



*City of Bristol
Economic and Community
Development Board*

In-Person Only Meeting

A Special Meeting of the ECD Downtown Committee will meet on Thursday, February 26, 2026, at 8:45am in City Council Chambers, City Hall, 111 North Main Street, Bristol, CT.

- I. Call to Order
- II. Public Participation
- III. Approval of Minutes
 - A. Accept the Minutes of the February 3, 2026 Special Meeting
- IV. New Business
 - A. 273/296 Riverside Avenue RFP Discussion
- V. Executive Session
 - A. Developer Interviews
- VI. Discussion of Next Steps
- VII. Adjournment

PER ORDER OF THE CHAIRPERSON. MARVIN GOLDWASSER

ECONOMIC AND COMMUNITY DEVELOPMENT

Downtown Committee Special Meeting

Tuesday, February 3, 2026 at 8:00am

Meeting Room 1-1, City Hall, 111 N. Main Street & on Zoom

Present: Mayor Zoppo-Sassu, Mickey Goldwasser – Chair, Commissioner David Mills, and Susan Tyler – City Council Member

Absent: None

Staff Present: Justin Malley – ECD Executive Director

Guests: Nancy Haynes – Purchasing Agent, City of Bristol
Attorney Tom Conlin – Corporation Counsel, City of Bristol
Mike Goman and Brad Senft – Goman + York Property Advisors

I. Call to Order

The meeting was called to order by the Chair at 8:00am who then led all present in the Pledge of Allegiance.

II. Public Participation

There was no Public Participation.

III. Approval of Minutes

A. Minutes of the June 4, 2024 Special Meeting

The Chair called for a motion to approve the Minutes from the June 4, 2024 Special Meeting. Commissioner Mills made the motion to approve. The motion was seconded by the Chair. Members Tyler and the Mayor abstained from the vote. There were no edits for the Minutes. All were in favor and the Minutes were accepted into the record.

At this time the Chair entertained a motion to move into Executive Session. The motion was made by Commissioner Mill and was seconded by the Chair. All were in favor and the meeting was moved into Executive Session at 8:03am.

IV. Executive Session

A. RFP results for 273/296 Riverside Avenue

The Commission returned from Executive Session at 9:05am. Commissioner Mills made the motion to resume the original meeting, and the motion was seconded by the mayor. All were in favor and the Executive Session was closed.

It was noted that no votes were taken during Executive Session.

The following motion was then read by Commissioner Mills:

Motion to invite the top five companies for interviews concerning the redevelopment of 273/296 Riverside Avenue.

The motion was seconded by Susan Tyler. There was no further discussion, and the Chair extended thanks to the city's consulting firm, Goman + York for their assistance with the RFP process. With no further notes, a vote was taken. All were in favor and the motion was accepted into the record.

V. Discuss Next Steps

The next step will be scheduling and holding the interviews with the top five developers in February 2026. Scheduling logistics will be arranged with, materials will be prepared and shared out to the commission, and the commission will be notified of the meeting details, with invites being extended to the developers.

VI. Adjournment

The Chair called for a motion to adjourn. The motion was made by Susan Tyler and was seconded by the Mayor. All were in favor and the meeting adjourned at 9:10am.

Respectfully submitted,

*Sharon Arsego
Recording Secretary*