City of Bristol
Economic and Community Development Board
INFORMATION TO ACCESS THIS MEETING

https://bristolct-gov.zoom.us/j/88677210794?pwd=M2xlTXBOVlRsSDROR1VlSmtnbmdudz09

Meeting ID: 886 7721 0794

Passcode: 379107

Ladies and Gentlemen:

The ECD Regular Board Meeting will be held on Thursday, March 7, 2024 in Council Chambers, City Hall, 111 North Main Street, Bristol, CT.

I. Call to Order

II. Public Participation

III. Minutes: February 1, 2024

   A. Approval of Minutes: February 1, 2024

IV. Consent Agenda

   A. Communications

   B. Economic Development/Grants/MarketingReport

V. New Business

   A. 1249, 1251, 1255 Farmington Ave.

   B. Route 72 Streetscape Update

   C. 273 Riverside Ave. Project Update

   D. Grant Account Update

E. CDBG Consolidated Plan Survey

VI. Committee Reports

A. City Council Member Report

B. Industrial Committee Report

C. CDBG Policy Committee Report

VII. Old Business

VIII. Adjournment

PER ORDER OF THE CHAIRPERSON

Jeff Caggiano
Mayor

ECONOMIC & COMMUNITY DEVELOPMENT

Regular Meeting
Thursday, February 1, 2024 5:00pm
City Hall Council Chambers, 111 N. Main Street and on Zoom

ATTENDEES: Mayor Caggiano, Council Member Panioto (Zoom), Commissioners Schmelder (Zoom), Verikas (Zoom), Rasmussen-Tuller (Zoom), Hick, Mills, Goldwasser, and Massarelli

ABSENT: None

STAFF PRESENT: Justin Malley - Executive Director, Dawn Nielsen – Marketing & Public Relations Specialist, Dr. Dawn Leger - Grants Administrator, Andrew Armstrong – Assistant City Planner / Dev. Coordinator for Public Works, David Sgro – Project and Housing Director, and Sharon Arsego - Sr. Admin. Assistant

GUESTS: None

I. Call to Order

Mayor Caggiano called the meeting to order at 5:02pm and led all present in the Pledge of Allegiance. Introductions were then made by the ECD Board Members and the ECD staff at the request of the mayor.

II. Public Participation

There was no Public Participation

III. Minutes: January 4, 2024

Mayor Caggiano requested a motion for the Minutes from the January 4, 2024 ECD Board Meeting be accepted into the record. Commissioner Mills made the motion which was seconded by Commissioner Goldwasser. All were in favor and the Minutes were accepted into the record.

IV. Consent Agenda

A. Communications

B. Economic Development/Grants/Marketing Report

Dr. Dawn Leger advised that HUD hasn't released the funding amounts for FY50 yet. There are 10 applications for Public Service grants and 3 for Public Facilities Grants. Commissioner Goldwasser then made a motion to accept the Consent Agenda. The motion was seconded by Commissioner Hick. All were in favor and the Consent Agenda was accepted into the record.

V. New Business

A. Brownfields Update

Justin Malley discussed the existing Brownfields Projects including 894 Middle Street. Dodge Village, 43 E. Main Street, 40 West Street and the Sessions Building. Goman and York is the consultant at 894 Middle Street. Discussion included pending RFP packages, city liability with regards to contaminants, and demo and development as applicable to the various properties.

Unapproved

With regards to the Sessions Building, Justin confirmed that the Land Bank currently owns the location. They are making great progress with the remediation. Vesta, the original developer, is unable to follow through with their plans due to a lack of financing. Justin has support to put out a new RFP, with other developers already interested. Goman and York would be the consultant on this property, too. Work force housing is the end goal for this location.

The Sessions Building will return to the city's ownership in June 2024. If a new developer can be secured in time, the property may not come back to the city's ownership. ECD Staff is preparing an RFP to be ready to go to bid as soon as possible.

In response to concerns about the utility payments, the mayor confirmed that the oil tank(s) has been removed and electricity is the only remaining utility. Both Justin and the mayor concurred that the cleanup will be a huge plus for any interested developers.

B. BOF Transfer Request
Justin Malley requested approval for a funds transfer to cover existing Downtown Grant commitments.

Mayor Caggiano read the following Motion:

To approve the transfer of $6,000 from the Economic Development Expenses Account to the Development Grants – Centre Square/Downtown Account and to forward to the Board of Finance.

The motion was seconded by Commissioner Goldwasser. All were in favor and the motion passed into the record.

C. Strategic Plan
Justin Malley revisited the move towards a long-term, over-arching look at the city's growth and development. He envisions much of these ideas coming before the ECD Board and/or using the member's expertise as a resource for other city planning and departments. Mayor Caggiano added the use of a consultant like Goman and York to run a workshop looking at a long-term plan for Bristol.

D. Downtown Update
Justin Malley reviewed Parcel 10 development that was presented at a previous ECD Board Meeting. Parking is currently under discussion and will need support from the city's Centre Square parking structure.

Wheeler Health Clinic's construction is coming along with visible progress as is the Centre Square building.

Commissioner Hick asked about the Centre Square parking structure. The project is over budget. Justin confirmed that bids have come in and are as expected. Discussion included funding solutions and parking garage capacity, including heavier electric vehicles.

New Cambridge Brewing Company plans to do a soft opening in the following weeks. They're in the former Firefly Brewing location and have included a seating area with plans to serve food. Mayor Caggiano shared some of the creative plans that New Cambridge has for the space.

Unapproved

Commissioner Verikas was invited to share about Yellow King Brews opening at the Bristol Bazaar. Verikas advised that Yellow King has trivia nights planned and promotes events using various social media pages. They're adjusting their hours based on demand, too. The support from the public has been great. Council Member Panioto inquired about the size of the space. Verikas advised the small space is welcomed and they've offered overflow seating in the Bazaar area. There is the potential for additional outdoor seating during the warmer months.

E. Façade Grant Project

Justin Malley reviewed the Façade Grant request from Thomas V. Positano for a front façade improvement to 184-186 West Street. The project is to install maintenance free siding with a slightly contrasting knee wall. Commissioner Hick suggested an acid wash of the existing sidewalk.

F. ECD Incentives Web Page

Dawn Nielsen reviewed the new ECD Incentives web page on https://bristolallheart.com/incentives/. The presentation illustrated the various programs and also messages and access to applications that businesses will receive as they go through the various questions. The applications can be filled out on line but, with one exception, need to be mailed or brought to the ECD Office in person as some of the submission information needs to be kept secure. Commissioner Mills suggested wording to advise applicants why online submission is not accepted at this time.

VI. New Business by Commissioners

There was no New Business by Commissioners

VII. Old Business by Commissioners

Commissioner Goldwasser reported that the request for concessions/alcohol at non-school and non-school hours events at the Rockwell Theater events passed at the last City Council Meeting. It now goes before the Board of Ed for a vote. Mayor Caggiano advised that the next Board of Ed meeting is February 7, 2024 and this may need to go before their Policy Committee as well.

VIII. Committee Reports

A. City Council Member Report

No new item for the City Council Member Report.

B. Budget Committee Report

Justin Malley advised that the 2024-2025 ECD Budget has been prepared with a few items being reduced or eliminated, and in some cased merged into the Advertising and Marketing line item due to their nature, such as Printing and Binding. He also noted that in the Housing Rehabilitation portion of the budget, the decision was made to increase the single-family housing budget due to demand. The ECD Staff is waiting on the FY50 grant numbers to come in from HUD.

Commissioner Goldwasser read the following Motion:

To accept the ECD FY 2024-2025 budget request as recommended by the Budget Committee on January 10, 2024 and submit to the Comptroller's Office and Board of Finance.

The motion was seconded by Commissioner Hick. All were in favor and the Motion passed into the record.

Unapproved

Mayor Caggiano advised that this will be a tough budget year with a burden shift to homeowners. This means lower grand list growth. Also, these new projects take time to appear on the grand list.

X. Adjournment

The mayor entertained a Motion to Adjourn. The motion was made by Commissioner Goldwasser and was seconded by Commissioner Hick. All were in favor and the meeting was adjourned at 6:10pm

Respectfully Submitted,

Sharon Arsego
Recording Secretary

Unapproved

Hartford Business Journal
Wednesday, January 31, 2024

Bristol launches forgivable loan fund for small businesses in the city

CONTRIBUTED

The city of Bristol now has a revolving forgivable loan fund for city businesses with fewer than 250 employees.

By David Krechevsky

Bristol announced Wednesday it has created a new fund for small businesses in the city to provide loans that could become forgivable.

The city has partnered with Community Investment Corp. (CIC), a Hamden-based nonprofit economic development financing company, to administer its new Forgivable Revolving Loan Fund.

A news release issued by CIC states that the city will use the fund to focus on encouraging

small business growth “to help create/retain jobs, to stimulate commercial property improvements, to encourage businesses located outside Bristol to open in the city, and to help existing Bristol businesses grow. “

The fund, which is restricted to businesses with fewer than 250 employees, offers a competitive interest rate, flexible loan terms, and the opportunity to have up to half of the loan forgiven. According to the release, “If a business makes monthly payments in full and on time to achieve 50% loan payback — and continues to conduct business in Bristol for a minimum of 10 years following the loan closing — the remaining 50% principal loan balance may be forgiven.”

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Justin Malley, Bristol’s economic and community development executive director, said the loan fund is another way to stimulate economic development in Bristol.

“The program was designed with guidance from Bristol’s private banks and lenders as a way to complement, rather than replace, traditional financing,” he said.

Louis G. Silva, president and CEO of CIC, said the fund opens with $750,000 available and that, depending on the type of business and the specific use, the maximum loan would be $50,000. “That can be expanded by 25% more if the business is located in Bristol’s enterprise zone,” he added, which would make the maximum $62,500.

Loans are not available for nonprofit organizations or those with federally restricted businesses, such as cannabis vendors, Silva said.

He added that CIC is elated to be selected by Bristol to administer the program.

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“We believe the city has designed an impactful program and look forward to adding the program to our current offerings,” he said, “as it will further expand our ability to provide access to capital to small businesses, especially those currently located or looking to relocate to the city of Bristol.”

Information about the program is available on the city’s economic development website, bristolallheart.com/for-businesses/incentives, or on CIC’s website at ciclending.com.

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SUBSCRIBER ONLY

Skip the machines? CT getting new way to return bottles and cans

Dennis Hohenberger/Special to Courant

A Maine-based company plans to pilot a program in Connecticut that it contends will make redeeming returnable cans and bottles easier for consumers.

By DON STACOM | dstacom@courant.com | Hartford Courant

February 1, 2024 at 6:00 a.m.

Instead of feeding returnable cans and bottles one at a time into a machine, Connecticut residents should be able to simply drop them off by the bagload to get back the redemption fee, says Shahil Kantesaria of West Hartford.

In partnership with Maine-based Clynk, Kantesaria intends to make that possible by introducing a technology-based return system that he bills as quicker and simpler than visiting the local supermarket bottle room or one of the state's increasingly rare redemption centers.

"We're beholden to the supply chains, but as long as everything goes smoothly we're hoping by the end of the first quarter to have last least four or five boxes out to test," Kantesaria said Wednesday. "There are a few different towns we're looking at."

The system would let people skip the routine of carrying bags of returnables back to the store where they bought them. Typically supermarkets or other large food retailers such as Walmart have machines with conveyor belts; the shopper stands in front, feeding in cans and bottles one at a time.

In Maine, Clynk for years has had a partnership with the Hannaford's grocery store chain that does away with those machines and uses a so-called bag drop system.

More than two dozen Hannaford's locations in Maine and upstate New York have installed large Clynk boxes — about the size of a clothing donation bin — either inside or outside the building, and customers drop off enormous plastic bags holding their returnables.

The customers never unload or sort the bags; instead, they're free to shop or to simply leave. Within a few days, Clynk credits their account for the bottles and cans they've dropped off; the rate in Maine is 15 cents for alcohol or wine bottes, and five cents for beer, soda or water containers.

Clynk sends a truck around periodically to empty out the bins and haul the bags to a processing center. When the bottles and can are separated and counted, Clynk scans each QR code and credits each consumer with what was inside their bag.

The company says it pays consumers the same rate as they'd get from supermarket machines. For authorized returns in Connecticut, that means 10 cents apiece for deposit cans and bottles.

But in Maine, it comes in store credit at Hannaford's rather than cash. Kantesaria expects the early rollout phase in Connecticut would also pay in credit toward whichever store hosts the dropoff bins, but said that in the future options including Venmo and the consumer's bank account could be added.

"In Phase 1, the boxes would be at a major retailer. After that, we're hoping we could make our way into other stores, especially smaller ones in rural areas," he said. "On the four- to five-year road map, we'd be all through the state from north to south, east to west."

Kantesaria's company, RecyclX, plans to process the can and bottles out of leased space in a warehouse on Bristol's Wooster Court. The location is in the Forestville section not far from Plainville.

In a zoning application, RecyclX described the operation as a wholesale redemption center that won't be open to the public; it projected as many as 20 employees and truck traffic delivering bagged returnables from other area towns.

"At this location the bottles will be segregated by manufacturer and and packaged for the manufacturers to pick up on a regular basis," according to the zoning form. The city's planning and zoning commission has scheduled a hearing for Feb. 12.

Several online consumer forums in Maine give Clynk relatively high marks, especially for convenience. A few customers have complained of being shorted on their credits; the company responded that most discrepancies occur because people mistakenly put non-returnable containers in with their redeemables. As in Connecticut, unauthorized containers aren't accepted either by supermarket bottle rooms or by independent redemption centers.

Taboola Feed

There's a 420-unit mixed-use housing development coming to Connectic…
Gov. Ned Lamont said, "… a lot of people want to be here. A lot of people want to be in th…

FIVE-DAY FORECAST FOR GREATER HARTFORD

TODAY	TONIGHT	SUNDAY	MONDAY	TUESDAY	WEDNESDAY
HIGH 38	LOW 22	40 / 23	39 / 21	37 / 23	40 / 25
Mostly Sunny	Clear	Sunny	Mostly Sunny	Mostly Sunny	Mostly Sunny

ALMANAC

Temperature

Bristol Thursday

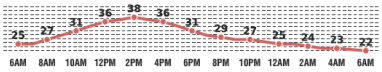
High	43
Low	36
Normal high	37
Normal low	19
Last year high	39
Last year low	17

Precipitation

Yesterday	0.00"
Month to date	0.00"
Normal month to date	0.09"
Year to date	6.02"
Normal year to date	3.24"

As reported from Hartford-Brainard Airport

24-HOUR TEMPERATURE FORECAST



SUN AND MOON

	Rise	Set
Sun today	7:02 a.m.	5:09 p.m.
Sun Sunday	7:01 a.m.	5:10 p.m.
Moon today	1:09 a.m.	10:53 a.m.
Moon Sunday	2:18 a.m.	11:27 a.m.

MOON PHASES

New	First	Full	Last
2/9	2/16	2/24	3/3

CONDITIONS TODAY

UV Index for Today	
8 a.m.	0
10 a.m.	1
Noon	2
2 p.m.	2
4 p.m.	1
6 p.m.	0

0-2: Minimal
3-4: Low
5-6: Moderate
7-9: High
10+: Very High

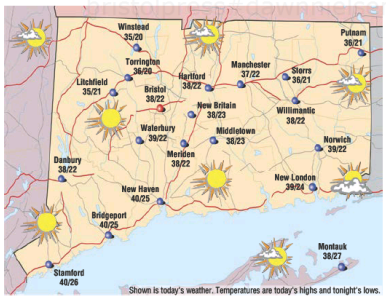
The higher the UV Index, the higher the need for eye and skin protection.

TIDES

Saybrook Point	Today		Wednesday	
High	4:35 am	2.8 ft.	5:34 am	2.9 ft.
Low	10:57 am	0.3 ft.	11:53 am	0.2 ft.
High	5:06 pm	2.0 ft.	6:06 pm	2.0 ft.
Low	10:44 pm	0.5 ft.	11:41 pm	0.5 ft.

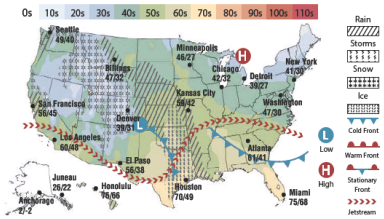
New Haven	Today		Wednesday	
High	4:50 am	5.6 ft.	5:47 am	5.6 ft.
Low	11:21 am	0.6 ft.	12:20 pm	0.5 ft.
High	5:29 pm	4.7 ft.	6:29 pm	4.7 ft.
Low	11:27 pm	1.0 ft.	None	NA

REGIONAL WEATHER



Shown is today's weather. Temperatures are today's highs and tonight's lows.

