ECONOMIC & COMMUNITY DEVELOPMENT

Regular Meeting
Thursday April 4, 2024 5:00pm
City Hall Council Chambers, 111 N. Main Street and on Zoom

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

ABSENT: Dawn Nielsen-Marketing &Public Relations Specialist

STAFF PRESENT: Justin Malley- Executive Director, Dr. Dawn Leger - Grants Administrator, and Andrew Armstrong – Assistant City Planner/Dev. Coordinator for Public Works.

GUESTS: Council Member Thibeault (Zoom), Mike Gorman and Brad Senft from Gorman+York. Attorney Furey on behalf of Carrier.

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: March 7, 2024

Mayor Caggiano entertained a motion to approve the minutes from the March 7, 2024 Board Meeting.

Commissioner Rasmussen-Tuller brought forward an error in the minutes regarding the Motion to file February's Minutes, the 2nd was not by Hicks as he was absent it was Council Member Panioto.

The motion to file the minutes with the correction was put forward by Commissioner Rassmussen-Tuller and was seconded by Goldwasser. 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. The motion was put forward by Commissioner Hicks and was seconded by Rasmussen-Tuller. All were in favor and the motion was accepted to the record.

V. **New Business**

A. 273 Riverside Avenue RFP

Justin Malley discussed the RFP and that it is progressing smoothly. Bids are due back April 16 from developers. Mr. Malley introduced Goman+York to explain the process.

Brad Senft shared a presentation with the board. Mike Goman spoke regarding the presentation. Explained they have worked with the City before. They work on behalf of Clients; they are not developers. They are currently working with 40-50 Municipalities many in Connecticut. Once they get the responses back in then they will have to review and give the best options to the City. He stated they make sure they have the experience and capital to complete the project. Experienced developers will only take on one to two projects a year.

Brad Senft stated bids are due mid-April, then discussed the timeline of the project once the RFP nominees are chosen. Developer will put together their site plan. Stated the redevelopment should take 18-24 months.

Mike Gorman asked if there are any Questions?

Commissioner Schmelder asked how many RFP's? Justin Malley responded that Roger Rousseau of Purchasing would have that number. Schmelder asked to have the number for the next meeting. Justin stated there were at least 15 at the pre-bid meeting.

Brae Senft stated there were a number of names on the list that have experience in this type of project.

Commissioner Goldwasser asked if anyone had turned in an RFPT? Justin stated that Roger Rousseau would have that information.

Justin Malley stated next steps Goman+York will do their analysis but we may also need to do a Downtown Committee from this board to also review the applicants to bring a smaller number back to the ECD Board.

Mayor Caggiano entertained a motion to Move Item D up the list for discussion. A motion was made by Commissioner Mills and seconded by Commissioner Goldwasser. All were in favor and the motion was accepted and the Item was moved.

B. Enterprise Zone Request

Justin Malley explained that the Board had previously approved an enterprise zone request for Carrier. What is changing here is that the approval that happened most recently and there was an issue with the dates. Justin Invited Attorney Furey to also help clarify.

Attorney Furey stated that Carrier bought the property in December 2022 and work began in early 2023. The correct date needs to be entered on the Motion so the City Assessor Tom Denoto can implement the tax credit retro to the date of purchase in 2022.

A motion was made by Commissioner Goldwasser and seconded by Commissioner Schmelder to wave the reading of the motion but to accept it as written. All were in favor and the motion was accepted to the record.

A motion was made by Commissioner Goldwasser and seconded by Commissioner Schmelder to approve the motion as written. All were in favor and the motion was accepted to the record.

The Mayor explained that the only thing that is be amended is year one.

C. Incentives Update

Mr. Malley shared the different incentives available, the loan program, for businesses. We have 6 -10 great projects in the works, at least 3 restaurants in the downtown area, 2 salons, a manufacturer and an athletic facility. The micro grant program is a consistent program for us. We also still have all the ARPA projects coming through our office.

D. SEBBP Update

Justin Malley stated last month they met with Budr Cultivation; a couple of the partners have left that project. We still feel it will continue. The Urban Jobs program is a state program for manufacturers; however, they are not eligible for that abatement program even though the Federal Government considers them as a Manufacturer. The Allstate Driving School we received 3 letters approving the changes we are just waiting on another company. ADD Robots is worldwide and they are looking at Lot 3. Great designer is laying out a site plan for the area. They will be here next month. We worked with a company Ecosmart a few years ago, we did not sell the lot. We do have a purchase agreement with them that has lapsed. Since it is lapsed, they will have to start over.

E. **CDBG Update and Conflict Interest Procedure**
Dr. Dawn Ledger stated we haven't heard any news yet regarding CDBG, We will need to have another Public Hearing. She stated this is late.

Dr. Dawn Leger read into Record the Following statement

Conflict of Interest Declaration for CDBG Year 50 April 4, 2024

In accordance with HUD regulations concerning Conflicts of Interest, there are two individuals who have submitted statements concerning Conflicts of Interest with an applicant for CDBG funding.

Councilwoman Susan Tyler presently serves on the Board of Directors of St. Vincent De Paul Mission, and she has been advised to recuse herself from any votes taken by the City Council that directly involve the approval of awards to that agency.

Justin Malley, Executive Director of the Economic & Community Development Department, is a member of the Board of Directors for BristolWorks!, a non-profit that has received CDBG funding in the past and has submitted an application this year. Although as a member of the staff, Mr. Malley does not vote on funding decisions made by the ECD Board, the Policy Committee, or the City council, he has agreed to recuse himself from discussions about funding BristolWorks! in order to avoid the appearance of any impropriety. He does not receive any remuneration for his service on the BristolWorks! Board of Directors.

With this public notice of a Conflict of Interest, the ECD has satisfied the requirements of HUD Regulations 24 CFR Ch. V, 570.611.

Commissioner Hicks asked if there had ever been a year prior where the decision was late?
Dr. Ledger stated that one year it did go into June. She stated they have until August 16 to submit to HUD.

Mayor Caggiano entertained a motion to approve the CDBG report and the Conflict of Interest Declaration. The motion was put forward by Commissioner Schmelder and was seconded by Commissioner Hicks. All were in favor and the motion was accepted to the record.

VI. **New Business by Commissioners**
No new Business

VII. **Old Business by Commissioners**
Commissioner Goldwasser requested an update regarding Roosters and mentioned the Graffiti on the Building. Mr. Malley stated there has not been an update regarding this business.

The Mayor stated that any resident can now submit a form online for Blight.

Commissioner Hicks asked for an update regarding Dodge Village.

Justin Malley stated they received funding for abatement and the building has been torn down. Now they owner needs to decide if they will do the Fuel Cell or sell it to a Fuel Cell company once abatement is completed.

The Mayor gave an update on Chic Miller, at the NVCOG march meeting they brought up Chic Miller and they were approved $1.1 Million dollar award to clean it. It is a federal program. Then he will start a two-year interest free to get the building down. He is planning to build two brand new apartment buildings.

Commissioner Hicks asked about RT 6.

Justin Malley said it was discussed las month. The property has been sold to the developer and there will be a Pro Health Medical office Building , a car wash and a fast casual restaurant . This was all after getting State approval for a traffic light.

VIII. Committee Reports

A. City Council Member Report

Nothing to report

IX. Adjournment

There was no further discussion. The Mayor entertained a motion to adjourn which was made by Commissioner Rasmussen-Tuller and seconded by Schmelder. All were in favor and the meeting adjourned at 6:04.

Respectfully Submitted,

Janet Little
Recording Secretary