

**Town of Trumbull**  
**Economic and Community Development Commission**  
**Meeting Minutes**  
**January 7, 2020 - 7:15 p.m.**  
**Trumbull Town Hall**

A regularly scheduled meeting of Economic & Community Development of the Town of Trumbull was held in the Long Hill Room at the Trumbull Town Hall on Tuesday, January 7, 2020.

Members Present: Ralph Sather – Chairman, Beryl Kaufman – Vice Chairman, Evelyn Zamary – Secretary, Jeanne Gibbs, Shelby LeVino, Eve McGrath, and Marshall Marcus

Members Absent: Eric Michel

Also Present: Rina Bakalar – Director, Economic & Community Development  
Vicki Tesoro – First Selectman

The meeting was called to order at 7:15 p.m.

**Election of Officers**

**Chairman – Ralph Sather** - MOTION MADE (Zamary), seconded (LeVino) and unanimously approved.

**Vice Chairman – Beryl Kaufman** - MOTION MADE (Zamary), seconded (Gibbs) and unanimously approved.

**Secretary – Evelyn Zamary** - MOTION MADE (McGrath), seconded (Marcus) and unanimously approved.

**Approval of 2020 Meeting Dates** – MOTION MADE (Zamary), seconded (Marcus) and unanimously approved the 2020 meeting dates and a new meeting time of 7:00 p.m.

**Approval of October 1 Minutes & November 12 Meeting Notes** – Commissioner Marcus noted corrections needed to be made on page 1 of the October 1<sup>st</sup> Minutes. Mr. Marcus made a motion to be accepted as corrected, seconded by (Zamary).

Ms. McGrath suggested a dessert crawl or the possibility of local eateries providing a dessert, snack or a meal in unison with our Tuesday night concert series. Ms. Bakalar advised we should test the idea with a few restaurants but cautioned that we want any effort to be a positive for the restaurants.

Ms. Bakalar suggested a dessert crawl in February in upcoming years.

**The Pledge of Allegiance** – (2) Opposed (Marcus, LeVino), (5) In Favor (Sather, Gibbs, Zamary, Kaufman, McGrath). The ECDC meeting will open with the Pledge of Allegiance beginning February 2020.

**Directors Report**

## **Business Update & Community Development Update**

Annual Report – Ms. Bakalar referred to the Annual Report stating it is a basic format every department head submits for audit purposes which illustrates accomplishments of the department over the previous year.

(Handout) Ms. Bakalar advised this was a letter from the business group that is forming in our Trumbull Corporate Park. She added that businesses and property owners have formed an association and Dana Barnes, one of the property owners, has been convening it. Our staff, the consulting staff, and BRBC Trumbull Chamber staff have been participating. They are recommending priorities and tackling things to make it a more vibrant and active place and to create synergies. Their suggestions are being submitted as part of our planning study.

Newsletter – Our next newsletter will be going out in February and Ms. Bakalar noted she has gotten quite a lot of positive feedback from the last two newsletters after changing to our new format. The front letter was shortened and each newsletter has a theme.

Kiosk – (handout) There will be a dedication in Old Mine Park in the Spring for our new kiosk. We are also planning to do something along these lines for the Long Hill Green to inform the public of our Stormwater Management projects recently completed. The history and other assets would be noted on educational signage in Long Hill Green. A first discussion of the sign project will be Monday. Mr. Marcus suggested solar lighting since Long Hill Green is an evening destination and Ms. McGrath suggested a QR code to supplement with additional information.

Escapology – there was a great turnout for the ribbon cutting. Mr. Greenspan, the franchise owner, thanked everyone for their support. Escapology is an event venue and also offers teambuilding opportunities for companies.

Mr. LeVino suggested wayfinding from the trails to Escapology so people can get there directly by putting signs along Spring Hill Road. Ms. Bakalar advised that both the Fairfield County Business Journal, our local paper and the CT Post all picked up the story.

ImageFirst Healthcare Laundry – signed their lease and is taking 68,000 sq. ft. at 50 Commerce Drive. The job estimate is 90-100 new jobs and it's a great new addition to our Corporate Park. We are working with them to help establish a transit bus stop and are meeting with our legislative delegation on Thursday.

Attachment (The Region Magazine- BRBC) - Ms. Bakalar shared the recent article that addresses what is going on in Trumbull and some of our First Selectman's priorities on the municipal side for sustainability and private sector efforts.

Fairfield Country Brokers Luncheon - Ms. Bakalar stated she attended a December luncheon in Newtown and John Traynor (Executive Vice President, Chief Investment Officer) from People's Bank presented an Economic outlook overview which was excellent. Ms. Bakalar shared his presentation package with Commissioners.