NATIONAL WEATHER



NATIONAL CITIES

City	Today Hi	Lo	Wx	Sunday Hi	Lo	Wx
Albuquerque	51	29	mc	54	30	s
Anchorage	2	-2	pc	14	0	sn
Atlanta	61	41	s	48	40	sh
Boston	36	23	pc	37	24	s
Charlotte	54	32	s	55	35	pc
Chicago	42	32	s	43	34	s
Cincinnati	50	30	s	54	31	s
Cleveland	39	28	pc	42	30	s
Dallas	69	45	sh	61	47	mc
Denver	39	31	rs	45	22	sn
Detroit	39	27	pc	43	29	s
Honolulu	75	66	sh	77	68	sh
Houston	70	49	sh	66	50	s
Indianapolis	48	30	pc	52	31	pc
Kansas City	59	42	ra	48	34	ra
Las Vegas	57	41	s	54	44	ra
Los Angeles	60	48	pc	61	53	ra
Miami	75	68	s	77	64	sh
Minneapolis	46	27	pc	47	29	pc
Nashville	63	41	pc	58	39	mc
New Orleans	62	53	sh	65	48	sh
Orlando	73	58	s	70	54	sh
Philadelphia	44	28	s	47	29	s
Phoenix	61	43	s	64	47	pc
Portland, ME	34	20	s	35	21	s
St. Louis	52	39	mc	54	34	mc
Salt Lake City	41	27	sn	43	31	pc
San Diego	61	51	pc	63	55	ra
San Francisco	56	45	ra	57	49	ra
Seattle	49	40	mc	47	38	mc
Washington, DC	47	30	s	50	31	s

REGIONAL CITIES

City	Today Hi	Lo	Wx	Sunday Hi	Lo	Wx
Amherst, MA	36	21	s	39	22	s
Catskill, NY	37	23	pc	39	24	s
Hamden	39	23	s	41	24	s
Hyannis, MA	35	27	mc	36	28	s
Newport, RI	36	25	pc	38	26	s
New York City	41	30	s	43	31	s
Pittsfield, MA	31	16	pc	34	17	s
Providence, RI	36	22	pc	38	23	s
Poughkeepsie, NY	38	22	s	41	23	s
Southbury	39	22	s	41	23	s
Springfield, MA	37	21	s	39	22	s
Wallingford	38	23	s	41	24	s
Warwick, RI	37	23	pc	38	24	s
West Point, NY	39	25	s	41	24	s

WORLD CITIES

City	Today Hi	Lo	Wx	Sunday Hi	Lo	Wx
Beijing	35	22	mc	33	27	cl
Cairo	64	51	s	65	52	s
Hong Kong	67	66	ra	67	66	ra
London	55	50	mc	55	51	cl
Mexico City	75	52	s	77	54	s
Moscow	25	9	cl	33	24	sn
Paris	53	50	cl	54	51	cl
Rio de Janeiro	83	74	cl	81	75	cl
Rome	61	44	s	61	46	s
Sydney	77	69	mc	83	70	mc
Tokyo	48	39	pc	46	43	ra
Toronto	34	28	s	38	30	s

Weather (Wx): s-sunny, pc-partly cloudy, mc-mostly cloudy, cl-cloudy, r-rain, rs-rain & snow, sh-showers, sn-snow, ss-snow showers, fl-flurries, t/thunderstorms

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The Bristol Press READERS' POLL BEST OF 2023

TODAY IN HISTORY

Today is Friday, Feb. 3, the 34th day of 2024. There are 332 days left in the year.

Today in History:

On Feb. 3, 1959, which would become known as "the day the music died," rock-and-roll stars Buddy Holly, Ritchie Valens and J.P. "The Big Bopper" Richardson died in a small plane crash near Clear Lake, Iowa.

On this date:

In 1865, President Abraham Lincoln and Confederate Vice President Alexander H. Stephens held a shipboard peace conference off the Virginia coast; the talks deadlocked over the issue of Southern autonomy.

In 1913, the 16th Amendment to the U.S. Constitution, providing for a federal income tax, was ratified.

In 1917, the United States broke off diplomatic relations with Germany, the same day an American cargo ship, the SS Housatonic, was sunk by a U-boat off Britain after the crew was allowed to board lifeboats.

In 1943, during World War II, the U.S. transport ship SS Dorchester, which was carrying troops to Greenland, sank after being hit by a German torpedo in the Labrador Sea.

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Community loans, new for Bristol

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL – The City of Bristol has partnered with Community Investment Corporation (CIC), a Hamden-based nonprofit economic development financing company, to administer a new Forgivable Revolving Loan Fund.

Dawn Nielsen, marketing and public relations specialist for the City of Bristol, said that the new Fund will assist city small businesses.

"Through this new Loan Fund, the City will focus on encouraging small business growth to help create/retain jobs, to stimulate commercial property improvements, to encourage businesses located outside Bristol to open in the City, and to help existing Bristol businesses grow," she said.

The Forgivable Revolving Loan Fund will offer a competitive interest rate, flexible loan terms, and a "forgiveness" component.

If the business makes monthly payments in full and on time to achieve 50% loan payback, and continues to conduct business in Bristol for a minimum of 10 years following the loan closing, the remaining 50% principal loan balance may be forgiven.

Justin Malley, economic and community development director for The City of Bristol, said that the city is excited to offer area businesses this "attractive loan option" to grow in Bristol.

"The new loan program incentivizes business investments to improve commercial property, increase local employment, and otherwise stimulate economic development," said Malley. "The program was designed with guidance from Bristol's private banks and lenders as a way to complement, rather than replace, traditional financing."

Malley thanked the local banking partners and those in the city that made the program possible.

"Our Economic and Community Development Board worked in partnership with the Mayor/City Council/Board of Finance, David Preleski, and Comptroller Diane Waldron to create this program," said Malley.

Louis G. Silva, president & CEO of Community Investment Corporation, said that CIC is "elated" to be chosen by the City of Bristol to administer the new fund.

"As an economic development financing company, our mission is to provide financing solutions and practical guidance to small businesses who stimulate economic development activity in the communities we serve," he said. "We believe the City has designed an impactful program and look forward to adding the program to our current offerings.

It will further expand our ability to provide access to capital to small businesses, especially those currently located or looking to relocate to the City of Bristol."

Funding is now available.

For full program specifics, or to inquire further, visit bristolallheart.com/for-businesses/incentives.

Hartford Courant
Monday, February 5, 2024

Bottle returns could get easier

Companies plan system to let consumers drop them off by the bagload

BY DON STACOM HARTFORD COURANT

Instead of feeding returnable cans and bottles one at a time into a machine, Connecticut residents should be able to simply drop them off by the bagload to get back the redemption fee, says Shahil Kantesaria of West Hartford.

In partnership with Maine-based Clynk, Kantesaria intends to make that possible by introducing a technology-based return system that he bills as quicker and simpler than visiting the local supermarket bottle room or one of the state's increasingly rare redemption centers.

"We're beholden to the supply chains, but as long as everything goes smoothly we're hoping by the end of the first quarter to have last least four or five boxes out to test," Kantesaria said Wednesday. "There are a few different towns we're looking at."

The system would let people skip the routine of carrying bags of returnables back to the store where they bought them. Typically supermarkets or other large food retailers such as Walmart have machines with conveyor belts; the shopper stands in front, feeding in cans and bottles one at a time.

In Maine, Clynk for years has had a partnership with the Hannaford's grocery store chain that does away with those machines and uses a so-called bag drop system.

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The customers never unload or sort the bags; instead, they're free to shop or to simply leave. Within a few days, Clynk credits their account for the bottles and

cans they've dropped off; the rate in Maine is 15 cents for alcohol or wine bottes, and five cents for beer, soda or water containers.

Importantly, each bag has a QR code that identifies who dropped it off. Consumers get a supply of those QR code labels when they set up a Clynk account and then purchase a box of Clynk bags.

Clynk sends a truck around periodically to empty out the bins and haul the bags to a processing center. When the bottles and can are separated and counted, Clynk scans each QR code and credits each consumer with what was inside their bag.

The company says it pays consumers the same rate as they'd get from supermarket machines. For authorized returns in Connecticut, that means 10 cents apiece for deposit cans and bottles.

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"At this location the bottles will be segregated by manufacturer and and packaged for the manufacturers to pick up on a regular basis," according to the zoning form. The city's planning and zoning commission has scheduled a hearing for Feb. 12.

Several online consumer forums in Maine give Clynk relatively high marks, especially for convenience. A few customers have complained of being shorted on their credits; the company responded that most discrepancies occur because people mistakenly put non-returnable containers in with their redeemables. As

in Connecticut, unauthorized containers aren't accepted either by supermarket bottle rooms or by independent redemption centers.

And a few Maine users have balked at the cost of the Clynk bags: They run $2.50 for a box of 10. But Clynk reports that the average users puts 68 containers in each bag; in Connecticut, that would be worth $6.80 in redemption payments. The company also contends that even though there's a 20-pound weight limit per bag, they can easily accommodate more than 68 cans and bottles.

PLAINVILLE
Budget, fiscal education for 2024 Page 2

BUSINESS
Recall on nearly all Teslas sold in the US Page 12

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February All Heart Food Drive

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL – The Bristol Community Emergency Response Team (CERT) is collecting food for The Agape House this February.

Harley Graime, emergency management director and Bristol CERT director encouraged people to donate non-perishable food, shelter necessities and pet food for the fourth annual "February All Heart Food Drive."

"We have found that there is a dearth of food in the middle of winter," said Graime. "That is why we have decided to link up our food drive with our February blood drive. Agape House does a lot to help the homeless and those who are struggling in the city. We hope that the generosity of our citizens will help to feed those in need. We know that Agape House could use some additional food donations."

Items in high-demand include canned soups, chili, pastas, coffee, creamer and sugar. Donation boxes will be located at Bristol City Hall, at Bristol libraries, the Bristol Senior Center and Family Roots Produce Market Feb. 1 through 25.

There will also be a drive-up and drop-off collection Saturday, Feb. 24 from 9 a.m. to 1 p.m. at West Bristol School at 500 Clark Ave.

FILE
Harley Graime, emergency management director and Bristol CERT (Community Emergency Response Team) director.

FILE
Mark Sciota is retiring.

Southington seeking applications to fill town manager opening

BRIAN M. JOHNSON
@BRIANJOHNSONBP

SOUTHINGTON—The Town of Southington has announced it is seeking applications for a town manager.

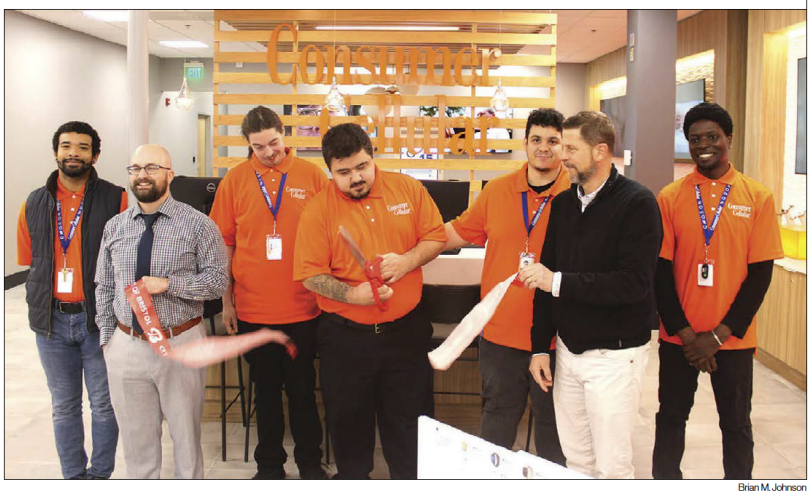
Mark Sciota, the current town manager, announced in December that he would retire in June after 29 years of dedicated service to Southington.

On the town's Facebook page, https://www.facebook.com/SouthingtonTownHall, the town released a summary of the town manager's duties.

"The town manager is appointed by and serves at the pleasure of the Southington Town Council," the post read. "This position is the Chief Executive of

See SCIOTA ON PAGE 4

FIRST OF ITS KIND



Brian M. Johnson
Smiling faces all around as the ribbon is cut to launch yet another business in Bristol, this time Consumer Cellular in the Bristol Plaza.

Consumer Cellular opens in Bristol

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — Consumer Cellular has opened a new location in Bristol Plaza, the first store of its kind in the Northeast.

Cliff Harmon, director of retail with Consumer Cellular, said that the company has been around for 25 years and started opening brick and mortar locations in 2022. They also sell phones through their national retail partners, Walmart and Target.

"This is our 23rd location and we'll be opening another in Shelton in March," he said. "We chose to open in Bristol because we have a good customer-base here already. On our first day open we have already seen steady traffic."

Brian M. Johnson

The Consumer Cellular office at 641 Farmington Ave. is a former optometrist office, which has been under renovation for the past three months. The local Consumer Cellular location employs 5 people for the 3,000 square foot space.

Harmon said that Consumer Cellular has 4 million customers and they sell everything from the latest smartphones to basic flip phones.

"There's something for everyone," he said. "Our plans start at $20 a month and go up to unlimited data plans. We use the AT&T network, which has the best service nationwide."

Harmon said that customers enjoy the flexibility of Consumer Cellular's plans as well as their emphasis on customer service.

"We cater to the 50 plus demographic," he said. "People can come here, have a coffee and our staff will gladly help them set up their email and contact lists, troubleshoot any issues and help them to understand the process."

Harmon said that Consumer Cellular's call centers are 100% based in the U.S., mostly in Arizona. They also partner with the AARP. Harmon said that Consumer Cellular does outreach with local senior centers and planned to reach out to Bristol's senior center in the near future.

Mayor Jeff Caggiano said that he was excited that Consumer Cellular chose Bristol for its first Connecticut location. He thinks that they will be a good match for Bristol seniors.

"I love seeing empty spaces filled," he said. "We have one of the largest senior centers in the state and it is very active."

Justin Malley, economic development director, said that he likes to see a good mix of nationally recognized brands and small, independent businesses in Bristol. He too said that it was "special" that Bristol was selected for the company's first store in Connecticut.

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Barnes Memorial Chapel upgrades

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — City leaders, ARPA Task Force members and West Cemetery Association members met Friday at the Carlyle Barnes Memorial Chapel at West Street Cemetery to see how funds supported repairs and discussed future preservation options.

The Carlyle Barnes Memorial Chapel was built in 1930 by members of the Barnes family in memory of Carlyle Fuller Barnes, who lived from 1852 to 1926.

The Chapel at the cemetery at 49 Pound St. has been used for many weddings historically and seats approximately 150 people.

Jim Morrell, grounds supervisor and office manager with the West Cemetery Association, said Friday said that the roof, pointing and some of the walls inside of the chapel was in need of repair.

He said that it has been an issue since he came to the West Cemetery Association in 2005.

"They made some repairs last year," he said. "But there are still some issues with water getting in."

The city's ARPA Task Force awarded $30,420 for

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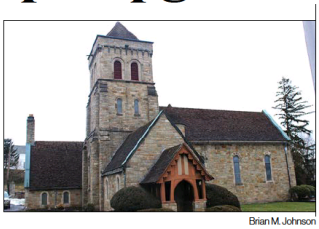

Brian M. Johnson
Banes Memorial Chapel has always hosted many events.

AP
Prince Harry

Prince Harry returns to London after King Charles' cancer diagnosis

JILL LAWLESS
ASSOCIATED PRESS

LONDON — Prince Harry arrived at his father King Charles III's London residence on Tuesday, British media reported, a day after the monarch announced he has cancer.

The king's younger son was photographed being driven into Clarence House, near Buckingham Palace, after flying to London from Los Angeles.

The two have a troubled relationship. Harry quit royal duties in 2020, moved to California with his wife, Meghan. Royal officials announced Monday that the 75-year-old king has been diagnosed with an

See PRINCE ON PAGE 4

A Walk in the Park

Erica Benoit
Outside band concerts like the one pictured above at Muzzy Field are but one of the events coordinated by the BPRYCS.

All Heart Parks Advocate – 2024

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL – The City of Bristol is seeking nominations through March 29 for the 2024 All Heart Parks Advocate of the Year Award.

Mayor Jeffrey Caggiano, the Department of Parks, Recreation, Youth & Community Services (BPRYCS), and the Board of Park Commissioners will be recognizing a volunteer in the community that has made significant contributions to improving the quality of the Bristol park system.

Last year's recipient was former mayor Ellen Zoppo-Sassu.

"This award program is designed to recognize exemplary contributors that have really gone above and beyond to make a significant positive impact on the park system," said Josh Medeiros, Superintendent of Bristol Parks, Recreation, Youth and Community Services. "Through the years so many community members have donated, volunteered their time, and contributed to making the Bristol park system one of the best in the state."

