Town of Trumbull
Economic and Community Development Commission
Meeting Minutes (REVISED 6/5/18)
March 6, 2018 - 7:15 p.m.
Trumbull Town Hall

Director of Economic & Community Development: Rina Bakalar

Chairman: Ralph Sather

Present: Jackie Galiani – Vice Chairman, Evelyn Zamary – Secretary, Shelby LeVino, Christopher Looram,

Not Present: Beryl Kaufman, Eric Michel, Michael Iaccarino, Mark Smith

Public: Paul Griffith

Chairman Sather called the meeting to order at 7:15 p.m. and made a motion to approve the January 2nd meeting minutes. Ms. Galiani accepted the motion, seconded by Mr. Looram and they were unanimously approved by the Commission. The February 6th meeting notes were reviewed. Since there was no quorum, the minutes did not require approval.

Ms. Bakalar noted she touched base with the Town Attorney who will contact the Freedom of Information office to verify if tele-meetings are valid and will advise.

Director's Report

Business Development Update

Ms. Bakalar thanked Chairman Sather for his continuous support at the ribbon cuttings.

Charging Station - The ribbon cutting for the charging station at the Trumbull Mall was attended by Brian Garcia (Green Bank), all of our State Reps. and our First Selectman. It was also broadcasted on Channel 12 News and the CT Post may feature a follow-up article.

Sikorsky Credit Union – The ribbon cutting was this past week and Ms. Bakalar noted one of the lead people from the Sikorsky staff complimented how efficient and accommodating the Trumbull permitting staff had been.

Unilever – The First Selectman and Ms. Bakalar met with Lise Jorgensen, who heads the Trumbull Campus and Peter Divine. The First Selectman and Ms. Bakalar determined a planning study should be undertaken for the Corporate Park area.

Educational Playcare – The site is under construction and due to open by Sept. 2018. They have reconfigured the driveways and the site work is under way.

75 Merritt Boulevard – Sold

55 Merritt Boulevard – Former call center (110,000 sq. ft., 8 acres) Ms. Bakalar met with the broker, Brian Atherton (Atherton & Associates) who advised pricing has been reduced and the property was listed on the Ten-X auction block in March. Tex-X reaches a world audience. It is also advertised on our web page. Ms. Bakalar advised she notified adjacent property owners of its availability.

Ms. Bakalar commented there may be an opportunity for shared parking between 55 & 75 Merritt Boulevard properties.

Corporate Park - Gateway improvements will commence in the spring and include raking out the one mile near fencing, putting in top soil and seeding, and installing some plantings in key areas.

Raveis Office (Trumbull Center) did a total remodel. Ribbon cutting is planned for March 26th from 4:00-6:00 p.m.

Event Update

Trumbull Day at the State Capital (Hartford) – Trumbull Day will be held on March 28th from 9:30 a.m. to 1:00 p.m. at the State Capital where some of our business, departments and non-profits will be represented. Ms. Bakalar announced that a continental breakfast will be served and invites went out to the community today. Senator Moore, our Legislative Delegation and the First Selectman will be speaking at the event and the Lieutenant Governor has also been invited. It will be held in the north lobby of the capital.

Long Hill Green Plan Update – A presentation is planned for April 5th in the Council Chambers from 6:30 p.m. – 8:30 p.m. It will include a report and feedback on the various concepts for the Long Hill Green Plan. A mailing will be sent to area residents and the meeting will be announced on the website and also on Facebook. Ms. Bakalar encouraged the Commission to inform everyone and flyers will be out in a few days. Mr. LeVino suggested placing flyers in the windows of local businesses.

Ms. Bakalar confirmed to Chairman Sather that the Long Hill Green plan encompasses the property north of Marissa's down to the trail. It will include recommendations for signage, roadway improvements, connectivity improvements, greenscape improvements, and storm water management. A final plan will result within a month of the meeting. She advised there was an internal briefing with the First Selectman and internal staff on 2/27 and complimented Gary Sorge for his excellent work and commitment.

Commercial Broker Tour – The event will be held on Monday, July 30th, from noon – 3:00 p.m. at the Trumbull Library (Community Room). It is sponsored in partnership with the Fairfield County Commercial Broker Network, Steve Hodson (Hodson Realty), Paul Timpanelli (former First Selectman, Hodson Realty) Jeff Bishop (Trumbull Chamber of Commerce) and our Commission and office. The event will start at the Library Community Room, and will include a standard business meeting for the Brokers Network, a buffet lunch and a bus tour. At the luncheon, the First Selectman will address the group followed by a briefing from Ms. Bakalar of the properties. Site visits will include: the Mall, the Trumbull Corporate Park, Trumbull Center, the Reservoir, Lindenman, Oakview Drive area, 48 Monroe Turnpike area and the former Read's Warehouse. The Tax Abatement Program will be reviewed. Commission members were encouraged to attend. Attendee participation anticipated at 50-100 brokers. Ms. Bakalar complimented Steve Hodson, Paul Timpanelli and Jeff Bishop for their contributions.

Planning Update

Corporate Park – A bid went out today that is featured on our website and the newspaper requesting proposals (Qualification Proposal??). Ms. Bakalar stated we are seeking two plans:

(1) A planning effort for the Reservoir Avenue, Lindenman Drive, Oakview, Cambridge area where a major residential development is transforming an industrial zone into a neighborhood. Area assets include: educational, recreational, non-profits, industrial business, office uses, a black box theater, a theater at the Performing Arts Magnet School, and a tennis club. Ms. Bakalar concurred with Paul Timpanelli's idea to brand the area and Chairman Sather agreed, suggesting we consider an aspirational name. We have reached out to the Historical Society to advise of any historical significance. We are considering additional incentives that could be created like a STEAM (science, technology, engineering, arts, and math incentive zone). Ms. Bakalar stated we will need one Commissioner to review the proposals and noted it will grow our grand list.

(2) Within the same bid, there is a second study – a planning study for the Corporate Park and how we can transform it. Individuals can bid on one of the projects or both. Bids are due back on March 23 and the review process is April 3rd and 4th. Ms. Bakalar advised we need a volunteer from our Committee. The Committee will be comprised of individuals from P&Z, Economic Dev., Mr. Librandi – Town Planner, Ms. Bakalar and staff and a representative from the First Selectman's office.

Grant Update

Ms. Bakalar discussed the status of the State budget and State DEP and informed that the special transportation fund is depleted. Monies have been frozen which directly affects our trail head and the community connectivity grant. Commissioner LeVino

questioned if this would affect Strobel Road and was assured the Strobel Road and Chestnut Hill projects are unaffected.

BMX Event - There will be a meeting in June related to the sponsorships and there will be a planning meeting of the town.

Bianco Rosso – Opening in May
Fatty Pattys – Opening in April

Chairman Sather announced the Tax Abatement Screening Committee terms are up this month.

Former Reads Warehouse –Bruce Wettenstein, broker, advised that the price has been reduced from 10M to 8M.

Opportunity for Community Input

There being no further business or community input, Chairman Sather requested a motion to adjourn at 8:20 p.m., accepted by Ms. Galiani, seconded by Ms. Zamary and voted in favor unanimously by the Commission. The next meeting will be held on April 10, 2018 in the Long Hill Room.

Respectfully submitted

Gail Andreyka
Clerk

cc: Rob Librandi, Doug Wenz