



**Town of Trumbull  
Economic Development Commission Meeting Minutes**

Long Hill Room  
5866 Main Street  
Trumbull, CT 06611  
December 16, 2010 7:15 pm

**AGENDA**

1. Approval of Meeting Minutes
2. Director's Report
3. Tax Abatement Update
4. Reservoir Avenue Discussion
5. Budget Considerations
6. Marketing Efforts
7. Election of Officers
8. Other Business

**MEETING MINUTES**

**Call to Order:** The meeting of the Town of Trumbull Economic Development Commission was called to order at 7:15 p.m. by Chairman Abraham.

**In Attendance:** The following Commissioners were in attendance:

Commissioners: Jim Abraham Patricia Connelly Beryl Kaufman Ralph Sather

Staff: Deborah Cox, Director of Economic Development

**Absent:** Tom Ginis Jack Berg Dave Rutigliano Karl Mizak

The meeting was opened by Chairman James Abraham at 7:20. However, there were not enough Commissioners in attendance to constitute a quorum.

**1. Meeting Minutes:**

Due to lack of quorum, a vote to approve the October and November meeting minutes could not be taken.

**2. Director's Report:**

Attached is the monthly report from the Economic Development Director. Of particular note was the approval of the medical building on Quarry Road and the Luigi's project on Main Street.

### 3. Tax Incentive Program

- The second meeting took place on December 14. Members of the Committee include the following:
  - Carl Massaro – Town Council
  - Mike Rappa -- Town Council
  - Debra Lamberti – Town Council
  - Maria Pires – Dir. Fin. (ex officio)
  - Tim Herbst – First Sel. (ex officio)
  - James Abraham – Economic Development Comm.
  - Ralph Sather – Economic Development Comm.
  - Deborah Cox – Econ. Dev (ex officio)
  - Mark Devestern – Tax Assess (ex officio)
  - Dan Nelson – Chief of Staff (ex officio)

The next step is for legal review by our Town Attorney. This will likely take place after the holidays.

### 4. Reservoir Avenue Update

- The owner of the Guidas property on Reservoir Avenue presented an apartment project at a pre-application review hearing in December 15. The proposal was for approximately 141 small apartments. On behalf of the EDC, Chairman Abraham and Director Cox submitted a letter to the P&Z Commission encouraging them to consider a series of questions that would facilitate their determination on whether this was a suitable project for the proposed parcel of commercial land. The P&Z Commission was expressed their greatest concern with the density of the units (approximately 30 per acre), particularly since the Avalon Gates apartments were constructed at approximately 10 units per acre.

### 5. Elections for December:

A **vote** for officers was taken with Karl Mizak casting his vote via proxy.

- Commissioner Sather nominated Jim Abraham as Chairperson of the Trumbull Economic Development Commission and Beryl Kaufman as Vice-Chair for 2011.
- A **motion** was made to approve the nominations by Commissioner Connelly, and seconded by Commissioner Sather.

### 6. Marketing Efforts:

- Director Cox reported that the newsletter is being finalized and is expected to be completed by the end of the year. In addition, an article is being submitted to the New England Real Estate Journal for the January Economic Development issue.

### 7. Next Meeting Date

- The next meeting date is January 20, 2011.

Meeting Adjourned at 9:00 pm

Respectfully Submitted By:

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

<b>2011 EDC Meeting Dates:</b>	Jan 20	Feb 17	Mar 17	April 21	May 19	June 16
	July 21	Aug 18	Sep 15	Oct 20	Nov 17	Dec 15

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

**Director's Report**

**Business Recruitment:**

- New Businesses this Month:
  - Ching Mai Tai
  - Salad Works
  - Okaida
  - Sketchers
  
- New Prospects:
  - Sports Center
  - Small Mediterranean Sandwich (directed toward Long Hill Green)
  - Warehouse
  
- Status of Previously Open or Pending Prospects:
  - Open - Restaurant (has a restaurant in Milford)
  - Restaurant
  - Closed - Bob Scinto to apply to P&Z for new development (went to ZBA in August, is revising the plan before going to P&Z).
  - Open – Dentist looking for small office building to purchase (I've brought a property to their attention)
  - Dead - New building for existing data center business (Interested in building in Shelton that suits their needs)
  
- Tax Abatement Program: The committee met on December 14 to further discuss proposed Tax Incentive Program. The next step is to make some revisions and obtain legal opinion. Next meeting will hopefully be held in January, depending on answers from Town Attorneys.

**Business Retention & Expansion**

- Attended P&Z Meeting to support the following applications:
  - RD Scinto 80,000 s/f Medical Building,
  - Long Hill Green Application
  - Scan Tools Expansion for Denver Gardner
  - Greater Bridgeport Realtors Application on Monroe Turnpike
- Facilitated additional meetings with engineers and legal council regarding the new retail building at Marisa's. They will be looking to slightly reconfigure the building and return to P&Z for approval

- Working with Interlude on the idea of enabling their warehouse to have a showroom component as an accessory use

### Marketing/PR

- End of year newsletter being drafted.

### Community Development:

- **Community Grants:**
  - Resolution for Grants Approved by Town Council
  - Working with Public Works toward obtaining a design from outside sources for two STEAP Grants (Corporate Park and Trumbull Center Streetscapes.
  - Worked with the Greater Bridgeport Regional Planning Association to get funding for paving for Merritt Boulevard (which is in the Corporate Park)

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

<b>Westfield Revitalization</b>	Grand opening occurred November 19 <sup>th</sup> .
<b>Design District/ Professional Office District</b>	Professional Medical Building for Dr. Patrignelli on Church Hill Road was approved by Planning & Zoning.
<b>Long Hill Green (Luigi's) Proposal</b>	Planning & Zoning approved the development on November 30.
<b>Park Avenue</b>	Norma Pfriem Breast Cancer Treatment Center is now under construction
<b>Trumbull Center Revitalization</b>	Work on Phase One complete. Subsequent Phases have gone out to bid and are expected to start next spring.
<b>Reservoir Avenue (Henderson Property)</b>	Two inquiries on this property this month – one representing a sports center, and one representing a fulfillment organization
<b>Reservoir Avenue (E-lite and Guida Property)</b>	2) Owners of Guidas property will be coming into P&Z for a pre-application hearing for apartment rentals in December.
<b>Home Depot</b>	The building is up and should be completed by the end of the year. Expected opening continues to be Spring, 2011
<b>Retail Site next to Home Depot</b>	The landlord has started the process of applying for building permits to construct a 16,000 s/f building, but we are still awaiting plans
<b>Marisa's</b>	Owner expected to submit a new application for a two-story building (original building approval was one story)
<b>Bridgeport Realtors</b>	Approved by P&Z. Negotiations with the owners not yet complete – it is dependent upon approval to expand parking
<b>Scan Tools</b>	Work has begun for 11,600 s/f expansion Second expansion for approximately 12,000 was approved this month
<b>Medical building on Quarry</b>	P&Z approved this application on November 30

## Other

- Continuing discussions with Regional Planning Agency to discuss joint projects, such as Rails-to-Trails extension. We may be able to combine part of that extension with the open STEAP Streetscape project on Daniels Farm Rd/White Plains Road.
- Modified Capital Improvement Plan projects.
- Compiled questions regarding housing on Reservoir Avenue

Respectfully Submitted By,  
Deborah Evans Cox  
Director, Economic Development