



**Town of Trumbull
Economic Development Commission Meeting**

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

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| 1. | Approval of Meeting Minutes
for June | T. Ginis |
| 2. | Director's Report
- Projects Update | D. Cox |
| 3. | Charter Revision Discussion | All |
| 4. | EDC Objectives | 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 Chairman Ginis.

In Attendance: The following Commissioners were in attendance:

Jim Abraham Tom Ginis Jack Berg Ralph Sather Karl Mizak

and Deborah Cox, Director of Economic Development

Absent: Patricia Connelly, Beryl Kaufman

1. Meeting Minutes:

A motion to accept the meetings minutes of June 17, 2010 was made by Commissioner Berg and seconded by Commissioner Mizak.

The meeting minutes of June 17, 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:

- Trumbull Center received approvals for the next phase of their revitalization project. They are expected to complete 4 phases by the end of the spring.
- P&Z approved adding a "Mixed Use Zone" to their regulations. Their next step is for them to assign the zone to the zoning map (in August), and then an application within that mapped area may apply to develop a mixed use project.
- Beardsley Zoo Celebrated Trumbull July 29th with coordination from Trumbull Economic Development and participation of 8 Trumbull Business and Community Groups.
- See attached Director's Report for detail on projects and activities

3. Charter Revision

- Deborah Cox noted that the Charter Revision committee will be meeting and that The Department of Economic and Community Development may be discussed. As agendas and minutes become available, Deborah will forward them to Jim Abraham and Tom Ginis.

4. EDC Objectives

- A second request has been made for the Commissioners to submit any additional thoughts regarding the objectives. If none are noted within the next two weeks, the objectives will be considered final.

5. Other Business:

- Jim Abraham will be speaking with Paul McNeil regarding the Business Advisory Council.

Meeting Adjourned at 8:45 pm

Respectfully Submitted By:

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

**Town of Trumbull
Economic Development
July, 2010 Report**

Director's Report

Business Recruitment:

- New Businesses this Month:
 - Metropark (at Westfield)
 - Sephora (lease signed at Westfield – opening scheduled in September)

- New Prospects:
 - Physical Therapist looking at various locations in Trumbull (already a Trumbull business)

- Status of Previously Open or Pending Prospects:
 - Open -- Energy related company currently in negotiations with Trumbull building owner.
 - Open Deli (wants to buy property – no vacant options at the moment)
 - Open - Restaurant (has a restaurant in Milford)
 - Open - Restaurant referral from Mario Coppolo (gave referral to Trumbull Center)
 - Open - Bob Scinto to apply to P&Z for new development (scheduled for ZBA hearing on August 4).
 - Open – Dentist looking for small office building to purchase

- Tax Abatement Program: We are awaiting the appointment of Town Council members to the Committee. Once the committee is established, the EDC can present their proposal for a new Abatement Program.

Business Retention & Expansion

- Met or had discussions with the following organizations:
 - Firelight Media - Trumbull Center Partners - Westfield Mall
 - SFA Marketing - TBN Leads Group - New Boston
 - Dr. Mortati - Make-A-Wish Foundation - JaoTech
 - Mediterranean Constr. - Trumbull Chamber - People's Bank
 - CooperSurgical - Field Brothers

- Attended P&Z Meetings to support:
 - Mixed Use Zone
P&Z approved the text change for the new zone. They will present changes to the zoning map in August.
(Econ. Dev. supported the zone by presenting researched data regarding the benefits of mixed use and gave examples of mixed use currently in existence in other towns as well as in Trumbull)

- Trumbull Center
P&Z approved the two applications for Phase 2 & 3 of the revitalization project (Webster Bank building, and Courtesy Carpet building).
(Econ. Dev. supported Phase 2 & 3 of the revitalization project).

- Attended BRBC Board Meeting
- Worked with Westfield on coordinating volunteers, attendees for the VIP Tent, and sending out marketing announcements for the July 2 *Fireworks Event*.
- Coordinated *Beardsley Zoo Celebrates Trumbull* (event was June 26).
- Partnered with BRBC to select names for the *Business In Bloom* Event scheduled for June 29.

Marketing/PR

- Started discussions with CTG to produce new Town Video to replace the existing video
- Began work on the Coupon Program B to B program, and I’m working on the final brochure. Will be meeting with Bruce Silverstone to review a draft of the brochure at the end of July.
- Wrote Press Releases for Business Breakfast, Westfield Fireworks, Beardsley Zoo, and Special Olympics Walk-A-Thon Event.
- Wrote article for New England Real Estate Journal – Published in July
- Created new banner for Business & Career Resource Center for the Library
- Currently working on changes to the website to enhance the inventory list as well as improve the first page to include a more sophisticated look and incorporate social media.

Community Development:

- Coordinated Beardsley Zoo Celebrates Trumbull Day (June 26)
- **Community Grants:**
 - Submitted Neighborhood Assistance Grant
 - Working on STEAP Grant (due July 20)

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

Westfield Revitalization	Work on revitalization is underway. New leases include Panera, Teavana, Sephora, Metropark, LA Fitness. Two more to be announced soon.
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 approved by P&Z in July. In addition, a fourth phase is expected to be proposed this year.
Reservoir Avenue (Henderson Property)	1) No current inquiries regarding this property.
Reservoir Avenue (E-lite and Guida Property)	2) Owners of Guidas property are exploring industrial alternatives as well as apartment rentals.
Home Depot	The building shell is up. Interior and site work to be done. Expected opening continues to be Spring, 2011
Marisa's	Expect site work for a one-story building will begin this summer.
Trumbull Center	They will probably not be part of the rails-to-trails project due to parking and environmental issues.
Bridgeport Realtors	Approved by P&Z. Negotiations with the owners not yet complete.
Scan Tools	Work has begun for 11,600 s/f expansion
Design District	EDC led the way to change the Design District Zone to include the three parcels at the end of Church Hill Road. P&Z made this change earlier this year. A veterinarian has been approved for special permit for one of the parcels, and a doctor is expected to come in for structural changes and a special permit for another parcel. P&Z is also in the midst of proposing modifications to the Design District for better clarification and flexibility.
New building on Quarry Road	ZBA hearing for 80,000 s/f medical expected August 4

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

- Looking into options for Nature Center and Ranger Station.

Respectfully Submitted By,
Deborah Evans Cox
Director, Economic Development