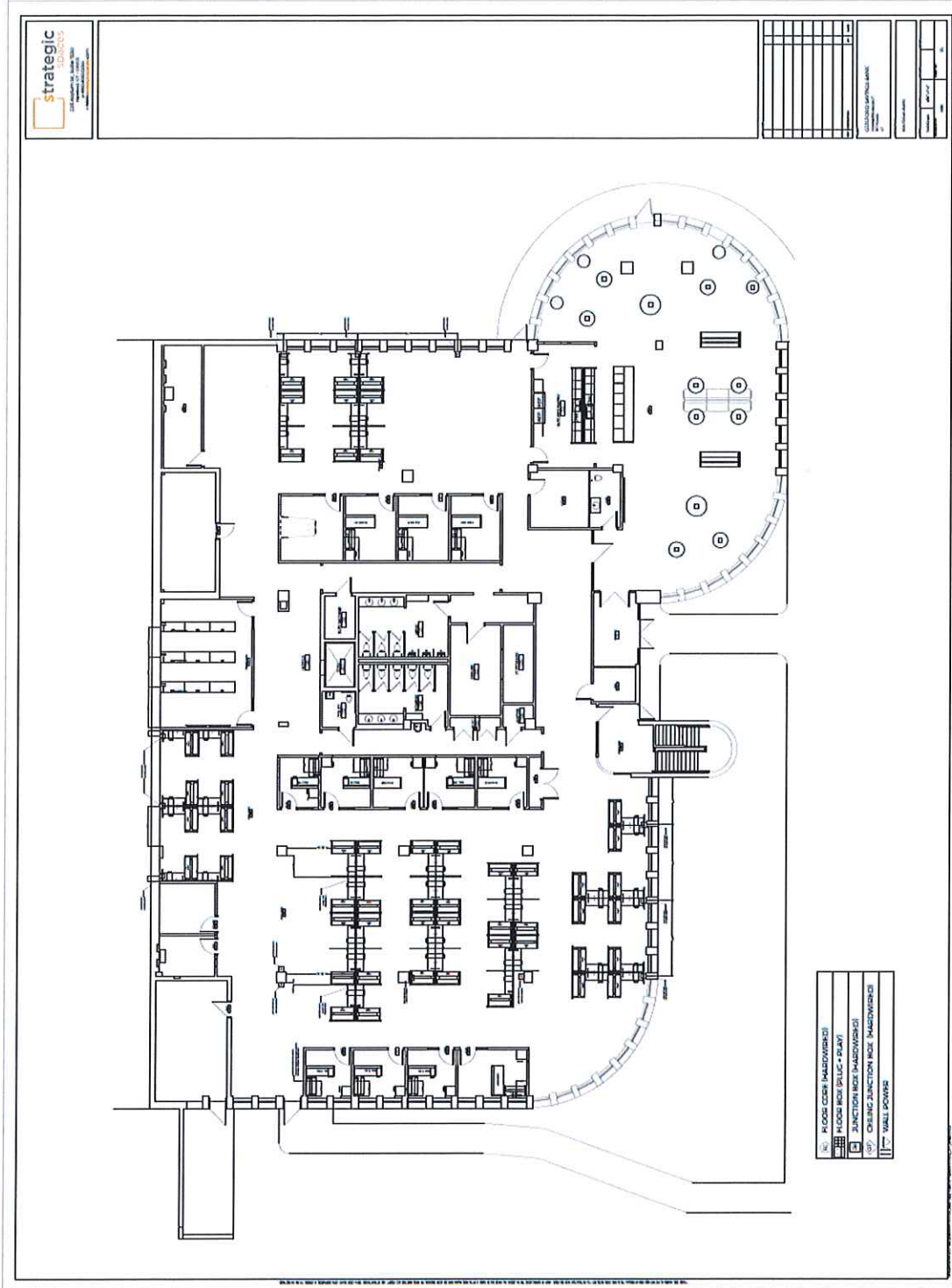
We appreciate your consideration of our request and look forward to discussing this matter further. Please contact us if you need any additional information or clarification.

