

ECONOMIC AND COMMUNITY DEVELOPMENT

Thursday, June 4, 2026 at 5:00pm

City Council Chambers, City Hall, 111 N. Main Street & on Zoom

Present: Mayor Zoppo-Sassu, Chair; Howard Schmelder, Vice Chair (Zoom); Council Member Susan Tyler, and Commissioners Marvin (Mickey) Goldwasser, Dave Mills, Tom Hick, Louise Provenzano, and John Paul Sirko

Absent: Commissioner LaQuita Kearney-Gonzalez

ECD Staff: Justin Malley - Executive Director and Dr. Dawn Leger - Grants Administrator

Guests: Charlie Talmadge, President of Development Planning Solutions
Ken Gallup, RCSS LLC, 37 Covey Rd., Burlington
Michael J. Dudko, 116 Lewis Rd., Bristol
David Fortier, Editor of the Bristol Edition, and Members of the
Bristol Boys and Girls Club Journalism Training Program:
Azalea Brisseau and Samuel Pelegrín (7th grade)
Alaina Sheikh (10th grade)

I. Call to Order

Mayor Zoppo-Sassu called the meeting to order at 5:00pm and led all present in the Pledge of Allegiance. The Board then introduced themselves at the request of the mayor.

II. Public Participation

Michael J. Dudko spoke to the Board regarding his continuing concerns about drainage with construction and business conducted on Lot #8 at the Southeast Bristol Business Park (SEBBP).

Mayor Zoppo-Sassu invited David Fortier to the podium to provide a brief overview of the Journalism Training Program that The Bristol Edition runs and which the Bristol Boys and Girls Club (BBGC) is in partnership with. This training program is an ambitious project of critical importance regarding civic engagement and understanding local government. It was noted that the Bristol Boys and Girls Club has received funding from the city through the Federal Community Development Block Grant (CDBG) Program.

Mr. Fortier identified the goal of the journalism program to serve as a hand on introduction into this important field. Interviews the students conducted were shared with, and will be archived at the library, and the Bristol Historical Society. The student run interviews are also posted on YouTube, The Bristol Edition's Facebook page and website.

The three students being recognized tonight utilized the most opportunities the program offered, with consistent involvement since the program began in January 2026. Mr. Fortier also shared that a similar program with the BBGC will take place this summer.

Certificates of Recognition from the mayor were provided to Azalea Brisseau and Samuel Pelegrín, both 7th graders, and to Sophomore Alaina Sheikh for completing six months of journalism training which included conducting several video interviews with Bristol residents.

The mayor called for a motion to move item **VIII. Committee Reports A. Industrial Committee** on the agenda. The motion was made by Commissioner Goldwasser and was seconded by Commissioner Hick. All were in favor and the meeting continued to the Industrial Committee Report.

VIII. Committee Reports

A. Industrial Committee

Commissioner Mills, Chair of the Industrial Committee, advised the Board that the Committee held a meeting just prior to the ECD Board Meeting and there are two motions that need to be voted on. The Commissioner called for a reading of the first proposed motion. The mayor read the proposed motion as follows:

Motion to approve the site plan, landscaping plan, lighting plan, and building elevation plan dated April 7, 2026 titled "Proposed Distribution Facility, Lot 8 Business Park Drive" representing the new construction project for RCSS LLC on Lot 8 of the Southeast Bristol Business Park that includes construction of an approximately 10,000 square foot building and associated parking/loading area to serve as the headquarters for RCSS LLC (Road Construction Safety Services), a logistics/distribution company and provider of traffic control, safety management, and work-zone solutions across Connecticut and the surrounding region.

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

Commissioner Mills called for the reading of the second proposed motion. City Council Member Tyler read the proposed motion as follows:

Motion that Economic and Community Development staff must report to the Economic and Community Development Board details on final construction of Lot 8, including the mounting of building signage, to ensure these activities align with the Southeast Bristol Business Park Design Guidelines and Regulations.

The motion was seconded by Commissioner Provenzano.

Ken Gallo of RCSS LLC explained the site will be used to store their current fleet of 50 trucks, as well as a large number of construction cones. The SEBBP site will be their headquarters which includes office staff and training space. Staff vehicles will not be kept on site. Mr. Gallo thanked the ECD Board, the Mayor, and the ECD Industrial Committee for their support.

A vote was then taken on the second proposed motion. All were in favor and the motion was accepted into the record.

