



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

<https://bristolct-gov.zoom.us/j/88677210794?pwd=M2xITXB0VlR5SDROR1VlSmtnbmdudz09>

Meeting ID: 886 7721 0794

Passcode: 379107

The regular ECD Board Meeting meeting will be held on Thursday, October 3, 2024 at 5pm in Council Chambers, City Hall, 111 North Main Street, Bristol, CT.

- I. Call to Order
- II. Public Participation
- III. Approval of Minutes
 - A. Minutes of the September 5, 2024 Regular Meeting
- IV. Consent Agenda
 - A. Communications
 - B. Economic Development/Grants/Marketing Report
- V. New Business
 - A. Rt. 72 Streetscape - Riverside Avenue
 - B. Brownfields Update
 - C. CDBG Housing Rehab Agreement
 - D. Marketing Videos
 - E. Downtown Update
 - F. Facade Grant Program Update

G. Committee Assignments

VI. New Business By Commissioners

VII. Old Business by Commissioners

VIII. Committee Reports

A. Industrial Committee

B. City Council Member Report

IX. Adjournment

PER ORDER OF THE CHAIRPERSON

Jeff Caggiano
Mayor

ECONOMIC & COMMUNITY DEVELOPMENT

Regular Meeting Minutes

Thursday, September 5, 2024 5:00pm

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

ATTENDEES: Mayor Caggiano, Commissioner Schmelder (Zoom), Council Member Dickau, Commissioners Mills, Rasmussen-Tuller, Goldwasser, Hick, Provenzano, and Cowdell

ABSENT: None

STAFF PRESENT: Justin Malley - Executive Director, Dr. Dawn Leger - Grants Administrator, and Dawn Nielsen - Marketing & Public Relations Specialist

GUESTS: Mike Goman, Bradley Senft and Derek O'Connor – Goman & York (Zoom)
Andrea Keeney and Meg Close - The Michaels Group (Zoom)

I. Call to Order

Mayor Caggiano called the meeting to order at 5:01pm and led all present in the Pledge of Allegiance. Mayor Caggiano requested a motion to move agenda item V. New Business A. 273 Riverside Avenue up for discussion. The motion was made by Commissioner Mills and seconded by Commissioner Goldwasser. All were in favor and the motion passed.

V. New Business

A. 273 Riverside Avenue Update

Justin Malley introduced Andrea Keeney and Meg Close from The Michaels Organization as a meet and greet with the Board and as the preferred developer in discussion with the city for the former J.H. Sessions building at 273 Riverside Avenue.

Meg Close identified members of their development team for the Board: The Michaels Organization, TAT, D'Amato Construction, Boys & Girls Club of Bristol, and Public Archeology Laboratory. She highlighted projects and the company's mission in the framework of the company's 50-year history. Andrea Keeney presented their plans for 273 Riverside Avenue which included amenities, maintaining the historic integrity, and resident parking.

Commissioner Goldwasser commented positively on the plans for not only the building, but the surrounding property. Justin Malley advised the Board that The Michaels Organization had recently toured the location, and the unique perspective they're bringing to the project. It was noted that consultants will be on site to take measurements of the building to provide more accurate square footage details.

Mike Goman from Goman & York spoke to The Michaels Organization's thoroughness and detail in their preliminary planning. Goman & York is the city's consultant through the process, providing a variety of guidelines including a project time table and assistance with the final transfer of the property.

Additional discussion included funding details that The Michaels Organization are preparing for the city. Those details will ensure the proposal is accurate as there is an anticipated financial ask of the city. Justin Malley also confirmed that 273 Riverside Avenue is currently owned by the city.

Mayor Caggiano took this time to introduce the ECD Board's newest members, Commissioner Liz Cowdell and Council Member Mark Dickau to those present.

II. Public Participation

There was no Public Participation.

III. Approval of Minutes

A. Minutes of the August 1, 2024 Regular Meeting

Mayor Caggiano called for a motion to approve the Minutes from the August 1, 2024 ECD Board Meeting. The motion was made by Commissioner Goldwasser and seconded by Commissioner Rasmussen-Tuller. There were no changes or corrections to the Minutes, all were in favor and the Minutes were accepted into the record.

IV. Consent Agenda

A. Communications

B. Economic Development/Grants/Marketing Report

Mayor Caggiano called for a motion to approve the Consent Agenda. Commissioner Goldwasser made the motion to approve, and the motion was seconded by Commissioner Mills. There was no discussion or questions regarding the materials. All were in favor and the Consent Agenda was accepted into the record.

VI. New Business

B. Façade Grant: 350 Riverside Avenue

Justin Malley advised the Board of a Façade Grant in process with the owners of 350 Riverside Avenue where Creative Jam is located. This is a repainting project currently in process and is expected to take three weeks to complete. The grant award is 50% up to \$20,000.00. The mayor called for a motion to accept the Façade Grant report. Commissioner Mills made the motion which was seconded by Commissioner Provenzano. All were in favor and the report was accepted into the record.

C. BOF Transfer Request

Justin Malley reviewed the Board of Finance Transfer Request with the main item being to replenish the Façade Grant account which is growing in popularity and demand.

Mayor Caggiano called for a reading of the motion for the BOF Transfer Request. Commissioner Provenzano read the motion as follows:

To approve the transfer of \$75,000 from the "Economic Development Expenses" account to the "Façade Improvement Grant Program" account; to approve the transfer of \$7,348.33 from the "Development Grant – Ctr Square" account to the "Façade Improvement Grant Program" account; to approve the transfer of \$750" from the "CDBG Conferences and Memberships" account to the "CDBG Advertising" account.

The motion was seconded by Commissioner Hick. There were no comments or questions. All were in favor and the Motion was accepted into the record.

D. BristolWORKS! Update

Justin Malley discussed the BristolWORKS! program results shared out to the Board ahead of the meeting. The Bristol WORKS! report shows data regarding the classes they offer, job placements secured both during and after students are enrolled, pursuit of further education beyond the initial classes, and the overall betterment of participant's earning potential and careers. Classes are free to Bristol residents.

Commissioner Goldwasser noted that BristolWORKS! is fulfilling the ARPA Task Force funding goal of having a "transformational impact on the community". Commissioner Schmelder advised that the report provided to the Board was made available to the ARPA Task Force in response to a request for a progress update. Mayor Caggiano added that the ARPA funding for BristolWORKS! runs through 2026.

Dawn Nielsen announced that BristolWORKS! was nominated for a Municipal Awards through Connecticut Conference of Municipalities who has an annual conference in December where the award will be announced. Commissioner Hick suggested following BristolWORKS! on social media for the success stories they share. Commissioner Mills is interested in partnering BristolWORKS! with the Boys and Girls Club to share the job training.