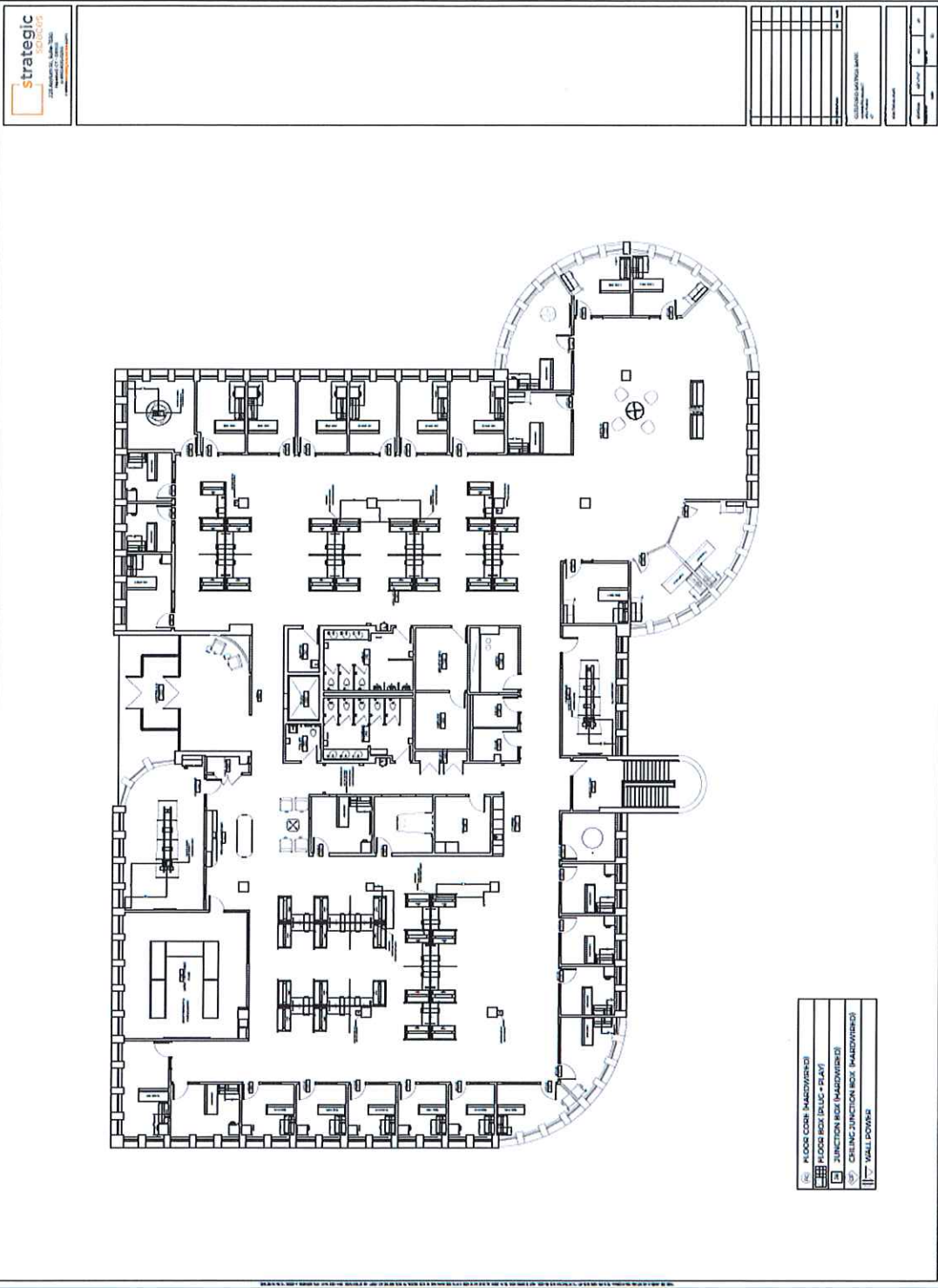
Thank you for your attention to this matter.

