

Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
June 2, 2020 – 7:00 p.m.
Electronic Meeting-Zoom

A regularly scheduled meeting of the Economic & Community Development Commission of the Town of Trumbull was held via videoconferencing on June 2, 2020.

The Pledge of Allegiance

Attendance

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

Members Absent: Eric Michel

Also Present: Rina Bakalar, Director of Economic and Community Development
Vicki Tesoro, First Selectman
William Chin, Director of Information Technology

Presenters: Attorney John Knuff, Scott Loventhal, Patrick Madden, Leonard Glickman

Chairman Sather called the meeting to order at 7:01pm.

Approval of Minutes- A motion to approve the March 3, 2020 minutes was made by Commissioner Marshall Marcus and seconded by Commissioner Evelyn Zamary. The motion carried unanimously.

A motion to approve the May 26, 2020 minutes was made by Commissioner Zamary and seconded by Commissioner Marcus. The motion carried unanimously.

Director's Report

Rina Bakalar, Director of Economic and Community Development discussed the reopening of businesses, the Long Term Recovery Committee, Interns coming on board to assist with promoting businesses and recovery efforts and all of the on-going development projects in town. Ms. Bakalar updated the Commission on Amazon's progress and noted two other corporations moving to Trumbull include Image First Health Care Laundry and Power Home Remodeling.

Presentation - Mall Area Development Proposal/Residences on Main

Patrick Madden, Vice President with URW discussed the importance of the project to the mall. He explained the goal of a live, work, shop, and play environment. Leonard Glickman of Rose Equities discussed the development team's background. They are generational property owners and want to be part of the community. They want to create a dynamic community with a sense of place, with privacy and adjacencies.

Scott Loventhal reviewed a PowerPoint presentation highlighting the development as a Town Center type environment with intentional connectivity to the mall. He discussed that they would be market rate 1&2 bedroom units with no dens. He discussed how this project and housing model is distinguishable from other projects in Trumbull, including the option for garage rental. Commissioner Eve McGrath asked about marketing strategy and amenities. Mr. Loventhal discussed rents as being approximately \$1,900 - \$2,600 monthly. He noted these are renters of choice. Commissioner Marcus asked if the property would have controlled entry. While this was not planned at this time, they would keep an open mind to this as they proceed through the land use process. Chairman Sather asked about on site staff, maintenance and security. Commissioner Levino inquired about dedicated loading and unloading areas given the new paradigms. Amazon lockers will be included in the project. Commissioner Marcus suggested setting up posters in the mall explaining/depicting the project for visitors to examine. He also requested that the PowerPoint and a list of other projects they have in Connecticut be forwarded to members via Rina Bakalar.

Other Business - Ms. Bakalar polled the Commission's interest in getting an update on the Long Hill Green and Rt. 111 Trail Cross/Traffic Light improvements for the July meeting. Commissioners agreed this was a good idea for the July agenda.

Public Comment - Chairman Sather called for any public comment. Hearing none, Commissioner Marcus made a motion to adjourn and Commissioner Beryl Kaufman seconded the motion. The motion passed unanimously and the meeting was adjourned at 8:23pm.

Respectfully Submitted,

Rina Bakalar
ECD Director

cc: Rob Librandi, Doug Wenz