Commissioner Schmelder excused himself from the meeting at 5:49pm.

The mayor requested a motion to accept the report. Commissioner Goldwasser made the motion which was seconded by Commissioner Provenzano. All were in favor and the report was accepted into the record.

E. Marketing Update

Justin Malley and Dawn Nielsen introduced a new marketing venture to the Board. With technological changes and ways to communicate having evolved and advanced over the past 10 years, the current focus is learning how to advertise to the younger generations.

ECD is partnering with WORX, a company who will conduct demographic research and analysis to help fine tune marketing efforts to those between the ages of 18 and 43 years old. WORX will provide information allowing the city to more efficiently and more creatively invest its limited marketing dollars to those in this younger demographic who may want to live, work and visit Bristol. The project will take three to four months to complete.

Discussion included positive feedback from the Board in response to the proactive steps being taken by ECD staff to improve the marketing of Bristol, and also the preliminary steps being taken to lay that groundwork.

F. Downtown Update

Mayor Caggiano moved Downtown Update to the end of the Agenda as the Board would be touring Centre Square with Charlie Talmadge representing by Carrier before adjourning the meeting. The owner of Pure Foods, a local eatery moving into one of the retail spaces in Centre Square, will be on site to speak to the Board.

VII. New Business by Commissioners

There was no New Business by Commissioners.

VIII. Old Business by Commissioners

Commissioner Provenzano asked about the Community Investment Corporation (CIC) draft report provided to the Board ahead of the meeting. Justin Malley reviewed the new Revolving Loan Program that launched in 2024 in partnership with CIC. The draft report is the first of what will be regular notifications outlining the status and progress of loans from inquiry to repayment.

Commissioner Hick asked about 894 Middle Street. Justin Malley advised that they are moving into the RFP stage of the project. Goman & York is the consultant for the city on this property as well.

Commissioner Goldwasser asked about promoting the construction changes downtown leading to the improvements that are in progress. Justin Malley advised a new video in the "Pardon Our Dust" campaign was received and will be edited further before it is launched.

There was no other further Old Business presented by the Board.

VIII. Committee Reports

A. City Council Member Report

There was no City Council Member Report.

At 6:11pm the Board moved from Council Chambers to the Centre Square project across from City Hall for a tour of the newly constructed mix use building. Adjournment

was delayed until after the tour and was communicated to the Recording Secretary to place into the record.

I. Adjournment

Mayor Caggiano called for a motion to adjourn. Commissioner Goldwasser made the motion which was seconded by Commissioner Provenzano. All were in favor and the meeting adjourned at 7:09pm

Respectfully Submitted,

Sharon Arsego
Recording Secretary

Unapproved

runs along the north side of the property.”

The location formerly was the site of Mafales Plaza, which was destroyed in a fire in February 2022. The fire displaced the businesses in the building — Crystal Diner, Vivaldi Pizza, Marty’s Package Store, Main Street Laundromat and the Dance Experience. The building was later demolished and the site left vacant, surrounded by a fence.

The proposal seeks to construct a four-story mixed-use building with a combined footprint of 7,035 square feet. According to documents submitted with the application, the building will consist of 3,083 square feet of retail space and 28 residential units, including a mix of one- and two-bedroom units.

Attorney James Ziogas Jr., who represented the applicant during Monday’s meeting, said the plan will orient the new building differently from the one that burned down. Where the original building ran perpendicular to Main Street with the storefronts facing the parking lot, the new building will front on Main Street.

Ziogas said that will reduce the distance from the building to the brook at the north end of the property, but won’t significantly impact the brook because the plan reduces the amount of impervious pavement from 100% to 60%.

The parking lot will include green areas and provide 21 off-street spaces to the rear of the building. Another six spaces will be available on the west side of Main Street, the application states.

“Additional parking will be available on the east side of Main Street,” the application continues, though it notes that those spaces will be developed “by others.” It adds that parking also will be available in the city’s public parking lot to the west of the site. That lot has 55 spaces.

The application also proposes replacing the existing city sidewalk and either replacing or reusing the existing granite curb on the east side of the property along Main Street.

Commissioners raised concerns about the effect of the project on the brook, which is separated from the site by concrete retaining walls, and scheduled to walk the site on Sept. 23 at 5 p.m. It also scheduled a public hearing on the project for its next meeting, scheduled for Oct. 7.

Hartford Business Journal

September 13, 2024

Barnes Group names new C-suite executive



COSTAR

Barnes Group's Main Street headquarters in Bristol.

By Greg Bordonaro

Bristol-based aerospace and industrial manufacturer Barnes Group announced it has a new chief accounting officer.

The company's board of directors disclosed in a U.S. Securities and Exchange filing that it has appointed Troy W. Ingianni to serve as the principal accounting officer, effective Sept. 15.

At that time, Marian Acker, who currently holds that position, will transition to a senior advisor role as she heads into retirement. Acker informed the company last year of her plans to retire in 2024.

Ingianni, 49, is currently Barnes Group's vice president, global controller. He has been with the company for over 13 years, serving in roles of increasing responsibility, most recently as the assistant corporate controller from September 2023 to September 2024.

He earned a master's degree in accounting and MBA from the University of Connecticut.

As a result of the promotion, Ingianni's annual base salary has been increased to \$270,000. He also received a one-time equity grant consisting of restricted stock units with a value of approximately \$125,000.

Monday, September 16, 2024

After 6 years leading ESPN, Pitaro may be on deck to succeed Disney CEO; he's also trying to reshape the Bristol-based sports media company



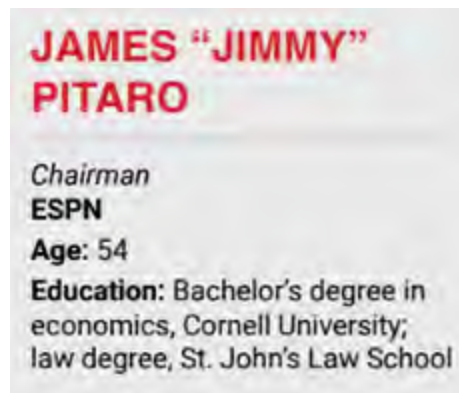
CONTRIBUTED PHOTO | ESPN

ESPN Chairman James Pitaro answers questions during a recent media day in Bristol.

By David Krechevsky

Jimmy Pitaro says he's "sitting in his dream job."

Pitaro, 54, has helmed **ESPN**, which is owned by the Walt Disney Co., since he was hired as the digital sports broadcaster's eighth president in March 2018. He previously had served about two years as chairman of Disney's consumer products and interactive media division. He joined the Walt Disney Co. in 2010 as co-president of Disney Interactive, after serving as vice president and head of Yahoo Media, which included Yahoo Sports.