Sincerely,

Timothy P. Geelan
Chief Executive Officer
GSB

Kyle J. Eagleson
President & Chief Operating Officer
GSB



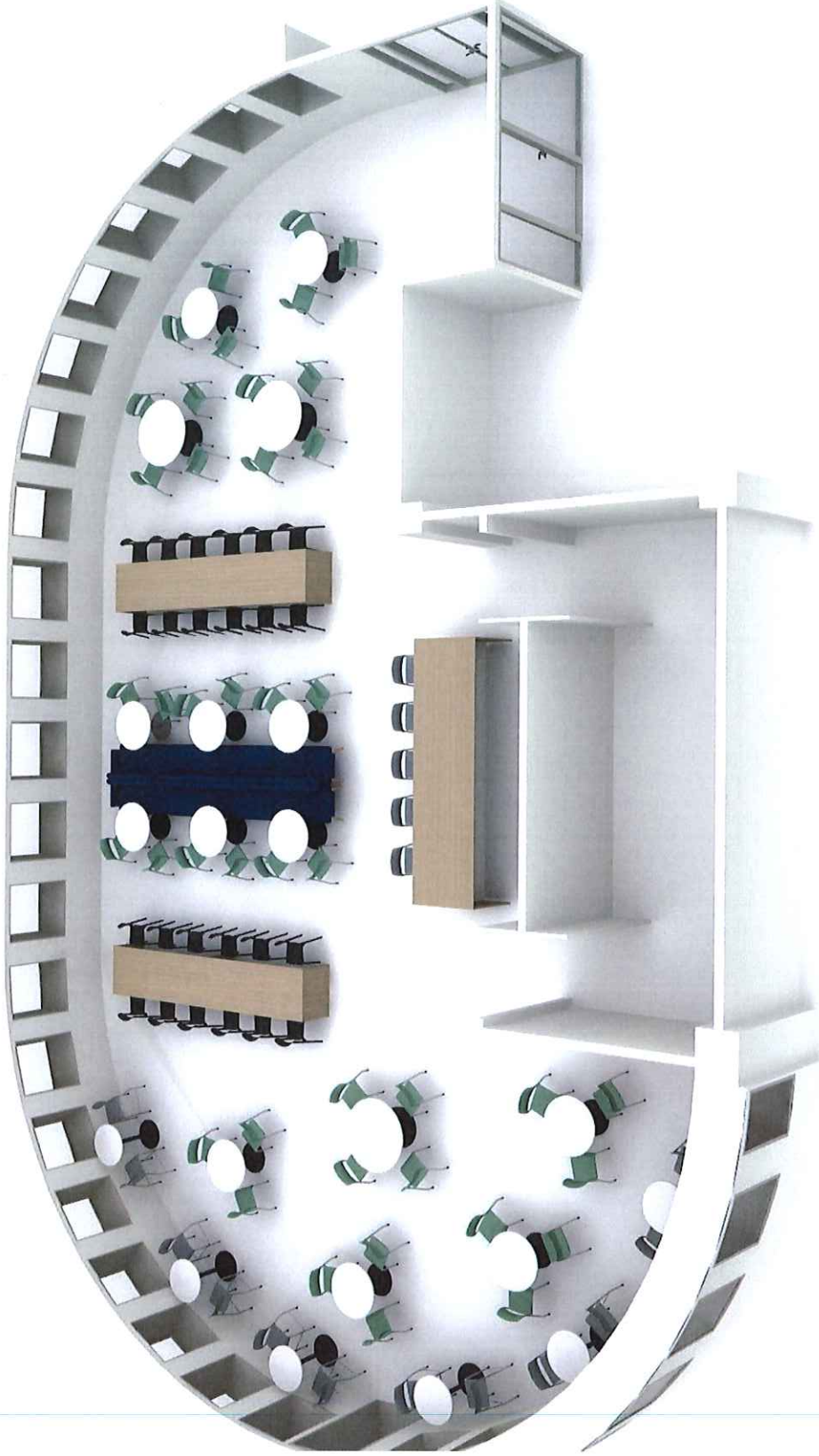


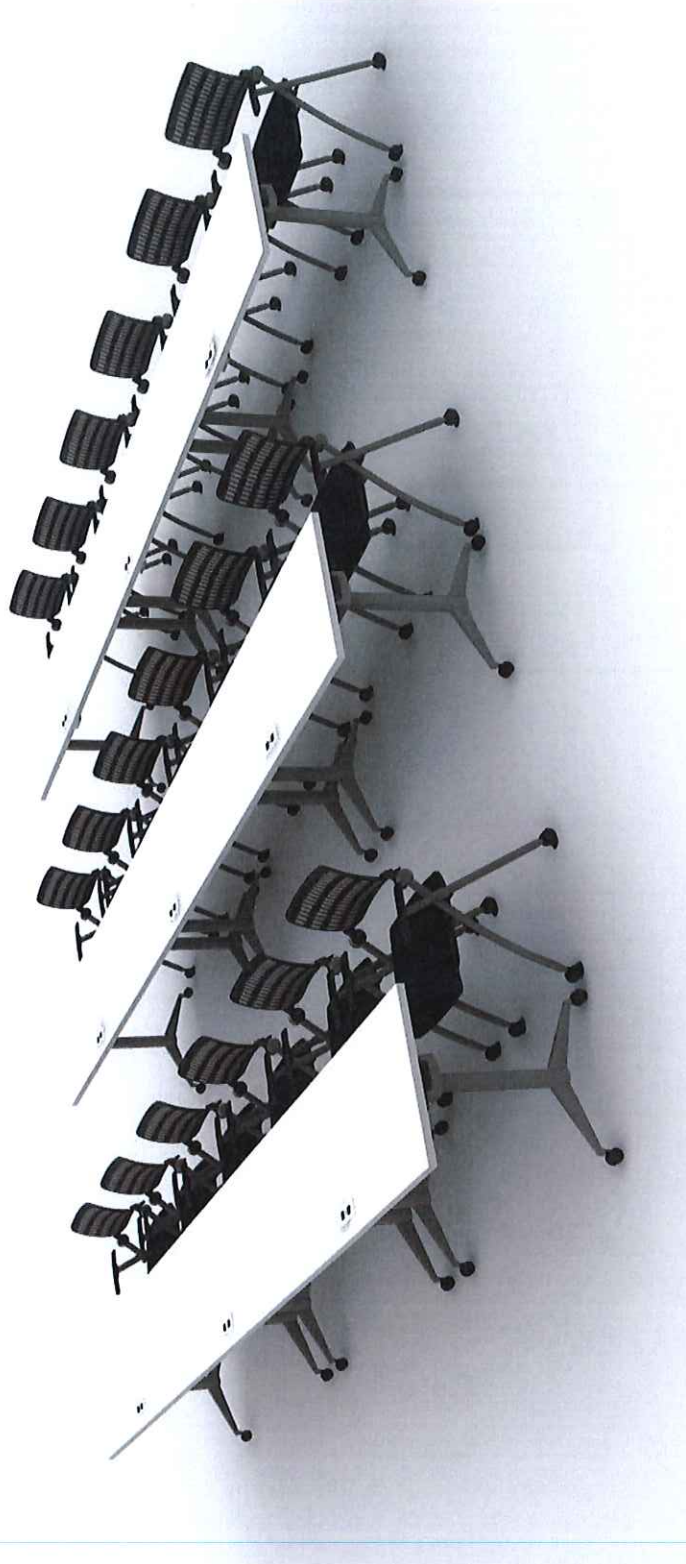




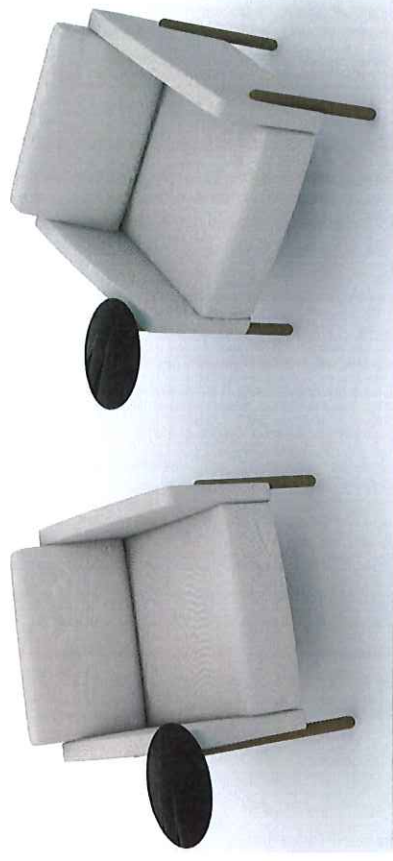


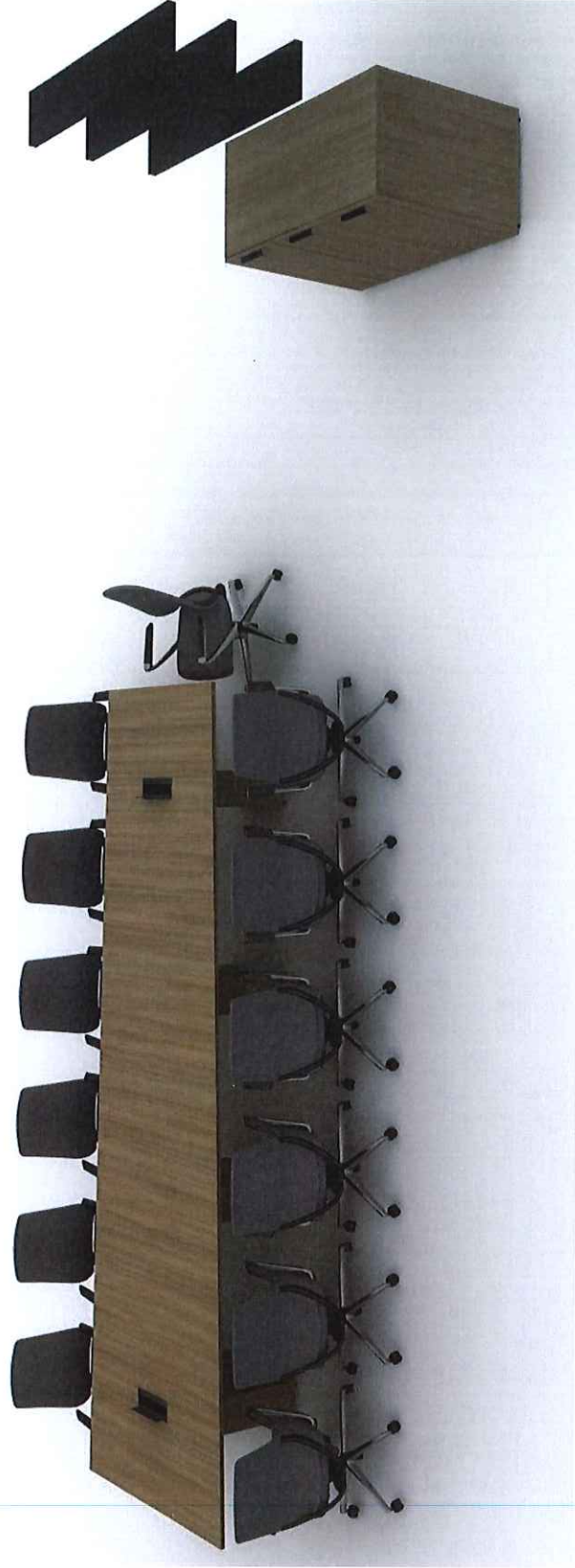


















Town of Wallingford, Connecticut

A PROGRAM ESTABLISHING A PERSONAL PROPERTY TAX INCENTIVE TO FILL VACANT OFFICES

Section 1. Purpose.

To establish a personal property tax incentive program in accordance with §12-65b of the Connecticut General Statutes for the Town of Wallingford to encourage tenants to fill vacant office space through the temporary fixing of personal property assessments. Upon the approval of this Program by the Town Council, the Mayor is authorized to enter into Agreements with qualified applicants.

Section 2. Program.

- (a) The applicant is leasing new office space in an existing, vacant office space located in the IX or WI Zoning District and is in compliance with the requirements of the said district zoning.
- (b) The applicant is current in the payment of any taxes or other obligations due to the Town of Wallingford and shall remain current in order to receive the benefit of this program.
