

ECONOMIC & COMMUNITY DEVELOPMENT

Regular Meeting

Thursday, March 7, 2024 5:00pm

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

ATTENDEES: Mayor Caggiano, Council Member Panioto, Commissioners Mills, Goldwasser, Schmelder (Zoom) and Verikas (Zoom)

ABSENT: Commissioners Hick and Rasmussen-Tuller

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, and Sharon Arsego - Sr. Admin. Assistant

GUESTS: Bill Baker and Dan Steinberg from Targets Real Estate Equities (Zoom)
Tyler Mansour and Adam Girard from Budr Cultivation (Zoom)
Chris Maiorano from Allstate Commercial Driver Training School

I. Call to Order

Mayor Caggiano called the meeting to order at 5:00pm, and led attendees in the Pledge of Allegiance.

II. Public Participation

There was no Public Participation

III. Minutes: February 1, 2024

Mayor Caggiano entertained a motion to approve the minutes from the February 1, 2024 Board Meeting. The motion was put forward by Commissioner Mills and was seconded by Council Member Panioto. All were in favor and the motion was accepted into the record.

IV. Consent Agenda

A. Communications

B. Economic Development/Grants/Marketing Report

Mayor Caggiano entertained a motion to approve the Consent Agenda after confirming there were no revisions needed. The motion was put forward by Commissioner Goldwasser and was seconded by Commissioner Mills. All were in favor and the motion was accepted into the record.

V. New Business

A. 1249, 1251, 1255 Farmington Ave.

Justin Malley introduced Bill Baker and Dan Steinberg to the Board. He reviewed the Board's proactive approach to this property but helping to fund a traffic study. A traffic signal is necessary to unlock development at this site. Dan Steinberg shared the site plan for all in attendance and Bill Baker provided a history of the project. Plans for the location include a ProHealth Medical Office, a car wash, a national quick food restaurant. Justin Malley noted that surrounding businesses are pleased to hear about the traffic light at that intersection. Bill Baker and Dan Steinberg said their experience with the City of Bristol exceeded others they've had elsewhere. Appreciation was also expressed to Bristol's Public Works and Land Use offices, and the ARPA committee.

Mayor Caggiano entertained a motion to move Agenda Item VI. B. Industrial Committee Report up as the next item for discussion. The motion was made by Commissioner Mills and was seconded by Commissioner Goldwasser. All were in favor and the motion was approved.

VI. Committee Reports

B. Industrial Committee Report

Justin Malley summarized the recent Industrial Committee Meeting held March 5, 2024 at which Committee Members Mayor Caggiano, Mickey Goldwasser and Care Verikas were present. The Southeast Bristol Business Park (SEBBP) has a set of guidelines regarding the types of businesses that can be established there. Budr Cultivation's is classified as a manufacturer which is an allowed use in the SEBBP.

An Odor Mitigation strategy had been provided by Budr Cultivation to the members at the Industrial Committee Meeting and it was also shared with the ECD Board Members. Commissioner Goldwasser and the Mayor emphasized that Budr Cultivation is highly regulated by the State of Connecticut, and that Budr Cultivation has made a commitment to providing a positive environmental impact on the neighboring community. Commissioner Schmelder showed support for the use and location, and emphasized the need for verification of proposed measures having been taken to ensure due diligence.

Discussion continued including the Industrial Committee's agreement that Budr's Odor Mitigation strategy was comprehensive with a commitment to adjust if needed. The Committee was satisfied with the discussion and information gathered at the March 5, 2024 meeting.

Justin Malley noted that Budr is expected to bring thirty (30) employees to Bristol, and also expand on the existing building.

Mayor Caggiano then asked Commissioner Goldwasser to read the following proposed motion:

To approve the Budr Cultivation LLC business use – defined as Medicinal and Botanical Manufacturing per the North American Industry Classification System (NAICS) – for operation of a cannabis grow facility on Lot #2 of the Southeast Bristol Business Park.

Further, the ECD Industrial Committee had approved, and asks the full ECD Board to approve, the Budr Cultivation LLC Odor Mitigation Plan – included as part of this motion as Exhibit A – as part of this business use approval.

Exhibit A: Budr Cultivation Odor Mitigation Plan & Steps

Odors can certainly be an issue with outdoor grows, greenhouses, standalone shelter grows, or portable pod growing units. However, our proposal is to grow in a sealed indoor environment where odors on the outside will be a non-issue.

The building envelope will be sealed with a two-component closed cell foam, which is comprised of medium density polyurethane and a resin. It will prevent any unwanted leaking or seepage of odors from cracks, gaps, or holes in the building's perimeter walls or ceilings. It contains zero ozone transmission and catalysts, is moisture resistant and fire retardant. In addition, air handlers will be fitted with CarbonWed LD Carbon Pleats with closed cell neoprene gaskets combined with MERV 7 HEPA filters. Carbon pleated filters remove a wide

range of odors and common indoor air pollutants. Advanced Carbon pleated filters have improved capability to filter nuisance and particulate type odors versus standard filters. High Efficiency Particulate Air (HEPA) filters can theoretically remove at least 99.97% of dust, pollen, mold, bacteria, and any airborne particles with a size of 0.3 microns (μm). Isolation of the canopy and production areas from our office, administrative and most importantly, employee and visitor entrance, will also be a factor of the proposed building's success. It will create multiple separate air chambers between odor producing areas and common areas minimizing odor transmission.

