Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
March 3, 2026 – 6:30 p.m.
Zoom Videoconference

A regularly scheduled meeting of the Economic & Community Development Commission of the Town of Trumbull was held via Zoom Videoconference on March 3, 2026.

Attendance

Members Present:	Beryl Kaufman, Chairman Justin Scheuble, Vice Chairman Evelyn Zamary, Secretary Fred Petrossi Patricia Borghesan
Members Absent:	Marshal Marcus Leyla Fayyaz
Also Present:	Rina Bakalar, Director of Economic & Community Development Dan Onofrio, President / CEO Bridgeport Regional Business Council Gia Mentillo, Clerk Trumbull Community Television

Chairman Kaufman called the meeting to order at 6:30 p.m.

Pledge of Allegiance

Approval of February 3, 2026, Minutes

A motion to approve the February 3, 2026, minutes was made by Vice Chairman Scheuble and seconded by Secretary Zamary. The motion carried unanimously.

Chairman's Report

Chairman Kaufman commended the regional Chambers of Commerce for their efforts with the National Civic Bee. Dan Onofrio thanked the BRBC's Government Relations committee for supporting the program, noting that there are usually some submissions from Trumbull students each year.

Director's Report

Business Update:

Director Bakalar provided a recap of the ownership status, listing, and future sale of the Trumbull Mall. She informed the property is being marketed, and she and First Selectman Tesoro will be meeting with the brokers handling the sale in the coming days to identify how the Town can support their efforts.

The Director informed that the project on the Trumbull/Monroe town line (formerly known as Gateway Commons) is taking significant steps forward. There is a new development group involved.

Director Bakalar stated that the proposed 8-30g affordable housing application for 2135, 2145, and 2155 Reservoir Avenue was denied by the Planning & Zoning Commission (PZC) at their February meeting. For these types of applications, the applicant has the option to file an appeal to the state under the 8-30g statutes which they have chosen to do. The applicant previously worked with the Commission to modify their proposal to reduce the number of proposed units from 150 to 136 and include site improvements

such as sidewalks and landscaping, but if they are approved through the appeal process they are not required to adhere to these adjustments. The Director stated she is understanding of the Commission's decision. She noted that this project would allow the Town to earn a significant number of housing unit equivalent points (HUE) which would be helpful toward efforts to apply for a four-year moratorium on affordable housing applications. Per inquiries from the commissioners, she clarified that the timeframe for the appeal process can vary, explained the breakdown of HUE points per unit, and stated multiple efforts are underway to work toward a moratorium.

Director Bakalar stated demolition of the existing structures at 6 Cambridge Drive has begun and construction on the approved storage facility will begin shortly after demolition is finalized. She has spoken to other businesses in the area who are happy to see a positive change happening on the site. The developers of 12 Cambridge Drive are preparing to move forward with the approved senior housing project this year. The existing office building will remain, and housing will be added on the surplus land.

Director Bakalar noted that Henkel Corporation is conducting a ground-breaking ceremony for their new building at 9 Trefoil Drive next week. A ribbon cutting ceremony will be scheduled once the project is complete. Kubtec is also working toward starting renovations at 75 Merritt Boulevard and hopes to be in the space this year. The Director shared that she is working with a number of small businesses to address space needs and will discuss this further as things progress. She informed that Prime One Eleven will be expanding their space by taking over a portion of the former Massage Envy suite. A new business will be taking over the remainder of that suite. Director Bakalar stated that Italian Corner Deli has started work on the approved expansion of their space for Gelato sales, and Chairman Kaufman voiced concerns about customer parking on site.

Vice Chairman Scheuble asked whether any further improvements will be made to the new Pediatric Healthcare Associates site in Long Hill Green, and Director Bakalar informed that they will be implementing an approved landscaping plan. Their ribbon cutting is scheduled for next week.

Per Chairman Kaufman's inquiry, Director Bakalar stated there are no new updates on the former Emma's space in Trumbull Center. However, the former Fatty Patty's space is currently under renovation, and the owners of Trumbull Café & Grill will be opening their new food concept there later this year.

Per Commissioner Borghesan's inquiry, Director Bakalar informed that Marianna's Pantry was not able to find a location that worked for them in Trumbull after their lease in Long Hill Green expired and they will be moving to Stratford. However, they are still looking for a secondary location in Town. Seasoned business owners will opening another food concept businesses in the former Marianna's Pantry space, and the Director is confident it will be a positive addition to Trumbull.

The Director informed that a new Italian deli and catering business will be coming to the former DrewbaQ space.

Per Secretary Zamary's inquiry, Director Bakalar informed there are no new updates on the appeal of the project at 1 Trefoil Drive.

Grant Update:

Director Bakalar informed that the application period for congressionally directed spending projects has opened, and she will work with First Selectman Tesoro and Public Works Director George Estrada to identify a shovel ready project that could benefit from this funding.

Per Secretary Zamary's inquiries, the Director informed that the proposed project on Plum Tree Lane is still before the Inland Wetlands & Watercourses Commission and has not yet been brought to the PZC. She noted concerns from residents regarding the proposal and a desire to see the scope of the project significantly reduced to something that can better co-exist in this area. For inquiries regarding the proposal for single family housing units on Unity Road, the Director encouraged commissioners to speak with Town Planner Rob Librandi.

Secretary Zamary also inquired about discussions around the Town's education funding, and Director Bakalar informed that the First Selectman's Office would be the best place to direct those types of questions.

BRBC Update

Mr. Onofrio informed that the BRBC is hosting a March Madness business afterhours event at InSports on March 19th as well as a conversation with urban planner Jeff Speck at the Downtown Cabaret Theater on March 12th regarding increasing the walkability and livability of Bridgeport. He shared that the Trumbull Chamber will be welcoming several new board members next month. The Commission was asked to share information on the BRBC when engaging with local businesses so that they may leverage the many resources the Chamber has to offer.

Opportunity for Community Input

There were no members of the public present during the meeting.

Adjournment

A motion to adjourn was made at 7:38p.m. by Secretary Zamary and seconded by Commissioner Petrossi. The motion carried unanimously.

Respectfully Submitted,
Gia Mentillo, ECDC Clerk

Cc: Rob Librandi