Town of Trumbull
Economic and Community Development Commission
Special Meeting Minutes
May 12, 2026 – 6:30 p.m.
Zoom Videoconference

A special meeting of the Economic & Community Development Commission of the Town of Trumbull was held via Zoom Videoconference on Tuesday, May 12, 2026.

Attendance

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

Chairman Kaufman called the meeting to order at 6:35 p.m.

Pledge of Allegiance

Approval of April 7, 2026, Minutes

A motion to approve the April 7, 2026, minutes as amended was made by Commissioner Borghesan and seconded by Vice Chairman Scheuble. The motion carried unanimously.

Chairman's Report

Director's Report

Planning Update:

Director Bakalar provided an update on the mixed-use development project formerly known as Gateway Commons on the Trumbull / Monroe town line. The project, now known as the Crossing at the Pequonnock, is for an 88,000 sq. ft. building with approximately 28,000 sq. ft. of commercial space on the first floor and two floors of predominantly one-bedroom apartments above. The Director informed that 61% of the project lies in Trumbull and 39% in Monroe. Officials from both Trumbull and Monroe have been working collaboratively to ensure there is clarity in terms of permitting procedures for the development. Officials from both towns along with the project developers will be speaking at the May 29th Fairfield County Commercial Broker Network (FCCBN) luncheon to share information on the project and associated leasing opportunities. Director Bakalar noted that this project was first conceived of seven years ago and, after challenges from COVID and escalating construction costs, is now expected to move forward this year. Per Vice Chairman Scheuble's inquiry, the Director clarified how this project will impact the Town's grand list and reviewed the phased implementation of the sewer connection, noting Trumbull WPCA charges a per unit fee for the sewer connection regardless of which units lay in Monroe.

Director Bakalar shared there is a mixed-use development currently being reviewed by the Inland Wetlands & Watercourses Commission (IWWC) for 855 & 861 White Plains Rd. were about 8,500 sq. ft. of commercial space is proposed for the first floor and 8,500 sq. ft. of one-bedroom apartments is proposed for the second floor. The proper zoning is already in place for this use, and a site plan review by the PZC will be required after the IWWC renders its decision. The Director informed that developer Ken Esposito first conceived of this project approximately three years ago and has been in ongoing discussion with the Town throughout that time.

The Director shared that there has been some criticism regarding the new law office building on White Plains Rd. The Commission felt the building was well done.

Chairman Kaufman noted that work on the gas station at 6159 Main St. is progressing. Per Vice Chairman Scheuble's inquiry, Director Bakalar clarified that delays in construction were largely due to weather constraints.

Business Update:

Director Bakalar stated the Prime One Eleven is expanding their space into the rear portion of the former Massage Envy suite. Oggi Gelato will be taking the front portion of that suite. Renovations are moving quickly, and they hope to open in June. The Director also noted that Italian Corner Deli is working on an addition to their store for a gelato sales as well.

Director Bakalar shared that both Mi Scusi Italian Deli & Catering at 7146 Main St. and Nico's Arthur Avenue Market & Deli at 6528 Main St. are fitting out their spaces (opening dates to be determined). Also, a new Pilates studio will be opening in the plaza at 5893 Main St. The Director noted that there are limitations to what types of businesses can go into that plaza given the limited septic capacity.

The Director shared that Wonder (965 Whtie Plains Rd.) has largely finished fitting out its space and is expected to receive a temporary CO in the near term. The Commission discussed Wonder's business model which offers menus from various eateries under one roof, effectively providing the option to order several different types of cuisine in one purchase.

The Commission noted the success of the newer eateries at 123 Monroe Tpke., 123 Pronto and Izumi Sushi.

Director Bakalar stated the closing of the Apple store in the Trumbull Mall to be disappointing, noting that the Town has reached out in hopes of having them reconsider this closure, but they have not indicated any intent to do so. The Director does not feel this will have a significant impact on the sale of the mall. Per Commission Fayyaz's inquiry, the Director shared that it is difficult to get a business to return to a location after they've left. Per Secretary Zamary's inquiry, Director Bakalar informed that the vertical Lord & Taylor space is owned separately by Hudson Bay. She stated it is possible that whoever purchases the mall property may choose to also purchase that vertical space and noted that having that separate ownership can be limiting in terms of what can be done on and around that portion of the property. The Director noted that leases can also be limiting in this way and provided several examples. Commissioner Fayyaz raised concerns regarding the Trumbull Mall property listing. Director Bakalar confirmed that the listing references the Trumbull Mall Area Market Feasibility & Land Use Study and the recent zoning changes that impact the property, adding that parties who submit a confidential inquiry to the property broker can attain additional details which is typical for commercial sales such as these. She noted that there have been over 100 formal inquiries submitted.

Chairman Kaufman noted the Cirque De Paris event coming to the mall June 11-21st.

Per Secretary Zamary's inquiry, Director Bakalar informed that the building to the rear of 90 Monroe Tpke. is actively being marketed but there are limitation as to what is allowed there due to conditions in Home Depot's lease.

