

## ECONOMIC & COMMUNITY DEVELOPMENT COMMISSION

### Meeting Minutes

March 7, 2012 7:15 pm

Trumbull Town Hall

#### I. Attendance

**Commission:** Skip Sather, Gary Bean, Jim Abraham, Evelyn Zmary, Tom Ginis, Beryl Kaufman, Jack Berg, William Haberlin, Scott Wich

**Town Staff:** Dan Nelson

**Guests:** Ray Rizio, Phil DeGennaro

#### II. Old Business

A. Minutes of the February 8th, 2012 meeting were unanimously approved.

B. Old business was discussed.

#### III. New Business

A. Attorney Ray Rizio who represents 5520 Park Avenue, the Bridgeport Hospital application, gave a presentation of what Bridgeport Hospital's expansion plan is for 5520 Park Avenue to make it into a regional medical center with a 30 year lease. Mr. Rizio explained that there will be an oncology center, a radiology building in back and there will be outpatient services done from this location. It will bring Yale Dr.'s down from New Haven making them more accessible which will also help the hospital to grow. There will be a parking garage built on the Bridgeport side of Park Avenue with bridge access connecting to the medical buildings. The garage will be usable for church functions not just for the medical building's use. Tutor Time will relocate to a new building that will be built for them in the front portion of the lot and the location of the pond will change and be made into a garden for the patients. The heights of the buildings will be consistent with other buildings on Park Avenue and a landscaping plan will be developed and executed to minimize the impact of the new buildings on surrounding properties. After speaking to the state traffic commission the roundabout off the Merritt Parkway would be changed to a true roundabout and a much safer rotary at the expense of the project. Mr. Rizio passed out a text amendment for the Commission to look at and asked for the Commissions support on it. The ECDC is in general support of this project as it fits well with Town Goals. Commissioner Wich will draft a position paper on this application, indicating support, which will be circulated separately for Commissioner review before finalization.

(Note: Commissioner Bean left temporarily at 7:30 to attend the separate Zoning meeting and indicate Commission support for SecureMark.)

- B. Mr. Sather stated that the search for an Economic Development Director is in place and that 24 resumes have been generated. Mike Freimuth helped First Selectman Herbst to narrow down five of the best possible candidates for Commissioners Ralph Sather, Jack Berg and Tom Ginis to interview along with Mr. Herbst. From the Commission's recommendation Mr. Herbst will meet with them for an interview and keep the Commission apprized.
- C. Mr. Nelson went over a handout of the Tax abatement. Questions regarding a personal property tax abatement for businesses, the current language in paragraph C in Section 2 Minimum Requirements, and paragraph D of Section 3 Eligibility were discussed. Mr. Nelson consulted the Town Attorney on these issues. In reading the CT General Statutes, the Attorney concluded that a personal property tax abatement for businesses was prohibited and could not be included as part of the program. Mr. Bean commented that the language in paragraph C appears restrictive and asked if revisions could be made to allow the flexibility to abate existing real commercial property and incremental expansion of abatement schedule. Mr. Nelson stated he would bring up the concerns of the Commission with the Town Attorney and report back to the Commission. Mr. Nelson commented on paragraph D of the Eligibility section. He suggested that "Leadership in Energy and Environmental Design (LEED) certification" be added to this section as it is an established schedule for "green" building design and construction. Consideration for abatement may be given based upon the level of LEED certification for new construction or renovation. Mr. Bean agreed.
- D. The commission discussed the budget to date. The budget hearing with the Board of Finance was discussed and the Commission is in support a competitive salary and benefits for the new director.
- E. Mrs. Zmary talked about dates for the breakfast and the Commission discussed what type of speaker they should be looking for. It was decided to select a motivational speaker with a positive message that will relate to attendees. Mr. Ginis has started the search and will continue to do so
- F. There will be business cards made for each commissioner with the town Seal in place.

- The Commission voted to change the meeting date in July to the 18<sup>th</sup>.

IV. Adjournment

Of motion by Mr. Sather and seconded by Mr. Ginis the Committee voted unanimously to adjourn at 9:30 PM.