The mayor then called for a motion to move to item **VIII. Committee Reports B. Downtown Committee**. The motion was made by Commissioner Mills and was seconded by Commissioner Provenzano. All were in favor and the meeting continued to the Downtown Committee Report

VIII. Committee Reports

B. Downtown Committee

Commissioner Goldwasser, Chair of the Downtown Committee, updated the Board on the RFP process for the remaining 1.35 acres on Centre Square on N. Main Street. Two companies responded, each with their own set of merits and visions. Follow up questions and additional time with each developer at a subsequent Downtown Committee meeting led the Committee to accept the proposal provided by Carrier Construction.

Commissioner Goldwasser called for a vote to waive the reading of the lengthy proposed motion which follows in its entirety. A motion to waive the reading of the motion was made by Commissioner Mills and was seconded by Commissioner Hick. All were in favor and the reading of the following proposed motion was waived.

A motion was then called to approve the following, as written:

Motion to recommend Mayor Ellen Zoppo-Sassu, or Acting Mayor, to execute a Purchase and Sale Agreement and to complete the property transaction, subject to the approval of Corporation Counsel, with Carrier Construction Inc. or its assigns for the sale and redevelopment of the Centre Square North Main Street property, identified as parcel 30-3 on the City land records, for the purchase price of \$250,000 to construct a mixed-use development that includes up to an approximately 97,200 square foot mixed-use building featuring up to six floors, approximately 5,000 square feet of retail space, up to 70 apartments, and structured parking on the ground level.

Further, pending the legal acquisition of the Centre Square North Main Street property identified as parcel 30-3 by Carrier Construction, Inc. or its assigns for purposes of developing up to an approximately 97,200 square foot mixed-use building, to approve the following tax abatement schedule:

- *Construction Year #1 (period to begin immediately following property closing): 100% real property tax abatement attributable to the value of property improvements.*
- *Construction Year #2: 100% real property tax abatement on the value of property improvements.*
- *Construction Year #3: 100% real property tax abatement on the value of property improvements.*
- *Year #1 (period to begin following issuance of a certificate of occupancy): 100% real property tax abatement on the value of improvements*
- *Year #2: 100% real property abatement on the value of improvements.*
- *Year #3: 50% real property abatement on the value of improvements.*
- *Year #4: 40% real property abatement on the value of improvements.*
- *Year #5: 30% real property abatement on the value of improvements.*
- *Year #6: 20% real property abatement on the value of improvements.*
- *Year #7: 10% real property abatement on the value of improvements.*

I further move that this matter be referred to the Planning Commission for completion of a C.G.S. 8-24 Report, and to the City Council Real Estate Committee for completion of a C.G.S. 7-163e Public Hearing for the sale of municipally owned property.

The motion to approve was made by Commissioner Goldwasser and was seconded by Commissioner Hick. A presentation by Charlie Talmadge in regarding this motion followed.

Mr. Talmadge provided renderings of the proposed 6-story mixed use, market value property with some parking housed under the first level and additional parking on the grounds. In building the current Centre Square residential units on N. Main Street, they learned the importance of interior finishes and amenities for the residents, and also the demand for studio and one-bedroom apartments.

Additional discussion followed including the main factors for the Committee choosing Carrier Construction (their consideration of the need for parking and provisions for it, their financing capabilities, and track record as a partner with the city). This new building will be attractive to a different tenant market than their existing Centre Square apartments. Mayor Zoppo-Sassu expressed her appreciation for the time and efforts that went into the selection process.

A vote to approve the motion to accept was then taken. All were in favor and the motion was accepted into the record.

III. Approval of Minutes

A. Minutes of the May 7, 2026 Regular Meeting

The mayor called for a motion to approve the Minutes of the May 7, 2026 Regular Meeting. The motion was made by Commissioner Hick and was seconded by Commissioner Mills. All were in favor and the minutes were accepted into the record.

IV. Consent Agenda

A. Communications

B. Economic Development/Grants/Marketing Report

The mayor called for a motion to accept the Consent Agenda. There were no notes of discussion. The Consent Agenda was then accepted into the record.

V. New Business

A. Intern Introductions

Several interns are working within various City Hall departments throughout the summer. Justin Malley introduced the ECD Department interns Kaidyn Sigmund and Colin Cavallari to the Board.

Colin is from Bristol, attends Saint Bonaventure University, and will be senior in the fall. He is studying advertising and public relations. Kaidyn Sigmund will be a senior at Central CT State University in the fall. His major is Business Administration and

Political Science. Both Colin and Kaidyn will be assisting with marketing, business grants, and other projects housed within the ECD Department.

