

ECONOMIC AND COMMUNITY DEVELOPMENT

Downtown Committee Special Meeting

Thursday, February 26, 2026 at 8:45am

City Council Chambers, City Hall, 111 N. Main Street

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

Absent: None

ECD Staff: Justin Malley – ECD Executive Director

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

The meeting was moved into recess at 8:45am by ECD Director, Justin Malley, in preparation of the first interview starting at 10:15am.

I. Call to Order

The meeting was called to order by the Chair at 10:00am. The Chair then led all present in the Pledge of Allegiance.

II. Public Participation

There was no Public Participation.

III. Accept the Minutes of the February 3, 2026 Special Meeting

The Chair called for a motion to approve the Minutes from the February 3, 2026 Special Meeting. The motion to approve was made by Commissioner Mills and was seconded by City Council Member Tyler. There were no corrections noted for the Minutes. All were in favor and the Minutes were accepted into the record.

IV. New Business

A. 273/296 Riverside Avenue RFP Discussion

The Chair provided a review of the RFP process regarding 273/296 Riverside Avenue. The RFP closed with all received proposals having been reviewed and discussed in Executive Session at the Committee's February 3, 2026 Special Meeting. At that time, the

Committee decided on the five developers to move to today's interviews. One applicant withdrew ahead of today's meeting, leaving four RFP applicants.

Each applicant will be interviewed separately today and in Executive Session. They will be presenting their RFPs, there will be a discussion time for Q & A, and no votes will be made at that time.

At this time the Chair requested a motion to move into Executive Session. The motion was made by City Council Member Tyler and was seconded by Commissioner Mills.

The Chair named the following individuals to attend Executive Session:

Sharon Arsego, ECD – Recording Secretary

Mickey Goldwasser, Committee Chair

Committee Members Susan Tyler and David Mills

Justin Malley, ECD Executive Director

Brad Senft, Goman + York Consultants

Nancy Haynes, Purchasing Agent - City of Bristol

Attorneys Tom Conlin and Jonathan Donovan, Corporation Counsel – City of Bristol

Mayor Ellen Zoppo-Sassu

All were in favor and the Committee moved into Executive Session at 10:05am.

V. Executive Session

A. Developer Interviews

VI. Discussion of Next Steps

The Chair noted the Committee had returned from Executive Session and no votes had been taken during Executive Session.

The Chair put the following Motion forward:

Based on the RFP Interviews conducted today, the Committee moves to authorize the ECD staff to work with the City's Purchasing Department to further narrow down the candidates for consideration regarding 273/296 Riverside Avenue.

There was no further discussion. The motion was seconded by Commissioner Mills. All were in favor and the Motion was accepted into the record.

VII. Adjournment

The Chair requested a motion to adjourn. The motion was made by City Council Member Tyler and was seconded by Mayor Zoppo-Sassu. All were in favor and the meeting adjourned at 2:07pm

Respectfully submitted,

Sharon Arsego

Recording Secretary