Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
December 5, 2017 - 7:15 p.m.
Trumbull Town Hall

Director of Economic & Community Development: Rina Bakalar

Chairman: Ralph Sather

Present: Evelyn Zamary - Secretary, Beryl Kaufman, Shelby LeVino, Eric Michel

Not Present: Mark Smith, Michael Iaccarino, Christopher Looram, Jackie Galiani

Approval of 2018 Meeting Dates

Chairman Sather called the meeting to order at 7:20 p.m. and made a motion to approve the 2018 Meeting dates. Ms. Kaufman accepted the motion, seconded by Ms. Zamary and unanimously approved by the Commission.

Chairman Sather advised the Election of Officers will be held at the January 2, 2018 meeting and made a motion to approve the November 8th minutes. Mr. LeVino accepted the motion, seconded by Ms. Zamary and they were unanimously approved by the Commission.

Director's Report

Business Development Update

Liv's Gifts is now open and featured on the town's facebook page and will also be publicized in the December Newsletter. The CT Post may also feature an article.

Trumbull Mall

Ulta, a makeup, gifts, and accessories store, will be coming to the mall and will be located by the Mall entrance near Macy's on the ground floor.

Stewart's All American – a hamburger, hotdog, and root beer chain, will be opening in the food court in the next few weeks.

Ms. Bakalar announced she will be meeting with the Westfield Mall in NYC at the ICSE Realtor Showcase on 12/6 & 12/7. Our new Selectman, Vicki Tesoro will also be meeting with Westfield in January.

Chairman Sather questioned the future viability of the Trumbull Mall to which

Ms. Bakalar advised that it is important that malls change with the times and diversify to include experiences in order to survive. The Commission must educate as many people as possible so they are open minded to mixed uses and changes in and around that area. She also noted that Westfield has approximately 7 acres of developable property on the Main Street and may bring in a developer.

48 Monroe Turnpike (former United Health Care) is under contract. We have not seen any plans yet but there will most likely be a complete redevelopment of the site (17 acres).

Educational Play Care (Birth - 5 yrs.) A high end, acclaimed daycare and preschool model - Received their approvals in November and are due to break ground in January. They requested a tax abatement and their application is currently on hold.

Trumbull Center

Fatty Paddy's - Has their permits and is under construction.

O'Bar - There is a serious and strong interest with lease negotiations in progress.

Planning Update

The regulation revision meetings are moving along and most of the residential side of the regulation revision has been drafted. The December 18th subcommittee meeting is important as we are looking at the business/commercial zones. There will be a briefing with the new First Selectman so she can be brought up to speed and also give her input. There is also a great deal of input from our stakeholder groups for our B/C zones.

The Long Hill Green plan is underway and we should have a draft document in January. Ms. Bakalar is working with the consultant thru this month and the draft will be presented to community for additional feedback. The $475,000 grant awarded in October 2016 cleared the bond commission on November 29th and will be going to contract. A new resolution will be written. We have a planning document so we can revise our project with recommendations from the planning process. Other grants are also pending for the Long Hill Green area.

We will have a briefing from Gary Sorge of Long Hill Plan (draft) as a pre-briefing to the public in February.

The Housing Choice Plan is moving along with Malone & McBroom. We asked them to hold off adding to the December P&Z agenda so our First Selectman has an opportunity for a briefing and input.

Ms. Bakalar advised she has been speaking with panels around the county regarding arts and economic development. She informed that Ms. Kaufman and Mr. LeVino accompanied her last week to the Barnum Museum where Randy Cohen from America

for the Arts, was the guest speaker. Mr. Cohen spoke about how the arts and industry were economic drivers and the importance of infusing the arts into your local community and into your economic development. The event was sponsored by the Fairfield County Cultural Alliance.

A panel discussion followed with Ms. Bakalar as one of the panelists. Ms. Kaufman and Mr. LeVino suggested Mr. Cohen be considered as our speaker for the 2018 Business Appreciation Breakfast and Ms. Bakalar agreed.

Ms. Bakalar advised she also spoke at the Norwalk and Fairfield forums and noted that a conference is planned later in the winter with representatives from Norwalk, Stamford, Fairfield Economic Development and The Cultural Alliance. They will work together to bring in arts funders who would be interested in tying funding and economic development together in our communities.

Ms. Bakalar will also will be speaking on December 14th to the ASIS International Security Industries Southwestern Group at Roberto's. She will address what is happening in the CT economy, how it is affecting local communities and what are communities doing about it. She emphasized that security professionals represent security of people, data and places and need a vibrant community.

Ms. Bakalar advised she will be holding a gathering with the business community this spring. To date she has conducted a Resource Fair and Place-making event for Boards and Commissions and will now focus on how businesses can penetrate the market and bring business to their business. She informed that a representative from SBA (Small Business Association) will be on the panel and others who have expertise in networking and marketing. Mr. LeVino suggested we include Attorney Cliff Ennico who specializes in EBay businesses and how to make them profitable.

Ms. Zamery inquired about the status of CVS? Ms. Bakalar stated the lease is signed, and we are awaiting a pre-construction meeting. Mr. Peter DiNardo met with Mr. Librandi along with our engineering staff and there will be some changes to the site plan. Retail space (4,000 sq. ft.) is still available and Ms. Bakalar will be bringing the specs with her to NY.

Ms. Zamary inquired if the vacant property adjacent to Home Depot was rented? Ms. Bakalar advised it was still available possibly due to Home Depot's restrictions of what can and can't go there and the lack of frontage and a tough market.

Continental Properties – 200 unit apartments (Oakview) – Should be closing in the next few weeks and will break ground in March.

Marissa's – Should be coming forward in January and there may be 2 restaurants, no site plans yet.

Trumbull Times – Ms. Bakalar reached out to Don Eng and asked if he would meet with us.

Behind Cider Mill (Main St.) – A kitchen cabinet display (show room) will be opening and will be next to the cleaners.

123 Monroe Turnpike – They were approved for medical office 1 ½ years ago but are coming back in for a restaurant use in addition to medical.

Henkel – The don't have their C/O yet but is almost completed.

Wholesale Computer - moved into 9 Trefoil Drive from Monroe.

I.M. Smitten (1 Trefoil Drive) – They are a high end gallery that specializes in custom designer headboards and art pieces. They are on our Facebook page and will make space available for non-profits.

Bus Route Discontinued – Mr. LeVino asked if we were aware of transit cuts to Trumbull. Ms. Bakalar noted she testified at the hearing.

Opportunity for Community Input

There being no further business or community input, Chairman Sather requested a motion to adjourn at 8:45 p.m., accepted by Ms. Zamary seconded by Mr. LeVino and voted in favor unanimously by the Commission. The next meeting will be held on January 2, 2018 in the Long Hill Room.

Respectfully submitted,

Gail Andreyka
Clerk