B. Downtown Update

Justin Malley and the mayor provided updates on the following items:

- The marketing video focused on available downtown parking for patrons of the area businesses remains in progress, with the addition of a new Italian restaurant and the ice cream shoppe in Phase II of Centre Square.
- The Farmers Market opens June 20th at 18 Main Street (South Street entrance) of Express Kitchens from 10am to 1pm.
- The Parcel 10 project of 30 spaces, 9% being live/work was in the design phase, and the Haviland Street project will be completed before Parcel 10 development begins.
- Paving on N. Main Street will be expedited as soon as possible as part of the Fall 2026 paving schedule.

Charlie Talmadge spoke in response to the Board's inquiry into the demolition progress at the former Chic Miller property. Additional discussion followed.

C. Additional Development Projects

Justin Malley reported on the sale of 383 Middle Street with the first tenant expected to be a 100,000 square foot manufacturer. It's a joint venture involving Bauer and a customer of theirs. They're creating a new venture with a number of employees and they're in the hiring process now.

ECD Staff and the mayor met with the developer of the micro cloud center on Riverside Avenue to discuss the State mandated PILOT (payment in lieu of taxes) agreement with the city. The data center portion of the project still needs planning approval which requires the developer demonstrates the sound level, among other aspects.

D. Neighborhood Assistance Act – BHS 2023 Plan Amendment

Mayor Zoppo-Sassu recused herself from this item due to having been actively associated with The Bristol Historical Society in 2023 which is the timeframe in this item's discussion.

It should be noted that Bristol is a pass-through city for the NAA Program, and this is not a locally funded program.

City Council Member Tyler called for the following proposed motion:

Approval of the proposed amendment to the 2023 Neighborhood Assistance Act agreement for the Bristol Historical Society, from September 30, 2024 to September 30, 2025, to allow for the inclusion of expenses related to repair of the existing furnace system, and to forward this request to the City Council for action.

The motion was made by Commissioner Goldwasser and was seconded by Commissioner Mills.

Discussion followed, notably that The Bristol Historical Society was awarded NAA funding in 2023, some of which has not been spent. Rather than return the unused portion, the State is mandating the ECD Board to provide approval for a change in the use of the remaining NAA funds from the original project to a boiler/furnace repair that also took place in 2023. Discussion followed.

A vote on the proposed motion was then taken. All were in favor and the motion was approved.

Mayor Zoppo-Sassu returned to the City Council Chambers for the remainder of the meeting.

VI. New Business by Commissioners

There was no New Business by Commissioners.

VII. Old Business by Commissioners

City Council Member Tyler asked about the Little League signage for this season's event. ECD Staff reported that logistics are in progress and the ECD Interns will be working with staff to secure options.

A. Citizen's Academy

Commissioner Schmelder and Justin Malley reported on the success of the ECD Citizen's Academy event. Attendees were engaged, with a lot of discussion among them. They actively participated in the planned activity which involved each of them designating funds for various ECD related city projects of interest and importance to them.

The mayor shared that the Citizen's Academy will be held each Spring and Fall. The goal is to encourage attending residents to learn more about how local government operates.

VIII. Committee Reports

C. City Council Member Report

City Council Member Tyler spoke to the newly passed ordinance which updates vape shop licensing which will next go before the City Council for a vote. The licensing fee of \$250.00, down from \$750.00, was unanimously passed by City Ordinance.

Discussion followed, including the presence of good partnerships between vape businesses and the city, as well as the need to continue to monitor all the shops for the health and safety of our community. The feasibility of enforcement was also discussed which included a new state law that provides shutdown authority to the mayor or chief elected official given certain violations and failures to comply.

This item now goes before the City Council on Tuesday, June 9, 2026 at 7:00pm.

The mayor took a moment to update the Board on a final item related to the care of an unhoused member of the community and recent actions taken by them which created concerns for residents of Centre Square. The mayor shared the steps to assist as taken through the Bristol Cares process along with the city's social services agencies, Bristol Police Department and the person's family to provide them with the medical and mental health care needed.

The mayor also stated that the city continues to work on a plan to assist the unhoused community including consolidating and coordinating services already provided by area nonprofits. Creative solutions and working with the State to identify additional beds and resources are equally important factors needed for the city's economic development. The mayor hopes that a greater, more positive impact will be felt moving into the next winter.

IX. Adjournment

With no further discussion the mayor called for a motion to adjourn. The motion was made by City Council Member Tyler and was seconded by Commissioner Hick and the meeting was adjourned at 6:26pm

Respectfully submitted,

Sharon Arsego

Recording Secretary