- (c) Taxes will be abated on the personal property assessed value as declared on the Declaration of Personal Property. Tax abatement will be for a period of up to five (5) years based on lease term.
 - a. Based on a 5 + year lease agreement
 - i. Year 1 will be 100% abatement;
 - ii. Year 2 will be 100% abatement;
 - iii. Year 3 will be 100% abatement;
 - iv. Year 4 will be 75% abatement;
 - v. Year 5 will be 50% abatement.
 - b. Based on a 3 year lease agreement
 - i. Year 1 will be 100% abatement;
 - ii. Year 2 will be 50% abatement;
 - iii. Year 3 will be 25% abatement
- (d) The applicant shall complete and submit an executed Tax Incentive Program Agreement with the Town of Wallingford.
- (e) The applicant shall complete and submit a Declaration of Personal Property to the Town of Wallingford, Assessor's Office, on or before November 1st of each calendar year. An extension to file, not to exceed 45 days, may be granted by the Assessor for good cause if requested in writing and submitted to the Assessor by the November 1st date. The Declaration must be filed in order to obtain the abatement.



Town of Wallingford, Connecticut

- (f) If the applicant receiving the incentive benefits substantially reduces its operations during the term of the agreement, the Town may terminate the agreement and may require full payback of all abated taxes. Substantially reduced operations shall mean among other things a reduction in square feet occupied within the property by 20% or more, a reduction in workforce by 20% or more, or early termination of the lease agreement.
- (g) The period of benefit commences with the first applicable grand list following the execution of the Tax Incentive Program Agreement by the applicant and the Mayor of Wallingford, and occupancy in the space, and expires per the terms of the agreement.
- (h) The Town reserves the right to require information, during the term of the abatement, relating to the compliance with the Program requirements.

Section 3. Effective Date

This incentive program is available for the October 2024 Grand List and shall be effective immediately and shall remain in effect through the October 2029 Grand List.



Town of Wallingford, Connecticut

Office Personal Property Tax Incentive Program Application

Please be advised that the completion of this Application does not constitute a formal approval for a Personal Property Tax Incentive. In accordance with § 12-65b of the General Statutes, the Town of Wallingford may enter into a written agreement to provide for the temporary fixing of personal property assessments with qualified applicants.