Community members are encouraged to nominate individuals who have demonstrated outstanding contributions to parks and recreation in the form of land, money, services, equipment, in-kind labor or other relevant forms of donation or assistance rendered.

While active commissioners and current elected city officials do not qualify, past commissioners and city officials may be considered.

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AP
Just a year after Connecticut legalized recreational marijuana use, cannabis retailers are experiencing a shortage.

Retail marijuana shortage has hit Connecticut, not NY

PAT EATON-ROBB AND MICHAEL HILL
ASSOCIATED PRESS

HARTFORD — Marijuana retailers in Connecticut say a dearth of licensed growers in the state's fledgling legal pot industry has left them with a shortage of product to sell.

The supply problem has appeared after slow retail growth in neighboring New York last year left growers there struggling with the opposite: an excess of supply.

It would seem both problems could easily be solved by shipping product a few miles over state lines. But that would violate federal drug laws.

So each state that legalizes marijuana is left with its own process for licensing growers and sellers, and

See STATE ON PAGE 4

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State marijuana shortage

Continued from Page 1

trying to create a balance between the two within state borders.

Benjamin Zachs, the chief operating officer of Fine Fettle, which operates five dispensaries in Connecticut, said he worries that low supply in stores is leading some customers back to their former, illegal dealers, and across state lines where he cannot go to get product.

When recreational sales became legal in Connecticut in January 2023, he said, there were seven dispensaries in the state and four producers.

"Now we're a year later and there are 26 open dispensaries and only one more producer, grower, cultivator," Zachs said. "And that's a micro-cultivator, so that's only about 5,000 square feet of additional canopy."

The Connecticut Department of Consumer Protection, which regulates the industry, said it appears there is a temporary problem as new licenses for growers make their way through the pipeline.

Eleven cultivators and five microcultivators, who grow in smaller spaces, have received a provisional license and are moving toward final licensure, the department said.

"As a new agricultural industry, there are natural fluctuations in supply and demand," said Kaitlyn Krasselt, a department spokesperson. "The limited variety was exacerbated by increased demand over the holiday season, from Thanksgiving to New Year's. Retailers experienced heavy traffic in relation to the holidays, and the record sales in our December data supports that."

New York, meanwhile, is emerging from the exact opposite problem it faced while gearing up its legal cannabis market.

Lawsuits and bureaucratic issues slowed the opening of state-licensed dispensaries to a crawl last year.

That left the first wave of pot farmers unable to sell much of their fall 2022 harvests because there were too few stores to sell what they grew. With revenue from sales crimped, farmers struggled financially.

New York belatedly hastened the pace of retail openings, and the state listed 61 adult-use dispensaries open statewide Monday.

Farmers say the crisis has eased some.

"In the last month it is better because more dispensaries are opening. So we're beginning to see some momentum to relieve what has been extraordinarily painful," said Gail Hepworth, who operates Hepworth Farms with her sister in the Hudson Valley.

Brian M. Johnson

City leaders, ARPA Task Force members and Cemetery Association members in The Carlyle Barnes Memorial Chapel.

Barnes Chapel care

Continued from Page 1

the first round of structural repairs. A study has also been commissioned to see what work remains to be done.

"We should get the results of the survey in late spring," said John Smith, chair of the ARPA Task Force.

Mayor Jeff Caggiano said that the chapel, which has original stained glass windows and a functional organ, is a "very beautiful place." He suggested that the space could be utilized more in order to help offset the costs of whatever necessary repairs are revealed by the study.

Robert Herold, president of the West Cemetery Association, said that there used to be an Episcopal church across the street from Bristol Public Library on High Street. When that church burned down in 1945, services were held in the Carlyle Barnes Memorial Chapel until Prospect United Methodist Church was built on Summer Street.

"This chapel was built for community use," said Herold. "There are members of the Barnes Family who still sit on the Board."

Caggiano suggested that the West Cemetery Association could get the community involved in fundraising for the repairs. He said that many people do not know the Chapel is there, and hopes to help raise awareness about it.

"The first time I came to this chapel was 5 years ago during one of the Lantern Tours," he said.

Parks Advocate sought

Continued from Page 1

Applications are open through March 29.

Those interested in applying for or submitting a nomination for the award can access the form at BristolRec.com.

Community Engagement Coordinator Erica Benoit encouraged residents to submit nominees.

"Whether it be stewardship, advocacy, leading programs, championing new projects, and/or other kinds of volunteerism – we want to know and we want to celebrate and honor those contributions," she said.

"I'm really looking forward to shining a spotlight on the remarkable community members who dedicate their time, energy, and talents to making a difference and strengthening the fabric of the Bristol community."

The award recipient will be honored at the 3rd "Annual Dinner on the Diamond" Fundraiser, which will be held on Saturday, May 11 from 5 to 8 p.m. at Muzzy Field.

Individual and couple tickets for "Dinner on the Diamond" are open to the public at BristolRec.com. Benoit said that the event "provides a rare view from the playing field with tables set up on the infield."

Each table will seat eight people and will be assigned on a first-come, first- served basis.

Tickets start at $125 for individuals and couple tickets are priced at $250.

Attire is business casual/cocktail and guests are encouraged to use caution if planning to wear heels.

Sponsorship opportunities are available beginning at $400.

For table and sponsorship inquiries, or to reserve a table, email ericabenoit@bristolct.gov.

Prince Harry goes home

Continued from Page 1

undisclosed form of cancer and is receiving treatment.

The news shocked the nation. Prime Minister Rishi Sunak said the disease was caught early and the whole country is hoping for a speedy recovery.

Buckingham Palace announced Monday evening that the king has begun outpatient treatment for an undisclosed form of cancer. It was found during his recent hospital treatment for an enlarged prostate but is a "separate issue" and not prostate cancer, the palace said.

"Many families around the country listening to this will have been touched by the same thing and they know what it means to everyone," Sunak said. "So we'll just be willing him on and hopefully we get through this as quickly as possible."

Less than 18 months into the reign that he'd famously waited decades to begin, the 75-year-old monarch has suspended public engagements but will continue with state business — including weekly meetings with the prime minister — and won't be handing over his constitutional roles as head of state.

The palace said Charles, who has generally enjoyed good health, "remains wholly positive about his treatment and looks forward to returning to full public duty as soon as possible."

Charles became king in September 2022 when his mother, Queen Elizabeth II, died at the age of 96 after 70 years on the throne.

News of the king's diagnosis comes as his daughter-in-law Kate, Princess of Wales, recovers from abdominal surgery that saw her hospitalized for about two weeks.

Kate is taking a break from royal duties as she recovers. Her husband, Prince William, who is heir to the throne, also took time off to help look after her and the couple's three children, but is due to preside over a ceremony at Windsor Castle and a charity dinner on Wednesday.

Charles departed from royal tradition with his openness about his prostate condition. For centuries Britain's royal family remained tight-lipped about health matters.

Disclosing information about his cancer diagnosis — albeit in a limited way — is another break with tradition.

When U.K. monarchs had real power, news of illness was withheld for fear it might weaken their authority. The habit of secrecy lingered after royals became constitutional figureheads.

The British public wasn't told that Charles' grandfather, King George VI, had lung cancer before his death in February 1952 at the age of 56, and some historians have claimed that the king himself wasn't told he was terminally ill.

In the final years of Elizabeth's life, the public was told only that the queen was suffering from "mobility issues" when she began to miss public appearances towards the end of her life. The cause of her death was listed on the death certificate simply as "old age."

When and how much to disclose about illness remains a difficult subject for many public figures.

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'Plainville Unites' celebration

BRIAN M. JOHNSON
@BRIANJOHNSONBP

PLAINVILLE — Plainville Public Library invites the community to attend a round-table discussion group "Plainville Unites: A Celebration & Conversation About Diversity and Inclusion Here at Home" on Feb. 22.

The discussion will be held starting at 5:30 p.m. at the library at 56 E. Main St.

Refreshments will be provided. The event will have Dr. Tawana Graham-Douglas, director for curriculum, instruction and assessment in Plainville Community Schools, as the featured guest speaker.

Trish Tomlinson, director of Plainville Public Library, said Graham-Douglas has more than 28 years of experience in education, with 16 of those as a classroom teacher.

"She has also served in various other capacities including building principal, curriculum coordinator, head teacher, instructional coach, summer program coordinator, after-school program supervisor and fiscal manager at the University of Connecticut," Tomlinson said.

In addition, from 2013 to 2019, Graham-

See PLAINVILLE ON PAGE 4

FILE

Plainville Public Library

United Way of Connecticut
Matthew Desmond

Matthew Desmond, Pulitzer winner, to speak about poverty

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — The United Way of West Central Connecticut will host a Pulitzer Prize winning author and "poverty abolitionist", Matthew Desmond, in a virtual conversation Feb. 27 at noon.

Desmond is the author of "Poverty, By America." He will discuss "how poverty impacts all of our daily lives and ways we can all make changes to end poverty in America."

"Poverty in America is not simply the result of actions taken by Congress and corporate boards but the millions of decisions we make each day when going about our business," said Desmond.

Desmond encourages those who want to learn more to participate in a

See DESMOND ON PAGE 4

Environmental Learning Centers of Connecticut

The handicapped accessible nature trail at the Barnes Nature Center, under construction, is just shy of the funds needed for completion.

Barnes trail is nearing completion

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — The handicapped accessible nature trail at the Barnes Nature Center has entered phase two of construction, with a projected opening for Earth Day.

A construction update on the one-mile trail at the Nature Center at 175 Shrub Road was posted on the Harry C. Barnes Memorial Nature Center Facebook page and was shared by the Mayor's Office Bristol CT Facebook page.

"The trail has officially begun phase two," the post read. "This phase will connect the two ends of the trail together. The final portion of the trail will feature one more 16x16 platform, facing the wetlands, and a 8x12 pull-off overlooking the pond."

The Harry C. Barnes Memorial Nature Center posted that Earth Day, April 22, is the projected opening date.

However, they are still raising funds for the project.

"We estimate that we need an additional $200,000 to go," the post read. "This funding will allow us to close the two ends, finishing the trail, and provide equal access to the trail. It will also allow us to install educational signage and benches along the trail."

The Harry C. Barnes Memorial Nature Center encouraged people to help donate to finish the trail construction.

"If you are one of the thousands of people who have benefited from the trails, educational classes, or family events of the Harry C. Barnes Memorial Nature Center, please consider donating on our website," the post read.

The trail is being created with the support of $1.25 million in locally awarded American Rescue Plan Act (ARPA) funding.

Construction began in April 2023. Crews are installing an elevated wetlands boardwalk made from recycled plastic.

"This is the only fully handicapped, wheelchair accessible trail that I know of that actually goes into the forest," said Scott Heth, executive director of the Environmental Learning Centers of Connecticut. "A lot of other handicapped accessible trails are multi-use paths that run adjacent to woods. This trail will provide a great opportunity for those of all ability levels to go out into the woods and experience nature, which I believe is very important. This is something that I have always wanted to do."

Heth said that he has been

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Hiker kills rabid coyote with his bare hands

ASSOCIATED PRESS

JOHNSTON, R.I. — A coyote that a hiker killed with his bare hands has tested positive for rabies, the Rhode Island Department of Environmental Management and the Rhode Island Department of Health announced.

The hiker was attacked on Friday and bitten on the leg while walking in the woods in Johnston, according to police.

The hiker pinned the coyote down by its neck, killing it by cutting off its air supply, police said.

The same coyote is believed to have attacked a dog walker the day before in nearby Scituate, according to officials.

It's unusual for a coyote to attack a human under normal circumstances.

Tests at RIDOH's Rhode Island State Health Laboratories confirmed the rabies infection.

It was only the third report of a rabid coyote in Rhode Island since 1994, officials said.

In January 2020, a man fatally strangled a coyote with his bare hands after the animal attacked him and his family as they hiked in New Hampshire, according to CBS News.

That coyote was tested for rabies but it is unclear whether the results were positive.

Desmond to hold discussion on poverty

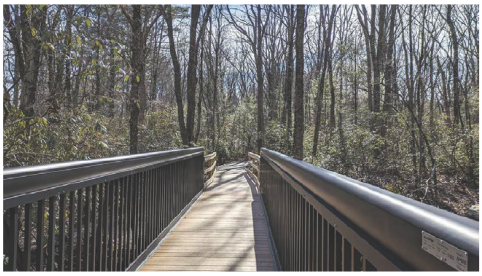
Continued from Page 1

free, continued learning with a five-day "Abolishing Poverty Equity Challenge" from March 4 through March 8.

"The Equity Challenge is a commitment to devote 10 to 15 minutes a day for 5 days to learn about the foundations of racism and the different ways that bias, privilege, oppression, and trauma show up in our everyday lives. With this deeper understanding of the foundations of racism and how it shapes different people's lived experiences, we can do our part to make positive change in our community. The Equity Challenge can be an impactful journey for everyone," said Desmond

To register for the Equity Challenge, visit forms.ctunitedway.org/equity-challenge/ and select United Way of West Central Connecticut.

To register for the virtual conversation, visit bit.ly/DesmondCT and select United Way of West Central Connecticut.



Environmental Learning Centers of Connecticut

Some of the beautiful elevated trail-ways at the Barnes Nature Center, that are accessible to all, are made from environmentally friendly, recycled materials.

Barnes Nature trail

Continued from Page 1

planning the handicapped accessible trail for three years.

It takes those who travel down it, through a pine and hemlock forest, as well as a deciduous forest.

There will also be a wetlands section.

"There are two crossings over the Freeman Hill Brook," he said.

Heth said that trail travelers have a good chance of spotting several animals in the area, including barred owls, deer, bobcats and wood thrush.

"There are a variety of birds that need large expanses of forest for their habitat," said Heth. "That is why open space protection is so important."

For more information on the Environmental Learning Centers of Connecticut, or to donate in support of the trail, visit elcct.org or call 860-589-8200.

Plainville Unites event

Continued from Page 1

Douglas co-chaired Plainville Schools' Equity Committee.

"The districtwide committee partnered with members of the school community to become more aware of assumptions and biases, better understand the increasing diversity within schools and develop skills and practices to better meet the needs of students," Tomlinson said. "Over the course of her career, Tawana has had the pleasure of presenting at both regional and national conferences and workshops on various topics, including several equity-related presentations."

Tawana holds a doctoral degree from Central Connecticut State University and she possesses a Master of Education degree from the University of New Haven, a Bachelor of Science degree from the University of Connecticut and an Aspiring District Leaders certification from Harvard University.

This event is free and open to the public.

No registration is required.

Ukraine sinks Russian ship

ILLIA NOVIKOV
ASSOCIATED PRESS

KYIV, Ukraine — Ukraine's military said Wednesday it used naval drones to sink a Russian landing ship in the Black Sea, a report that has not been confirmed by Russian authorities.

The Caesar Kunikov amphibious ship sank near Alupka, a city on the southern edge of the Crimean Peninsula that Moscow annexed in 2014, Ukraine's General Staff said. It said the ship can carry 87 crew members.

Sinking the vessel would be another embarrassing blow for the Russian Black Sea fleet and a significant success for Ukraine 10 days before the second anniversary of Russia's full-scale invasion on Feb. 24, 2022.

Kremlin spokesperson Dmitry Peskov refused to comment on the claim during a conference call with reporters Wednesday. He said questions should be addressed to the Russian military.

Ukraine has moved onto the defensive in the war, hindered by low ammunition supplies and a shortage of personnel, but has kept up its strikes behind the largely static 1,500-kilometer (930-mile) front line.

It is the second time in two weeks that Ukrainian forces have said they sank a Russian vessel in the Black Sea.

Last week, they published a video that they said showed naval drones assaulting the Russian missile-armed corvette Ivanovets.

Ukraine's Military Intelligence, known by its Ukrainian acronym GUR, said its special operations unit "Group 13" sank the Caesar Kunikov using Magura V5 sea drones on Wednesday.

Explosions damaged the vessel on its left side, it said, though a heavily edited video it released was unclear. The same unit also struck on Feb. 1, according to officials.

The private intelligence firm Ambrey said the video showed that at least three drones conducted the attack and that the ship likely sank after listing heavily on its port side.

The Caesar Kunikov probably was part of the Russian fleet escorting merchant vessels that call at Crimean ports, Ambrey said.

Ukrainian attacks on Russian aircraft and ships in the Black Sea have helped push Moscow's naval forces back from the coast, allowing Kyiv to increase crucial exports of grain and other goods through its southern ports.

CORRECTION

Due to an editing mistake, the names of the Bristol police officers, Alex Hamzy and Dustin DeMonte, were misidentified in the "Bristol to be represented at the Police Unity Tour" story on Page 2 of the Wednesday Bristol Press.

