

Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
December 3rd 2014 7:15pm
Trumbull Town Hall

Commission attendance: Chairman Ralph Sather, Jack Berg, Beryl Kaufman, Rob McGowan, Eric Michel, Evelyn Zamary, Scott Zimov (new commission member)

Staff: Economic and Community Development Director Edward Lavernoich

Mr. Sather called the meeting to order at 7:20pm and the board welcomed new member Scott Zimov to the commission and introduced themselves to him. Mr. Zimov stated his interest and excitement to work with the commission, as he has recently become a member of the Trumbull community. Mr. Berg made a motion to approve the November 5th meeting minutes, seconded by Ms. Zamary. The minutes were unanimously approved by the commission.

Mr. Lavernoich began to discuss with the commission the current business development within the town of Trumbull as of the end of November. The following items were noted during the meeting:

The construction for the Bridgeport Cancer Outpatient center office space started in early October and is continuing as planned. The completion of "The Bridges at Trumbull" assisted living project is expected in the fall of 2015. Foundation plans for the Garden Exchange property received their building permits and Mr. Lavernoich told the commission 3 likely tenants are close to signing leases. These 3 mentioned tenants included a liquor store, clothing store, and a restaurant. Plans have been approved for a segment of the 60 Commerce Drive modifications, and demolition and renovation are currently in progress. Helicopter Support Inc. on 116 Quarry Road began to convert their warehouse space into office space in order to increase the number of the employees on site. Mr. Lavernoich stated that Plasko's Farm is currently being evaluated for solar, and may become an applicant for the C-PACE program. US EPA and CT DEEP have determined that 408 Shelton Road is eligible for assessment with Brownfields Petroleum Assessment funding. Mr. Lavernoich said that this would be a good thing for the town to find out whether the property has any significant contamination issues prior to an anticipated tax foreclosure. The DiMarco (Luigi's) property is approaching sale and the real estate closing is scheduled for December 18th, but Luigi's will continue to operate on the property through the holiday season. Mr. Lavernoich informed the commission that the work underway at 5218 Main Street, the former Stollman real estate office, was not properly permitted under its current status as a pre-existing non-conforming use; therefore the project on the property had been shut down by Zoning Enforcement. The property owner appeared before the Zoning Board of Appeals on December 3rd. Also, the property owners in Trumbull Corporate Park have agreed on the reconstruction of the park signs. Mr. Lavernoich showed the commission the design for the changes that are to

be made to the signs in regards to the directory sign, the smaller sign, and the sign that can be seen from Route 8. The commission was also informed that Scinto is seeking a ZBA waiver for an 18,000 square foot expansion of a building occupied by Cooper Surgical at 95 Corporate Drive. Reportedly, Scinto and Cooper Surgical have reached agreement on a new build-to-suit 84,000 square foot building to be constructed at 50 Corporate Drive. Construction is planned for 2015. Mr. Lavernoich reported that the owner of a parcel of property at 6175 Main Street has offered to donate the property to the Town. The property is occupied by billboard signs owned by Lamar Outdoor Advertising. It was explained that the Town ultimately wants the billboards removed, consistent with the Town's prohibition in the Zoning Ordinance of any new outdoor advertising in the Town. If the Town Council approves the acceptance of the donation, the property would be preserved as open space. Mr. Lavernoich showed the Commission the new banner featuring the Town on the New England Real Estate Journal's Connecticut Section web page, and discussed the reduction in the monthly price for the banner from \$95 to \$65.

Mr. Sather updated the commission on the progress of the new marketing video for the Town of Trumbull. Mr. Lavernoich and Mr. Sather had a meeting to discuss ideas for the new marketing video that they could confer with the commission about. Several topics for the new video were discussed during the meeting that included: participants that were in the video in 2010, the prospective speakers for the new version of the marketing video, what the key target audiences would be, and most importantly the potential participants in the updated video. Mr. Lavernoich discussed some potential participants in the updated video, including: Ed Freedman, owner of Shearwater Coffee Roasters; Peter Corbett, partner and owner of Inspots; Steve Hodson, very active Trumbull based realtor and resident; Pat Madden, General Manager of Westfield Trumbull; Michael DiScala, developer of Madison Village; Peter Divone, Unilever; Pat Fahy, owner of "Parker. Steak & Scotch."; Byron Campbell & Steve Kline, owners of Firelight Media; Chris Adams, the Asset Manager of Digital Realty; and Robert A Scinto, Robert D. Scinto, Inc., owner of Cooper Surgical. A target date for the completion of the new video was determined to be May 2015. Mr. Sather, Mr. Berg, and Mr. Lavernoich would meet again in February to determine the next steps.

The commission briefly discussed the progress of the electronic newsletter. Ms. Kaufman told the commission that some language could be changed, an overall update of the newsletter can be done, and then it would be able to be put on the town webpage. Mr. Lavernoich also stated that it would be able to be sent out through the Outlook Database. Mr. Sather suggested that pictures be added with each newsletter in order to get the attention of the readers (businesses/realtors).

Ms. Zmary informed the commission she had been contacted by The Marriott in request for the booking of the Business Appreciation Breakfast for 2015. Mr. Lavernoich suggested that it might be too early to schedule the event, and it was determined that setting a date for the event should occur in early 2015, with late May or early June being most likely times.

Mr. Sather called for nominations for officers for 2015. He noted that it was required to have a Chairman and Secretary, and that a Vice Chairman was optional, but a good idea to ensure that there would be someone to run meetings in the Chairman's absence. Mrs. Kaufman nominated Mr. Sather to remain as Chairman. Mr. Berg moved the nomination, seconded by Mr. Michel. Mr. Sather was elected Chairman for 2015 by a unanimous vote. Mrs. Kaufman nominated Mrs. Zmary to remain as Secretary. Mr. Berg moved the nomination, seconded by Mr. Michel. Mrs. Zmary was elected Secretary for 2015 by a unanimous vote. Mrs. Kaufman nominated Mr. Pisinski to remain as Vice Chairman. Noting Mr. Pisinski's absence at the meeting, Mr. Lavernoich stated that Mr. Pisinski was aware that he might be nominated, and did not object to serving as Vice Chairman for another year. Mr. Berg moved the nomination, seconded by Mr. Michel. Mr. Pisinski was elected Vice Chairman for 2015 by a unanimous vote.

The adoption of the meeting schedule for 2015 was discussed by the commission. Ms. Zmary made a motion to continue to have the meetings on the first Wednesday of every month, seconded by Mr. McGowan, and carried by unanimous vote.

A resident, Mr. Paul Griffith, was present at the meeting, but stated he had nothing to add from the commission discussion.

With no further business to discuss, Mr. Michel made a motion to adjourn the meeting, seconded by Mr. Berg, and carried by unanimous vote. The meeting was adjourned at 9:19 pm.