He was promoted to ESPN chairman in February last year.

In the six-plus years he's led the Bristol-based enterprise, Pitaro has proven himself an all-star in Disney's C-suite lineup, leading ESPN through the COVID-19 pandemic and strengthening its dominance on digital and social media platforms.

His performance has been strong enough to prompt his recent endorsement as the successor to **Disney CEO Bob Iger** by former hedge fund manager and **CNBC host Jim Cramer**.

Iger is scheduled to step down in December 2026, and Pitaro is among those being considered to take his place. But when asked during ESPN's 2024 Media Day on Aug. 28 about succeeding Iger, Pitaro shrugged it off.

"I literally grew up wanting to work here," he said of ESPN. "Even the years that I was competing against this place, I wanted to work here."

He added, "Last thing I'll say is, we are in a really important time at ESPN right now, incredibly important ... and I'm excited to be a part of it."

'Anytime, anywhere'

That excitement stems, in part, from plans to offer an as-yet unnamed direct-to-consumer streaming service for ESPN's flagship programming, which is expected to launch sometime in mid-2025. The company already offers ESPN+, but that is a complementary streaming service providing content not available on its primary channels.

It also leads the industry in fantasy sports engagement, and late last year launched ESPN BET, its official sportsbook operated by PENN Entertainment that is available in 19 states (though not yet in Connecticut).

"As you walk the halls and experience this place, you're probably going to see on some of the walls, 'Serve the sports fan anytime, anywhere,' and that's our mission," Pitaro told journalists

on media day, which took place in late August at ESPN's 120-acre campus in Bristol that is home to more than 1.3 million square feet in 18 buildings and about 4,000 employees. "When I started here about six-and-a-half years ago, we sat down and we looked at it, and I felt then, and I feel now, that it remains incredibly relevant."

"In fact," he added, "I'd argue serving the sports fan anywhere is more relevant today than it's ever been."

What that really means, he said, "is that we need to be everywhere." That includes remaining on cable TV, but also optimizing digital platforms, Pitaro said.

ESPN has done that during his tenure. According to data from Comscore, a global media analytics company, ESPN Digital topped the U.S. sports category in July for the 29th consecutive month. It recorded 102.3 million unique visitors, more than 33 million above visitors for Yahoo! Sports/NBC Sports Network.

ESPN is also one of the top-followed brands on TikTok, with over 47 million followers, the company said.



HBJ PHOTO | GREG BORDONARO

ESPN debuted a decade ago its \$178 million Digital Center 2, where live programming like NFL Live takes place.

But, the focus on digital and sports betting isn't just a diversification play. It's needed for

ESPN's long-term survival as the cord-cutting trend has threatened the sports entertainment company's key revenue source: cable subscriptions.

According to a report in the Wall Street Journal in March, ESPN's cable business has shrunk dramatically. Since 2011, the number of U.S. households paying for cable packages that include ESPN has fallen by about 29 million, the Journal reported.

That's forced Pitaro and ESPN to make some tough decisions, including several rounds of layoffs to cut costs as the company makes the digital transition. That includes last year when ESPN let go of some high-profile on-air personalities like former NFL Hall of Fame quarterback Steve Young, Max Kellerman, Keyshawn Johnson and Suzy Kolber.

Still, ESPN has remained profitable. In the third quarter of its 2024 fiscal year, which ended June 29, the company reported \$4.28 billion in domestic and international revenue, up 5% from a year earlier, and \$1.09 billion in operating income, up 4% from the year-ago period.

The increases were driven by higher advertising and subscription revenues as a result of higher rates, which helped offset a decline in traditional cable subscribers, the company said.

'Pro-competitive service'

Pitaro is hardly done trying to serve sports fans. In addition to the streaming service, ESPN also was working with Warner Bros. Discovery and Fox on a joint sports-streaming service venture called Venu Sports that was announced in February.

Last month, however, a federal judge temporarily blocked Venu's launch, citing antitrust concerns after a lawsuit was filed by sports-streaming service FuboTV.

Pitaro said Disney, Warner Bros. and Fox "respectfully disagree" with the court's decision.

"We believe that Venu is a pro-competitive service," he said. "It is pro-consumer, pro-sports fan, and we believe it's giving the sports fan another option. It's primarily directed at sports fans that are on the sidelines today ... because they've cut the cord, or they've never subscribed to the traditional ecosystem."

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Pitaro was the opener for ESPN's media day, spending 45 minutes answering questions and talking about himself and the company.

Here's what else Pitaro had to say. The Q&A was edited for space and clarity.

Q. ESPN is celebrating its 45th anniversary. Why do you believe the company's future is bright?

It starts with (broadcasting) rights (to high-profile sporting events). ... We've done an amazing job, in my opinion, of acquiring marquee rights, championship rights, differentiating rights with discipline, and we take a ton of pride in that. And I think we are very well set up for the foreseeable future from a live-game perspective.

A couple of examples. We entered this fiscal year saying to ourselves, we really want to renew with the NCAA. We really want to maintain our exclusivity with some optionality on the College Football Playoff, and we really want to close the NBA (broadcasting-rights deal).

And so, if you fast-forward to right now, we could not be prouder of the fact that we were able to close all three of those deals and on terms that are very attractive from our perspective, not just from a linear perspective. But we think about ourselves as not just a linear network, but a sports and multi-platform sports ecosystem.

(In deals inked this year, Disney/ESPN has paid for rights to broadcast national NBA games through the 2035-36 season, the new College Football Playoff through the 2031-32 season, and 40 NCAA championships for a variety of men's and women's sports — including soccer, lacrosse and baseball — for eight more years.)

Q. What's the future of studio programming?

It wasn't very long ago where I would hear repeatedly, 'Why are you guys continuing to invest in studio programming? Like every highlight is just one click away. Why do we need this?'

And if you look at our ratings, it's just staggering. If you look at "Get Up!," "First Take," Pat McAfee, "SportsCenter," if you look at our ratings throughout the day, it's really, really impressive. And we take a ton of pride in the fact that ratings are growing for studio programming in a world of cord-cutting.

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And so, why is that? It's, again, place of record. It's delivering the news with personality, with charm, with charisma, with authority, and so that, to me, sets us up well for the future, including in a flagship, direct-to-consumer world.

When you ask yourself, why are people going to subscribe to ESPN? I don't think you can discount or dismiss the quality of our studio programming.

Q. What's the most surprising part of your job?

Well, look, I spent years competing against ESPN (when I was at Yahoo! Media). I would literally wake up every day saying, 'We need to beat ESPN.'