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Hartford Business Journal

Thursday, February 15, 2024

Lake Compounce launches 2024 season with improved roller coasters

PHOTO | CONTRIBUTED

Lake Compounce.

By Andrew Larson

Lake Compounce in Bristol will open for the 2024 season at 11 a.m. on Saturday, April 27.

The amusement park is known for its nearly century-old Wildcat Roller Coaster, which will reopen after a major upgrade, and Boulder Dash Roller Coaster, which was re-tracked during the off-season.

It's also home to Connecticut's largest water park, Crocodile Cove, which will open on Saturday, May 25 for the Memorial Day weekend.
Lake Compounce is the longest-running amusement park in the United States. This year

marks its 178th season.

Weekends in June will feature Kids Fest, with activities for kids 12 and under.

In July and August, there will be live music and entertainment on the park's new floating lake stage, including a “beach bash” every weekend in July and August.

There will be fireworks every night from July 4 to July 6, and on every Saturday in July.

Lake Compounce will end the season with Phantom Fall Fest, a Halloween-themed event that starts Sept. 21, and Holiday Lights starting on Nov. 29.

Guests can purchase a 2024 Season Pass now at LakeCompounce.com. Also, the park is seeking to fill more than 1,000 seasonal positions across all departments.

WORLD
Combat on USS Eisenhower - 4 months Page 2

NATION
Shooting at the Super Bowl party Page 3

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Serving the Communities of Central Connecticut
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Plainville is 'No Place for Hate'

BRIAN M. JOHNSON
@BRIANJOHNSONBP

PLAINVILLE — The Central Connecticut Chambers of Commerce will collect donations for the Anti-Defamation League's "No Place for Hate" initiative in Connecticut schools Feb. 28 at a business after hours wine tasting at UBI Federal Credit Union.

The business after hours event will be held from 5:30 to 7:30 p.m. at the community federal credit union at 120 Woodford Ave.

Participants will be able to sample several wines, enjoy hors 'd'oeuvres and support the "No Place for Hate" initiative.

The Chamber will donate $5 to "No Place for Hate" for every attendee.

Johnny Burnham, vice president of the Central Connecticut Chambers of Commerce, said that the monthly business after hours events are "a great way for folks to network with one another."

"This is a staple Chamber event, but the host, Fred Brown and the UBI team, took that and put a really special spin on it," said Burnham. "We're excited for the wine tasting and are so grateful for them giving

See NO PLACE ON PAGE 4

Anti-Defamation League
The Anti-Defamation League's "No Place for Hate" logo

AP
Tom Suozzi

Democrat Tom Suozzi wins race to succeed Santos in Congress

ANTHONY IZAGUIRRE
ASSOCIATED PRESS

New York Democrat Tom Suozzi has won a special election for the House seat formerly held by George Santos.

Suozzi defeated Republican Mazi Pilip in a contest to represent a district that includes parts of Long Island and the New York City borough of Queens.

Pilip is a Nassau County legislator. The win narrows an already-thin margin held by Republicans in the House.

The race has been closely monitored for clues about suburban voter sentiment heading into the 2024 election campaign nationwide. Suozzi previously repre-

See SUOZZI ON PAGE 4

Home Suite Home

Lynn Dell
The sign is going up on the Home2 Suites by Hilton building, a 90-room hotel that is adjacent to the Bristol Event Center.

Homes2 Suites to open mid-March

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — The sign for the new Home2 Suites by Hilton has gone up.

The new 90 room structure, adjacent to the Bristol Event Center, is set to open mid-March according to Lynn Dell, general manager.

Dell said that the new space at 42 Century Dr. will include 90 suites, 2,750 square feet of meeting spaces, and a billiard room and a saltwater pool.

There is also underground parking for 110 vehicles, which includes electric vehicle accommodations.

The Home2 Suites were first announced in 2020 when entrepreneur Gerald Niznick said that he would also be investing in the $25 million, 50,000 square foot Bristol Event Center, which opened last year.

The Bristol Event Center has drawn many people to the area since.

"Even yesterday during the snowstorm we had 250 people come for an event," she said.

Dell said that DoubleTree by Hilton has continued to grow and expand and remains a popular venue for events.

Dell partially attributes DoubleTree's success to its executive chefs, Alexia Fliss, whom she said is one of them youngest executive chefs in the state, and Steve Rosen, whom she said came to DoubleTree from the Convention Center in Hartford.

"We have great food and great customer service," said Dell. "We are very customer-centric. We fill a niche in the area and offer a great product."

"We're a one-stop-shop for all sorts of events and we can accommodate up to 700 people for weddings," Dell said.

Dell said that customers enjoy DoubleTree's wood stove pizza oven, its 150 inch TV, and the live music performances on the back patio on Fridays.

"We have live music from Memorial Day through Labor Day," said Dell.

Dell said that the main DoubleTree by Hilton building will also be undergoing a renovation soon.

"We're going to freshen things up," she said. "There will be bigger TVs and new rugs. It will start once the Home2 Suites are finished."

DoubleTree currently

See HOME2 ON PAGE 4

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Republicans recruiting females and minorities while criticizing diversity

KEVIN FREKING
ASSOCIATED PRESS

WASHINGTON — House Republicans are critical of diversity and inclusion programs within the federal government and elsewhere, but they see recruiting women and minority candidates, along with veterans, as key to expanding their slim majority in November.

Rep. Richard Hudson, the chairman of the National Republican Congressional Committee, recently listed for reporters a slew of candidates that he described as fitting the "formula" for the GOP expanding their ranks in November.

There was Prasanth Reddy, a cancer doctor who immigrated to the U.S. from India and joined the military after the Sept. 11, 2001, terrorist attacks.

He's running for a congressional seat in northeast Kansas. Then there was Alison Esposito, a gay former police detective running for a seat in New York.

Another example Hudson cited was George Logan, whose parents came to the U.S. from Guatemala and is running for a seat in Connecticut. Also, there's Kevin Lincoln, an African-American and Hispanic mayor in Stockton, Calif., and Mayra Flores, who is making another run. She made history by becoming the first Mexican-born congresswoman, but she subsequently lost in the 2022 mid-terms.

"These are not run-of-the-mill generic Republicans," Hudson said.

Republicans are hoping the gains they made in the 2022 midterm elections will continue with their latest slate of candidates. House Democrats have a sizeable advantage when it comes to minority voters and don't intend to cede any ground, announcing a $35 million investment last month focused on reaching out to voters of color through polling, organizing and ads.

The contest to appeal to female and minority voters will certainly be one of the factors determining which party controls the House next year.

Hudson noted that in the last presidential election, prognosticators were predicting that Republicans would lose seats.

"We beat 15 Democrats and every one of those we beat with a woman, a minority candidate or a veteran," Hudson said. "That's really been the playbook for the last two cycles. And so we're using that same formula."

'No Place' initiative

Continued from Page 1

back by making a donation to the No Place for Hate Initiative in Connecticut Schools."

According to noplaceforhate.org, the program is a "student-led school climate improvement program that fits your school's unique culture and needs."

The four-phase program has students create a committee to "build a movement towards positive change."

The students then seek to rally the school around the program and make their school "No Place for Hate."

The program then calls for administering a "climate survey" to "ensure that the whole school community is heard and their needs can be addressed."

The fourth step of the program is to implement activities that "inspire students and staff to become more effective allies."

The website states: "Through school-wide, discussion-based and active-learning activities, your students and staff will examine identities, reflect on biased behavior and learn new ways to challenge bias and bullying in themselves, others and society."

To register for the business after hours event, visit

Suozzi succeeds Santos

Continued from Page 1

sented the district for three terms but gave up the seat during an unsuccessful run for governor in 2022.

Santos was expelled from Congress after he was indicted. He has pleaded not guilty to charges of fraud and stealing from donors, among other crimes.

Democrat Tom Suozzi won a special election for a U.S. House seat in New York on Tuesday, coming out on top in a politically mixed suburban district in a victory that could lift his party's hopes heading into a fiercely contested presidential election later this year.

Suozzi defeated Republican Mazi Pilip to take the seat that was left vacant when George Santos, also a Republican, was expelled from Congress.

The victory marks a return to Washington for Suozzi, who represented the district for three terms before giving it up to run, unsuccessfully, for governor.

It's unclear how long his next stint on Capitol Hill will last, as a redistricting process unfolds that could reshape the district.

But for now the result narrows the already slim Republican majority in the House.

And it provides Democrats a much-needed win in New York City's Long Island suburbs, where the GOP showed surprising strength in recent elections.

Suozzi stressed his campaign trail theme of bipartisan cooperation in a victory speech that was briefly interrupted by protestors criticizing his support of Israel.

"There are divisions in our country where people can't even talk to each other. All they can do is yell and scream at each other," he said, acknowledging the demonstrators. "That's not the answer to the problems we face in our country. The answer is to try and bring people together to try and find common ground."

"The way to make our country a better place is to try and find common ground. It is not easy to do. It is hard to do," Suozzi told supporters at his election night party in Woodbury.

Suozzi's win will likely reassure Democrats that they can perform well in suburban communities across the nation, which will be critical to the party's efforts to retake control of the U.S. House and reelect President Joe Biden.

Still, forecasting for November could be complicated given that turnout, already expected to be low given the abbreviated race, was potentially hampered by a storm that dumped several inches of snow on the district on election day. Both campaigns offered voters free rides to the polls as plows cleared wet slush from the roads.

In the short term, the result could be a factor in ultratight votes in the House, where Republicans hold just a 219-212 majority. In an example of how important one seat can be, House Republicans voted Tuesday night to impeach Homeland Security Secretary Alejandro Mayorkas by a single vote, punishing the Biden administration over its border policies.

At a polling place on Long Island earlier in the day, 59-year-old Eliezer Sarrias said he cast a ballot for Suozzi because the former congressman appeared more able to work with the opposing party to reach agreements and end congressional gridlock.

"The constituents elect our officials to perform a certain job, and we've really had a very stagnant congressional year," Sarrias said after voting at a middle school in Levittown. "Even with the migrants now, we had bipartisan deal in Congress and suddenly it evaporated, like, why? Do we really need to wait for another president to come, or aren't the issues that are pressing to everyone important at the moment?"

On the campaign trail, Suozzi, a political centrist, leaned into some of the same issues that Republicans have used to bash Democrats, calling for tougher U.S. border policies and a rollback of New York laws that made it tougher for judges to detain criminal suspects awaiting trial.

The unusual midwinter election became necessary after Santos was ousted by his colleagues in December, partway through his first term.

Santos won office in what had been a reliably Democratic district partly by falsely portraying himself as an American success story — a son of working class immigrants who made himself into a wealthy Wall Street dealmaker. But many elements of Santos' life story were later exposed as fabrications, and he was indicted on multiple charges including allegations he stole money from Republican donors. He has pleaded not guilty.

With no time for a primary before the special election, Democrats nominated Suozzi, a political centrist well known to voters in the district.

Republican leaders turned to Pilip, a relatively unknown candidate with a unique personal backstory. Born in Ethiopia, she migrated to Israel as part of Operation Solomon and served in Israel's defense forces before eventually moving to the U.S. and winning a seat in Nassau County's legislature in 2021.

Pilip conceded the race and said she congratulated Suozzi in a phone call Tuesday night.

"Yes we lost, but it doesn't mean we are going to end here," Pilip told supporters at her election watch party.

Biden's campaign manager was quick to link the victory to the upcoming presidential race: "Donald Trump lost again tonight. When Republicans run on Trump's extreme agenda – even in a Republican-held seat — voters reject them," Julie Chavez Rodriguez said.

Trump responded to the result in a post on his social media site Truth Social, calling Pilip a "very foolish woman" who was "running in a race where she didn't endorse me and tried to 'straddle the fence,' when she would have easily WON if she understood anything about MODERN DAY politics in America."

Home2 Suites opening in Bristol

Continued from Page 1

employs 120 associates.

When the new, Home2 Suites open, they will be looking to bring on 20 to 30 additional people.

"We are one of the larger employers in the area," said Dell. "We are very grateful to this community for their continued support."

For more information, or to apply for a job at DoubleTree, the Bristol Event Center or Home2 Suites, call 860-589-7766 or visit doubletreebristol.com.

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There is a sound pulsating in area

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — Residents of Bristol and some surrounding communities have been posting on social media about a persistent background noise, which many of them attribute to the Covanta trash to energy plant on Enterprise Drive.

Several Bristol residents, as well as residents of Plainville, Southington, and other nearby towns, have posted on the Bristol Talks Facebook group and other community pages to complain about the noise. Some have also raised their concerns at City Council meetings. They describe the sound as a constant low, pulsating drone.

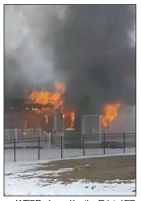
A Facebook group, "Covanta Noise Complaints," created in Oct. 2023, has more than 110 members, many of whom posted there about their experiences.

"I hear it so much that I hear it when it's not even there," wrote Carol Zadzilko, who said she lives on the Plainville/Farmington town line. "It's horrible."

John Arnoso wrote that he hears the noise mostly at night in his second-story bedroom, which he said is the closest room in the

See SOUND ON PAGE 4

FILE
Nicolle Robles, director of communications for Covanta, said that Covanta is treating the matter with "utmost seriousness."



WFSB, shared by the Bristol FD
Pequabuck Street fire.

Woman, dog die in Pequabuck Street fire in Bristol

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — A woman and a dog are dead after a fatal fire on Pequabuck Street on Thursday.

The Bristol Fire Department announced the deaths on its Facebook page Thursday. The victims have not yet been identified.

"On Thursday morning, Bristol firefighters responded to a 2nd alarm structure fire in a single family home on Pequabuck Street," the post read. "Crews made an aggressive attack, suppressing a large body of fire while also locating a female victim and a dog during a search and removing them from the structure. Sadly, both the victim and the dog perished in this fire."

According to WFSB, the fire started in the kitchen of the home. A

See WOMAN ON PAGE 4

MEAT MILESTONE

Brian Johnson
Mayor Jeff Caggiano and Bristol city leaders present a plaque to South Side Meat Market, recognizing 45 years in business at 145 West Street.

Bristol market celebrates 45 years

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — City leaders recognized South Side Meat Market for 45 years in business.

Mayor Jeff Caggiano congratulated South Side Meat Market owners Dan Gallant and Sam Vasile for serving the Bristol community for 45 years. South Side Meat Market, located at 145 West St., is a household name in Bristol, known for their freshly cut steaks and a wide variety of other meats including kielbasa, turkey, chicken, rabbit, lamb, burgers, baby back ribs, beef jerky and more. They also have eggs, sauces, seasoning rubs and a large selection of soups and sides.

"Everything they have here is great," Caggiano said. "I especially like their marinated steak tips. I live on the other side of Bristol, but I'm glad that I'm closer to them at city hall. It is rare to see this type of home style butcher shop. This is the type of business that we want to see in Bristol. They know everybody's names and take care of them."

Caggiano was joined by Economic Development Director Justin Malley, Economic Development Commissioner Mickey Goldwasser, Dawn Nielsen, marketing and public relations specialist, and City Councilor Susan Tyler.

Goldwasser, who picked up a couple steaks during his visit, said people come to South Side Meat Market from all over.

"Their reputation is second to none," he said. "They hearken back to the days of the local butcher shop and their customer

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John Dooley
Rep. Francis Rexford Cooley meeting with the Association of Retired Teachers of Connecticut on Wednesday.

State Rep Cooley meets with retired teachers group

BRIAN M. JOHNSON
@BRIANJOHNSONBP

PLAINVILLE — Rep. Francis Cooley met with the Association of Retired Teachers of Connecticut (ARTC) at the State Capitol Wednesday.

Cooley listened to retired teachers and discussed their 2024 legislative agenda. ARTC advocated for House Bill 5010, An Act Concerning A State Subsidy For Retired Teachers' Health Insurance Benefits, which restores the one-third state subsidy to retired teachers enrolled in the Teachers' Retirement Board Medicare supplement health insurance package.

"Currently, Connecticut retired teachers have a choice between an Advantage plan and the Original Medicare

See COOLEY ON PAGE 4

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Sound affecting area residents

Continued from Page 1

house to Covanta.

"It is a low frequency hum that pulsates about every other second," he wrote. "Some days it's worse than others and some days we don't hear it at all. It was very disruptive when we first bought our house last year and we were debating trying to soundproof our bedroom somehow. We use sound machines and all sorts of other noise to try and drown it out but it doesn't really help."

Mary Lou Kopinja wrote that the problem isn't the noise, which she said is loud, but the rumbling noise that travels through structures. She compared it to a diesel engine idling down the street. This noise, she said, is what keeps people awake.

"This peculiar noise is worse because it pulsates," she said. "You can take all the decibel levels you want but unless one experiences laying in bed trying to fall asleep with that reverberation, you won't understand."

