



**Town of Trumbull
Economic Development Commission Meeting**

Long Hill Room
5866 Main Street
Trumbull, CT 06611
April 15, 2010 7:15 pm

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| 1. | Approval of Meeting Minutes | J. Abraham |
| 2. | Director's Report
- Marketing
- Projects Update | D. Cox |
| 3. | Budget Status | J. Abraham |
| 4. | EDC Business Breakfast | All |
| 5. | Other Business | All |

Call to Order: The meeting of the Town of Trumbull Economic Development Commission was called to order at 7:20 p.m. by Commissioner Jim Abraham.

In Attendance: In attendance were the following Commissioners:

Jim Abraham Patricia Connelly Beryl Kaufman Karl Mizak

and Deborah Cox, Director of Economic Development

Absent: Jack Berg, Tom Ginis, Ralph Sather

Meeting Minutes:

Due to a lack of quorum, a vote to approve meeting minutes will take place at the May, 2010 meeting.

2. Director's Report:

Below are highlights from the Director's Report. The full report is attached is attached:

- The Director highlighted that she has already received a large attendance response for the breakfast.
- A new deli is expected to sign a lease at Trumbull Center this week.
- Westfield is expected to announce a new tenant in the next few weeks. Two more will follow shortly.

- Trumbull Corporate Park Association first meeting was held this month. We had excellent receptivity from the participants.

3. Budget Status

- The Municipal budget has passed through Town Council. The Economic Development Department received its requested funding.

4. EDC Business Breakfast

- The Breakfast is well underway and we already have three times more registered than this time last year.
- The gift has been selected, and the speaker and hotel have been secured.

4. Other Business:

- None discussed due to lack of quorum

Meeting Adjourned at 8:40 pm

Respectfully Submitted By:

Deborah Cox
Director, Economic Development
April, 2010 Director's Report Attached

Town of Trumbull
Economic Development
April, 2010 Report

Director's Report

Recruitment Activities

- New Businesses:
None Reported

- New Prospects:
 - Deli (wants to buy property)
 - Restaurant (already has another restaurant in Stratford)
 - Restaurant (has a restaurant in Milford)
 - Investor looking to build on Main Street across from Mall
 - Company looking for small space for their IT, and separate space for office.
(the office space is being handled through a Trumbull broker, and Econ. Dev. office gave them leads on some IT space)

- Status of Previously Open or Pending Prospects:
 - Open -- Fitness Center: (still in discussions).
 - Open – Two stores in the mall
 - Open -- Energy related company currently in negotiations with Trumbull building owner.
 - Open -- Power Company: Have expressed interest in finding a building in Trumbull. Some options have been provided.
 - Open – Jewish Home for the Elderly: In April, showed the owner and the developer a new potential site. The likelihood is slim due to competing sites
 - Open – Storage Company: Submitted plans to P&Z in March. P&Z continued the application for further discussion

- Tax Abatement Program: A new committee needs to be appointed and approved by Town Council in May. Then the EDC can present their proposal for a new Abatement Program.

- We have engaged an appraiser to help us explore and understand the current value as well as the best and highest use of three properties that are currently owned by the town: 1) 7115 Main Street (current Nature Center location), 2) 333 White Plains Road (current Ranger Station location), and 3) Bill property on Huntington Turnpike (current reserved open space). Once we better understand the value and best uses, we will determine the appropriate next steps.

Retention & Expansion Activities

- Met with the following companies:
Westfield, Trumbull Center, TD Bank North, Peoples, Digital Realty
- Attended P&Z Meetings to support:
 - Expansion of Luigi's Project (P&Z is still working on a mixed use zone that will accommodate this project).
 - Design District expansion to accommodate Church Hill Road program (approved)
 - Storage Facility on Cutlers Farm Road. There are some valid reasons to be concerned about this use on that parcel because it abuts a residential zone in Monroe. The P&Z Commission voted to continue discussions to the April 28 hearing.
- Economic Development Annual Trumbull Business Breakfast
 - The event is scheduled for May 18 at the Trumbull Marriott from 8:00 – 9:30
Jim Randel is the confirmed guest speaker.

Marketing/PR

- Marketing & Advertising:
 - Wrote article for New England Business Journal
 - Provided input for First Selectman's Address to the Business Community

Community Development Activities and Projects:

- Beautification and Revitalization:
 - Brick Sidewalks will be finished this week.
 - The decorative lights for Trumbull Center received. Bid for installation is being processed. The deadline for the installation is the end of spring.
- Community Grants:
 - Looking to resubmit STEAP Grant.
 - Met with Congressman Himes along with First Selectman and regional emergency officials regarding federal grant request for Emergency Dispatch.
 - Working on Neighborhood Assistance Grant Applications Notices
- Trumbull Community Center:
 - We are working with the YMCA to determine whether we can find a joint opportunity for a town-wide community center. First, we must determine an appropriate location. Monroe is also interested in a community center, so there is an opportunity to explore a collaborative effort. Funding and grants will also be required. I am taking the Executive Director around town to explore possible ideas.

Status of Commercial Development Projects & Proposals:

- Westfield Revitalization: Work on revitalization is underway.
We will help them coordinate volunteer groups for their

- July 3 fireworks event. Three good prospects are close to signing a lease with Westfield.
- Park Avenue: Norma Pfriem Breast Cancer Treatment Center – approved by P&Z. Construction starting in May
- Mixed Use Zone: P&Z is working on zoning changes to accommodate mixed use in BC zones. The zone change is expected to come to a hearing at the April 28th P&Z Meeting. An EDC Commissioner is requested for attendance since Director Cox is unable to attend due to scheduling issues.
- Luigi’s Proposal The owner will come in with an application once the mixed use zone has been passed by P&Z.
- Trumbull Center Rev.: Work on Phase One began in April. Two more phases are expected this year.
- Reservoir Avenue Currently, the owner of Guida Dairy is targeting the medical industry for prospective tenants. They are working with a broker on a marketing approach, but have not yet created an architectural rendering. Once they do, we can include it on the Econ. Dev. website.
- Home Depot: Site work is underway with an expected opening of May, 2011
- Trumbull Center: Plans have been submitted to Building Department. Construction to begin by end of January
- CooperSurgical CO granted. 20 – 30 new jobs as a result.
- Sun Products Completed with official opening Jan. 22.
- Marisa’s Parcel Received modifications to current Special Permit We’re awaiting their next steps. The First Selectman would like them to come back with a façade design that is more closely aligned with that of the Luigi’s proposal. I attempt to set up a meeting with the Marini’s this week.
- Bridgeport Realtors Approved by P&Z. Negotiations not yet complete.
- Scan Tools Approved for 11,600 s/f expansion which will start in April

Updates on P&Z Activities as they pertain to Economic Development

- P&Z working on zoning changes that will eventually accommodate some potential mixed use projects.
- Design District application for Church Hill area across from Town Hall has been approved. Two businesses are expected to apply for special use permit in the next few months: 1) a mobile veterinarian, 2) a medical doctor.

Respectfully Submitted By,
 Deborah Evans Cox
 Director, Economic Development