Then I spent years sitting at Bob Iger's leadership table, first next to (former ESPN President) George Bodenheimer, then next to (former ESPN President) John Skipper, where I would hear about the attention that ESPN gets now.

But I will tell you that I didn't quite realize the amount of attention, how significant the coverage is. And look, ... outside pressure is a privilege. It beats the alternative, where folks are not paying attention to the moves that you are making.

But I do recognize that when we make the bars move, when we sign an NBA deal, that's going to get a ton of attention. But now I realize how even the smaller moves get a lot of focus and attention.

Q. What is your go-to leadership principle?

My direct reports are all here (in this room). They'll tell you this: 'Discuss. Debate. Decide. Align.' So I've been saying that for a long time.

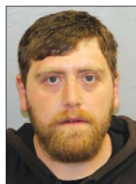
I want to make sure that the right people are in the room, that we're hearing from diverse voices, diversity of thought. I want to make sure that I'm learning every single day in this job, and so I like it when people challenge me, and my direct reports certainly do challenge me.

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Now, we meet every single week as a leadership team and we debate, and then we try to decide as a team. So, Discuss. Debate. Decide. Align. I will tell you that almost always we are able to unite and decide as a team.

If we can't decide as a team — I think if Bob (Iger) were sitting here right now, he'd tell you that I get paid to make the decision for the ESPN business. That's my responsibility, and so fortunately, I can probably count on one hand the number of times when we have not been completely aligned as a leadership team.

And then the most important element of that is the aligning, right? So, there may be someone in the room who disagrees with the decision, but you get to a certain level at ESPN or at Disney, or anywhere in fact, and if you're not in the majority, okay, but as a leader, your responsibility then is to align.



Thomas Faraci

Bristol man arrested for drugs, risk of injury to a child

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — A Bristol man has been arrested for illegal sale of narcotics. Detective Sergeant Vllaznim Sadriu with the Bristol Police Department's criminal investigation division and narcotics enforcement team said Thomas Faraci, born March 14 1991, was arrested Sept. 12 at 7 a.m. and charged with possession of narcotics with intent to sell, two counts of illegal sale of narcotics and risk of injury to a child. He was held on a \$275,000 surety bond.

"During the months of August and September, members of the Bristol Police Department Narcotic Enforcement Team (NET) received numerous complaints from the community that Thomas Faraci was conducting narcotic sales out of 47 Atkins Ave in Bristol,"

See ARREST ON PAGE 4

Attempted assault on cop arrest

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — Bristol Police booked a former Manchester resident Sept. 12 with charges including reckless driving and attempting to assault a police officer.

Detective Sergeant Timothy O'Brien with the Bristol Police Department said that Kamron Mathis, 23, was charged with criminal attempt to assault a police officer,

interfering with an officer, two counts of first degree reckless endangerment, second degree breach of peace, reckless driving, engaging police in pursuit, operating a motor vehicle without a driver's license, speeding at more than 70 miles per hour, taking an improper turn and failure to obey stop sign.

O'Brien said that Bristol Police Officers previously encountered Mathis on July 8 at 10 p.m. when officers

happened upon an apparent disturbance while on routine patrol of Prospect Street.

"As the officers stepped out of their patrol car to investigate, a male involved in the disturbance entered his vehicle and immediately fled the scene, nearly striking an officer in the street," O'Brien said. "Efforts were made to stop the suspect vehicle but were ultimately discontinued due to the dangerous and

See ATTEMPTED ON PAGE 4



Kamron Mathis was arrested and charged with two offenses.

Breakfast on Them



Brian Johnson

Phyllis Tucker, branch manager at Thomaston Savings Bank on Farmington Ave., speaking to Carolyn McCarthy and Dave Peplau at Jimmy's On The River.

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Thomaston Savings Bank celebrates

BRIAN M. JOHNSON
@BRIANJOHNSONBP

BRISTOL — Thomaston Savings Bank celebrated its 150th anniversary by paying for the breakfast of several customers at Jimmy's On The River Tuesday morning. In celebrating its 150th

anniversary, Thomaston Savings Bank gave each of their branches the opportunity to give back to the community by buying breakfast for patrons at a favorite local eatery. The branches on Farmington Avenue and Middle Street selected Jimmy's On The River.

Phyllis Tucker, branch manager at Thomaston Savings Bank's Farmington Ave. location in Bristol and Sherrie Dubois, branch manager at Thomaston Savings Bank's Middle Street location in Bristol, stopped into the restaurant at 249 Terryville Road. They pre-

sented Jimmy Driscoll, owner of Jimmy's On The River, with a \$500 check to cover meals. They then went from table to table to inform those dining in that morning that breakfast was on them.

Tucker said it is "amazing" to see Thomaston Savings Bank reach the 150

year milestone.

"It is great to have the community back us for 150 years," she said. "It says a lot. We are a community bank and we strive to do the best we can to assist our customers with all of their financial needs."

See CELEBRATING ON PAGE 4

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Sean 'Diddy' Combs participates in 'The Four' panel during the FOX Television Critics Association Winter Press Tour.

'Diddy' Combs has been indicted for sex trafficking

ASSOCIATED PRESS

NEW YORK — Sean "Diddy" Combs presided over a sordid empire of sexual crimes, coercing and abusing women for years, threatening them to keep them in line and enlisting a cast of aides to cover it up, according to an indictment unsealed Tuesday.

The music mogul "engaged in a persistent and pervasive pattern of abuse toward women and other individuals," including physical violence, in order "to fulfill his sexual desires, protect his reputation, and conceal his conduct, according to the indictment.

It describes him inducing female victims and male sex workers into drugged-up, sometimes dayslong sexual performances dubbed "Freak Offs." It also refers obliquely to an attack on his former girlfriend, the R&B singer Cassie, that was cap-

See COMBS ON PAGE 4



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Combs indicted for sex trafficking

Continued from Page 1

Combs was arrested late Monday in Manhattan, roughly six months after federal authorities conducting a sex trafficking investigation raided his luxurious homes in Los Angeles and Miami. He was due in court Tuesday.

Over the past year, the hip-hop impresario has been sued by people who say he subjected them to physical or sexual abuse. He has denied many of those allegations, and his lawyer, Marc Agnifilo, said outside the courthouse Tuesday morning that Combs would plead not guilty.

"His spirits are good. He's confident," said the attorney, who pledged to "fight like hell" to get his client released pending trial.

The indictment describes Combs, the 54-year-old founder of Bad Boy Records, as the head of a criminal enterprise that engaged or attempted to engage in sex trafficking, forced labor, interstate transportation for purposes of prostitution, drug offenses, kidnapping, arson, bribery and obstruction of justice. He's accused of striking, punching and dragging women on numerous occasions, throwing objects and kicking them — and enlisting his personal assistants, security and household staff to help him hide it all.