City Councilor Susan Tyler posted in the group shortly after its formation to assure residents that their concerns about the noise were being heard.

"It is real," she wrote. "We have to identify the specific source of this and determine how to remedy this problem. Your data, sharing of information, and focus on this issue will be essential in helping the various agencies, departments

"I hear it so much that I hear it when it's not even there. It's horrible," wrote Carol Zadzilko, who lives on the Plainville-Farmington line

and businesses to find a solution. Please know that The Mayor's Office, all the various Bristol departments, and the Local & Corporate level staff members at Covanta are taking this seriously."

Nicolle Robles, director of communications for Covanta, said Covanta is treating the matter with "utmost seriousness." She said Covanta is working closely with Bristol officials, as well as third-party experts, to identify the noise source.

"Should it be linked to us, we will promptly address and rectify the issue," Robles said. "Our operations are conducted in compliance with our permits, and we remain committed to transparently addressing the concerns of our neighbors."

According to covanta.com, the energy produced at Covanta is used to produce 16 megawatts of electricity 24/7, enough to power 10,000 homes for a year.

Celebrating 45th

Continued from Page 1

service is outstanding. You can't fake the sort of passion, personal touch and customer service that they show every day. While we always want to celebrate new businesses coming into Bristol, we are also glad to celebrate those that have remained in business for a long time."

Vasile said South Side Meat Market is "all about customer service." He said he is proud to reach the 45 year milestone. South Side Meat Market employs about eight people.

"We cater to our customers' needs, give them the best value for their dollar and make sure that everything is done correctly," he said.

Gallant said he and Vasile are second-generation owners, continuing his father's business.

"We know our customers' first names and provide a fresher product," he said. "We cut all of our steaks every morning. People love our marinated flank steaks - they are second to none. Bristol has always been very supportive of us. We want to thank everyone who likes what we do. We'll keep doing it as long as we can."

Vasile is the treasurer of the West End Association. South Side Meat Market also supports American Legion Post 209 with their Christmas and Fourth of July Raffles. Additionally, Gallant said, South Side Meat Market donates their tips to Brian's Angels Homeless Outreach.

"Pat Stebbins does great work; she is an unsung hero," he said. "We try to help them as much as we can. I sometimes go to Costco to purchase snacks for them and I also bring over cold cuts."

Gallant said while the West End construction has been a challenge, customers have stuck with them. He said now that the construction is nearing completion, the end results are "looking great."

South Side Meat Market is open Tuesday from noon to 6 p.m. and Wednesday, Thursday and Friday from 10 a.m. to 6 p.m. They also offer catering.

Woman, dog killed in fire

Continued from Page 1

neighbor saw the smoke and called 911 at 9:15 a.m. Thursday.

Fire Chief Richard Hart told the Bristol Press when reached Friday that "the investigation is still ongoing so I cannot comment on it at this time."

News Tips: 860-269-0822

Cooley meets with group

Continued from Page 1

Supplement through the Teachers Retirement Service (TRS)," said John Dooley, communications specialist with House Republicans. "Unfortunately because of the large disparity between the cost of the two plans, many do not have a choice. Retired teachers are requesting a 1/3 state subsidy toward the full cost of each Teachers Retirement Board Medicare-based plan. ARTC mentioned many teachers want to maintain the freedom of managing their own healthcare needs."

Approximately, 4,500 teacher retirees are on the Original Medicare Supplement and pay the higher cost because that plan does not restrict their healthcare decisions.

"The Advantage plan might be less costly but puts medical decisions in the hands of insurance companies," Dooley said.

SOUTHINGTON POLICE BLOTTER

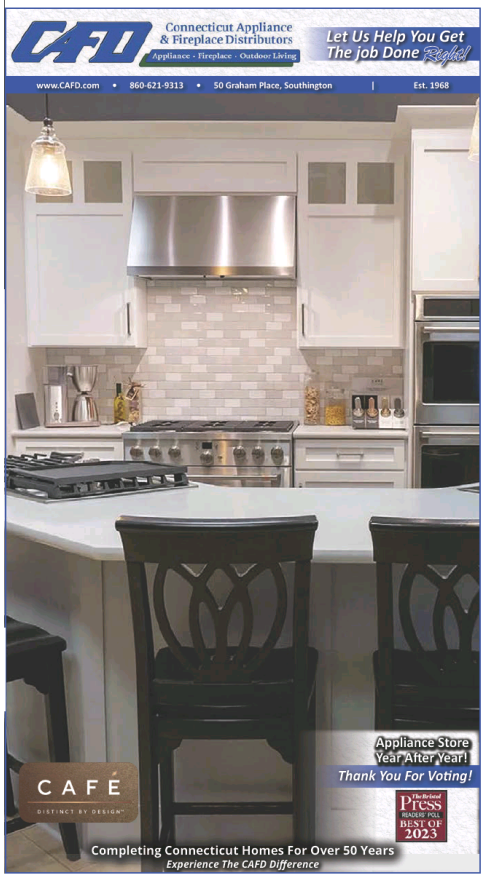
William Herschler, 33, of 218 Hobart St., Meriden, was charged Feb. 15 with first degree larceny.

Jacob Alan Redman, 46, of 435 N. Main St., Apartment 1A, was charged Feb. 15 with conspiracy to commit sixth degree larceny.

Sabrina Teele, 46, of 175 N. Main St., was charged Feb. 15 with second degree harassment.

Adrianna Marie Luciano, 21, of 86 Roosevelt St., Plainville, was charged Feb. 16 with sixth degree larceny.

Dana Marc Mastromarino, 54, of 482 Broad St., Bristol, was charged Feb. 16 with illegal possession of a weapon in a motor vehicle.



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20656015B4

Economic Development/Marketing/Grants/CDBG Report

March 2024

Downtown/West End Updates

- Centre Square:
  - The city is working with PKL Ventures on shared parking options for its project on Centre Square Parcel 10. The project presently includes 30 units, with approximately 30 spaces available on-site.
  - Wheeler Health anticipates the completion of construction in June 2024. City staff will visit the new building for a first look the week of March 4.
  - Carrier continues progress on the first phase of Centre Square Village. Carrier's team is fielding interest for the ground floor commercial spaces.
  - Full funding is secure for the Hope Street Garage, with D'Amato Construction Co. heading up construction. It is anticipated that ground work for the structure will begin in spring as materials are ordered. The relocation of large Eversource equipment to serve the site will happen in parallel with garage construction.
  - Streetscape design work for North Main Street (in front of Centre Square Village) and eventually Main Street (in front of Parcel 10 project) is ongoing.
  - The final parcel available for development must temporarily be used for parking during the Hope Street Garage construction.
  - Staff are looking at steps to begin the "City Green" project on the corner of Riverside Ave. and North Main St.
- New Cambridge Brewing plans to open for production and to the public as soon as several State/Federal licenses are in hand.
- Staff are working with St. Vincent De Paul Mission on evaluating ways to address the increased need for homeless services.
- Design for the Route 72 Streetscape is ongoing. Staff hope to provide a brief update at the March 7 ECD board meeting.

Development Outside Downtown

- The Forgivable Revolving Loan Fund has launched, with several pending projects. A summary includes: several potential projects for kitchen buildouts, including at least two new restaurant projects as well as a kitchen associated with the new brewery; two salon projects; equipment purchases for at least two existing food businesses; business expansion project for a coffee business, and more.
- Industrial Update: An Industrial Committee update is planned for the March 7 ECD meeting.
- Route 6:
  - Traffic signal planned for the intersection of Sheila Court and Route 6 has been approved. An update will be provided at the March 7 ECD meeting.
  - The new Citgo gas station at the intersection of King St./Route 6 is under construction.

- The other new gas station on Farmington Ave. heading toward Plymouth/Terryville should resume construction shortly, as the owner is dealing with steel supply/labor issues.
- Cannabis retail: Fine Fettle, a well-regarded cannabis company, received City Council approval to open the City's second hybrid retail location. The location is the former Goodwill space on Farmington Ave.
- Cannabis manufacturing: In addition to New England Edibles on East Main Street, the ECD is working with Bud's Goods, cannabis packaging company hoping to open on Cross St., and two potential cultivation operations as well.

Small Business/Manufacturing Technical Assistance Grants Completed or In Process

- Blockhead Wigs: Assisting with improvements for a new brick and mortar space.
- Urban Collab Studios: Assisting with a renovation including lighting and soundproofing for a new podcasting studio.
- Sasha Olivia Skin: Assisting with permanent improvements for a new skincare business.
- Bella Mia Salon: Assisting with upgrades to a new store including new flooring and plumbing.
- Dunphy's Ice Cream: Assisting with upgrades to a new store including new flooring and plumbing.
- CT Advanced Spine: Assisting with exterior and interior improvements, repair electrical, plumbing, woodwork, and other renovations for a startup medical practice.
- Curtis Products – Round 2: Assist with a second round of manufacturing technical assistance to utilize remaining funds for marketing and sales consulting.
- Tip Top Nails in the Shop Rite Plaza on new flooring
- Working with two great new businesses on Prospect St.: Rosie's Detailing and Rust to Riches
- Working with a new nail salon on North Main Street in need of assistance with a ventilator.

Marketing

Marketing and Public Relations Initiatives:

1) New Businesses: **Consumer Cellular** opened a store in the Bristol Plaza, a ribbon cutting ceremony took place on February 1st. **Beauty By Julia** opened at 413 North Main Street and a ribbon cutting ceremony was held on February 28th.
2) Business Anniversaries: A presentation to **South Side Meat Market** acknowledging their 45th anniversary as a Bristol small business took place on February 20th.
3) The Bristol America 250 Committee to assist with the planning and marketing of Bristol to commemorate America's 250 birthday in 2026 held another meeting at the Bristol Historical Society on February 22nd and invited Bristol educators to talk about collaborating on curriculum for the third grade and middle school. The next meeting is scheduled for March 28th to bring theme and branding ideas to the table to begin working

on a guide for educators and community groups to assist them in incorporating America's 250th birthday as it pertains to Bristol into their curriculum and events in 2026.

4) Public Relations of Economic Development Projects: Justin, the Mayor, and Dawn N. toured the new Wheeler Health building on March 7th to give the community an update on the construction progress. Home 2 Suites is nearing completion and a tour of the hotel facility will be scheduled soon along with a ribbon cutting later in the spring.

Grants Administration

Grants Activity:

Bristol Fire Department:

- Training has been completed and funds have been drawn down for the **2021 Assistance for Firefighters Grant (AFG)**. To date, a total of $266,527.74 has been disbursed, and a little less than $3,000 remains to cover final testing in the next few months before closing out that award. Training under the **AFG 2022** grant will commence in the coming months. The city received $375,498 for the FY 2022 AFG grant.
- The Grants Administrator, working with Fire Chief Richard Hart and Captain Todd Cutler, submitted a **2023 Assistance for Firefighters Grant** application for further firefighter training. The application, for a total of $378,944.40, includes a grant of $344,494.91 and a city match of $34,449.49.
- The Fire Chief is still working with members of the Board of Finance to get approval to submit an application for a **Staffing for Adequate Fire and Emergency Response (SAFER)** grant. This FEMA grant program is designed to assist local fire departments with the hiring of new staff to comply with National Fire Protection Association (NFPA) 1710 structural response standards. SAFER grants provide 100% of new personnel salaries for 3-years, after which time the Fire Department must retain and support those positions using local funds. There is no cost-sharing match required for this grant. This grant application period opens sometime in mid-March.

Bristol Parks, Recreation, Youth & Community Services:

- Assisted the Parks Superintendent with an application for the CT Dept. of Energy & Environmental Protection's 2024 Outdoor Recreation Legacy Partnership (ORLP) Program - Rockwell Park Revitalization Project: To renovate and add new amenities to Rockwell Park (budget request $3,860,000).

Department of Public Works:

- Worked with DPW staff to submit final requisition and closing documents to DECD for Urban Act grant funding of Municipal Parking Structure on Meadow Street ($4,692,000).
- Assisted DPW Director in exploring the use of funds from Energy Efficiency & Conservation Block Grant Program (EECBG), a voucher program sponsored by the U.S. Dept. of Energy.

CDBG Program Highlights

- CDBG Year 50

Applications were received from 13 non-profits this year; including 10 for Public Service grants and 3 for Public Facility grants. We do not know the amount of Bristol's allocation at this time.

- 5-Year Consolidated Plan
  Results from the survey have been compiled and will be shared at the meeting.

SITE PLAN LEGEND

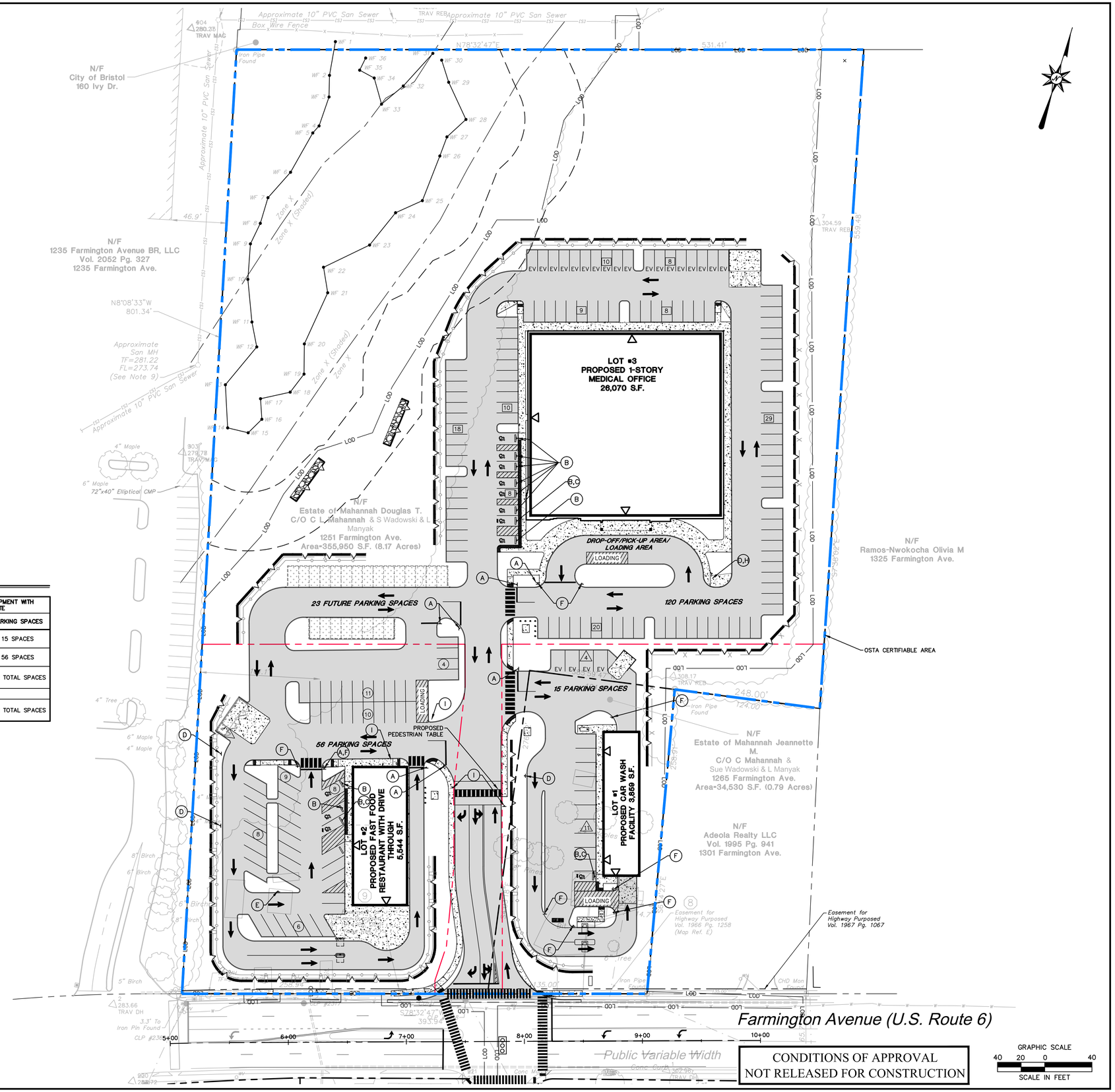
LOD	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
X	CHAIN-LINK FENCE
	GUIDE RAIL
	ORNAMENTAL FENCE
	PROPERTY LINE
	PROPOSED PARCEL LOT LINES
	SAWCUT LINE
	SIGN
	CONCRETE SIDEWALK
	STANDARD-DUTY ASPHALT PAVEMENT STRUCTURE
	PROPOSED FUTURE PARKING EXPANSION AREA

SIGN LEGEND

SIGN ID	CT-DOT NO.	LEGEND
A	31-0552	STOP 30"
B	31-0662	RESERVED PARKING SIGN 24" x 12"
C	31-0648	VAN ACCESSIBLE
D	31-1188	(L) ONE WAY
E	31-1177	(R) ONE WAY
F	31-1109	DO NOT ENTER
H	31-0665	PICK UP AND DROP OFF AREA
I	41-4830	

BUILDING AND PARKING SUMMARY TABLE

–	PROPOSED CERTIFICATE		ALLOWABLE DEVELOPMENT WITH CERTIFICATE	
LAND USE	SQUARE FOOTAGE	PARKING SPACES	PARKING SPACES	PARKING SPACES
CAR WASH FACILITY (GENERAL BUSINESS USE)	3,859 S.F.	15 SPACES	3,859 S.F.	15 SPACES
FAST FOOD RESTAURANT WITH DRIVE THROUGH (GENERAL BUSINESS USE)	5,544 S.F.	56 SPACES	5,544 S.F.	56 SPACES
MEDICAL OFFICE (GENERAL BUSINESS USE)	26,070 S.F.	142 TOTAL SPACES	26,070 S.F.	142 TOTAL SPACES
TOTAL:	35,473 S.F.	213 TOTAL SPACES	35,473 S.F.	213 TOTAL SPACES



Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

1249, 1251, & 1255 FARMINGTON AVENUE (U.S. ROUTE 6)

BRISTOL, CONNECTICUT

REVISIONS

No.	Date	Desc.
0.	12/13/2022	PRE P&Z SUBMISSION REVIEW
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	03/07/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	10/12/2023	CHANGE OF BENEFICIARY PER CITY COMMENTS
7.	12/13/2023	RESPONSE TO OSTA COMMENTS
8.	01/17/2024	SUBMISSION TO OSTA
9.	01/18/2024	RESUBMISSION TO OSTA

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File: SP180061301	

Title

SITE PLAN

Sheet No.

