

ECONOMIC AND COMMUNITY DEVELOPMENT

Thursday, July 2, 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 Dave Mills, Tom Hick, and John Paul Sirko

Absent: Commissioners LaQuita Kearney-Gonzalez, Marvin (Mickey) Goldwasser, and Louise Provenzano

ECD Staff: Justin Malley - Executive Director

Guests: Charlie Talmadge, President – Development Planning Solutions, LLC
Charlie Nyberg, Owner – Associated Architects, P.C.

I. Call to Order

Mayor Zoppo-Sassu called the meeting to order at 5:00pm and 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, 2026 Regular Meeting

The mayor called for a motion to approve the Minutes of the May 7, 2026 Regular Meeting. The mayor noted the correct spelling of Ken Gallup's name as the purchasing party of Lot #8 in the Southeast Bristol Business Park (SEBBP). No other edits were noted. All were in favor of the amended Minutes, 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. Commissioner Mills made the motion to accept the

Consent Agenda, and the Motion was seconded by Commissioner Hick. All were in favor and the Consent Agenda was accepted into the record.

V. New Business

A. Industrial Update

Charlie Talmadge provided an update on Integrity Manufacturing, a metal finishing company currently located in Farmington, CT looking to relocate to Lot #6 in the Southeast Bristol Business Park (SEBBP). Integrity has approximately 30 employees and their project is 30,000 square foot building. The site plan will be submitted to the city by the end of July, and in front of the ECD Board in September. Their goal is to start construction in the Spring of 2027.

Justin Malley provided an update regarding 383-385 Middle Street, formerly known as the ESPN North property. Prime Engine Accessories will be occupying a 150,000 square foot facility there. This is a new company formed by Bauer, currently established in Bristol, and FTAI Aviation, a large, globally established business. Prime Engine Accessories will maintain, repair and overhaul jet engine accessories. This company plans for 120 employees within the first three years, with 200 jobs in five. The company expects to open in October. ECD Staff is encouraged to see jobs opening in fields where vacancies were recently created.

B. Downtown Update

Justin Malley provided an update on 10 N. Main Street and 4 Riverside Avenue. Both buildings have one owner and they're planning to convert the top floors into eight apartments in each building. They have parking to meet the need. The first-floor will remain as commercial units.

JHM, the developer of choice for 273 Riverside Avenue aka The Sessions Building, will come before the Board soon to provide an in-person progress update. Currently, they're working with a historical consultant, an important piece for the project, and their architects and engineers are looking at ways to maximize the floor plan. They're also building a relationship with the Department of Housing which is key to the success of the project. The purchase and sale agreement are also in progress. The ECD Board will see the documentation before it goes before City Council.

New businesses opening:

- Sei Bella: an Italian restaurant currently completing renovations and expected to open mid- to late-July
- Tavello: a pizza and gelato restaurant in Building 2 of Centre Square is opening mid-July

C. Façade Project Update

ECD Intern Kaidyn Sigmund presented the following Façade Grant updates on projects he's been addressing during his internship:

- O'Donnell Brothers, 17 Divinity Street: The Grant will assist them with painting and new stucco work.
- Cinder & Salt, 409 Broad Street: This Grant will support the removal of an awning and repair of a leaking roof, as well as painting. The owner has also put up a new sign, redone the parking lot, and had a mural put up.

Kaidyn has also been assisting with the following Small Business Grants:

- Mr. P's Frozen Treats, in Building 2 of Centre Square: Looking to open in the next week. The Grant is going towards some electrical, flooring and plumbing work.
- El Bori Bakery, 170 Riverside Avenue: They had a soft opening Monday, with a Grand Opening July 3rd. Their Grant helped with plumbing and electrical work.
- Sei Bella, in the former Pint & Plate location at 182 Main Street: The Grant is assisting with permanent building improvements and the purchase of a pasta making machine. This machine will allow them to make multiple batches of pasta at a time, improving their efficiency.
- Your Eyes of Bristol, 927 Farmington Avenue: Floor damage from a car driving into the building in May will be addressed with their Grant funding.

Justin Malley provided an additional note regarding Azul Agave which plans to open at 170 Riverside Avenue, the former location of Monterrey Restaurant. This will be the family's second location (the first one is in Wethersfield). Further

updates on them will follow in the coming months. Discussion followed, including the addition of Qdoba Mexican Eats at 735 Farmington Avenue.

D. BOF Transfer Request

The mayor called for a motion to approve the BOF Transfer Request as presented to the Board. Commissioner Hick made the Motion as follows:

Motion to transfer \$50,000 from the Economic Development Expense Account and \$1,000 from the Development Grants Center Square Account to the Small Business Grants Program account and refer to the Board of Finance.

Discussion followed with no changes or updates to the proposed motion. The motion as read was seconded by Commissioner Mills. All were in favor and the Motion was accepted into the record.

E. State Urban Jobs Program

Justin Malley reported on the State of Connecticut Urban Jobs Program for manufacturers and distributors which offers them a five year, 80% tax abatement on their buildings. Applications are typically done at this time each year. Examples of Bristol businesses which have utilized the program include Express Kitchens and Horizon Stone. Discussion followed.

VI. New Business by Commissioners

There was no New Business by Commissioners.

VII. Old Business by Commissioners

There was no Old Business by Commissioners.

VIII. Committee Reports

A. City Council Member Report

There was no City Council Member Report. The mayor requested an update on the Little League signage which had been an item requested and discussed previously in the City Council Member Report.

ECD Intern Kaidyn Sigmund reported on behalf of fellow intern Colin Cavallari and himself, advising the Board that Garrett Printing of Bristol was commissioned with creating a sign to be suspended across Mix Street. The message will welcome the Little League tournament players and their families while bringing

attention to the event. The sign is double sided and can be used each year. Additional support for the Little League event includes social media posts and signage for store windows. Discussion followed.

IX. Adjournment

The mayor called for a motion to adjourn. The motion was made by Commissioner Mills and was seconded by Commissioner Hick. All were in favor and the meeting adjourned at 5:30pm

Respectfully submitted,

Sharon Arsego
Recording Secretary