Combs and his associates wielded his "power and prestige" to "intimidate, threaten, and lure" women into his orbit, "often under the pretense of a romantic

relationship," the indictment says. It says he then would use force, threats and coercion to get the women to engage with male sex workers in the "Freak Offs" — "elaborate and produced sex performances" that Combs arranged, directed, masturbated during and often recorded.

He sometimes arranged to fly the women in and ensured their participation by procuring and providing drugs, controlling their careers, leveraging his financial support, and using intimidation and violence, according to the indictment.

The events could last for days, and Combs and victims would often receive IV fluids "to recover from the physical exertion and drug use" from "Freak Offs," the indictment said. It said his employees facilitated "Freak Offs" by arranging travel, booking hotel rooms where they would take place and stocking those rooms with supplies, including drugs, baby oil, lubricants, extra linens and lighting, scheduling the delivery of IV fluids, and then cleaning the rooms afterward.

The document portrays Combs as a violent man who choked and shoved people, hit and kicked victims and sometimes dragged them by their hair, causing injuries that often took days or weeks to heal. His employees and associates sometimes witnessed his violence and kept victims from leaving or tracked down those who tried, the indictment said.



Brian Johnson
Phyllis Tucker,
branch manager
at Thomaston
Savings Bank's
Farmington Ave.
location, Jimmy
Driscoll, owner
of Jimmy's On
The River, Sherrie
Dubois, branch
manager at Thomaston
Savings Bank's Middle
Street location.

Celebrating 150th

Continued from Page 1

Tucker said that similar surprise visits were being done in 13 towns that Thomaston Savings Bank serves.

"Between Phyllis and I, Jimmy's On The River was the first place that came to mind," added Dubois.

Driscoll said that it was "phenomenal" to have Thomaston Savings Bank's branch managers stop in on Tuesday. His restaurant recently reopened after being struck by a motor vehicle for the second time on Aug. 19. Following that incident, several members of the community made donations to assist with repairs.

"We're getting there," said

Driscoll. "There's a lot of work to do. The customers, the city and the community have been great."

John Boyle, of Southington, was having breakfast with Dave Peatman, of Bristol, when the representatives from Thomaston Savings Bank stopped in.

"I come here every Tuesday, year-round," said Boyle. "I've been coming here for about 10 years now."

Boyle said that he was happy to receive the free breakfast from Thomaston Savings Bank and that he felt he should now "look into being their customer."

Peatman said he has been coming to Jimmy's On The River for 15 years.

"I like it because it is casual and has really good food," he said.

Peatman said that he had his first mortgage with Thomaston Savings Bank and that it was nice of them to cover breakfast.

Carolyn McCarthy and Dave Peplau, a local Vietnam War veteran, were also having breakfast at Jimmy's On The River on Tuesday. Both are regulars. McCarthy said that Thomaston Savings Bank is "the best bank anyone could ask for." Peplau said that he was "very appreciative" of the free breakfast.

Arrest for drug sales

Continued from Page 1

said Sadrui. "NET initiated an investigation and determined that Thomas Faraci was involved in illegal sale of narcotics out of 47 Atkins Ave. NET obtained two arrest warrants for Thomas Faraci for Illegal Sale of Narcotics and a search warrant for 47 Atkins Ave."

On Sept. 12, Sadrui said, NET along with members of the DEA New Haven Office executed a search and sei-

zure warrant at 47 Atkins Ave. and arrested Faraci.

"Investigators located fentanyl, crack cocaine, a digital scale, ammunition and a facsimile handgun inside of the residence," said Sadrui.

Sadrui thanked the DEA New Haven Office and the community for assisting with this investigation which he said resulted in a success.

"NET is determined to combat illegal drug use and trafficking within the City of

Bristol," he said. "The public is encouraged to contact us with any information related to illegal drug sales."

Sadrui said the Bristol Police Department also has a voicemail and email system designed to receive messages from citizens who wish to remain anonymous. Anyone with information about criminal activity can leave that information at 860-585-8477 or email BPDcrimeWatch@bristolct.gov.

Attempted assault on cop

Continued from Page 1

eratic driving behavior of the suspect, and his clear disregard for the safety of other people on the road."

O'Brien said that police investigation identified the suspect as Mathis, a former resident of Manchester. Officers also learned that Mathis was staying at an address in East Hartford and had several outstanding warrants for his arrest from Manchester and Glastonbury.

These charges, he said, were unrelated to the incident in Bristol. An arrest warrant was issued for Mathis by the Bristol Police Department for the July 8 incident.

Then, on Aug. 27, officers and detectives from the Bristol, Glastonbury, Manchester and East Hartford police departments, as well as members of the East Central Narcotics Task Force, conducted surveillance at the East Hartford address.

"Mathis was observed and identified, and was taken into custody without incident as he exited the residence," said O'Brien. "Mathis was arraigned at New Britain Superior Court, and he remains in the custody of the Department of Corrections for these charges as well as for several criminal offenses from the other towns' cases."

O'Brien thanked those who assisted the Bristol Police Department on this case.

COMMUNITY EDUCATION SERIES

FREE INFO SESSION

Dinner with the Doctor

With Valuable Information About:

- Common causes of dizziness
- When to see a specialist
- Vestibular rehabilitation to manage dizziness and imbalance
- Plus, LIVE Q&A with the expert!

Light dinner fare will be served.

Tuesday
September 24 | 5-6:30pm

PRESENTERS



Marc Eisen, MD, PhD
Board certified in
Neurology
Otolaryngologist
Hartford Hospital



Michelangelo Maramot
Outpatient Physical
Therapist
Jerome Home

WHERE:

Jerome Home Rehab Pavilion,
975 Corbin Ave New Britain CT 06052

TWO WAYS TO REGISTER

Call **1.855.HHC.HERE (1.855.442.4373)**
or **HartfordHealthCare.org/Events**

After you register, you'll receive an email confirmation with more details on attending the class.

Hartford HealthCare
Senior Services

THANK YOU

DR. CLUETT

for your many years of service to our community.

Your dedication to your patients, and to providing each with the highest quality care, truly depicts what it means to be a physician. Thank you for all you've done. We wish you great joy in your retirement.

You will be missed.

