Economic and
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Economic & Community Development

Town of Trumbull
Economic and Community Development Commission Meeting Notes
February 6, 2018 – 7:15pm
Trumbull Town Hall

Present:

Chairman: Ralph Sather

Members: Beryl Kaufman, Shelby Levino, Chris Looram, Mike Iaccarino (by telephone)

Staff: Vicki Tesoro, First Selectman and Rina Bakalar, Director of Economic and Community Development

Public: Paul Griffith

Absent:

Evelyn Zamary, Mark Smith, Jacki Galiani, Eric Michael

Chairman Sather opened the meeting at 7:16 pm. He welcomed First Selectman, Vicki Tesoro.

Ms. Tesoro greeted Commission members and thanked them for their service. She noted she would try to attend as many meetings as she can in the future.

Mr. Sather stated the meeting would be considered informal since there was not a quorum in attendance. At this time we are awaiting guidance on telephone participation and if such participation can be counted for voting purposes and a quorum. Absent official guidance, we are erring on the side of caution and not counting telephone participation as part of the quorum.

Mr. Sather and Ms. Bakalar pointed out the reports and articles in each packet. The Future of Retail 2030 report is highly recommended reading for members.

Director's Report

Business Development and Planning Update

Ms. Bakalar and First Selectman Tesoro discussed the ribbon cutting at the new Henkel Corporation site. Henkel Corporation has improved its 30 Trefoil site and is now occupying the formerly vacant 4 Trefoil site. They have approximately 90 employees in Trumbull. Senior Executives of Henkel stated they were extremely pleased with the talent they have been able to access and hope to expand further in Trumbull.

Ms. Bakalar and First Selectman Tesoro also updated the Commission on their tour of the Bridgeport Hospital/Yale New Haven Medical Center. Bridgeport Hospital is extremely pleased with how things are going. They would like to adopt the ramp/rotary off exit 47.
Ms. Bakalar updated the Commission on progress in Trumbull Center. Sikorsky Credit Union was due to open on February 12. Bianco Rosso has permits and are in the process of remodeling the entire space. Fatty Patty sign is up and they are getting the space ready.

Ms. Bakalar updated the Commission on the status of the former Marissa site redevelopment. The development should be before the Planning and Zoning Commission in March. They are finishing up in Wetlands. She provided updates on the Quarry Road project, 123 Monroe Turnpike, Lower Main Street Medical Office building, Educational Playcare and the Oakview apartments.

Ms. Bakalar discussed a partnership with the Trumbull Chamber and Steve Hodson of Hodson Realty to host a bus tour for commercial brokers in May or June. Jeff Bishop of the Trumbull Chamber may be able to get two free buses. They will be meeting to discuss details. Commission members will be invited to attend.

Two Ribbon cuttings are scheduled and Commission members are encouraged to attend. The first is Friday, February 16 at 3pm. The Kitchen Cabinet Showroom is opening on Main Street across from Town Hall. Also, the ribbon cutting for the electric car charging stations is scheduled at Westfield for February 23rd.

Ms. Bakalar reviewed the office vacancy report the Town utilizes. She discussed the recent Cushman Wakefield report as well. Ms. Bakalar noted neither report was wrong, the reports track space differently. Our report shows a 25.7% vacancy rate and Cushman Wakefield's report has a 44% vacancy rate. Ms. Bakalar spoke with Cushman's New York and Stamford contracts for the report. She explained the main differences in the reports. The Town monitors 59 buildings vs. 42 buildings monitored by Cushman. The Town includes medical office space in its report, Cushman does not. Cushman does not track owner occupied space in their report. They include 1.2 million square feet of office space. The Town includes 2.6 million square feet of office space. Both reports have a similar amount of square footage vacant. Both reports acknowledge that over 50% of all vacant space is on one site, 48 Monroe Turnpike. The Commission asked a number of questions. Ms. Bakalar suggested that Mark DeVestern, the Town Assessor might be a good speaker at a future meeting.

A brief update on the Long Hill Green Plan was provided. Ms. Bakalar noted a public meeting will be scheduled in March to update the community on the status and ideas in the Plan.

Ms. Bakalar also mentioned First Selectman Tesoro is interested in a planning effort in the area of Lindeman/Oakview Drive. With all the changes and new interest in the area, she would like to get ahead of the redevelopment of that area so we address any challenges as projects are coming through. Ms. Bakalar feels this is an excellent idea. They will be seeking funding in the 5 year Capital Plan for this effort.

Trumbull Day at the State Capital is being planned for March 28th. Further details will be sent out via email.

Mr. Sather asked if there was any community input. There was none. Mr. Sather adjourned the meeting at 8:45pm.

Respectfully submitted,

Rina Bakalar