The proposed facility is in an Industrial area with plenty of buffer so outdoor odor transmission will not create a nuisance to any neighboring properties or residential areas. In the case that odors are alleged to be a nuisance to our neighbors, remedial actions will promptly be instituted if needed. Having the cooperation and support from our local neighbors is a critical aspect of our business model. In the unlikely event an area of smell transmission is identified, we are prepared to address the issue quickly and easily by implementing the following options as appropriate:

- Portable HEPA filters can be introduced in effected areas such as the Global Industries Commercial Air Scrubber & Negative Air Machine w/ HEPA Filtration 3300CFM.
- Fixed units could also be attached to the ceiling or wall, such as a Clean Leaf Odor Eliminator. The Clean Leaf Odor 1000CFM was specifically engineered for cannabis cultivators to eliminate odor from even the most potent flowers.
- Ozone generators and other odor mitigation systems will be utilized if carbon filtration alone is insufficient.

The motion was seconded by Commissioner Schmelder.

Discussion then confirmed that there is no need to change an SEBBP Guideline as Budr Cultivation meets the SEBBP guidelines. Justin Malley emphasized the importance of referencing the Odor Mitigation plan for the process.

Mayor Caggiano called for a vote on the proposed motion. There were no changes, all were in favor and the motion was accepted into the record.

Justin Malley introduced Chris Maiorano Allstate Commercial Driver Training School to the Board. Mr. Maiorano provided a brief history of the business and their plans for use of the SEBBP Lots 10 and 11 which is a move from Meriden to Bristol. Most of the training is contained to the site location with room to grow with classrooms and space to lease. Discussion included the offering of safety protocols, their private student lessons and the positive impact that the rotation of students and staff has on the local economy and shops.

Commissioner Goldwasser read the proposed motions as written below:

To approve the addition of the following to the Southeast Bristol Business Park Design Guidelines and Regulations Section III.B.1.2:

f. Sixth Priority: Vocational Schools Operated for Profit

To remove the following language from the Southeast Bristol Business Park Design Guidelines and Regulations Section III.B.1.3e:

Uses requiring a special use permit are prohibited

The motions were seconded by Council Member Panioto. Justin Malley and Mayor Caggiano clarified the motions are needed to update the SEBBP Guidelines with this as a clearly defined use in there. There were no additional questions. All voted in favor of the proposed motions and the motions were accepted into the record.

A motion to return to the regular agenda was made by Commissioner Goldwasser and seconded by Commissioner Mills. All were in favor and the meeting returned to the next item on the regular agenda.

V. New Business

B. Route 72 Streetscape Update

Ray Rogozinski, Director of Public Works for the City of Bristol provided an update on two separate projects – Riverside Ave. project partnering with the DOT, and the Park Street project which is not in partnership with the DOT. The Riverside Ave project may require work with private property owners depending on some elements that are involved. Construction is scheduled towards the end of 2026. The Park St. project would run up to Rockwell Park. This project is fully funded by CIF grant funds. The goal is for a walkable downtown with scooter availability and a bike path, well-lit area and trees.

C. 273 Riverside Ave. Project Update

Justin Malley advised that the RFP is out now with inquiries and feedback already coming in. Due to the bid being out, he is limited in what details he can provide. Discussion included confirmation that the original developer has officially signed over the project and ownership will remain with the land bank at this time. Mayor Caggiano emphasized that this RFP was prioritized as a new developer signing on would not require the city to take ownership of the property at the specified date.

D. Grant Account Update

Justin Malley provided a grant claw back update of awarded but unused ECD Grant award money. These claw backs are after communication with grant recipients and the end of the grant contract lifespans. Current claw back total is \$122,000.

E. CDBG Consolidated Plan Survey

Dr. Dawn Leger provide the Board with the CON Plan Survey Results. She visited twenty city boards and commissions, as well as boards of local non-profit organizations. She provided the history of the CDBG and the five-year comprehensive plan. The survey ran from September to December 2023, and was available in both English and Spanish.

VI. Committee Reports

A. City Council Member Report

There was no report.

C. CDBG Policy Committee Report

Commissioner Schmelder advised the Committee met and made some preliminary allocations. The amount of funds awarded to the city is not yet known and hope in the next thirty days a firm figure will be received from HUD. At that time the Committee would meet again to complete the final allocation awards. Dr. Leger advised that the HUD deadline is August 16, 2024.

VII. Old Business

Commissioner Goldwasser reported on a recent tour of the Wheeler Clinic building construction. They are on target for completion and it is impressive to see. Mayor Caggiano advised there will be 161 employees plus four large training rooms for events that will bring additional people into town.

Council Member Panioto asked about Rooster's Chicken and Waffles. Mayor Caggiano advised that they are moving forward at the Bristol site.

Commissioner Verikas asked about progress on the next steps to include businesses on road closures for city events. Justin Malley advised early word can be put out, and the challenge is how to include them in the early stages of planning.

Mayor Caggiano advised that the Board of Education approved the sale of alcohol at community theater defined events. It will not be stored on site, but come in with the event and also be taken out with it.

Justin Malley provided an update from Louis Silva at Community Investment Group (CIC) for the Revolving Loan Program. There was a question as the business is held in a family trust and requesting a personal guarantor. After discussion, it was suggested that this question go before Corporation Counsel for advisement, and not a decision for the Board to make

VIII. Adjournment

There was no further discussion. The Mayor entertained a motion to adjourn which was made by Commissioner Mills and seconded by Council Member Panioto. All were in favor and the meeting adjourned at 6:23pm.

Respectfully Submitted,

Sharon Arsego
Recording Secretary