SP-2

Xref (s) : BD180061301 ; XV180061302 ; XC180061301 ; SS-1 Pavement Markings and Signing Plan_REV1

L1 8/8/2024, TMCARTELLA, C:\CADD\PROJ\WORK\1800613\DWG\SP180061301.DWG\SP-2 24X36 ARCH (OSTA)

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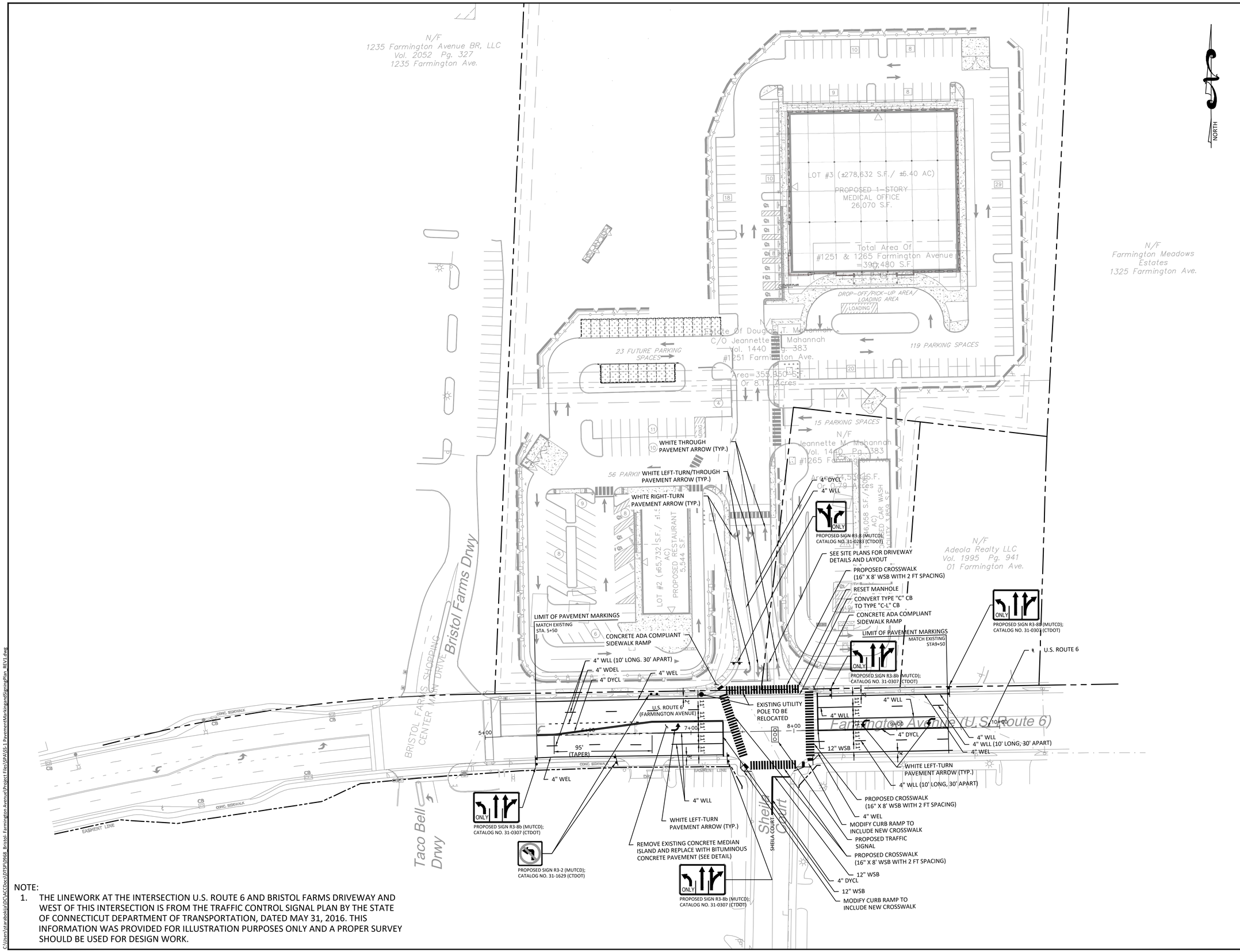

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1. THE LINEWORK AT THE INTERSECTION U.S. ROUTE 6 AND BRISTOL FARMS DRIVEWAY AND WEST OF THIS INTERSECTION IS FROM THE TRAFFIC CONTROL SIGNAL PLAN BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED MAY 31, 2016. THIS INFORMATION WAS PROVIDED FOR ILLUSTRATION PURPOSES ONLY AND A PROPER SURVEY SHOULD BE USED FOR DESIGN WORK.

NO.	REVISION	DATE
1	REVISIONS PER OSTA STEP 2 COMMENTS	05/12/2023
2	REVISIONS PER OSTA STEP 2 COMMENTS	09/27/2023
3	REVISIONS PER OSTA MEETING ON 12/12/2023	12/15/2023
4	REVISIONS PER OSTA STEP 2 COMMENTS	01/08/2024

STRIPING & SIGN PLAN LEGEND

WEL	WHITE EDGE LINE
WLL	WHITE LANE LINE
DYCL	DOUBLE YELLOW CENTER LINE
WDEL	WHITE DOTTED EXTENSION LINE
WSB	WHITE STOP BAR
YHL	YELLOW HATCH LINE
	EXISTING SIGN TO REMAIN
	PROPOSED TRAFFIC SIGN LOCATION AND DESIGNATION

40 30 20 10 0 40 80

SCALE IN FEET

APPLICANT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

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Registration #PEC.0001704

Commercial Development
1251 Farmington Avenue
Bristol (C), Connecticut

TITLE:

PAVEMENT MARKING AND SIGNING PLAN

Seal

Scale:	1"=40'
Date:	03/17/23
Drawn By:	DC
Checked By:	CH
Project No.:	0968
Sheet No.:	1 of 1
Dwg. No.:	SS-1

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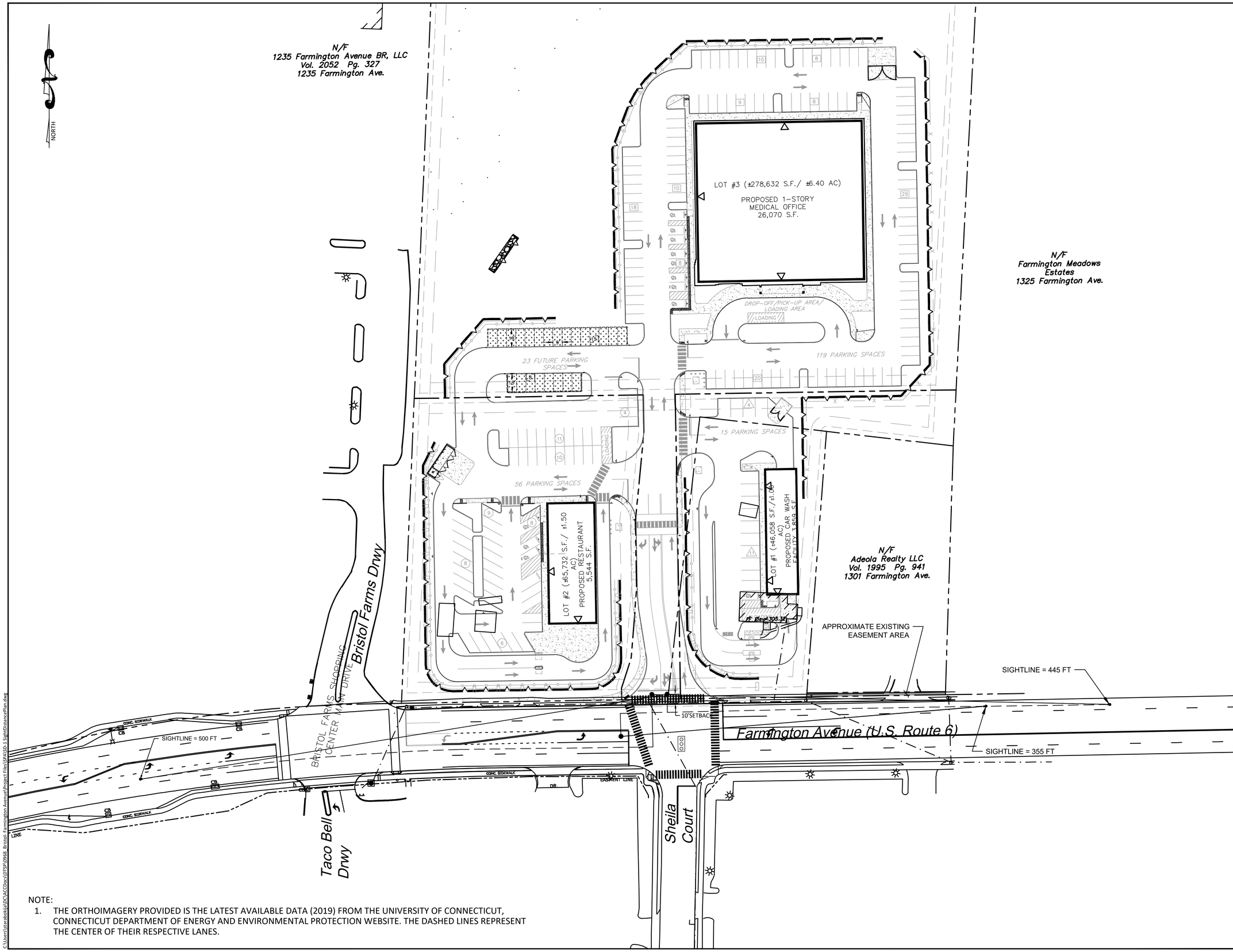

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1	REVISIONS PER OSTA STEP 2 COMMENTS	05/12/2023
2	REVISIONS PER OSTA STEP 2 COMMENTS	01/08/2024

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F: 914.428.0017

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TITLE:
SIGHT DISTANCE PLAN

Seal

Scale:	1"=40'
Date:	03/17/23
Drawn By:	DC
Checked By:	CH
Project No.:	0968
Sheet No.:	1 of 1
Dwg. No.:	SD-1

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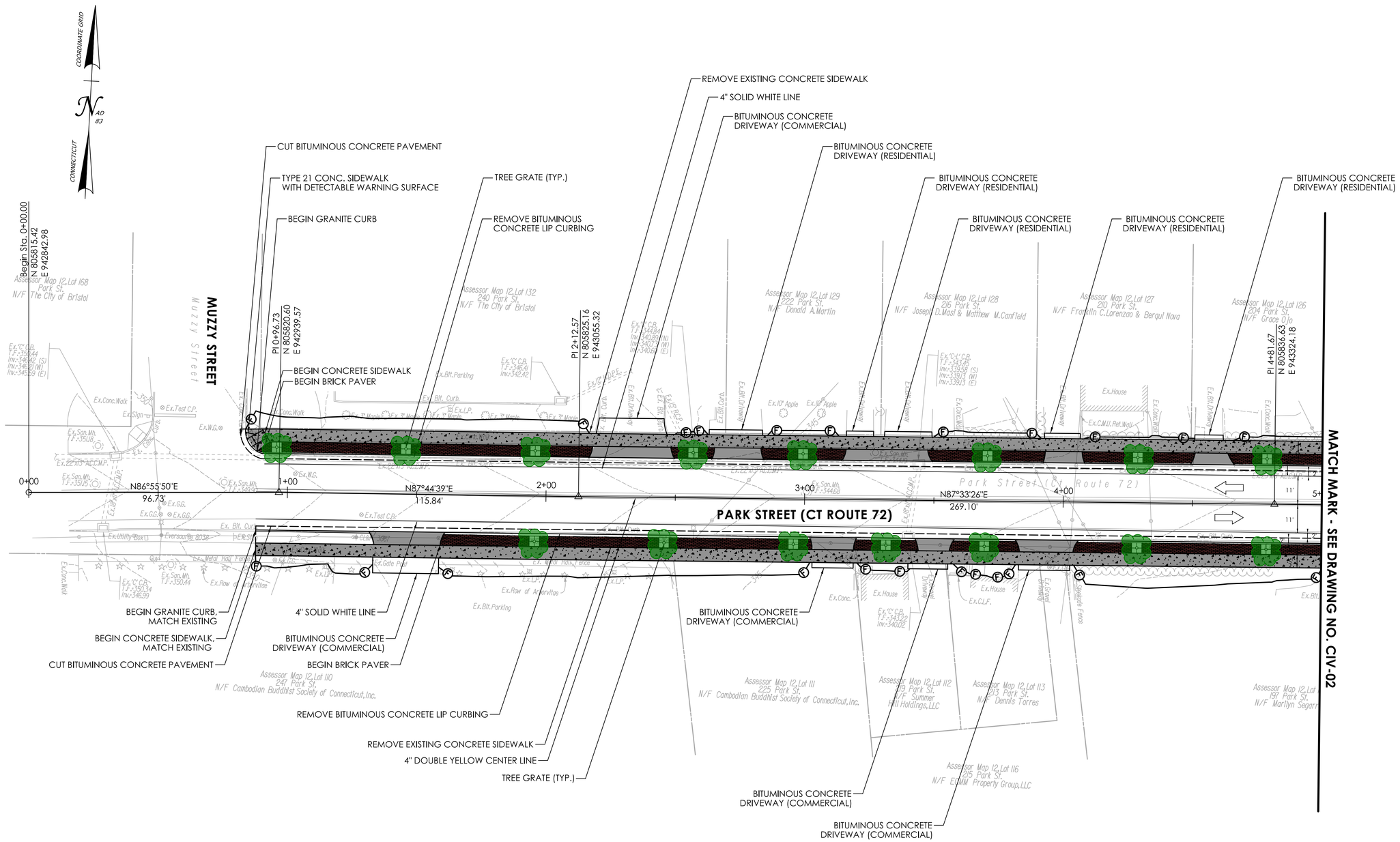

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CITY OF BRISTOL

PROJECT NUMBER: 40968
PROJECT DESCRIPTION: STREETSCAPE IMPROVEMENTS OF RIVERSIDE AVE AND PARK STREET
TOWN(S): BRISTOL
DRAWING TITLE: CIVIL PLANS

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SHEET NO.