Company: The Guilford Savings Bank
Contact Name: Kyle J. Eagleson
Title: President & COO
Address: 95 Barnes Road, Wallingford, CT
Telephone: 203-458-5443 Fax: _____
Email: KEagleson@mygsb.bank

Leased Square Footage: 34,000 sf Lease Term: _____ Occupancy Date: 3/2025
Number of Wallingford Full-time equivalent employees: _____

Parent Company (if applicable): _____
Contact Name: _____
Address: _____
Telephone: _____ Fax: _____
Email: _____

Landlord: Owner Occupied
Contact Name: _____
Address: _____
Telephone: _____ Fax: _____
Email: _____

Taxable Property Information: Provide a personal property estimate including any current property and estimated costs for new property. This worksheet does not replace the Personal Property Declaration due yearly. Worksheet is provided on the page 4. Copy and attach additional sheets if needed.

Total Personal Property Estimated Value: \$ _____

The undersigned affirms under penalty of false statement that the information provided herein is true and accurate.

Kyle J. Eagleson
Printed Name

President & COO
Title

Signature of Company Representative

10/24/24
Date

Return Application to: Economic Development Office
45 South Main Street, Room 311, Wallingford, CT 06492 or via email: edc@wallingfordct.gov.



Town of Wallingford, Connecticut

Property Codes and Description

#16 - Furniture & Fixtures Furniture, fixtures and equipment of all commercial, industrial, manufacturing, mercantile, trading and all other businesses, occupations and professions. Examples: desks, chairs, tables, file cabinets, typewriters, calculators, copy machines, telephones (including mobile telephones), telephone answering machines, facsimile machines, postage meters, cash registers, moveable air conditioners, partitions, shelving display racks, refrigerators, freezers, kitchen equipment, etc.

#20 - Electronic Data Processing Equipment Electronic data processing equipment (e.g., computers, printers, peripheral computer equipment, and any computer based equipment acting as a computer as defined under Section 168 of the IRS Code of 1986, etc.). Bundled software is taxable and must be included.

#21 - Telecommunications Equipment Excluding furniture, fixtures, and computers, #21a includes cables, conduits, antennae, batteries, generators or any equipment not deemed technologically advanced by the Assessor.

#21b includes controllers, control frames, relays switching and processing equipment or other equipment deemed technologically advanced by the Assessor.

#22 - Cables, conduits, pipes, poles, towers (if not currently assessed as real estate), underground mains, wires, turbines, Class I Renewables, etc., of gas, heating, or energy producing companies, telephone companies, water and water power companies. Include items annexed to the ground (e.g., hydraulic car lifts, gasoline holding tanks, pumps, truck scales, etc.), as well as property used for the purpose of creating or furnishing a supply of water (e.g., pumping stations).

#23 - Expensed Supplies The average monthly quantity of supplies normally consumed in the course of business (e.g., stationery, post-it notes, toner, computer disks, computer paper, pens, pencils, rulers, staplers, paper clips, medical and dental supplies and maintenance supplies, etc.).

#24 – Other All Other Goods, Chattels and Effects, any other taxable personal property not previously mentioned or which does not appear to fit into any of the other categories. (e.g. video tapes, vending machines, pinball games, video games, signs, billboards, coffee makers, water coolers, leasehold improvements.

Economic Development Staff Report

October 2024

Business Attraction

- Development meeting to discuss potential housing in the Transit Oriented District.
- The Hub opened on North Main Street Ext offering educational programs.
- A Kinder Ground opened on Route 5.
- Development meeting to discuss potential project on South Turnpike.
- Gave 3 tours of the historic train station to various organizations to discuss future use.
- Development meeting to discuss potential housing on Route 5.
- Development meeting to discuss senior housing project.
- Met with micro-brewer on potential site location and process.

Business Retention & Expansion

- Joe Mirra and I met along with Planning & Zoning Department met with Tracy business in regard to violations.
- Discussed incentive programs with business.
- Visited CT Foodshare with Mayor and Town Planner to discuss expansion.
- Attended Nel event with AdvanceCT. Nel hosted a two day event in Wallingford.
- Attended CT Proton Therapy groundbreaking with Mayor and Town Councilor Chris Regan. Rep. Mushinsky and Sen. Cicarella were in attendance.

Community Engagement

- Mayor, Town Planner, and I met with Joe Corso to discuss downtown beautification project.
- Met with QCC Executive Director to discuss business activities.