From all of us at

Bristol Health
Medical Group

Visit us online at bristolhealth.org



Bringing Bag Drop to Bristol Connecticut

- 
- CLYNK is working with Stop & Shop to launch a 5-store Bag Drop pilot to provide easy and convenient access for citizens of Connecticut to redeem beverage containers.
 - We are aiming to place the first Sustainability Station in Bristol
 - Our processing facility (RecyclX) is also located in Bristol
 - The Pilot includes the placement of a free-standing Sustainability Station on the parking lot in a designated area, details in subsequent slides.
 - This placement will require Landlord and Town Approvals, which CLYNK will work to secure.
 - Additionally, CLYNK has met with City officials in various communities in Connecticut and have received overwhelming support for this mode of redemption as it provides residents the opportunity to redeem their containers in quick, easy and clean manner.



CLYNK's commitment to bringing Bag Drop to Connecticut centers around a successful partnership with Stop & Shop

- CLYNK has played a pivotal role in getting RecyclX a \$1.9million CT DEEP grant to stand up a Material Recovery facility in the state
- CLYNK secured \$100K in marketing to support awareness building campaigns in pilot neighborhoods
- CLYNK has retained legal and technical representation in CT for real estate and construction issues

How this Works



Customers register via mobile app or online / Bags purchased in store



Full bags are dropped off in on-site Sustainability Station



CLYNK collects and loads onto truck



Bags are taken to processing facility & containers are redeemed & sorted



Redemption credited to customer account

We drive **loyalty, visits and incremental revenue**

"I rave about it. I find it super simple and convenient."

"When companies like Clynk exist, it's so damn easy to redeem cans."

"You have to try CLYNK! It's the best!"



"Best bottle deposit system so far."

"Love it!! Highly recommend it."

"I appreciate that you've essentially gamified recycling. I love the feeling of dropping off 3 bags and seeing what I have in cash a few days later."

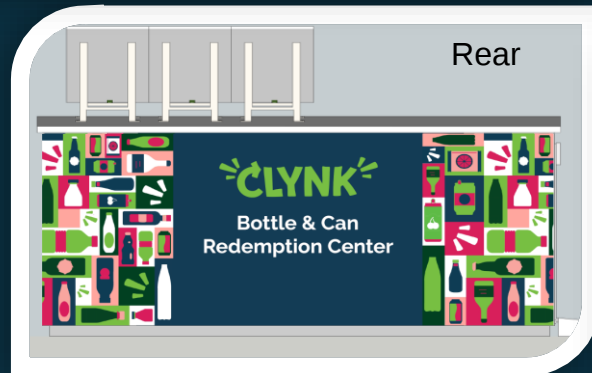


100% Recycled or Recyclable Building Solution

- Made from recycled PET sourced from non-food grade plastics processed into structural foam core
- Skinned with fiberglass on an aluminum frame
- Transported with a mobile lift and can be positioned on any flat surface in minutes
- Gross Weight ~2,900 lbs.
- Building Size 8'w X 8'h X 20'l
 - Additional Option 32'l

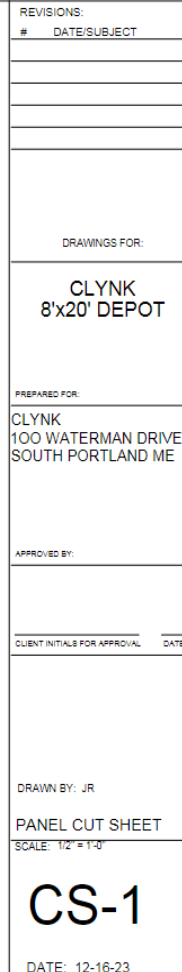


- No need for parking lot trenching or power connections
- Powered by two solar panels with 360-degree alignment and a wind turbine
- Can operate for about 10 days without sun on battery back-up
- Cellular enabled



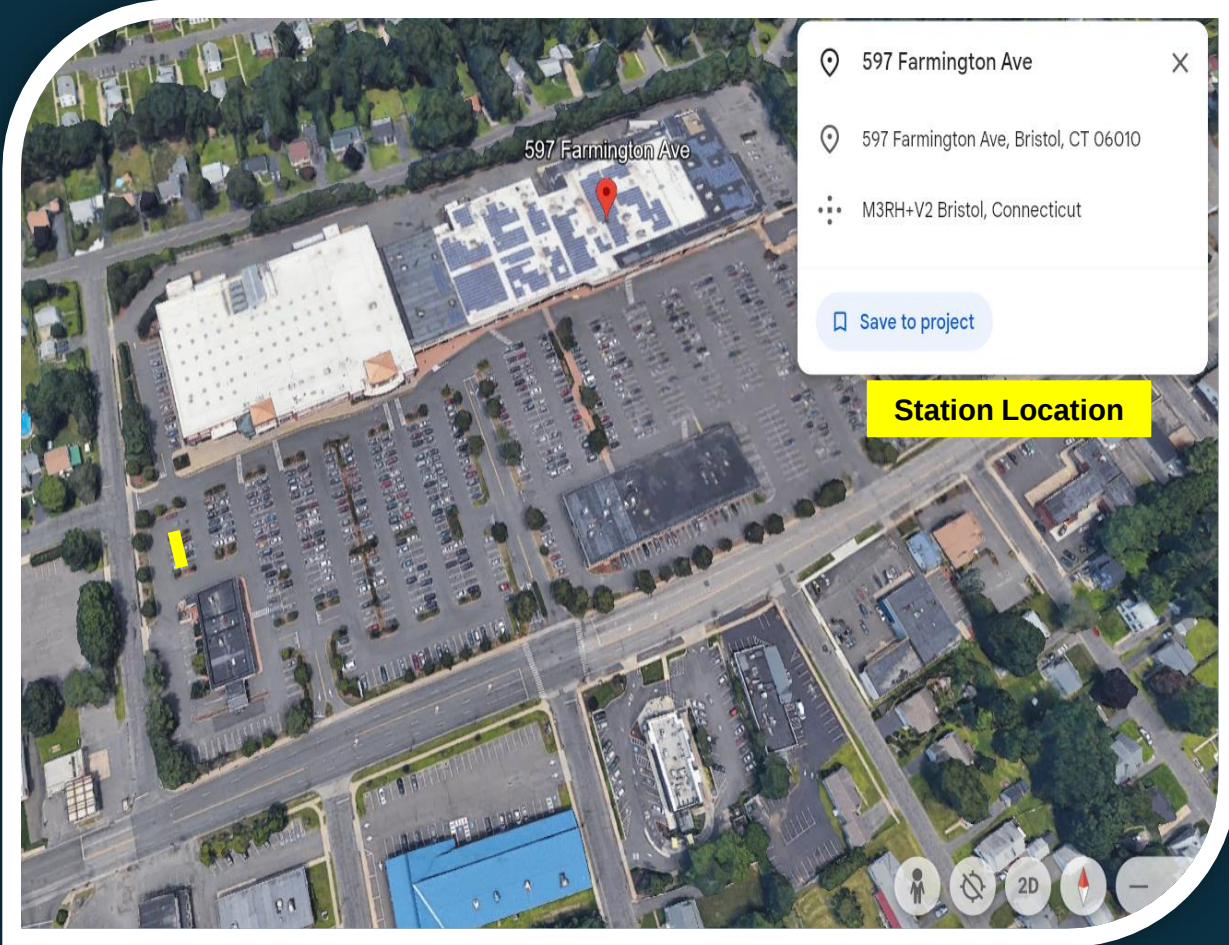


- # Building Footprints





- Will require access by 28' box truck for pick-up's
- Pick-up's will occur a minimum of once daily and multiple times based on volume



