

**Town of Trumbull**  
**Economic and Community Development Commission**  
**Meeting Minutes**  
**November 1, 2022 – 7:00 p.m.**  
**Virtual Meeting – Zoom Videoconferencing**

A regularly scheduled meeting of the Economic & Community Development Commission of the Town of Trumbull was held via videoconferencing on November 1, 2022.

**Attendance**

**Members Present:** Beryl Kaufman (Chairman)  
Karen DelVecchio (Vice Chairman)  
Evelyn Zamarly (Secretary)  
Marshall Marcus  
Ralph Sather  
Fred Petrossi  
Massimo Mallozi  
Terrance Griffiths

**Members Absent:** None.

**Also Present:** Rina Bakalar – Director, Economic & Community Development  
William Chin – Director, Information Technology  
Patrick Madden – Vice President of Shopping Center Management, Unibail-Rodemco-Westfield (URW)

Chairman Kaufman called the meeting to order at 7:03 p.m.

**Pledge of Allegiance**

**Approval of September 6, 2022 Minutes**

A motion to approve the October 11, 2022 minutes was made by Commissioner xxx and seconded by Commissioner Zamarly and seconded by Commissioner Marcus. Terrance Griffiths abstained. The motion carried.

**Chairman's Report**

Chairman Kaufman noted again all of the press coverage. She commented that the meeting packages are very well done containing more information than in the past.

**Westfield Trumbull Mall Update**

Patrick Madden, VP of Shopping Center Management for URW provided an update on repairs, improvements and other matters at the Mall. He referred Commissioners to the letter he sent in response to the Commission's letter.

Mr. Madden reported on the new pavement of the ramp from Main Street into the Mall and around LA Fitness. He noted some of the curb repairs have also been completed. He explained the situation with the landscape company that they had to replace as upkeep was not satisfactory. The new company started in July and trimmed and re-chipped the entire site.

Director Bakalar asked about the dead tree removal. Mr. Madden stated that work was still underway and would likely continue into the spring. Mr. Madden discussed the water main break and the work to repair all of the damage from that situation. He also discussed other investment to the interior of the mall that was costly but important.

Mr. Madden discussed the short term construction so the parking garage near Target could open more of the lower level parking for the holiday season. He also updated the Commission on the long term improvements that would start after the holiday season. Those improvements will be extensive and once complete allow the upper deck to reopen. They hope to finalize those long term plans in the coming weeks so they could be submitted to Town staff.

Commissioner Marcus pointed out that the sign promoting SeaQuest on the Madison Avenue entrance was made from an old Wahlburgers sign. The Wahlburgers branding still shows on the back. He explained that to have a closed business still showing on the rear of the sign is not a good look. He stressed that small things like this make a big statement.

Commissioner Sather explained his recent visits to the mall with family and noted a variety of concerns with upkeep. He specifically pointed out the façade damage on the Macy's side of the building. Mr. Madden explained what had been done so far to remove the damaged areas. He noted he would go back over the area again to make additional repairs and improvements.

Director Bakalar asked about traffic and sales levels. Mr. Madden noted sales have been above 2019 (pre-Covid) levels. Spending has returned. Foot traffic is still down over 2019 but is returning.

The Commission thanked Mr. Madden for his efforts and for hosting the upcoming interviews for the Trumbull Mall Area Market Feasibility and Land Use study consulting teams. Director Bakalar also thanked Mr. Madden for URW's recent sponsorship of restaurant week.

## **Director's Report**

### **Business Update:**

The Director noted the three new business openings last week (Fryborg, Emma's, and Abrakadoodle). She thanked all who attended. She thanked Commissioner Marcus for his live assistance in promoting the opening of Fryborg on a number of social media sites. The exposure was greatly appreciated by the business owners.

Director Bakalar announced the location of manufacturer Frame it Easy. They are moving from Derby to the Trumbull Corporate Park and taking 65,000SF. They will open in the New Year.

Director Bakalar also update the Commission on the status of the two mixed use projects going through the Land Use Boards and encouraged the Commissioners to keep up with the Planning and Zoning agendas.

### Community Development Update:

Director Bakalar mentioned the progress on the Residences on Main at the Westfield Trumbull Mall noting that calls continue to come in weekly from interested potential renters. She anticipates the leasing office opening in spring 2023.

### Planning Update:

The Town received six (6) bids in response to the Request for Qualification for the Mall Area Study. The review committee decided to bring in all six teams for interviews due to the strength of each proposal. Those interviews would occur over 3 days and will be held at the mall. A selection should follow by early December.

Director Bakalar advised the Commission that she and Rob Librandi, Town Planner, will be requesting funds in the 5-year Capital Plan for the update to the Plan of Conservation and Development. State statute requires the plan to be updated every 10 years. Trumbull's plan is due in 2024.

The Director and First Selectman Tesoro met with Hudson Bay, owners of the Lord & Taylor space at

### Grant Update:

The Director informed that she and the Town are still seeking additional grant funding for the Trumbull Veterans and First Responder Center, Trumbull Center and Long Hill Green. Several applications are pending and we expect some news in December.

Commissioner DeVecchio reminded the Commission of Trumbull Rotary Club fundraising event on November 4<sup>th</sup> for the Veterans and First Responder Center.

### Event Update:

2022 Trumbull Restaurant Week went very well. Director Bakalar noted that the plan is to run the event again in 2023. Feedback has been very good and we will use the input to improve the event for next year. She thanked staff, Commission members and volunteers for all of their assistance.

Trumbull's Annual Business Appreciation Breakfast will be on Thursday, November 3<sup>rd</sup> at the Trumbull Marriott. The event is full with a waiting list. The keynote speaker will be Mike Goman of Goman & York who will touch on key topics related to the post-COVID economy and its impact on development activities.

Director Bakalar noted she will begin the planning for a Cyber Security event for businesses in the spring after the holidays.

Director Bakalar also mentioned that Trumbull is receiving an award at the Connecticut Conference of Municipalities (CCM) today for the Local Meals and Main Street Dollars program. First Selectman Tesoro will receive the award at the Annual Conference.

## **Sustainable Trumbull Report**

Commissioner Sather reported as the liaison to the Sustainable Trumbull Team. He stressed the importance of supporting the efforts of this very good group of volunteers. He felt the Commission can help spread the word of the effort underway. He updated the Commission on the major projects they are working on:

- Trumbull Sustainable Youth and their ongoing trash cleanup efforts
- Food waste / food scrap management (maybe get CT DEEP funding assistance)
- Town composting at the upgraded transfer station
- **Thousand Trees for Trumbull initiative.** The initiative was informed by our Conservation Town Survey and our Natural Resource Inventory. Funding provided by the Town, Aquarion, Private Donors. Goal is to have education outreach to residents begin this winter with TREES IN THE GROUND IN SPRING.
- more bins for trash in town (Big Belly)
- Community Garden reboot
- improve recycling with help from the town and waste haulers using flyer recently created
- reduce waste from restaurants using flyer recently created

Commissioner Sather noted, the Town may consider starting with some of our commercial partners through a collaboration with ECDC and potentially begin in Long Hill Green.

### **Opportunity for Community Input**

There was no comment made by the public.

### **Adjournment**

A motion to adjourn was made at 8:17p.m. by Commissioner DelVecchio and seconded by Commissioner Marcus and seconded by Commissioner . The motion carried unanimously.

Respectfully Submitted,

Rina Bakalar

Cc: Rob Librandi, Town Planner  
Gia Mentillo, Clerk