Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
August 4, 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 August 4, 2026, at 6:30p.m.

Attendance

Members Present:	Beryl Kaufman, Chairman Justin Scheuble, Vice Chairman Evelyn Zamary, Secretary Fred Petrossi Leyla Fayyaz Patricia Borghesan Phillip Reardon Jr. Rob Martini
Members Absent:	Marshal Marcus
Also Present:	Rina Bakalar, Director of Economic & Community Development Dan Onofrio, President & CEO of the Bridgeport Regional Business Council Abigail Farrell, Clerk Trumbull Community Television

Chairman Kaufman called the meeting to order at 6:31 p.m.

Pledge of Allegiance

Director Bakalar opened the meeting by introducing two new commission members, Phillip Reardon Jr. and Rob Martini. Both expressed their enthusiasm about becoming involved with the commission and their appreciation for the opportunity. The remaining members then introduced themselves to welcome the new commissioners.

Approval of June 2, 2026, Regular Meeting Minutes

A motion to approve the June 2, 2026, regular meeting minutes was made by Vice Chairman Scheuble and seconded by Secretary Zamary. The motion carried unanimously.

Chairman's Report

Chairman Kaufman shared that a new business headquarters is coming to Trumbull, as stated in the CT Post.

Director's Report

Director Bakalar noted that the two new members bring strong backgrounds in development and proposed forming a development subcommittee within the commission. The subcommittee will include Vice-Chairman Scheuble, Commissioner Reardon, and Commissioner Martini. After an initial meeting, the group will provide additional details regarding how the subcommittee will operate and report back to the full commission.

Ms. Bakalar noted that there has been turnover in the department creating vacancies, which has limited progress on summer initiatives. New staff should hopefully be on board soon.

Event Update:

Planning for Restaurant Week has begun, and we have secured commitments for roughly half of the necessary funding. Fundraising has been challenging, as many initiatives are happening simultaneously, creating competing interests. Director Bakalar requested that the commissioners reach out to her if they have any leads on potential new sponsors.

Planning Update:

Director Bakalar stated there are a number of active developments projects. The development at the corner of White Plains Road (855 & 861 White Plains Road) was approved for IWWC and WPCA, they will be proceeding to Police Commission and then PZC. It is a proposed ~16,000 sq. ft. mixed-use development with one-bedroom apartments on the upper story and retail spaces on the main level. The specific businesses for the retail spaces have not been determined yet.

The development project at 1 Trefoil Drive, a ~39,000 sq. ft. grocer, is still under land use appeal and so far there has been no change for the potential tenant. We are hoping that the appeal gets dissolved in the coming months, but the timeline may shift depending on how the court proceedings go.

The service station at the corner of Lake and Main is making good progress and is expected to clean up that area. Once the site improvements to the entrance are completed, it should also help improve traffic flow.

Director Bakalar asked whether any commissioners had questions regarding previously discussed developments. Questions were raised about the planned mixed-use development at Trumbull Center and the proposed project at 1 Trefoil. Ms. Bakalar explained that the mixed-use development in Trumbull Center has long been approved, and some initial infrastructure work has been completed. However, the project is currently stalled due to FEMA-related issues involving necessary flood map approvals. Although there has been both local and congressional advocacy to help move the project forward, repeated federal government shutdowns have caused significant delays within FEMA.

Regarding 1 Trefoil, Director Bakalar noted that if the prospective tenant decides not to move forward, the developer would market the space to other potential tenants. A change in tenant could require design modifications, which might result in a new application to the PZC and the possibility of further appeals. She added that once an appeal advances to the court, town staff steps back from the process, and the matter is handled by the town attorneys, with the definitive timeline of resolution being unclear.

Director Bakalar stated that the construction at 9 Trefoil is underway, noting that research and development for Henkle products will occur on site.

Vice-Chairman Scheuble asked how the Town is responding to concerns about the data center. Director Bakalar explained that First Selectman Tesoro has already made several statements. Commissioner Fayyaz added that the term “data center” encompasses a wide range of potential developments and emphasized that concerns should be reserved until more details about the specific project proposed in town are known.

Business Update:

Director Bakalar stated that the gift shop located at 5663 Main Street has not formally opened but they are getting close and we are working on scheduling ribbon cutting in September. The business well sell

fresh flowers, herbs, and other specialty goods. Additionally, Studio(203), a pilates studio located at 5893 Main Street, is open and the ribbon cutting is being scheduled shortly.

Commissioner Fayyaz shared that she has visited Oggi Gelato multiple times since the ribbon cutting and it has been consistently busy.

Director Bakalar added that another gelato shop will be opening next to Corner Deli.

Director Bakalar noted that Wonder is now open, and while their corporate team follows a formal promotional rollout process, the Town is also working with them on a more locally focused effort. Commissioner Martini shared that he has visited and enjoyed it, noting that having so many options available in one location is a great benefit.

Director Bakalar added that the storage facility on Cambridge Drive is starting vertical construction.

Commissioner Reardon asked for clarification on the status of the St. Joseph's Manor property. Director Bakalar explained that the project has been complex. The land has been sold to a commercial developer, and while they have met with the Town once, they have not yet presented a formal plan.

Trumbull Mall Update:

Director Bakalar stated that the mall remains for sale and has generated significant interest, with more information expected to be shared soon. The study conducted on the mall was intended to assess the needs and potential of the area, and it resulted in rezoning that was approved last August. Since then, the Town has maintained ongoing communication with the broker. The property is in a transitional period while the sale remains unfinalized, though it continues to be properly maintained. The Town's mall study has been instrumental in supporting the sale process and reflects the principle noted by Commissioner Martini that it is preferable to manage challenges associated with growth rather than decline.

The mall has added marketing staff, and increased promotional efforts are underway to attract new tenants and strengthen community engagement. Commissioner Fayyaz asked how the community can show support for existing mall businesses, and Director Bakalar explained that Sacred Heart University students conducted a survey on mall usage, and the results were sent to the large box stores to share data regarding community support and utilization. Ms. Bakalar emphasized that the work completed to date is aimed at guiding the mall's transformation to better align with community needs. She noted that the outcome of these efforts will become clearer once a new owner is finalized, established, and stable.

Commissioner Fayyaz asked whether any activity is underway at the Hawley Lane Mall, and Director Bakalar reported that the property continues to be extremely successful, with only about 6,000 square feet currently unleased. She noted that some exterior improvements have been made and may continue but overall emphasized the strong performance and diverse mix of uses.

BRBC Update

Dan Onofrio shared that Bridges by Epoch will host the after-hours summer event on September 23rd. He also noted that the Trumbull Chamber will reconvene in September. A regional Economic and Community Development event is being planned for around October, and scheduling is underway for the Town Address with First Selectman Tesoro.

Mr. Onofrio stated that more comprehensive workforce development data will be presented at the next meeting. He noted that 120 individuals completed training with various partners, and approximately 80 were hired by businesses in the Greater Bridgeport area, with Trumbull-specific data to be shared soon.

Mr. Onofrio presented a brief video highlighting a success story from the workforce training development program.

Opportunity for Community Input

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

Adjournment

A motion to adjourn was made at 7:59 p.m. by Commissioner Scheuble and seconded by Commissioner Borghesan. The motion carried unanimously.

Respectfully Submitted,
Abigail Farrell, ECDC Clerk

Cc: Rob Librandi