



**Town of Trumbull**  
**Economic Development Commission Meeting**  
Long Hill Room  
5866 Main Street  
Trumbull, CT 06611  
August 20, 2009

- |    |                                       |                               |
|----|---------------------------------------|-------------------------------|
| 1. | Approval of Meeting Minutes           | B. Matthews                   |
| 2. | Business Advisory Council             | M. Arnold/B. Matthews/S. Kohn |
| 3. | Trumbull Center Update<br>- Sidewalks | D. Cox                        |
| 4. | Farrel                                | D. Cox                        |
| 5. | Director's Report                     | D. Cox                        |
| 6. | Westfield Presentation                | D. Cox                        |
| 7. | Other Business                        | All                           |

**Call to Order:** The meeting of the Town of Trumbull Economic Development Commission was called to order at 7:19 p.m. by Chairman Bob Matthews.

**In Attendance:** In attendance were the following Commissioners:

Jim Abraham	Martin Arnold	Patricia Connelly
Tom Ginis	Beryl Kaufman	Susan Kohn
Bob Matthews	Karl Mizak	

and Deborah Cox, Director of Economic Development

**Absent:** John Malfettone

**Meeting Minutes:**

1. The minutes of the June 18, 2009 meeting were unanimously approved. Motion made by Commissioner Kaufman and seconded by Commissioner Arnold.

2. Martin Arnold reported that the recent Business Advisory Council meeting was met with enthusiasm. Currently, there are 12 members (including EDC representation):

Jack Berg	High Ridge Management
Jim Cannon	Mutual of Omaha
Garrett Sheehan	The United Illuminating Company
Karen Delvecchio	Bridgeport Reg. Business Council/Trumbull Chamber of Commerce
Steve Hodson	Hodson Realty
Paul McNeil	Trumbull Marriott
Jim Somers	Peoples United Bank
Bruce Silverstone	Aquarion Water Company
Tom Williams	CooperSurgical
Martin Arnold	Trumbull Economic Development Commission
Bob Matthews	Trumbull Economic Development Commission
Deborah Cox	Trumbull Economic Development Commission

As this group continues to grow, they will potentially want to form a Public/Private Partnership under a 501c 3. Commissioner Kohn is helping to explore the processes and potentially facilitating the formation of a 501c3.

3. The Director distributed a monthly report (attached) and highlighted the following activities:
- Trumbull Center is about to come alive with the opening of the "O" Bar, the brick paver sidewalk project expected to start in the September/October timeframe, and the news of the court settlement which ends the dispute regarding ownership.
  - The Town has received some excellent press this summer with the news of the Money Magazine Top 100, the Press Release on the Advisory Council, the NE Real Estate Journal Article showing how Trumbull is "Buzzing," and the various advertisements in the Fairfield and Westchester County Business Journals, and NE Real Estate Journals.
  - Two large prospects took some time and effort this month, although they are looking at multiple sites in the state as well as in other states.
4. The updated Implementation Plan for the overall Econ Dev. Plan was also distributed. This section which contains the objectives for the ED Director had been previously approved at May meeting.
5. Director Cox provided information regarding Farrel Corporation's interest in Trumbull. She confirmed that they have looked at Trumbull, Shelton, and other facilities, and she has met with them and provided information to them. Farrel is working with their corporate office in Germany as they evaluate their options and finances, and we are not expected to hear from them for several weeks because of vacation schedules in Europe.
6. Director Cox provided some pictures of Westfield's renovation plans which were also presented during their neighborhood meetings. Because of travel commitments, they were not able to attend the meeting, but they will meet with the EDC in September.
7. New Business:
- The Commission discussed the subject of the campaign for the 1<sup>st</sup> Selectman's Office, and the fact that Economic Development seems to be one of the areas of discussion. The EDC agreed that, as a group, they would not take a position as to which candidate to support. However, the Commission did agree that information should be developed that reflects the facts about Economic Development activity, so that roles and activities would not be misrepresented by any candidate.
  - The EDC decided to withdraw its support for a Design District on lower main St, as the it is presently being discussed. While the EDC was an early proponent of this concept, we believe that the P&Z approach here no longer reflects what we had proposed. In the summer of 2008 with the conclusion of the Zoning Regs process, it was agreed by both the EDC and P&Z to postpone the efforts on this, and that we would mutually work on it in the 2008/2009 period. Since that time, the P&Z has

unilaterally pursued this item -- the EDC has not been asked for input. Furthermore, the efforts to date seem to have become overly complicated so that the current discussions of only five residences, in our view, defeats the concept of improving that whole stretch as a gateway to the town. This was never about a significant commercial activity, nor sizable tax increase potential -- it was about protecting the strength of the area, with it's proximity to both the mall and the Bridgeport City line.