Community Development Update:

Director Bakalar provided an update regarding efforts around the Upper Long Hill Schoolhouse restoration project. Per Commissioner Borghesan's inquiry, the Director confirmed that the historical society has been involved in project planning and two members, Debra Silber and Nancy Fisher, are on the project steering committee. Other committee members include John Naeher of Christian Heritage School, engineer Phil Kaatz, Building Official Robert Dunn, Park Superintendent Dmitri Paris, Library Director Stefan Lynn, and Director of Public Works George Estrada. The team has worked to compile a project budget, building design, identify individuals/organizations willing to donate time, labor, and materials, and create informational packages for additional outreach. Currently, efforts are underway to secure the remainder of the funding and resources required to reconstruction the 600 sq. ft. schoolhouse this fall. The Director noted community build days will be organized later this year to allow an opportunity for residents to get more involved as the project progresses. The Director welcomed commissioners to join the steering committee and asked that they share information on the project with their networks and connect her with any parties interested in supporting the project.

The Commission agreed to include "Trumbull Mall updates" as a regular agenda item moving forward.

The Commission discussed ways to improve communications with the public regarding activities related to economic and community development. Director Bakalar stated that there are conversations happening at the Town level to identify strategies for improving communications overall. The Commission discussed that it is difficult for the public to be aware of the various areas of commercial development and many businesses in Trumbull since there is no main commercial corridor. Unlike many other towns, Trumbull has small, dispersed nodes of commercial development largely on the periphery of the town. Commissioner Borghesan suggested utilizing the display case at the entrance of the Trumbull Library to highlight key projects happening in Town, for example the Crossing at the Pequonnock. The Commission was supportive of this suggestion. Other items discussed were sharing information through social media, creating a reoccurring newsletter, hosting a TCTV show, etc.. Chairman Kaufman noted the highly successful bus tour the Town conducted several years ago highlighting commercial properties in Trumbull. The Commission agreed to discuss ways to improve communications in more depth at future meetings. Director Bakalar noted the limited capacity of the ECD Office given that Ms. Mentillo currently splits her time between the ECD and Planning & Zoning departments. She shared that the Town Council and Board of Finance are supportive of creating a full time ECD position which could potentially create capacity for expanding communication efforts.

Commissioner Borghesan left the meeting at 8:09p.m.

Event

The Director reminded that the ECD Office is hosting the FCCBN luncheon on Friday, May 29th at 12:00pm in Trumbull Town Hall Council Chambers.

BRBC Update

Ms. Mentillo shared correspondence from BRBC President & CEO Dan Onofrio regarding chamber updates (see attached).

Opportunity for Community Input

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

Adjournment

A motion to adjourn was made at 8:15p.m. by Vice Chairman Scheuble and seconded by Secretary Zamary. The motion carried unanimously.

Respectfully Submitted,
Gia Mentillo, ECDC Clerk

Cc: Rob Librandi

From: Dan Onofrio
To: Fred Petrossi
Cc: Gia Mentillo
Subject: TEDC
Date: Tuesday, May 12, 2026 4:19:42 PM
Attachments: image001.png
Overcoming Uncertainty_Flyer.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello –

I'm going to do my best to make the meeting this evening. I have another meeting ahead of that and I'm not sure how long it will run. In the event I don't make it I'm including the following notes for you folks to share should time allow.

- As always, please encourage members as they are out and about in town to please encourage individuals, entrepreneurs, and businesses to come as our guest to an upcoming Trumbull Chamber of Commerce meeting. The next meeting will be on Thursday, May 28th at **Maefair Center for Health & Rehabilitation at 8:30am -** 21 Maefair Ct, Trumbull. They can register to attend as our guest at brbc.org under the events calendar

- We are hosting several business resource events throughout the region. There are two I'd like to highlight and share with the Trumbull business community.

    - We've met with many business owners over the past several weeks and a recurring theme among them is the unpredictable nature of our economy right now. So the BRBC is co-sponsoring this session with our Chief Executive Peer Group for a FREE webinar where they will share their experiences around ***Overcoming Uncertainty***. The webinar is this Thursday, May 14th at 10am. Registration details are in the attached flyer.

    - I would like to highlight a recent event we hosted at Connoisseur Media in Milford exclusively for our non-profit partners. Where we had Gian-Carl Casa, President & CEO of the CT Non-Profit Alliance give a "State of the Non-Profit" sector. As a follow-up, one of the resource partners and member of the Trumbull Chamber | BRBC is hosting an information session on a mobile app they've developed to support the non-profit community. For those interested in leveraging this FREE tool in the non-profit space, you can register for one of the FREE informational sessions on the BRBC website under the event calendar. Here is a short brief of the tool if you'd like to share it:

      Nonprofits and members of nonprofit Boards of Directors, register for a Zoom session to learn about a new communications tool and free mobile app Shopping Anyway. It connects those who ask "How Can I Help?" with those who say "Here's What We Need!". It's an all-in-one place to list all of your nonprofit's needed goods, volunteers and links to fundraising events, by

allowing for 2-way interaction. Features include phone notifications going to those who follow in the app, allowance for quantities to be set with adjustments as donor's commit, and email communication to the organization upon a donor's commitment to something and its delivery. You can learn more about the Shopping Anyway tool by going to www.shoppinganyway.com and following them on Facebook. Download the free app - as a donor - from the website, the App Store or Play Store to see the current nonprofits that are already part of the platform.

Thank you both and hopefully I'll see you later.

Dan

Dan Onofrio, President & CEO
Bridgeport Regional Business Council
Bridgeport, Stratford & Trumbull Chambers of Commerce
[redacted]

