



**Town of Trumbull
Economic Development Commission Meeting**

Long Hill Room
5866 Main Street
Trumbull, CT 06611
June 17, 2010 7:15 pm

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| 1. | Approval of Meeting Minutes for May | T. Ginis |
| 2. | Director's Report <ul style="list-style-type: none">- Projects Update- BAC Document- Potential New Video- Report on Research regarding Econ. & Comm. Dev. | D. Cox |
| 3. | Strategic Plan for 2011 | All |
| 4. | Business Advisory Council Update | D. Cox / A. Abraham |
| 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 Chairman Ginis.

In Attendance: The following Commissioners were in attendance:

Jim Abraham Patricia Connelly Tom Ginis Beryl Kaufman Jack Berg

and Deborah Cox, Director of Economic Development

Absent: Ralph Sather, Karl Mizak

1. Meeting Minutes:

A motion to accept the meetings minutes of May 20, 2010 was made by Commissioner Kaufman and seconded by Commissioner Abraham.

The meeting minutes of May 20, 2010, were unanimously approved.

2. Director's Report:

The Director of Economic Development provided highlights of the activities for the month. The full Director's Report is attached. Highlights included the following:

- Sepora Deli will be opening in August.
- Trumbull Center submitted an application for Phase 2 and 3 of their revitalization project. P&Z may hold a special meeting in July to include this application and the Mixed Use Zone Change
- Panera Bread and Teavana signed leases at Westfield Mall
- Planning for Beardsley Zoo Celebrates Trumbull (6/26), Westfield Fireworks (7/2), and the Chamber's Business in Bloom (6/29) is underway. Economic Development was involved in

Promoting all three events as well as getting volunteers for the Zoo and Fireworks event and identifying Business in Bloom Award recipients.

- Deborah Cox researched other Connecticut towns who have an Office of Economic Development and Community and provided the Commissioners with a list of the general responsibilities of each office. The EDC is asked to review the list in order to have a discussion in the July meeting regarding recommendations to be made to the Charter Revision Committee.

3. Strategic Plan

- Deborah Cox provided a rough draft of the 12 month objectives for July 2010 through 2010. This is part of the Economic Development Strategic Plan. The EDC is requested to review the document so that it can be discussed at the July meeting.

4. Business Advisory Council

- Jim Abraham reported that the Business Advisory Council met on June 3. The Council is still pursuing the 501c3 through the leadership of Bob Matthews. In addition, Deborah Cox will be working with members of the Council to create a brochure that provides information regarding useful resources for Trumbull Businesses and their employees. She and the Council will also be identifying businesses that would be willing to offer special discounts to the same audience. The expected completion date is the end of August.

5. Other Business:

- No new business reported.

Meeting Adjourned at 8:15 pm

Respectfully Submitted By:

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



**Town of Trumbull
Economic Development
June, 2010**

Director's Report

Business Recruitment:

- New Businesses:
 - Teavana
 - Panera Bread
- New Prospects:
 - None in June
- Status of Previously Open or Pending Prospects:
 - Closed – Storage Company: Received zoning approval 5/12, but they may appeal the conditions of approval
 - Closed – One store (Teavana), one restaurant (Panera) in the mall
 - Open -- Energy related company currently in negotiations with Trumbull building owner.
 - Dead – Jewish Home for the Elderly (they are looking in other towns, including existing location)
 - Open Deli (wants to buy property – no vacant options at the moment)
 - Open - Restaurant (has a restaurant in Milford)
 - Dead - Investor looking to build on Main Street across from Mall
 - Open -- 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)
 - Open - Restaurant referral from Mario Coppolo (gave referral to Trumbull Center)
 - Dead - Restaurant referral from Mary Keane & Tim Herbst (probably not a good fit at this time (The restaurant is interested in Trumbull Center. They had talked to them over a year ago. Trumbull Center will call them, but they are similar to an existing restaurant, so probably not viable at this time)..
 - Open - Bob Scinto to apply to P&Z for new development (scheduled for ZBA hearing in August).
- Tax Abatement Program: We are awaiting the appointment of Town Council members to the Committee. Then the EDC can present their proposal for a new Abatement Program.

Business Retention & Expansion

- Coordinated Trumbull representation at Unilever Dinner and provided bullet points for their speaker regarding the Trumbull/Unilever partnership.
- Met with the following organizations:
 - MacKenzies - Trumbull Center Partners - Westfield Mall
 - Fuss & O’Neal - Chris Hellthayler - Patriot’s Bank
 - Dr. Mortati - Bob Scinto
- Attended P&Z Meetings to support:
 - Mixed Use Zone (which was denied without prejudice)
 - Storage Facility on Cutlers Farm Road. This was approved at the May 12 special meeting with contingencies to reduce # of units by 50.
 - Westfield’s request for larger HVAC on roof (approved).
- Facilitated and attended Walk-A-Thon for CT Special Olympics in Trumbull Corporate Park
- Partnered with BRBC to select names for the *Business In Bloom* Event scheduled for June 29.
- Attended BRBC Board Meeting and Annual Meeting
- Working with Westfield on the Fireworks Event scheduled for July 2.

Marketing/PR

- Started discussions with CTG to produce new Town Video to replace the existing video
- Assembled information for BAC’s Business Resource Guide & attended BAC Meeting

Community Development:

- Coordinating Beardsley Zoo Celebrates Trumbull Day (June 26)
- **Community Grants:**
 - Finalizing Neighborhood Assistance Grant Requests

Status of Commercial Development Projects, Proposals, and Targeted Properties:

Westfield Revitalization	Work on revitalization is underway. We will help them coordinate volunteer groups for their July 3 fireworks event. New leases include Panera, Teavana
Park Avenue	Norma Pfriem Breast Cancer Treatment Center – approved by P&Z. Construction starting in August (originally May.) The delay is due to changes in machines being used
Mixed Use Zone	The June P&Z Hearing decision was to deny without

	prejudice because of some issues with noticing. They will open a new public hearing in July.
Luigi's Proposal	The owner will come in with an application once the mixed use zone has been passed by P&Z.
Trumbull Center Revitalization	Work on Phase One began in April. Applications for two more phases have been submitted to P&Z, and are expected to be heard in special July meeting. In addition, a fourth phase is expected to be proposed this year.
Reservoir Avenue (Henderson Property)	1) Inquiry made on the Henderson property for industrial use has not gone further.
Reservoir Avenue (E-lite and Guida Property)	2) Owners of Guidas property are exploring industrial alternatives.
Home Depot	Steel is up for the building. Expected opening continues to be Spring, 2011
Marisa's	Expectations are that they will be starting site work for a one-story building in June. Tenants are already identified for most, if not all areas.
Trumbull Center	First Selectman Herbst has been in discussions with Peter Dinardo regarding the rails-to-trails going through the back of the Center. A meeting is set up to discuss this further with Dinardo, our Engineer, and the Regional Planning Agency.
Bridgeport Realtors	Approved by P&Z. Negotiations not yet complete.
Scan Tools	Approved for 11,600 s/f expansion which will start in June
Bob Scinto	ZBA hearing for 80,000 s/f medical expected in August

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

- Mixed use zone proposal decision has been delayed, but a new hearing for this application is expected to occur in July.
- Design District changes are being proposed to clarify and fine-tune the existing zones. A public hearing is expected in July.

Other

- Worked on proposed 2011 Strategic Outlook document for new fiscal year.
- Attended Workshop on Economic Development use of Social Media

Respectfully Submitted By,
Deborah Evans Cox
Director, Economic Development