

Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
January 7th 2015 7:15pm
Trumbull Town Hall

Commission attendance: Chairman Ralph Sather, Beryl Kaufman, Robert McGowan, Scott Zimov, and Thomas Ginis

Staff: Economic and Community Development Director Edward Lavernoich

Mr. Sather called the meeting to order at 7:41pm.

Mr. Ginis made a motion to approve the December 3rd meeting minutes, seconded by Mr. McGowan. The minutes were unanimously approved.

Mr. Lavernoich gave the development activity report. The following items were noted during the meeting:

Mathnasium, a math learning center, will be a new tenant in the former Frame Creations space in Trumbull Center, and is expected to occupy the space by February 1st.

The construction of the Bridgeport Hospital Cancer Outpatient Center office building commenced in October; Construction is reportedly proceeding as planned, with the erection of the structural steel for the new office building scheduled to begin in February.

Vertical construction of Madison Village is underway. Tenants are expected to include a wine & spirit shop, a boutique clothing & gift store, and a restaurant. Madison Village is expected to be ready for occupancy in late spring or early summer.

Norwalk-based Avison Young has been hired as the broker for 60 Commerce Drive (the former Pilot Pen property).

The Great Bridgeport Board of Realtors is proceeding with its office building project at 843 and 847 White Plains Road. Plans have been approved by the Building Department, and building permits will be issued when the required completion bonds are submitted.

The new owner of the 5218 Main Street, the former Stollman Real Estate agency, unsuccessfully appeared before the Zoning Board of Appeals on Wednesday December 3rd; the owner is expected to appear again before the ZBA on January 7th.

US EPA and CT DEEP have determined that 408 Shelton Road is eligible for assessment with Brownfields Petroleum Assessment funding . The E&CD Director is working with

Greater Bridgeport Regional Council on the environmental consultant scope of work and RFP.

The DiMarco property at Broadway and Whitney, including Luigi's Bakery, transferred to a new owner on December 19th; the new owner is preparing revisions of plans to be presented to the P&Z Commission in early 2015.

The Town is discussing a cell tower location in Beach Park with Verizon. Verizon is expected to provide the Town with an engineering report and potential lease exhibits by January. The approval process will involve the Parks Commission, the Planning & Zoning Commission, the Town Council, the CT Siting Council.

In cooperation with property owners in Trumbull Corporate Park, the park signs will be reconstructed, utilizing a STEAP grant obtained by the previous Economic Development Director. Proposals/ Bids are due on January 15th.

Cooper Surgical is seeking to expand its manufacturing operation at 95 Corporate Drive, a building owned by an affiliate of Robert D. Scinto, Inc. The project requires a rear property line setback waiver from the Zoning Board of Appeals, which was approved subject to an acceptable fencing plan at the December 3rd ZBA meeting. The fencing plan will be reviewed by the ZBA at its January 7th meeting. Scinto has confirmed that an additional expansion of Cooper Surgical's operations will occur on Corporate Drive in 2015, with construction to commence in the spring.

6175 Main Street, the site of the Lamar Advertising billboards, has been offered to the Town by the owner of the parcel. Lamar is a tenant on the property, with a lease that expires in 2020. The Town Council approved a resolution on January 5th to authorize the First Selectman to accept the donation (execute Donation Agreement and file deed on land records).

Mr. Lavernoich discussed the video project and recapped a recent meeting that he held with Byron Campbell of Firelight Media. He reported that once enough raw footage of interviews was obtained, Firelight Media would be able to create the video in a little more than a month, under normal working conditions. Mr. Lavernoich stated his intent to contact the prospective participants in the middle of January. It was decided that Mr. Sather, Mr. Berg, and Mr. Lavernoich would meet again before the February meeting to determine the next steps.

Mr. Lavernoich shared an example of a "one item" news piece, the type that could be sent to the contacts on the database on a monthly basis, and also placed in a prominent place on the Town's website. There was a general discussion about whether the news piece was appropriately shared with Town residents, and what the value of that might be, but there was no firm conclusion reached. It was decided that the first example, a short report on the Madison Village project, should be sent out in the middle of January. It was generally agreed that one newsworthy item from the Director's Development

Activity report would be selected by the Commission and utilized every month for the news piece.

The retail rental rate study that was requested by the First Selectman was discussed. Commissioner Eric Michel was having his office at Cushman & Wakefield prepare a proposal for the study that would provide a benchmark for the potential cost of the study as contemplated. It was generally agreed that a more limited scope might be practical and cost-effective.

Mr. Sather stated his desire to discuss the Commission's goals for 2015 at the February meeting. He stated that it was necessary to review the 2014 goals. It was noted that 2014 had been a difficult year personally for several members of the Commission, causing unplanned absences and a lack of a quorum on multiple occasions.

It was noted that no members of the public were present, so there would be no Community Input.

With no further business to discuss, Mr. Zimov made a motion to adjourn the meeting, seconded by Ms. Kaufman, and carried by unanimous vote. The meeting was adjourned at approximately 8:35 PM.