

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

February 28, 2025

TO: Members of the Economic Development Commission

FROM: Stacie McCarthy, EDC Secretary

SUBJECT: Regular Meeting Agenda – Monday, March 3, 2025 @ 6:30 p.m.

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

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Consent Agenda**
  - Consider and Approve: Meeting Minutes dated February 3, 2025 (*attach.*)
  - Consider and Approve: Monthly Expenditure Reports – January 2025 (*attach.*)
4. **Items removed from Consent**
5. **Discussion: EDC Vacancies**
6. **Discussion: Organization of EDC Committees, Members, and Upcoming Projects**
  - Wallingford World Wide – May Is World Trade Month
  - Incentive Program
  - Gateway Signs
7. **Reports of Committees and Staff**
  - Marketing & Retention
  - Planning & Zoning Liaison
  - WCI / EDC Strategic Working Group
    - RR Station
    - Downtown Parking Lots improvement
    - Facade Program
  - Staff Report (*attach.*)
8. **New Business**
9. **Closing Remarks - Chair**

RECEIVED FOR RECORD 2-28-25  
AT 2:38 pm AND RECEIVED BY  
Kristen Ponce TOWN CLERK



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

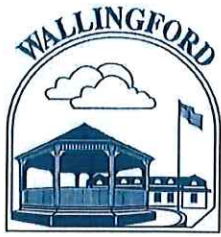
**Dates to Remember:**

- 3/04 - Town Council Ordinance Meeting
- 3/10 – P&Z Meeting
- 3/11 - Town Council Meeting
- 3/25 - Town Council Meeting

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.*

EDCRMAg03032025\_FINAL



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

Economic Development Commission  
Regular Meeting Minutes  
February 3, 2025

RECEIVED FOR RECORD 2/5/25  
AT 10:15 AM AND RECEIVED BY  
Walter Sango TOWN CLERK

- 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

# Town of Wallingford



THROUGH 1/31/25

7/12 = 58%

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
<b>10011050 ECONOMIC DEVELOPMENT COMMISSIO</b>							
10011050 51000	89,917	89,917	56,192.48	9,252.60	.00	33,724.52	62.5%
10011050 55110	1,500	1,500	.00	.00	.00	1,500.00	.0%
10011050 55405	30,250	30,250	7,788.00	2,500.00	1,312.00	21,150.00	30.1%
10011050 56100	1,700	1,700	535.37	.00	930.65	233.98	86.2%
10011050 58735	1,500	1,500	1,122.12	.00	.00	377.88	74.8%
10011050 58810	2,500	2,500	300.00	150.00	.00	2,200.00	12.0%
TOTAL ECONOMIC DEVELOPMENT COMMISS	127,367	127,367	65,937.97	11,902.60	2,242.65	59,186.38	53.5%
TOTAL EXPENSES	127,367	127,367	65,937.97	11,902.60	2,242.65	59,186.38	
GRAND TOTAL	127,367	127,367	65,937.97	11,902.60	2,242.65	59,186.38	53.5%

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

## Economic Development Staff Report

March 2025

### Business Attraction

- Conversation with new Town Center property owner about improvement plan.
- Met with local developer regarding North Colony project.
- Continued conversation with company looking to move their manufacturing business to Wallingford along with purchasing a building.
- Met with local property owner regarding parcel.
- Town Planner and I met with business to propose site locations.

### Business Retention & Expansion

- Call with manufacturer regarding upcoming projects.
- Town Planner and I met with health care organization on project.
- Spoke with property owner on future use and option.

### Community Engagement

- Guest speaker at Calcagni Real Estate staff meeting to give Town updates.
- WCI/EDC met with the Mayor to discuss Town Center.

### Department/Industry activities

- Continued progress on SmartGov.
- Calls with multiple brokers to discuss their properties.
- Met with Steve Knight to talk about EDC updates, article.
- Attended February Planning & Zoning Commission meeting on Middle Housing.
- Call with CT DOT regarding future TOD housing projects.
- Stacie and I met with web companies to see what platforms offer for the Town.
- Engineering, Town Planner and I met with WCI to further discuss downtown parking lot improvements.
- Attended Health Dept. meeting with Assessor and Tax to discuss permit process.
- Working sessions with Town Planner to discuss middle housing regulations.
- Working sessions with Town Planner on senior housing RFP.
- Discussed record retention projects with staff.
- Met with local banker to discuss offerings.

### Social Media Metrics

- 377 followers to our LinkedIn page. Last report was 377.
- 1,900 followers on the Town of Wallingford Facebook page. Last report was 1,800.

## Economic Development Staff Report

### In The News

**CT Insider – February 1, 2025**

**Community Lake senior housing plan advances**

The Town Council is moving forward with a request for proposals for town property along Wallingford's Community Lake, paving the way for the town to consider a 200-unit affordable senior housing development for the site.