Department/Industry activities

- Grants coordinator submitted SHPO grant for historic train station exterior. Town should hear about next steps in November.
- Stacie McCarthy joined the EDC Team
- Town Planner and I met with Camoin Associates about TIF districts.
- Town Planner and I met with CA architect to discuss senior housing project potential near senior center.
- Met with Human Resources and Workforce Alliance regarding 2nd Municipal Career night. Will be held on December 5th in the Town Council Chambers.
- Participated in SmartGov department meetings.
- Met with Workforce Alliance to discuss programs for manufacturers.
- Attended Wallingford Electric Division 125th Anniversary.
- Attended Planning & Zoning Commission meeting to support data center project.
- Attended WCI Landlord/Property Owner forum with Mayor and Frank Apuzzo.
- Worked with Communications Specialist on social media topics.
- Attended CT Housing Conference with Planning & Zoning Department.

Economic Development Staff Report

Social Media Metrics

- 369 followers to our LinkedIn page.
- 1,400 followers on the Town of Wallingford facebook page.

In The News

- **Record Journal – August 2, 2024**
Grant completes purchase of critical watershed in town of Wallingford
Wallingford Mayor Vincent Cervoni speaks to Gov. Ned Lamont in Windsor on Wednesday.
The Wallingford Water Division has acquired 40 acres along the Muddy River watershed after receiving a \$435,500 grant as part of Connecticut's Open Space and Watershed Land Acquisition Program. The property purchased through the grant is at 138 Williams Road, located in a rural part of town near Paradise Hills Vineyard & Winery.
- **Hartford Business Journal - August 5, 2024**
Despite new projects in pipeline, pace of Greater Hartford speculative warehouse construction slows - With industrial real estate demand continuing to slow, Massachusetts-based Winstanley Enterprises has put on hold plans to build an 819,000-square-foot logistics warehouse in Enfield. At least until a tenant can be identified.
- **Record Journal – August 12, 2024**
Speakeasy opens under guise of VHS rental shop
A VHS shop is gearing up to open in downtown Wallingford later this month. But the step back in time might be more than expected. Though it's fronted as a mom and pop TV store ripped straight out of the 1990s, the Gilded Curtain is actually a speakeasy in disguise. Hiding in back is the true heart of the business, a cocktail lounge and craft cafe that's themed as a love letter to the golden age of Hollywood. The speakeasy will be arriving at 88 Center St., the former location of the Catalyst Art Studio adjacent to the former Knuckleheads restaurant before it relocated further up Main Street.
- **Record Journal – August 19, 2024**
Ulbrich Steel gives back to Wallingford in its 100 years
What started as a scrap metal yard 100 years ago has expanded into a metal fabrication company headquartered in North Haven that made mess kits for World War II and even pieces for the Apollo 11 mission. "They are just such a tremendous supporter, beyond providing jobs and their contributions to our tax base," Wallingford Mayor Vincent Cervoni said at a recent celebration at the Y marking the company's centennial. "They take every opportunity to support our community in ways like this, and they have, as long as they've been here. So we are blessed as a community to have partners like Ulbrich."
- **Record Journal. – August 29, 2024**
Officials look to improve neglected parking areas - Downtown Wallingford may see sharp improvements in its parking infrastructure next spring. Mayor Vincent Cervoni, alongside other town and business officials, are planning to revitalize downtown's neglected parking infrastructure to meet the demands of new businesses beginning to open in the area. Though the plans are only preliminary, Cervoni said the town intends to repave the town-owned lots behind the buildings that line Center Street.
- **Record Journal – August 24, 2024**
Town fails to find vendor - The old train station faces an uncertain future after no vendors showed interest in taking over the space in the town's recent request for proposals, even after the extended deadline. With the adult education center primed to leave the 37 Hall Ave. building, which sits prominently at the end of the railroad Green in lower downtown, it will leave the structure vacant by the end of this school year.