Site Placement



31,579 SF INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010

BUILDING SPECIFICATIONS

Available Space	10,835 - 31,579 SF
Office Space	4,221 SF
Warehouse	27,358 SF + 380 SF mezzanine
Ceiling Height	16 ft
Docks	2 with levelers
Drives	5
Roof	Tar & gravel, 2016
Column Spacing	20' x 48'
Year Built	1970
Year Last Renovated	1983

MECHANICAL/UTILITIES

Heat	Forced hot air/gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Wet system
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	2.25 Acres
Rail	Possible; Pan Am Southern Rail
Zoning	Industrial



Who We are

- **18** years in business as the pioneer of Bag-Drop Recycling/Redemption
- **5** states - (ME, NY, OR, IA, CT)
- **25%** of volume in ME goes through Clynk
- **212** locations in the field
- **2.5B** containers processed
- **8** patents
- **2.86M** store visits annually
- **3,500+** Clynk-To-Give Accounts & **\$3.5M** donated to charity
- **75** Net Promoter Score
- **200+** Employees

 **Thank you** 

Economic Development/Marketing/Grants/CDBG Report

October 2024

Downtown/West End Updates

- Centre Square:
 - Carrier anticipates receiving a Certificate of Occupancy for Phase I Centre Square Village early October. Construction of “Phase II” is set to begin in late 2024.
 - Hope Street Parking Garage construction is expected to be complete in early 2025.
 - Streetscape construction for North Main Street (in front of McDonalds, former Dunkin, and Post Office) is ongoing.
 - The final parcel available for development must temporarily be used for parking during the Hope Street Garage construction.
- Golden Years’ opening is late October 2024. The building at 118 Main Street will serve as headquarters for Golden Years’ home healthcare operation, adult daycare, and a small café that will provide food for the agency’s programs and for the public.
- Staff and CIC continue to work with Ironhorse Pub/People’s Choice as it prepares to open at 150 Main Street in October.
- Fork Plus Band Slingshot is preparing to open in late October/November as an innovative entertainment option downtown.
- The Rusgrove family and team continue build-out of the new Pure Foods at Centre Square Village with potential for an additional project as well.
- Staff expect the ownership of the plaza at 59 North Main Street (Sabaidee Thai, etc.) to begin paintwork shortly for the exterior of the buildings.
- The Michaels Organization continues due diligence on the J.H. Sessions project. This includes floorplan design, assembling funding sources, historic design work, and collaborating with the City on a draft developer agreement that, when ready, will be presented to the ECD downtown committee, ECD Board, and City Council.
- There will be an update on Riverside Ave. streetscape design at the Oct. ECD meeting.
- Paving for the West End realignment is complete. Landscaping and similar work is ongoing.

Development Outside Downtown

- Industrial Update:
 - FORCE Automation and Hexi Corp. are working on details for their projects on SEBBP Lot #3 and Lot #6, respectively.
 - Staff will present a project proposal for SEBBP Lot #2 at the October Industrial Committee/ECD meeting.
 - A small, family-owned manufacturer from a nearby community is set to lease approximately 30,000 square feet in Bristol soon.
 - After years of discussions, a small manufacturer from a nearby community is set to purchase 492 Birch Street. More to come.

- Route 6:
 - SNIPES, a European based streetwear retailer, will open a 7,000 square foot store in Bristol Plaza in the coming months.
 - Divine Health, a fresh juice/smooth bar, is open at 724 Farmington Ave. next to Benjamin Moore paint.
 - Ocean State Job Lot has purchased the former Walmart Neighborhood Grocery at 325 Oakland Street.
 - A potential Asian food buffet style restaurant is opening in the Market32 plaza. More to come soon.
 - A Wing Stop location is planned for a retail space adjacent to Hobby Lobby.
 - Construction on the ProHealth/car wash/fast casual restaurant project on Route 6 is well underway.
 - ECD staff are working with the owner of an Indian Grocery Store that will occupy the former Eblens space.
 - Both gas stations are under construction
 - Jimmy's on the River is back open and planning a grand reopening celebration for November 4.
- Forestville
 - Staff will provide an update on 43 East Main Street at the October ECD meeting
 - Staff are assisting the Forestville Village Association with plantings in Forestville center
 - RecycleX is a bottle and can redemption facility preparing to open on Wooster Court. RecycleX is partnering with Clynk, a company that will provide several bottle/can redemption locations in the area. Customers use a special bag to drop off at the redemption locations connected to user accounts. More information to come.

Business Incentives

Small Business Micro Grants

- ForkPlusBand Slingshot: Assisting with a renovation cost for 99 Main Street.
- Urban Collab Studios: Assisted with a renovation including lighting and soundproofing for a new podcasting studio.
- Pine Street Package Store: ECD is assisting with a Small Business Grant application to help with the cost of new signage infrastructure and fence.

State of CT Urban Jobs Tax Abatement for Manufacturers

- Submitted Applications: G&M Woodworking and Bauer Inc.

Downtown/West End/Forestville Façade Program

- ECD staff will present a recent grant approval for Ironhorse Pub at 150 Main St.
- Future projects include Smith Cycles on Riverside Ave., Self-storage on Prospect/Main, and more.
- We will directly market this project to Forestville Center property owners this fall.

Forgivable Revolving Loan

- Three loans have closed with several loans in process. CIC will provide a fourth quarter report to the board in the coming months.

Marketing

Marketing and Public Relations Initiatives:

1) ECD Happenings:

- A ribbon cutting ceremony was held for two newly built homes designated for first-time low/moderate income homebuyers by Greater Bristol Homes and Neighborhood Housing of New Britain on Gridley Street on Wednesday, September 25th.
- Mayor Caggiano and Justin visited ESPN on September 12th to acknowledge their 45th anniversary
- ECD and DPW have been working with a new company – CLYNK that will be partnering with Stop & Shop and RecylX to bring a new innovative and more sustainable way for the community to recycle bottles and cans – see presentation in Communications

2) A video has been developed to showcase all the development happening in Downtown, including new streetscape on North Main Street, and to make the community aware of completed projects and to ask for their patience for those that are still underway as they travel in and through the downtown area – see link in Communications

Grants Administration

Grants still Pending:

- Cybersecurity grant funded by the Connecticut DEMHS.
- EPA dollars via NVCOC for Brownfields Assessment grant -- 43 East Main Street
- 2023 Assistance to Firefighters Grant from FEMA.
- DEEP Recreation and Legacy Parks program – grant to update Rockwell Park.