**The meeting was adjourned at 9:50.  
Next Meeting: October 17, 2009**

Respectfully submitted by,

Deborah Evans Cox, Director, Economic Development  
Attachment: Director's Report

Town of Trumbull  
Economic Development  
August, 2009 Report

**Director's Report**

**Recruitment Activities**

- New Businesses:
  - Therapist leased small space on Silver Lane.
  
- New Prospects:
  - Software Company looking for approx 2,000 s/f returned to Trumbull as a prospect after being dormant for several months. After showing them several spaces, they are seriously considering one in Trumbull. However, a broker from Shelton is attempting to intervene.
  - Data Center Company looking for approx. 20,000 s/f. Provided various site information, and they subsequently looked at one site in the corporate park. Their broker has not provided feedback at this point.
  - Food Processing Company is considering sites in several states, but will eventually select one. We submitted four sites from Trumbull, and one of them made their list of 11 potential sites to explore in Connecticut. We are awaiting a next step.
  - Gourmet Hotdog Vendor looking for space. Five potential spaces were provided to him.
  - Pet Daycare Business interested in land to purchase for his business, and for investment.
  
- **Status of Previous Open or Pending Prospects:**
  - Open -- Fitness Center: (Econ. Dev. provided more information to them in June).
  - Open -- Large Manufacturing Firm: Looking at two places in Trumbull, two in Shelton, one in Norwalk, and Ansonia. (Econ. Dev. provided additional information in July).
  - Pending -- Traveling Vet looking for space in White Plains Road area. Approval for text change for permitted use was granted on August 19, 2009
  - Unknown -- Several businesses are looking at Bank of America Branch location, and we have helped a number of them. The bank temporarily withdrew their bid request in order to submit reports to a third party.
  - Open -- Sleep Center: Have given them a few options in Trumbull to explore
  
- Other:
  - Pursuing Bank for mixed use area.
  - Discussed medical usage with Fairfield County Medical Association. One suggestion was to host a meeting with area medical practitioners in the fall.
  - New land parcel (3+/- acres) became available on Oakview Lane.
  - CERC has changed their software vendor, so our building and land inventory has been a bit disrupted due to the change. They are working out kinks.

**Retention & Expansion Activities**

- Met with Physician and the Planning Office regarding the doctor's pre-existing/non conforming office in a residential area. He is looking to expand and wanted some guidance. Considering that Connecticut sorely lacks new physicians, and the location is conducive to expansion, this project may be worthwhile to support.
- Attended weekly meetings with Westfield regarding their revitalization efforts, and followed up on their neighborhood meeting, of which five neighbors attended. The general feedback is positive, and any concerns have been, or are being addressed.
- Leading effort for Trumbull Restaurant Week, which will take place the week of October 11.
- Met with Trumbull Center regarding court decision. Plans to begin revitalization are being developed. They expect to begin small changes immediately, such as painting, landscaping, signs, and repairs, and then begin to revitalize one building at a time. It is expected that they will start with the O Bar building, possibly replacing the roof and bringing in the walkway to complement the brick pavers. Plans are not solidified, but they have already begun discussions with the architects and engineers.
- Supported Veterinarian Application for zone change in Design District
- O Bar opens August 20, 2009.

## **Marketing/PR**

- Marketing & Advertising:
  - Advertised in New England Real Estate Journal and the Fairfield County Business Journal
  - Set up Twitter and Linked-in Accounts for Trumbull.
- Media and Press Releases:
  - Wrote and submitted articles on the first six months of 2009 to New England Real Estate Journal and the Fairfield County Business Journal.
  - Provided Trumbull Times with information regarding Trumbull Center's Court Decision
  - Interviewed with Fairfield County Business Journal after they received Martin Arnold's Press release on the Business Advisory Council. I also sent them subsequent data
  - Business Advisory Council Article, submitted by Commissioner Arnold, will be covered by all of the Hersam Acorn Press papers.

## **Community Development Activities and Projects:**

- Beautification and Revitalization:
  - Working on obtaining easement from Mobil Station for work on Trumbull Center brick sidewalks. Sidewalk Construct is expected to begin late September/early October, pending CT DOT permits.

- Environment & Energy Programs
  - Facilitating a new project called “Full Circle” that was initiated by Sun Products. The project entails a one-day community event to build a playground at the Trumbull Nature & Arts Center, which will be made of recycled materials. Some materials will be recycled containers used in Sun’s products. Participants will include the schools, businesses, and the community.
  - Met with Junior Achievement about getting business sponsors and volunteers for their programs.

Respectfully Submitted By,

Deborah Evans Cox  
Director, Economic Development