

MEETING MINUTES

Trumbull Veterans & First Responders Building Committee

Council Chambers

Thursday, Sept. 30, 2021, 7:00 pm

Call to Order

The meeting was called to order by Chairman Ray Baldwin at 7:00 pm.

Pledge of Allegiance & Moment of Silence

Attendance

Present:

Ray Baldwin, Chairman
Dan Sacco
Preston Merritt
Dawn Cantafio

Bruce Silverstone
MaryBeth Thornton
Michael Lombardo

Absent:

Steve Lemoine^{1*}

Also Present:

George Wiles, Wiles Architects
Zoraida Ramirez, Associate at Wiles Architects
Rina Bakalar, Town of Trumbull Economic & Community Development Director
Kevin Bova, Town of Trumbull Purchasing Agent
Dan Martin, Assistant Finance Director, Town of Trumbull
George Estrada, Town of Trumbull Public Works Director
Roy Molgard
Ernie Foito

Approval of Minutes from June 30, 2021 Meeting

Moved by Ms. Cantafio and seconded by Mr. Sacco to approve the June 30, 2021 Meeting Minutes. **Vote: 7-0-0**

Public Comment None: None

Senator Marilyn Moore call-update on state bonding request (Moore, Bakalar)

Senator Marilyn Moore called into the meeting to update committee on bonding for TVFR building. Sen. Moore stated that it's one of her priorities to get bonding for Trumbull, and she thinks we have a good chance in this new session. But it is up to the governor. The amount she is requesting is \$1.5 million. Mr. Baldwin thanked Sen. Moore for her assistance in this effort.

Mr. Silverstone asked if there is anything the Committee can do to get the governor on board to assist with this effort. Ms. Bakalar recommended writing letters to the governor in support of

* Chairman Baldwin acknowledged that he was unaware that there is an option for committee members to attend an in-person meeting via teleconference, therefore Mr. Lemoine did not attend.

this effort, committee can consider inviting the governor to visit the building site and give him a presentation.

Mr. Sacco asked how long does approval for bond last? Ms. Bakalar said that once it gets on the bond agenda and if it gets approved, the next step is to contract with them. We are shovel ready and already have a lot of documents that will be required. Ms. Bakalar guessed that it will be a 5-year contract.

Business plan presentation (Silverstone, Sacco & Lemoine)

Mr. Silverstone and Mr. Sacco gave a presentation on business plan.

The plan was already sent out for committee's review, so they gave a summary. Started off with history of the building and stated that they wrote the business plan to support revenue generation. This is because it will be multi-use facility that can be rented out to generate enough revenue for upkeep.

Mr. Merritt asked who will be managing building. Mr. Baldwin said we should establish a commission to oversee the building. The commission should include members from VFW or Amer Legion, member of police department. Once a commission is established, we'll need to set up rental amounts (non-profit vs. profit).

Mr. Baldwin thanked Mr. Silverstone, Mr. Sacco and Mr. Lemoine for their time and effort and said we are off to a great start.

Status of demolition bid process (Bova & Wiles)

Mr. Bova updated the committee – had a mandatory bid meeting a few weeks ago and bids were received today. Everyone who submitted a bid was qualified. Mr. Bova sent out a quick overview. "Add Alternate" was discussed – to remove unsuitable material that was discovered during Geotech and testing phase. It was anticipated that the total project estimate was about \$128,000. Structural fill had to be brought in from offsite and price jumped to about \$200,000. Mr. Wiles stated that based on this, it behooves the committee to take a look at building a full basement (instead of partial), which would eliminate all the structural fill. Might make sense to removal soil, expand basement – this would be more cost effective by getting a full basement and no need to replace fill.

Mr. Wiles stated that we did budget a year ago, but with the jump in lumber and other construction prices, we should look at budget again.

The recommendation will probably be, after vetting bidder, to award the bid to demo building only, but don't do anything with structural fill yet because it is now over-priced and not sure if this is the right move at this point.

Ms. Thornton asked what is the advantage of having full basement. Mr. Wiles said duct work and mechanicals could go there. Since floor space is premium and if we can generate floor space within budget, we are spending money to create occupiable space.

Mr. Bova said he is not ready to make recommendation on the bid yet. Mr. Baldwin said once we know the cost for demo of building, then we can go from there. Mr. Wiles said they should do a study to see if it makes sense to do a full basement and report back to committee and take another look at the budget because of higher construction costs.

Mr. Bova said they would be ready to choose a bidder within a few days. Mr. Baldwin recommended to do a Zoom meeting to do this since it's only one item and committee agreed.

Mr. Foito, Sr. Vice Commander of VFW, told the committee that the current building has recently been broken into. Subsequently, everything was moved out of the building and it is now vacant.

Mr. Silverstone asked who would be responsible for ensuring we get clean fill? Mr. Estrada said our fill is all produced within the Town, so that is under control.

Vet. Comm. Center Development Plan (Mr. Sacco and Mr. Silverstone)

Asked for comments to discuss donation monetary levels and naming rights. Suggestion is three levels of giving and the donors get something return, such as putting donors' names on a wall opposite the wall of those who served. For corporate donors, offer to give employees who donate a discount on rental of the building. Ms. Thornton said it's important to communicate that the name plaques are for anyone--not just Town of Trumbull residents.

Mr. Baldwin said committee should review this and come back with suggestions to the business plan at next meeting.

Status of Inland Wetland & P&Z applications/approvals (Wiles & Baldwin)

Mr. Baldwin and Mr. Wiles submitted the application and expect it to be approved. A zoom meeting with I/W director will be scheduled some time next week to find out status of application/approval. This is just for demo portion at this point.

Status of website (Sacco, Silverstone & Bakalar)

A presentation of the website developed for the TVFR Building, was given by Ms. Ramirez of Wiles Architects. The site includes the history of Katz Pond and ice house along with historical photos, shows photos, floor plan, construction update, services provided and who will benefit, services for the future, events that could be held there, letter from First Selectman, supporters, media updates. Link where donation can be made, levels of donations specified, committee contact information.

The processes to take donations have been set up, such as PayPal (on-line donations), post office box for checks. Finance has set up a bank account.

Ms. Ramirez sent the website link to committee members so they can review it and suggest changes. If there are any changes/additions to website, they are to go through Ms. Bakalar.

Mr. Baldwin suggested having a target date of Oct. 7 to get this done so site can be up and running by Oct. 15.

Other business to come before the committee

Mr. Martin requested to rent a post office box to receive donations for the building.

Moved by Mr. Merritt, seconded by Ms. Cantafio to give Finance Director permission to rent a post office box for one year. **Vote: 7-0-0**

Adjournment

Moved by Mr. Sacco, seconded by Mr. Merritt to adjourn the meeting at 8:20 pm. Vote: **7-0-0**

Submitted by Marisa Petriello