



**ECONOMIC AND COMMUNITY DEVELOPMENT  
DOWNTOWN COMMITTEE – Special Meeting  
Meeting Minutes  
Thursday, February 3, 2022, 4:30 p.m.  
First Floor Meeting Room, Bristol City Hall**

**ATTENDEES:** Commissioners Mills, Rasmussen-Tuller  
Commissioner Goldwasser (online)

**ABSENT:** - - -

**STAFF:** Jeffrey Caggiano, Mayor, City of Bristol  
Justin Malley, City of Bristol Economic Development Director

**GUESTS:** Dr. Sabrina Trocchi, President & CEO, Wheeler Health  
Tom Daly, SLR Consulting

I. Commissioner Goldwasser called the ECD Downtown Committee meeting to order at 4:31 p.m.

II. Public Participation – There was no public participation.

III. Minutes

Commissioner Mills made a motion to accept the minutes of the special meeting of January 6, 2022. Commissioner Rasmussen-Tuller seconded the motion, motion was passed.

IV. New Business

A. Centre Square Discussion

Dr. Trocchi spoke about Wheeler’s service to Bristol this year and their commitment to the Bristol community and to their patients. They have listened to the concerns and are putting forth a compromise that will address these concerns. They are now looking to reduce the size of the parcel and move to the far left of the property. This will reduce the adjacent parking spaces and allows for the remaining parcel to be a larger size which hopefully will attract the entertainment and retail use the City Council was looking for.

They have looked at other properties in the area and the best option still remains a downtown Bristol location as the most viable option for what they were looking to do. Additionally, a number of them did not fall within the geographic area that would give them the federal approval they would need in order to establish the health center services. There are also crucial timeline components. They have been approached by several other communities but are first coming to Bristol once again. They are shovel ready and this is a long term investment.

Justin asked her to talk about what has changed on their site. He reviewed the drawing. Wheeler Health would be on parcel 4 and part of parcel 3. This is close to the parking area and so the footprint could be smaller because of the reduced parking field as they would use the city shared parking area. So the site has been reduced significantly.

He discussed the building which would be on parcel 3 and also where the city green would be. Wheeler's parking would also be available to the public on the off hours. The purchase price remains the same.

Tom Daly and Justin answered questions and discussed options on the site that this new plan presents.

Mayor Caggiano commented that Bristol Health is also willing to share parking in the off hours.

V. Take any action as necessary

**Commissioner Rasmussen-Tuller made a motion to approve the use of an approximately 0.81-acre property generally encompassing "Parcel 1" and "Parcel 2" as indicated on the map known as *Concept Plan – Hope Street Subdivision, February 2, 2022*, for design and development of a "City Green" public gathering area pending State approval, and forward to the full ECD board for approval. Commissioner Mills seconded the motion. All voted in favor. Motion passed.**

**Commissioner Rasmussen-Tuller made a motion to authorize the Mayor or Acting Mayor to execute a Purchase and Sale Agreement with Wheeler Health for the purchase and development of an approximately 1.35-acre property known as "Parcel 4" and a portion of "Parcel 3" as shown on the map *Concept Plan – Hope Street Subdivision, February 2, 2022* for the purchase price of \$600,000 and to refer the matter to the full ECD board for approval pending state approval. Commissioner Mills seconded the motion, all voted in favor. Motion passed.**

VI. Adjournment

Commissioner Rasmussen-Tuller made a motion to adjourn the meeting at 4:51 p.m. seconded by Commissioner Mills. Meeting adjourned.

Respectfully submitted,  
Christine Cooper,  
Recording Secretary