Long Hill Green Community Update Meeting – There will be a Long Hill Green Community Update meeting in the Council Chambers on January 23, 2020. This will review what has been completed, and the next projects that will be hitting the construction time line including

the light at Whitney and Main. The light is funded and is in design and will go to construction in 2020. We will be sending a mailing to addresses within 1,000 ft. of Long Hill Green. We are also applying for a new grant (319) to do the remaining piece of Broadway to the corner of where Trumbull Pharmacy is located. If funded, the other small strip of parking will be pavers and permeable pavement that is a stormwater management project.

Florist Shop (Main St.) - Mr. Marcus advised he wants to address the blight situation of the florist shop owned by the Diocese. He added that the florist shop will be part of the Long Hill Green Business District and is part of the north entry coming into that zone. The goal of the Diocese is to sell the florist shop and the brown house next to it but Mr. Marcus noted it is not advertised for sale. Ms. Bakalar suggested setting up a discussion with Doug Wenz, Trumbull's Blight Officer.

Notecards for Commissioners – Ms. Bakalar stated the notecards can be used for the following: an opportunity to tell a business you had a good experience, for recruitment, or to welcome a business if you were not able to attend the ribbon cutting. It is an opportunity to make our businesses feel supported through personal contact.

Brokers Luncheon Lindeman Drive Area – Ms. Bakalar suggested the Commission take a drive to see the development on a monthly basis. On March 27<sup>th</sup>, we will be hosting a Fairfield County Brokers Network Luncheon in that area and she will advise of the venue. We will present the completed mini-plan and expect 70-90 brokers from around the region and business people interested in commercial real estate. One of the priorities is to brand the area and possibly employ a branding expert. Mr. LeVino suggested the luncheon include a walking tour.

The Learning Experience – will open in the spring (on corner of Reservoir and Lindeman Drive).

Henderson Lumber Property – they are beginning their site work.

Howard Rappaport (Ten Trumbull) will be adopting the gateway from Old Town Road (2 spots) which will include welcome signs and new branding.

First Selectman, Vicki Tesoro, thanked the Commission and Ms. Bakalar for their service and time given to the community.

Medical Building (Main St.) – does not have their CO yet.

CVS – is expected to open in May.

Read's Warehouse building (7120 Main St.) - is under contract for purchase as a warehouse distribution center. It went through P&Z in December and will probably close before the end of January.

TD Bank Trumbull Center - Mr. Marcus stated TD Bank in Trumbull Center will be gone by the end of the month. He advised bank parcels are difficult to rent and this is the 6<sup>th</sup> bank to close.

Trumbull Restaurant Week Committee – the meeting will not convene until March. Ms. Bakalar advised that we will have done work prior to the meeting which will include restaurant feedback and sponsorship requests.

Long Hill Green - Ms. Gibbs suggested we feature more events such as a market that sells jewelry and crafts.

Appreciation Breakfast Award categories – Ms. Bakalar distributed the nomination forms with suggestions for new categories. She advised that the Commission review and comments/suggestions will be discussed at our next meeting. Ms. Marcus suggested we take into account the time allotment for our business breakfast when considering the amount of awards. Ms. Bakalar stated the public is able to nominate and opportunities were advertised on Facebook, a press release, and a full page in the Fairfield Country Business Journal. Mr. Marcus suggested posting the nomination forms in the library.

The Mall - Ms. Bakalar will be attending a marketing meeting on January 17<sup>th</sup>, a leasing meeting and another meeting at the end of the month.

### **Sustainable Committee**

Mr. LeVino stated they have recruited more hands on deck and there is Facebook page (Sustainable Trumbull). More people with technical knowledge are needed. The objective is to get certified and the submission begins in May and is due in August. Ms. Bakalar advised that the town and Commissions have input and we also need to concentrate on the priorities of the community as well as the objectives of the First Selectman. Mr. LeVino stated the Committee currently is not taking on new projects.

Ms. Bakalar explained Sustainable Connecticut is a statewide initiative where town and cities can earn the status of a sustainable community (Bronze, Silver, Gold levels). Points are awarded in all types of categories (Arts, Wetlands, Stormwater Management, Economic Dev., etc.) and once a town is certified, they are eligible for grants through DEEP, the Tremaine Foundation and other sources.

Housing Moratorium - Expires soon and is on the P&Z agenda (January 15<sup>th</sup>). Is proposed to be extended for one year.

Zoning Regulation Rewrite – Don Poland has been working on the draft incorporating comments contributed by staff. After the draft is completed, it needs to go through a process. Rob Librandi is working with Planning and Zoning on a timeline for completion.

### **Opportunity for Community Input**

There being no further business or community input, Chairman Sather requested a motion to adjourn at 9:08 p.m., accepted by Commissioner Kaufman, seconded by Commissioner Marcus and voted in favor unanimously by the Commission. The next meeting will be held on February 4, 2020 in the Long Hill Room at 7:00 p.m.

Respectfully submitted,

Gail Andreyka  
ECDC Clerk

cc: Rob Librandi, Doug Wenz