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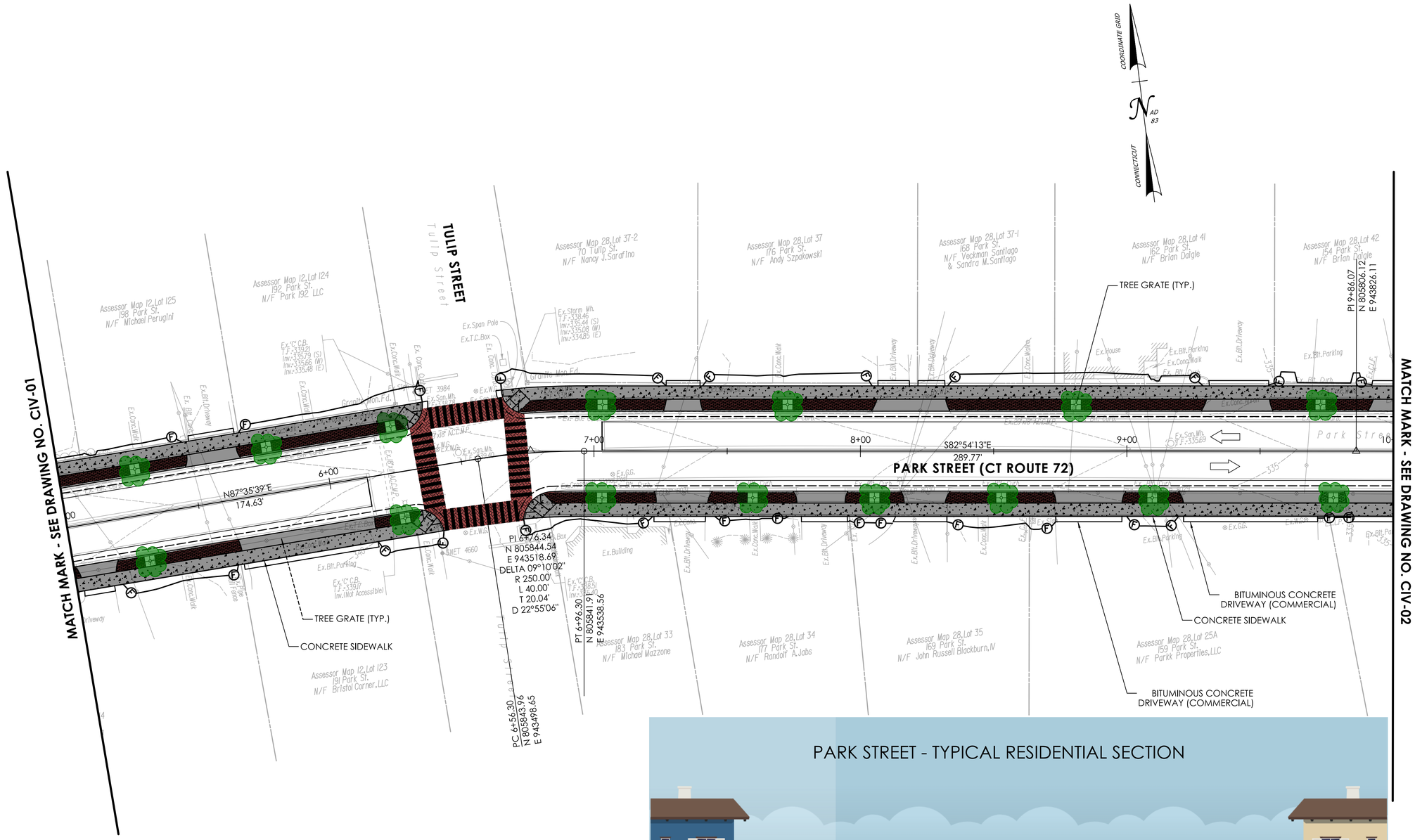

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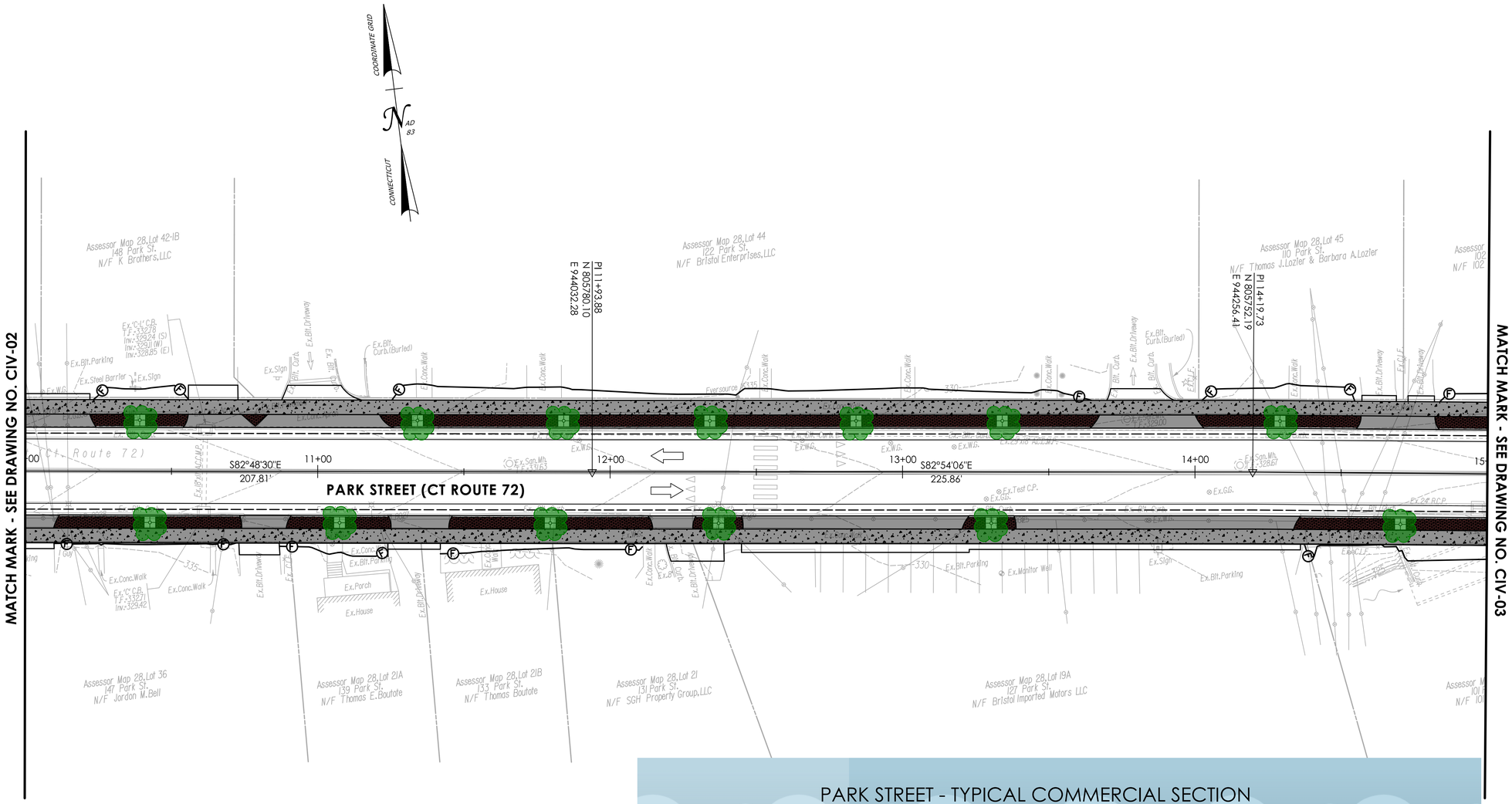

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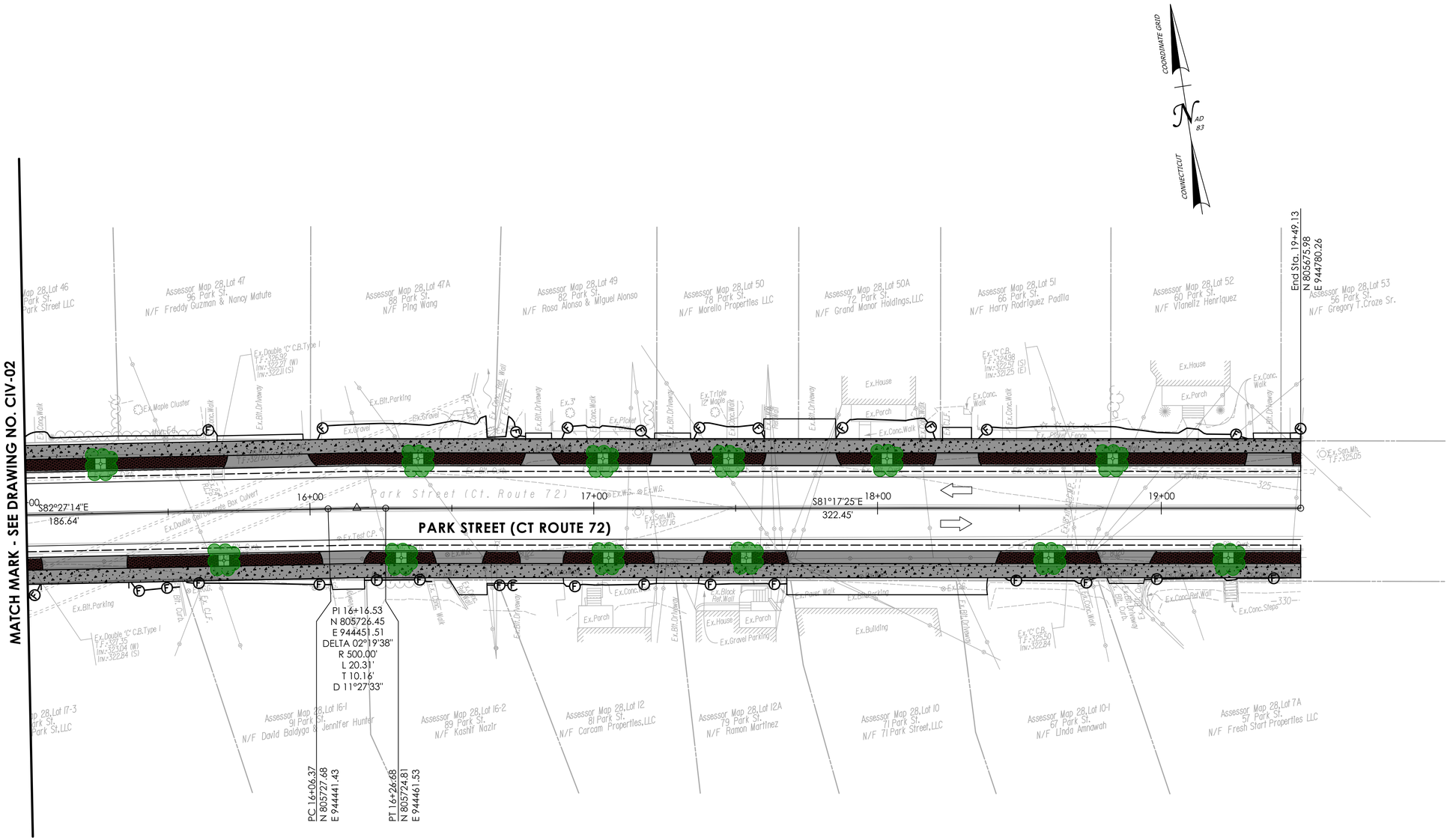

REV.	DATE	REVISION DESCRIPTION

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HORIZONTAL SCALE
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CITY OF BRISTOL

PROJECT NUMBER: 40968
PROJECT DESCRIPTION: STREETSCAPE IMPROVEMENTS OF RIVERSIDE AVE AND PARK STREET
TOWN(S): BRISTOL
DRAWING TITLE: CIVIL PLANS

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SHEET NO.

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PLOTTED DATE: 3/4/2024

Request for Proposals 2P24-075

The City of Bristol is accepting proposals for the following:

Redevelopment of Remediated Mill Building for Workforce Housing

All submissions must be made in accordance with the specifications supplied by

The City of Bristol
Purchasing Department
111 North Main Street
Bristol, CT 06010

Submissions will be received until **1:00 pm, April 16, 2024**.

Roger D. Rousseau
Purchasing Agent, City of Bristol
Tel (860)584-6195
rogerrousseau@bristolct.gov
http://www.bristolct.gov/bids

Date issued: March 4, 2024

City of Bristol Connecticut
Public Notice
Request for Proposals 2P24-075
Redevelopment of Remediated Mill Building for Workforce Housing

The City of Bristol is accepting submissions from developers and associated parties for redevelopment of an approximately 3.54 acre property commonly known as the J.H. Sessions and Sons Building located at 273 Riverside Avenue, Bristol CT.

A site visit is scheduled for March 20, 2024 at 11:00 am to enable interested parties an opportunity to review the building interior and discuss the property.

Proposal submission documents are available from the City of Bristol Purchasing web site via the following link:

https://www.bristolct.gov/Bids.aspx?BidID=1282

Submissions will be accepted by the Purchasing Department until **April 16, 2024 at 1:00 pm**; submissions received after this date and time will not be considered. The City reserves the right to waive any informalities in any submission, to reject any and/or all submissions, and to accept the proposal(s) that in its judgment is in its best interest. Interested firms are required to submit one original copy via digital media of the proposal to the Purchasing Department no later than the date and time noted above. Submissions may be made via email, shared file service, or USB drive; the City does not assume responsibility for failure of submissions to be received by the City by the date and time noted above.

The awarded firm will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, gender, or national origin.

Roger D. Rousseau, Purchasing Agent
Tel (860) 584-6195
purchasing@bristolct.gov
http://www.bristolct.gov/bids

City of Bristol, Connecticut
RFP 2P24-075
Redevelopment of Remediated Mill Building for Workforce Housing

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Request For Proposals
City of Bristol, Connecticut

2P24-075
Redevelopment of Remediated Mill Building for Workforce Housing

I. WORK SPECIFICATIONS

I.1 INTRODUCTION

The City is accepting submissions from developers and associated parties for the transfer of ownership and redevelopment of an approximately 3.54-acre property commonly known as the J.H. Sessions and Son Building at 273 Riverside Avenue, Bristol CT (the "Property"). The City intends to transition this environmentally remediated property from an abandoned mill building to a vibrant apartment community. As such, the City is prepared to transfer the property for the sum of $1, as well as consider additional development incentives, to support the selected project.

Bristol is leading a revitalization of the Riverside Avenue corridor, an effort known locally as the "Riverside Revival." Riverside Avenue runs parallel with the popular Veterans Memorial Boulevard Park and is a key gateway to the City's reenergized downtown. The City is embarking on a State funded streetscape reconstruction for Riverside Avenue while encouraging new development and business activity along the busy corridor. Redevelopment of the 80,000 square-foot J.H. Sessions and Son building – a handsome brick building with high ceilings, wooden floors, exposed beams, and similar desirable features – stands as the centerpiece of the "Riverside Revival." The City, together with New Colony Development Corp. landbank and the Connecticut Department of Economic and Community Development, are providing quite literally a "clean slate" for developers to consider: the Property has been remediated to State requirements and is poised for redevelopment as soon as possible.

Please view the video below for a brief description of this opportunity:
https://bristolallheart.com/edp/j-h-session-son-building-remediation-and-future-development/

The City invites qualified parties for the purchase and redevelopment of the property to workforce apartment housing. For purposes of this RFP, "workforce housing" is defined as apartment units that are income restricted for those earning 60% to 120% of area median income. Projects may include 100% of living units designated as workforce housing or a combination of workforce and market rate units, with a minimum of 75% of units being designated as workforce units. The City is interested in prospects that will enhance the City's economic and housing base through a redevelopment project that meets high standards of design, market feasibility, and that can offer other benefits to the community.

Enhancing a sense of place and the gateway to downtown Bristol is important. High standards of urban design, pedestrian friendliness, and market feasibility are expected. The City is not interested in proposals for speculative purposes, and will require a performance bond or another suitable vehicle to assure prompt completion.

A site visit is scheduled for March 20, 2024 at 11:00 am to enable interested parties an opportunity to review the building interior and discuss the property.

In February 2018, the City of Bristol adopted an Energy Plan for the purpose of formalizing policies relative to energy usage and efficiencies for such usage. The City considers a redeveloper's active interest in alternative energy systems and renewable resources as a significant aspect of redevelopment for this parcel.

One or more qualified proposals will be selected, and representatives will be invited for an interview with City officials. Should the first selection be unable to complete an agreement for any reason, the City reserves the right to pursue other developers.

The property is undergoing remediation, funded with a State of Connecticut Brownfields Cleanup Grant. The anticipated remediation completion date is June 2024. Following remediation required groundwater monitoring will be conducted on site.

The property is currently managed by New Colony Development Corp., an independent land bank acting as a vendor for the City of Bristol. The land bank is coordinating environmental cleanup, managing the State of Connecticut Brownfields Grant, and coordinating transfer of the property to the City prior to transfer to a developer/end user selected under this RFP.

The property had been in tax arrears for a number of years; the City assumed control of the property via foreclosure of tax-related liens, which facilitated remediation efforts of the property.