Economic Development Staff Report

- **Record Journal. - September 02, 2024**
Choate, town collaborate on interactive map to promote local businesses- If all goes as planned, newcomers will have an interactive way to get to know the town starting in October, after the town government collaborated with others on an illustrated map of downtown.
- **Wallingford Patch - September 5, 2024**
7 Brew Coffee Sets Opening Date In Wallingford - 7 Brew Coffee will officially open its location in Wallingford on Monday, Sept. 9, the owners announced. 7 Brew is a drive-thru only coffee shop at the former site of Captain Seas property at 905 North Colony Road. In preparation for the opening of the franchise's first New England location in Wallingford, owner and operator Sharon Parmar said the 7 Brew Wallingford team has "already made a significant impact" by delivering 10,000 free drinks to the Wallingford community.
- **Hartford Business Journal – September 24, 2024**
Wallingford pays \$4.1M for building that will house school administrative offices - Wallingford officially has a new home for its town wide school administrative offices. O,R&L Commercial announced Monday that the town had paid \$4.1 million to acquire 4 Fairfield Blvd., a 45,320-square-foot commercial/industrial building located on 3.59 acres directly across from the Wallingford Parks and Recreation Department and its Youth & Social Services Department.
The seller was CT Wallingford Realty Partners, which had acquired the building for \$3.24 million in August last year. In June, the Town Council approved \$5.1 million to buy and renovate the building to serve as the new home for its school administrative offices, the board of education, adult education and Wallingford Transition Academy, a special education program.
- **The Middletown Press – September 25, 2024**
State revs up tax credits for affordable housing, but fewer developers applying
Coming off the lowest number of applications in recent years, Connecticut is dangling a new round of tax credits to developers who pledge to include affordably priced apartments in their projects —with last week's interest rate cut potentially bringing more such developments to the table for consideration.
- **WSHU | Public Radio – October 3, 2024**
CT sees stronger post-pandemic economic growth compared to other regional states - Connecticut's economy grew by 3.1% in the past two years. That's better than any other New England state and above the U.S. average of 2.7%, according to state officials.
The state's growth has been boosted by an increase in manufacturing, said Governor Ned Lamont at the Connecticut Business and Industry Association's annual state manufacturers' summit in Hartford on Wednesday.
- **Business View Magazine – October 11, 2024**
Wallingford, Connecticut. A Visionary Town Balancing History and Innovation - *Enhancing infrastructure, embracing technology, and nurturing a sense of community to create a vibrant future for residents and businesses.* Wallingford, a historic town strategically located at the intersection of Interstate 91 and Connecticut Route 15, offers an intriguing blend of small-town charm and vibrant economic activity. Mayor Vincent Cervoni describes Wallingford as a place where the past and present harmoniously coexist. "You become very aware of the history of this town," he states, highlighting the town's 350th anniversary celebration, which was delayed to 2022 due to the pandemic. This milestone indicates Wallingford's enduring legacy and the resilience of its community.

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Downtown Wallingford is a bustling activity hub centered around the intersection of Center Street and North and South Main Streets. The mayor proudly notes, "Downtown dining is terrific. We have, within walking distance, probably 7 or 8 excellent restaurants." This culinary variety caters to diverse tastes and adds to the town's lively atmosphere.

- **Hamden Patch - October 15, 2024**

New Economic & Community Development Director Appointed In Hamden
Ayanna C. Wayner has been appointed as Hamden's new Economic and Community Development Director, pending the approval of the Legislative Council, Mayor Lauren Garrett announced Tuesday.

- **Record Journal – October 22, 2024**

New data center considered along Wallingford's Muddy River watershed as opposition mounts - A company's proposal to bring a data center to town in an effort to attract major vendors like Google and Meta is drawing opposition from neighbors.

- **Record Journal – October 24, 2024**

Ground broken on first proton cancer therapy center in Connecticut

A revolutionary cancer treatment made its way to Connecticut Thursday with the start of construction of a facility that will provide proton therapy to patients through a rare collaboration between rivals Hartford HealthCare and Yale New Haven Health System. The Connecticut Proton Therapy Center will be a 25,000-square-foot facility off Interstate 91 operated by Proton International.

- **Hartford Business Journal – October 24, 2024**

Nel Hydrogen invests \$30M in new manufacturing space

A two-year, \$30 million upgrade of a Wallingford company that makes equipment used to produce hydrogen has given the company a more productive and efficient manufacturing facility. Nel Hydrogen celebrated the completion of the facility's upgrade Wednesday with an grand reopening event that included U.S. Sen. Richard Blumenthal, D-Connecticut. Nel Hydrogen's Chief Executive Officer Hakon Volldall said by increasing the level of automation used in making the company's electrolyzers, which are used to split water into hydrogen and oxygen, the company can produce 10 times as many of the devices at a cost that is 30 Percent less than before.

- **Record Journal**

A train station's potential- It can be hard to keep track of what's going on in Wallingford. More than a half year into a new world, in which the mayor is someone who has not been in power for 40 years, some of the pieces are starting to fit, but the big questions remain.

Those big questions include Community Pool, idle now for years. They still include the huge question of whether the town should have one high school or two.