Minutes of the EDIT Meeting of May 14, 2026 on the Zoom Platform

Present: Challa Flemming, Co-Chair; David Rosenburg, Rick Bolton, Rodney Gray
Absent: Jonathan Tripp, Samantha Miller, Chris Powell
Also Present: James Cordone, Town of Trumbull Attorney; Phil Meagher, Town of Trumbull Technology; Jennifer Winschell Town Council Liaison; Rina Bakalar, Director of Economic and Community Development, Town of Trumbull

The meeting was called to order by Ms. Flemming at 7:31pm.

The Pledge of Allegiance was recited and Roll Call was completed.

There was no correspondence.

No Public Comment

Mr. Bolton made a motion to approve the April minutes, Mr.Gray seconded. VOTE: All in favor.
New Business

Ms. Flemming thanked Ms. Bakalar for coming, her second time to EDIT.

Ms. Bakalar said she has spoken often with Mr. Gray. Though there had been conversation about him attending a job fair, that didn't happen. She did a fair together with the Department of Labor with the employees of St. Joseph's Manor to help them get established elsewhere. That went well but it was a different kind of fair than the kind she and Mr. Gray had spoken of.

Ms. Bakalar spoke about projects around town. The development at One Trefoil Drive (at the corner of 111), has changed since it was first introduced. It was going to be a multi-tenant project with a small grocery among other businesses, but after an appeal was filed in court, the process was dragged out. So now, the whole space will be a 39000 square foot grocery. It's a good grocer, and Ms. Bakalar hopes it will move through the court by September.

The project formally called Gateway Commons is now the Crossing at the Pequonnic. 39% of it is in Monroe, 61% in Trumbull. They have been collaborating across town lines. The project was stalled for a number of years but there are now new partners, potential owners, and they will be closing soon. It is an 88,000 square foot development with 27,000 square feet of commercial space on the first floor. The upper floor will be mostly one bedroom apartment units, a few with two. They expect a good mix of businesses as there has been a lot of interest in leading.

48 Monroe Turnpike, also stalled in the courts for years, will be changed because of time.

Lake and Main is a small convenience store and gas station. Construction is underway, though it has been slow.

Trumbull Center has new businesses coming in including Wonder, between Starbucks and CVS, coming soon, and Trumbull Cafe and Grill, opening in the former Fatty Patty space, today. They will remain in their existing location as well, for a period of time to be determined.

In the plaza next to Echo, the space where Mariana's was will be an Arthur Avenue concept market and deli. Many people have been upset about Mariana's leaving. No other space in Trumbull was a good match and they sadly went to Stratford. Ms. Bakalar hopes they will open again in Trumbull in the future. The new deli will be the same owners as Echo.

A Pilates/Dance studio is opening across from Town Hall. A local family. It is now under construction.

At Trumbull Center, all plans have been approved, sewer issues resolved. They are waiting for FEMA to approve the flood maps, without which they cannot move forward. They have been waiting for over a year. It was approved for mixed use, with 14,000 square feet of commercial space on the first floor and 4 stories above for housing.

The Mall is a major area in transition. The full feasibility study, done with funds secured by former State Senator Marilyn Moore, is in its final draft. It's not just a marketing study, but a land use one as well. The area in the study is from Main Street to Madison Avenue, from the Bridgeport line to the Merritt Parkway. The vision was developed with stake holders that included area residents, tenants of the mall, people who work at the mall, people who shop at the mall. The area has tried to be reinvented several times. The vision is now to go from a mall to a mixed use district, and this will take a lot to get to.

The ownership that came in 2023 didn't do much to elivate the property. The mall went into default. The debt holders are in the process of selling the property. They feel getting the owners out of the picture was the best thing for Trumbull. Interest now is immense. The potential buyers had to file disclosures, and now these people can move forward and the property will get sold. Once the sale is completed and the new owners settle in they will share their plans. The work that's been done has been very intentional to position the property for success. They can influence the process but the Town does not own the property. It will take time.

Henkel is investing $70 million to expand. In 2018, when they first came, they invested $20 million. It took 3 years for the new expansion, which was lightening speed.

Ms. Flemming expressed gratitude for the clarity of the information Ms. Bakalar shared.

In terms of community development, Ms. Bakalar works to connect infrastructure to people.

The School House project, a historic renovation of a 600 square foot building, is a community development project. It will be a real engagement for the community as there will be community build dates. Ms. Bakalar will share the dates when she gets them. John Naylor of Christian Heritage School has been leading the volunteer effort, along with George Estrada, Dmitry

Parris, Stefan Lyhne-Nelson and many others. It will be reconstructed on the Town Hall Campus next to the Library. Funrais8g is underway and the design is being done.

Ms. Bakalar is not involved in single family housing. She is involved in the development of diverse housing stock models. A few, including a new one on Reservoir Avenue, the Crossing and Trumbull Center, have affordable housing requirements. Recently another project on Reservoir Avenue was turned down, not because it had affordable units, but she believes it was due to the design and some environmental concerns. The developers of that project have re-filed.

A senior housing project at 12 Cambridge Drive is working through the construction permitting process. That will be 124 units of 55+ housing.

Mr. Gray asked about the history of Affordable Housing in Trumbull. Ms. Bakalar said until about 10 years ago the history was one of resistance to it. There has been progress made and most new projects will require 15% Affordable units. Trumbull has one of the most progressive accessory apartment policies in the state, and a lot of units have been added that way.

The concerns about project density are valid. There needs to be a balance of what's being developed and what fits in the community. Not doing that gives Affordable Housing a bad name.

Mr. Gray will encourage a group he's meeting with to watch the recording of this meeting to understand the history.

Old Business

Survey: Ms. Flemming noted the Town has a survey out about the Senior/Community Center. Mr. Gray, Mr. Bolton, and Mr. Rosenburg did not think this was a reason to delay sending out the EDIT survey. Ms. Flemming will let Mr. Tropp know.

Book Club: Ms. Flemming discussed getting a flyer out with Ms. Fieffe earlier that day. There is a poster up at the Library. The books are available.

Joan Littlefield, the Director of the Health Department, will be the June guest, Colin Bassett of EMS will attend in September and Stefan Lyhne-Nielsen in October.

New Business

None.

Adjournment: Mr. Bolton made a motion and Mr. Rosenburg seconded. VOTE: All in favor.

Respectfully submitted,

Joanne Glasser Orenstein, Clerk

June 4, 2026.