



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

Economic Development Commission
 Regular Meeting Minutes
 February 3, 2025

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 AT 10:15 AM AND RECEIVED BY
Kristen Sango TOWN CLERK

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- Present:** Hank Baum, Commissioner
 Rob Fritz, Commissioner
 Gary Gonzalez, Commissioner
 Carl Casper, Alternate
 Austin McAnney, Alternate
- Absent:** Anthony Bracale, Chair
 Frank Apuzzo, Vice Chair
 Nick Lombardo, Commissioner
- Others Present:** Don Crouch, Economic Development Specialist
 Stacie McCarthy, EDC Secretary
 Dale Kroop – REX Development

Commissioner Hank Baum called the regular meeting of the Economic Development Commission to order at 6:30 p.m.

1. **Pledge of Allegiance** – Commissioner Baum led the Commission in the Pledge of Allegiance.
2. **Guest Presentation** – Dale Kroop – REX Development provided an overview of *‘Roles and Responsibilities of the Town’s “economic development team” and strategic planning for development’*. He explained that he has worked in economic development for many years and has been very successful in helping cities and towns across the state to develop strategic / working plans to achieve their goals. Mr. Kroop talked about the importance for the EDC to development a strategy based on market realities as well as focusing on key components such as business retention/expansion, business attraction, business creation and business clusters/sectors such as manufacturing, healthcare etc. Mr. Kroop emphasized the importance of the EDC working together with partners such as elected officials, municipal offices, boards and commissions, business community leaders and citizens, chambers, product and service providers, and developer’s etc.to achieve successes in town. Mr. Kroop’s presentation contained a great deal of information, as a result, he asked the Commission to review the information and determine what specific topics they would like to learn more about and he will make himself available to attend future meetings to discuss these topics in greater detail.
3. **Discussion on Consent Agenda:** Rob Fritz made a motion to approve the Consent Agenda; Carl Casper seconded the motion. The Consent Agenda was unanimously approved.

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4. Committee Reports:

• **Marketing Committee** – Don Crouch provided a brief update on the status of the historic RR station for new EDC Commissioners. Mr. Crouch explained that adult education is currently utilizing the RR Station and will be there until June/July 2025. Mr. Crouch explained a few non-profits have shown interest in the space and a developer expressed interest in potential housing in the area along with potential use of the building. The group agreed that progress has been slow related to next steps and future plans for the building.

• **P&Z Committee** – Mr. Crouch provided a brief update on the data center, explaining the Planning and Zoning Commission approved a zoning text amendment that allows data centers to be developed in the Watershed Interchange (WI) District. He explained next steps for the data center plan is to go to the Wetlands Commission.

Mr. Crouch also provided a brief update regarding Tracy Zone. Mr. Crouch explained the town has reached out to and met with businesses in the area regarding blight issues. Some progress has been made by the businesses; however progress has slowed. Commissioner Baum suggested EDC generate a letter to the TC Ordinance Committee in re-enforcing support of zoning enforcement changes which will help the town encourage businesses to improve blight issues. Mr. Crouch will work with Chair Bracale to write a letter. Commissioner Baum also suggested inviting Amy Torre, Zoning Enforcement Officer, to a future meeting to discuss enforcement capabilities and how EDC can help.

5. New Business:

• No new business to discuss.

6. Staff Report

– Mr. Crouch noted some of the updates on his report including a visit to Connecticut Proton Therapy Center, his attendance at AdvanceCT’s Annual Meeting, his participation in the preparation for and attendance at the Mayor’s Annual State of the Town address, as well as his work to develop an EDC Annual report which was featured in the Mayor’s State of the Town presentation and remarks and highlighted the many accomplishments of the EDC over the past year.

7. Chair’s remarks

– Commissioner Baum suggested sending out meeting packet sooner would provide Commissioners more time to review.

There being no further business, Carl Casper made a motion to adjourn the meeting at 7:40 p.m.; Rob Fritz seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Stacie McCarthy

Stacie McCarthy, Secretary