1.2 PROPERTY DESCRIPTION

The 3.54-acre property is zoned BHC ("Route 72 Corridor Business Zone") and has 500 feet of frontage on Riverside Avenue, also known as State Route 72. The property is bordered on the north by limited use: active freight rail tracks of the Pan Am line (formerly the Guilford Line running on the Boston and Maine). From about 1900 until 2023, the site has been occupied by an approximately 80,000 square foot multi-story industrial mill building divided on four levels (there are two elevator shafts). The Sessions Building is one of the few industrial "mill" buildings remaining in Bristol today. The building does have a few interesting architectural features both inside and out. The Sessions Company used the building for the manufacture of hardware for steamer trunks. The building is vacant.

The Bristol Zoning Regulations are found at the link below.
https://ct-bristol2.civicplus.com/DocumentCenter/View/19065/Zoning-Regulations---effective-11524?bidId=

The Zoning Regulations reference the *Route 72 Corridor Plan*, which is found here:
https://www.bristolct.gov/DocumentCenter/View/270/Rte-72-Corridor-Study-Approved-Version2?bidId=

The property is located in a state Enterprise Zone and local Tax Increment Financing (TIF) Zone; there are certain property tax incentives available for substantial renovations.

A Market Feasibility Profile for 273 Riverside Avenue is found here:
https://www.bristolct.gov/DocumentCenter/View/46159/2P24-075-Market-Feasibility-Profile---Esri-2023

The City of Bristol has coordinated several environmental site assessments performed on the Sessions property, as follows:

a. Phase I Environmental Site Assessment, HRP Associates, Inc., 2003
b. Phase II Subsurface Investigation Report, HRP Associates, Inc., 2005
c. Final Targeted Brownfields Assessment Report, EIGov Ltd and ICF International, 2010.

d. Site Investigation Summary and Conceptual Remedial Action Approach," Leggette, Brashears & Graham, Inc., October 2017.
e. Updated Phase I, Geoquest, 2020
f. Remedial Action Plan, Geoquest, 2023
g. Status of Land Remediation Report, Geoquest, January 26 2024

The reports above, as well as additional materials, are available for review via the following web site: https://www.bristolct.gov/Bids.aspx?BidID=1282

Interested parties are advised that the City of Bristol owns property located at 296 Riverside Avenue, immediately across the street from 273 Riverside Avenue. The land parcel, consisting of 0.44 acres, rests between Route 72 and the Pequabuck River. A single building (constructed circa 1958) exists on the site. The City intends for the transfer of 296 Riverside Avenue to the party selected through this solicitation, as part of an overall site development strategy. It is the City's expectation that the property may serve as parking, green space, or similar amenity to support the project at 273 Riverside Avenue.

The City of Bristol has prepared an aerial view of the Sessions property available at the following link: https://www.youtube.com/watch?v=-rT8yFQDgkA&t=328s

In the interest of spurring development concepts and strategies, the City engaged a design team to prepare ***architectural renderings*** showing conversion of the building into residential spaces. The designs were solely designed to give interested parties a sense of what is possible, and the City does not specifically endorse the designs; interested parties are encouraged to develop solutions as may be appropriate for their business model. The ***architectural renderings***, as well as a conceptual parking configuration, are available for viewing via the following link:

Architectural Floor Plans

It is important for interested parties to understand that the City is currently designing a complete streetscape treatment for the Riverside Avenue corridor. Construction for this project is being funded with State of CT funding that has been secured. To learn more, please see the Route 72 Corridor Study at the link below:

Streetscape Study and Design Concepts, GM2 Associates April 2021

1.3 ENVIRONMENTAL STATUS

As of February 9, 2024, exterior remediation is complete with remaining building materials abatement to be completed by June 2024. Groundwater monitoring must be conducted for a minimum period of one year comprised of four (4) quarterly monitoring events. Also, an Environmental Use Restriction must be placed on the City of Bristol land records for the property.

1.4 DEVELOPMENT INCENTIVES

The City of Bristol offers the potential of local tax assistance for appropriate projects, and the Connecticut Housing Finance Authority (CHFA) offers a flexible financing program for workforce housing. Certain known development incentives include:

1.4.1 "Build 4 CT" Financing for Workforce Housing

The Connecticut Housing Finance Authority (CHFA) program provides subordinate loans with favorable terms and flexible underwriting. More information on the Build 4 CT program is found at the link below and on the CHFA website at https://www.chfa.org/ :

BUILD4CT Workforce Housing program – Program Criteria

Information on Area Median Income – including maximum allowable workforce housing rents per income level– is found here:
BUILD4CT Excel Rent and Income Calculator

1.4.2 Tax Increment Financing

273 Riverside Avenue, as well as the surrounding property, is located within the City of Bristol Tax Increment Financing (TIF) district. TIF is an economic development tool used to incentivize private development, public infrastructure design/construction, and more. TIF earmarks the future real property tax increases within a designated project area (TIF District) and may be able to help finance private development projects within the TIF District. Such projects are referred to as Credit Enhancement Agreements. To learn more, click here:
https://www.bristolct.gov/DocumentCenter/View/22625/Final-Signed-TIF-Master-Plan

1.4.3 Enterprise Zone

CGS 32-70, designates the establishment of the state's Enterprise Zones. The purpose of the Enterprise Zone is to attract redevelopment, renewed investment, and job opportunities. Qualified industrial, commercial and residential properties are eligible for tax incentives. For more information on Bristol Enterprise Zone, please see information via the following links:
http://www.bristolct.gov/DocumentCenter/View/500/Bristol-Enterprise-Zone-Brochure-2015?bidId=
http://www.bristolct.gov/DocumentCenter/View/504/Bristol-Enterprise-Zone---Map?bidId=

II. SUBMISSION REQUIREMENTS

II.1 SUBMISSION DUE DATE

Submissions will be accepted by the City of Bristol Purchasing Department until **1:00 pm, March 28, 2024**. Submissions received after that time will not be considered. Submissions may be withdrawn 120 days after opening if no award has been made.

The City may invite a short list of responding firms for an interview based upon its review of submissions.

Unless otherwise indicated, submissions are assumed to be valid for one hundred twenty (120) days from the date that Submissions are due.

II.2 DIRECTIONS FOR WRITTEN SUBMISSION

Interested firms are required to submit **one original copy via digital media** of the proposal to Roger Rousseau, Purchasing Agent, no later than the date and time noted above. Submissions may be made via email, shared file service, or USB drive; the City does not assume responsibility for failure of submissions to be received by the City by the date and time noted above. Submissions shall consist of the following:

1. Site Name/Address
2. Overview of development project proposed by the development team
3. General description of proposed building usage, including but not limited to:
    a. Total square footage (broken out by common area and leasable/saleable spaces)
    b. Number of residential units broken out as follows:
        % of market rate vs. workforce units
    c. Parking
    d. Amenity space
    e. Description of energy efficiency/alternative energy components if applicable

4. Description of site improvements, including but not limited to:
    a. Conceptual site plan/development scenario, which may include a phased approach
    b. Explanation of how the project complies with Bristol zoning regulations
    c. Open space, quantified in acres or square feet (if applicable)
    d. Parking (identifying structured spaces separate from surface and on-street spaces, if applicable)
    e. Other unique features (public amenities, civic space, etc.)

5. Description of development team, including but not limited to:
    a. Project Management
    b. Architecture and Design
    c. Engineering
    d. Construction Management
    e. General Contractor
    f. Commitment to utilize minority, women owned, or small business contractors
    g. Post-development management, maintenance, marketing, etc.

6. Proposed development schedule and milestones

7. Identification of any incentives anticipated to be requested of the City and/or state (e.g. infrastructure improvements, tax abatements, state investment or grants, applicability of TIF program, etc).

Information Requested of Short-Listed Firms

Following review of all submissions received, the City anticipates development of a short-listed set of interested parties, which would be invited to interview with the City's designated committee, and from which the following information will be requested to be provided:

Audited Financial Statement, including but not limited to, balance sheet, statements of income and retained earnings, statements of cash flow, and the statement of auditor's opinion. Financial statements that are reviewed by a licensed CPA firm may be considered in lieu of audited financial statements, at the sole discretion of the City of Bristol.

Such financial information shall be provided in a separate enveloped clearly marked "Confidential"

Information Requested of Selected Firm

Upon completion of review of all materials received in the original submission and materials received from short-listed firms, the City anticipates negotiation with a single selected firm. Said firm will be requested to provide a project budget including:

a. Development pro forma, inclusive of all hard and soft costs, developer fee, owner equity contribution, infrastructure related costs, etc.
b. A sources and uses statement, clearly identifying from where funding sources will be secured and how said funding will be applied to the project development.
c. Financial assumptions (e.g. availability of LIHTC, Tax Abatements, Grants, etc.)

In addition to such information, the following information will be requested, which shall remain confidential and shall only be used by the City for analysis of viability of the information provide above.

d. Operating pro forma, detailing a 15-year schedule of revenues and expenses, inclusive of showing absorption assumptions, debt service payments, and identification of annual return on cash (ROE) and the average annual internal rate of return (IRR).

Such financial information shall be provided in a separate enveloped clearly marked "Confidential",

Discussion is anticipated to meet with the single selected firm to negotiate proposed terms to acquire and/or lease property from the City for the purposes of development.

II.3 EVALUATION CRITERIA

Selection of the awarded entity will be the responsibility of a committee consisting of City designated representatives. The evaluation will be based upon the written submissions and selected interviews/scope reviews. The factors which will be evaluated (not necessarily listed in order of priority), include the following:

- Overall strength of proposed development plan
- Responsiveness, quality and completeness of submission
- Development plan is consistent with Bristol's development goals and objectives
- Capacity of development team, and ability to complete the proposed development plan within the specified project schedule and budget
- Consistency of proposed development schedule with overall development of key projects within the downtown area
- Extent to which development budget can be implemented without reverting to additional public sector assistance (beyond that identified within the submitted development proposal)
- Extent to which development budget leverages private investment to the greatest extent possible
- Extent to which proposed development incorporates "green" principles, such as alternative energy, energy efficiency, and green building practices to the greatest extent possible
- Inclusion of amenities, programs and unique features that address needs of the City at large
- Post development plans, including property management, marketing, and maintenance
- The firm's knowledge of, and experience with, redevelopment of challenged properties
- The firm's knowledge of, and experience with, remediation of hazardous and/or regulated materials
- The firm's ability to provide strategic planning for subsequent reuse of brownfield sites
- The firm's experience in redevelopment of existing properties into market rate housing or other appropriate reuse
- The firm's financial capacity to fully complete such redevelopment

The City may invite a short list of responding firms for an interview/presentation, based upon its review of written submissions.

II.4 ADDENDA

If it becomes necessary to revise any part of this request or if additional data is necessary to enable interpretation of provisions of this document, revisions or addenda will be provided to all prospective firms who receive this document; such revisions or addenda will additionally be posted on the following website:

http://www.bristolct.gov/bids

This document includes an acknowledgement page; this page must be faxed back to the Purchasing Department, to ensure proper notification of changes to the published documents. The City of Bristol does not assume responsibility for any vendor that does not receive revisions or addenda, where the vendor has not acknowledged receipt of any portion thereof.

Questions regarding this document should be referred to Roger D. Rousseau at (860) 584-6195 or at rogerrousseau@bristolct.gov.

A summary of all questions and answers will be made available to each firm if they might influence the award of the contract.

III. CONTRACT CONSIDERATIONS

III.1 EQUAL OPPORTUNITY – AFFIRMATIVE ACTION

The successful firm shall comply in all aspects with the Equal Employment Opportunity Act. A firm with 15 or more employees shall be required to have an Affirmative Action Plan which declares that the contractor does not discriminate on the basis of race, color, religion, gender, national origin or age, and which specifies goals and target dates to assure the implementation of equal employment. A firm with fewer than 15 employees shall be required to have a written equal opportunity policy statement declaring that it does not discriminate on the basis of race, color, religion, gender, national origin or age.
Findings of noncompliance with applicable State and Federal equal opportunity laws and regulations could be sufficient reason for revocation or cancellation of this contract.

III.2 INDEMNIFICATION

The awarded firm agrees to indemnify, defend, and save harmless, the City of Bristol, as well as its officers, agents and employees from any and all claims and losses to the extent caused by the negligent act, error or omission of the awarded firm resulting from the performance of this contract, except to the extent caused by the negligent acts of the City of Bristol or its officers, agents or employees.

The City, as a sovereign government, cannot indemnify businesses or individuals.

III.3 INSURANCE

Prior to the execution of any contract, the City of Bristol requires that any awarded contractor providing materials, equipment or services to the City, must provide to the City a certificate of insurance (Acord or other approved format) naming the City of Bristol and the State of Connecticut as additional insured, for the following:

- General liability (including completed operations coverage) in the amounts of $1,000,000 Bodily Injury/Property Damage coverage per occurrence, and $2,000,000 general aggregate coverage.
- Automobile Liability in the amount of $1,000,000 (combined single limit), Property Damage and Bodily Injury coverage.

In addition to the above, the awarded contractor shall provide a certificate of insurance in the minimum amounts as specified herein.

- Worker's Compensation as defined in the Connecticut General Statutes.

Said insurance shall be provided at the sole expense of the contractor with an insurance company which is licensed to do business in the State of Connecticut, and which shall have a minimum AM Best rating of not less than "A-". Any subcontractor to a contracted firm shall be likewise covered, and shall furnish certificates of coverage acceptable to the City before starting work.

The awarded firm shall maintain insurance coverage until the expiration of the statute of limitations. In the event there is no statute of limitations specifically applicable to this work, the awarded firm shall maintain coverage for a reasonable period after the date of substantial completion of the work as agreed to by the City and the awarded firm.

III.4 OTHER CONSIDERATIONS

The City may reject any or all submissions for such reason as it may deem proper or for its sole convenience. The City reserves the right to not accept any submissions. In acceptance of submissions, the City will be guided by consideration of the interests of the City. The City also reserves the right to negotiate further with one or more of the firms as to any features of their submissions and to accept modifications of the proposed system when such action will be in the best interests of the City.

The individual signing this submittal hereby declares that no person or persons other than members of his/her own organization are interested in this Project or in the contract proposed to be taken; that it is made without any connection with any other person or persons making a submission for the same work and is in all respects fair and without collusion or fraud; that no person acting for or employed by the City of Bristol is directly or indirectly interested therein, or in the supplies or works to which it relates or will receive any part of the profit or any commission there from in any manner which is unethical or contrary to the best interests of the City of Bristol.

Any contractual relationship resulting from this solicitation shall be governed solely by the laws of the State of Connecticut.

III.5 FREEDOM OF INFORMATION

All submittals are subject to public inspection, subject to the provisions of Section 1-210 of the Connecticut General Statutes (Freedom of Information). Consistent with Article 1-210 (b) 24, copies of information resulting from this RFP are generally not available until a contract has been formally awarded. Interested parties are directed to review guidelines on information designated for nondisclosure as outlined in Section II.2 of this document.

Request for Proposals
City of Bristol, Connecticut 06010

Redevelopment of Remediated Mill Building for Workforce Housing
2P24-075

Due Date: 1:00 pm, April 16, 2024

Mailing address:
City of Bristol, Connecticut
Purchasing Department
111 North Main Street
Bristol, CT 06010

In accordance with the City's requirements, the undersigned agrees to provide services as defined herein.

The undersigned is familiar with the conditions surrounding this Request for Proposals, is aware that the City reserves the right to reject any and all submissions, and is making submission without collusion with any other person, individual or corporate.

Witness	Signature
Company Name	Printed Name
Address	Title
Town State Zip	Date
Federal ID #	Telephone Number
Email address	

RETURN THIS FORM IMMEDIATELY!

City of Bristol, Connecticut
Acknowledgment: Receipt of RFP Documents

Request For Proposals 2P24-075

Redevelopment of Remediated Mill Building for Workforce Housing

Please take a moment to acknowledge receipt of the attached documents. Your compliance with this request will help us to maintain proper follow-up procedures while ensuring that all recipients have the opportunity to submit submissions.

Date issued:	March 4, 2024
Date documents received	____/____/____
Do you plan to submit a response?	Yes_____ No_____

Print or type the following information:

Company name: _____

Address: _____

City or Town: _____

Phone: _____

Email: _____

Received by: _____

Note: acknowledgments are requested!
purchasing@bristolct.gov

City of Bristol, Connecticut
Non-Collusion Certification

The undersigned certifies under penalty of false statement that this proposal or contract has been made, submitted and executed in good faith and without collusion or fraud with any other person, and without any agreement designed to limit independent bidding or competition. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

I further certify that I have not provided or directed to be provided gifts, meals, or gratuities, as defined in Sec. 2-129(b) of the Bristol Code of Ordinances to any official or employee of the City of Bristol responsible for awarding or administering this bid or contract.

Please complete and sign

Legal Name of Bidder: _____

Business Address: _____

_____

_____

Name of Authorized Agent _____ Title: _____

Phone: _____ Email: _____

Signature: _____ Date: _____