**<https://orlcommercial.com/>– February 4, 2025**

**O,R&L Commercial brokers sale of Industrial Building in Wallingford**

Mark Berkowitz, of O,R&L Commercial, LLC brokered the Investment Sale of 1262 Old Colony Road, Wallingford, CT for \$1,175,000. The 1.5-story 15,814 SF industrial building is situated on 1.08 acres. Ingersoll Rand, a Fortune 500 Multinational company, is a full-building tenant at this property with a triple net lease, making this an ideal investment opportunity for the buyer, Silver Properties.

**Hartford Business Journal – February 5, 2025**

**Lamont proposes \$SOM state fund to support vacant commercial property conversions**

Gov. Ned Lamont on Wednesday proposed spending \$50 over the coming two years to help finance the conversion of empty commercial buildings into new uses.

**Hartford Business Journal – February 6, 2025**

**Lamont allocates tens of millions of dollars for economic development agencies focused on multifamily development**

A new quasi-public agency tasked with fostering dense multifamily developments in downtown centers and near mass transit hubs has such intense interest that Gov. Ned Lamont's two-year budget proposal seeks to add tens of millions of dollars to its toolbox. Connecticut Municipal Redevelopment Authority (MRDA) Executive Director David Kooris, who was hired last July to launch the organization, said 25 municipalities are in various stages of signing up to partner with his agency. He expects the first to be approved by early March.

**PATCH– February 6, 2025**

**New Kids' Indoor Playground Opening In Wallingford**

A new indoor play gym is opening in Wallingford this spring, the owners announced this week in a post on Facebook. Stay 'N Play, an indoor play gym for children ages 0-10, will be located at 950 Yale Ave. in Wallingford.

**PATCH– February 8, 2025**

**Fire Temporarily Closes Pizzeria In Wallingford**

A fire has temporarily closed Inferno Apizza in Wallingford, the owners announced Saturday.

**PATCH– February 8, 2025**

**North Haven First Selectman Michael Freda named president of Connecticut Council of Small Towns**

First Selectman Michael J. Freda has been named the new president of the Connecticut Council of Small Towns, which represents 115 Connecticut municipalities with populations of 35,000 or less, Freda and the organization's director said.

## Economic Development Staff Report

**Record Journal– February 9, 2025**

### **Mayor touts town's economic growth in speech**

The last year for Wallingford was one of growth and success, Mayor Vincent Cervoni said in his recent state of the town address. In the past year, a revaluation has increased property values by 45% and homes across town have been selling well above asking price. As a result, the real estate grand list alone increased by \$13 million, with the motor vehicle grand list also increasing by nearly 5%, he said.

**PATCH– February 11, 2025**

### **Longtime Wallingford Auto Repair Shop Acquired By Regional Retailer**

Longtime family-operated Wallingford Tire & Auto has been acquired by regional retailer VIP Tires & Service, officials announced Tuesday.

**PATCH– February 11, 2025**

### **Pizzeria Reopening After Fire In Wallingford**

Inferno Apizza in Wallingford is reopening Wednesday after being closed for more than a week. Due to a fire, the owners announce in an update Tuesday.

**PATCH– February 11, 2025**

### **Manufacturer Plans Major Expansion In North Haven**

A medical technology manufacturer is planning a major expansion in North Haven, according to First Selectman Michael Freda. Freda said in a post on Facebook on Friday that he recently met with executives of the Medtronic Corporation and things are still on track for a major expansion at the company's existing site at 60 Middletown Avenue.

**Eyewitness News – February 12, 2025**

### **Masonicare Bringing Best-in-Class Senior Health Care Services to Rocky Hill**

Connecticut based Masonicare is expanding its reach to Rocky Hill, CT allowing them to serve residents from Rocky Hill closer to their friends and family. Masonicare recently acquired Greenridge Place where they now offer their renowned memory care program. Residents at Greenridge Place will have full access to Masonicare's full complement of integrated services.

**Record Journal– February 16, 2025**

### **Town looks to add different types of housing downtown**

Duplexes, cottage clusters, townhouses and other smaller multi-family housing projects may soon be allowed downtown in an effort to increase the housing stock and attract families. The expanded regulation, which also includes triplexes and quadplexes, builds on the previous proposal to expand the existing housing regulation to develop new multi-unit apartment housing in the town's inner zoning districts, which the commission hoped would spur more affordable housing projects.

**The Middletown Press– February 19, 2025**

### **Hamden home from one of the first settlers could become a coffee shop in new project**

A centuries-old home on Whitney Avenue that once belonged to some of the town's earliest settlers could be turned into a coffee shop as part of a proposed housing development, plans show.



## Economic Development Staff Report

**wtnh – February 19, 2025**

### **Duracell leaving Connecticut, moving headquarters to Atlanta**

The battery company will be moving its Research and Development (R&D) Headquarters to Atlanta, Georgia. The new facility is set to open in summer 2026. "This move is a significant milestone for Duracell as we continue to drive innovation in battery technology for many years to come and we're excited about the opportunities that our Atlanta move will bring," Dr. Liben Hailu, Chief Technology Officer at Duracell, said. "We're confident that this new chapter will strengthen our position as a global leader in the industry." The company had been located in Bethel.

**CT Insider – February 20, 2025**

### **Despite Trump tariff uncertainties, this family-owned CT steel business is growing and adding staff**

A Meriden-based steel company that serves a broad array of customers is spending in excess of \$4 million to continue to compete in the domestic marketplace, despite uncertainties associated with tariffs being imposed by the Trump administration and how foreign countries will respond.

**Record Journal– February 21, 2025**

### **Mushinsky proposes removal of tax exceptions for private schools' staff housing**

A state representative whose district includes Choate Rosemary Hall has introduced a bill that would eliminate private schools' tax exemptions for buildings used for faculty and staff housing.

**Record Journal– February 21, 2025**

### **October Six Boutique owner brings sister's legacy to Wallingford**

While Oct. 6 is a little over seven months away, shoppers in downtown Wallingford may still want to save the date. At 174 Center St., October Six Boutique is one of the newest stores in Wallingford's commercial center. The small fashion boutique opened late last year in Wallingford and is owned and operated by resident Chelsey Carbone. She named the shop, which also has an online store, to commemorate her late sister's birthday.

**Record Journal – February 22, 2025**

### **North Haven targets adding shops and restaurants as Medtronic possibly expands**

Medtronic, a multinational manufacturer of medical equipment that already is the town's second largest taxpayer, is looking to expand its North Haven campus off Middletown Avenue in the Montowese section, First Selectman Michael Freda said. Medtronic, which has a long history in North Haven that dates back to when the facility was U.S. Surgical, also has asked Freda to see what he can do to attract other businesses to the area around the campus so its thousands of employees have more nearby choices to eat and shop, Freda said.

**FOX Business– February 22, 2025**

### **Crafts retailer Joann closing down all U.S. stores, one month after filing Chapter 11 bankruptcy**

Joann Inc., which has supplied crafty Americans with art supplies and fabrics for decades, recently announced that it plans to close all of its U.S. stores, just a month after filing Chapter 11 Bankruptcy Protection.

## Economic Development Staff Report

### **FOCUS | Banking and Finance– February 24, 2025**

#### **Here are CT's fastest-growing commercial lenders**

As higher interest rates hung over the economy for most of 2024, banks and borrowers faced tougher lending conditions. Demand for new loans slowed and credit availability tightened as lenders faced a more uncertain economic outlook and were more risk-averse, experts said. In fact, the commercial and industrial loan portfolios of the 29 banks headquartered in Connecticut shrunk by a combined 8.23% through the first three quarters of 2024, according to a Hartford Business Journal analysis of Federal Deposit Insurance Corp. data.

### **CT Insider – February 24, 2025**

#### **Connecticut lawmakers align on tax break for builders of affordable housing**

As Connecticut lawmakers ready for an intense debate on the best ways to reduce the cost of housing in Connecticut, they are in early agreement on one measure: cutting sales taxes for some builders. The Connecticut General Assembly's Housing Committee voted Thursday to push forward a bill that would create a 3% sales tax on construction materials for projects. To get the tax break, developers would have to set aside one of every five units as affordable, or build at least 50 affordable units in the aggregate otherwise.

### **Hartford Business Journal – February 26, 2025**

#### **Amid pending merger, CT bank to change name**

GSB, or Guilford Savings Bank, announced Wednesday that it's changing its name to Ascend Bank. The bank said the new name will allow it to "broaden its reach, attract new clients, and remain strong in an increasingly competitive environment."

The new name comes as GSB is in the middle of multiple significant changes. It's in the process of merging with Norwich-based Eastern Connecticut Savings Bank to create a \$1.4 billion lender that will offer commercial, business, personal and digital banking services to a combined 25,000 clients.

### **Hartford Business Journal – February 27, 2025**

#### **NY firm acquires Town Fair Tire-anchored shopping centers, mostly in CT, for \$30.75M**

Kempner Properties, a White Plains, New York-based commercial real estate company, has acquired a portfolio of six shopping centers in Connecticut and Rhode Island that are all anchored by Town Fair Tire for \$30.75 million.

### **Record Journal – February 27, 2025**

#### **Wallingford to purchase residential property to improve access to Quinnipiac Linear Trail**

The Town Council has authorized \$329,000 to purchase a residential property on Main Street in Yalesville as part of ongoing improvements to the Quinnipiac River Linear Trail.