CDBG Program Highlights

Justin, Dawn, and David attended a HUD workshop for all CT CDBG communities held in West Hartford on Sept. 17.

Changes to the Residential Rehab Program are being proposed to address increased demand and reduced funding of the CDBG allocation. Converting the grant program to a loan will bring Bristol into alignment with all other CDBG programs in the state, and will enable the City to recover funds over time to put back into the program. The loan terms will consist of a 1-time, lump sum collection when the property is transferred to a new owner. No interest will be charged and repayment will only be made when the property is transferred.

- CDBG Year 49 – CAPER under review.
- CDBG Year 50 – Annual Action Plan has been approved.
- 5-Year Consolidated Plan – CDBG Policy Committee will meet to establish goals based on the results of the survey conducted earlier this year.





ECONOMIC AND COMMUNITY DEVELOPMENT



RESIDENTIAL REHABILITATION PROGRAM

**BRISTOL CITY HALL
111 NORTH MAIN STREET
BRISTOL, CT 06010**



ECONOMIC & COMMUNITY DEVELOPMENT RESIDENTIAL REHABILITATION PROGRAM

INFORMATIONAL PACKAGE

Enclosed you will find a copy of the loan application program guidelines, general types of work covered, and income guidelines. After reviewing these documents, please contact the Residential Rehabilitation Specialist if you have questions or feel that you may qualify for loan assistance.

ECD staff can discuss program guidelines to address emergency issues such as lack of sewer, water, or heat immediately if possible.

David Sgro
Housing & Project Specialist
Economic & Community Development
860-584-6189
111 North Main Street
Bristol, Connecticut 06010



RESIDENTIAL REHABILITATION PROGRAM

Loans to assist and encourage preservation of our older housing stock

- Rehabilitation to bring property up to the standards of health and safety codes is eligible.
- The funding is provided in the form of a long-term, interest-free loan that must be repaid to the City in one lump sum when the property is sold, transferred to another owner, or it is no longer the owner's principal place of residence.
- The amount of the loan is based multiple factors, including the household income, the estimated total cost of the work, and whether the applicant owns a single-family or multi-family home.
- You are eligible for the program if you own and occupy your home and meet the income guidelines.
- You are eligible if you own and occupy a unit in a multi-family home with no more than 3 units in total. The owner and a majority (51%) of the tenants must meet income guidelines.

Applications are available at the Economic and Community Development Department. The office is open daily Monday through Thursday between the hours of 8:00 and 4:30 pm, and Friday between 8:00 and 1:30 pm. The office can be reached at 860-584-6185.

ALL INTERESTED PARTIES ARE ASKED TO CONTACT THE OFFICE FOR AN APPOINTMENT BEFORE COMING TO THE DEPARTMENT.

COMMON IMPROVEMENTS COVERED IN THE RESIDENTIAL REHABILITATION PROGRAM:

Roofing
Insulation
Asbestos Abatement
Boiler / Furnace Replacements
Electrical Upgrades
Structural Repairs

Plumbing Repairs (Major)
Underground Oil Tank Removal
Lead Paint Abatement / Encapsulation
Windows Replacements
Fire and Building Code Upgrades
Siding / Painting (On a case-by-case basis)

**David Sgro, Housing & Project Specialist
Economic & Community Development**

860-584-6189

111 North Main Street, Bristol, CT 06010

ECONOMIC & COMMUNITY DEVELOPMENT RESIDENTIAL REHABILITATION PROGRAM

TO QUALIFY FINANCIALLY ALL GROSS INCOME MUST BE CONSIDERED

Refer to the Adjusted Gross Income line on the annual income tax return

INCOME QUALIFICATIONS INCLUDE:

Income of ALL people in the home who are 18 or older

*Wages
Pensions*

*Bank Interest,
Dividends
Retirement Plans*

*Social Security
Net Rental Income*

Adjustments in income may be considered for one-time monetary amounts such as gaming winnings or inheritance.

INCOME GUIDELINES PER FAMILY SIZE

FAMILY SIZE	MAXIMUM INCOME
1 person	\$68,250
2 person	\$78,000
3 person	\$87,750
4 person	\$97,450
5 person	\$105,250
6 person	\$113,050
7 person	\$120,850
8 person	\$128,650

For a **single-family** homeowner to be financially eligible for ECD loan assistance, the applicant's adjusted gross income for their family size must be under the limits listed above. The income of all family members living in the dwelling over the age of eighteen (18) is considered in the calculation. The maximum award per project is \$15,000.

In **multi-family dwellings** with three (3) or less units, each unit must provide income eligibility for its occupants. In a two-family dwelling, one household must qualify as income eligible; in a three-family dwelling, two households must qualify according to the above guidelines. The owner of the property must occupy one of the units and meet income guidelines.

MAXIMUM ALLOWABLE MULTIFAMILY LOAN AMOUNTS

DWELLING SIZE	LOAN AMOUNT %	MAX. LOAN ALLOWED
1 unit	50%	\$ 5,000
2 unit	50%	\$ 6,500
3 unit	50%	\$ 8,000

In addition to eligible rehabilitation work, qualified applicants may receive additional loan funds for rehabilitation of vacant units. Vacant units documented to have been vacant in excess of six months will be eligible for 50% funding with a maximum loan per unit of \$8,000.

RESIDENTIAL REHABILITATION PROGRAM

The City of Bristol, through the Economic and Community Development Department (ECD), offers a means-tested program to assist eligible property owners in the rehabilitation of their homes. The Community Development Block Grant (CDBG) program of the Federal Department of Housing and Urban Development (HUD) funds the program offered. The program is intended to assist low- to moderate-income residents and to maintain the safe, decent, and sanitary conditions of Bristol's housing stock. The ECD staff will discuss the options of this program with the applicant. The current program concentrates on owner-occupied single- and multi-family homes.

WHAT IS A REHABILITATION LOAN?

The rehabilitation loan is a payment from the City of Bristol to eligible applicants for approved work. The City is offering these loans to assist and encourage the maintenance and preservation of our older housing stock. The loans are available for owner-occupied single- and multi-family homes. The funding is provided in the form of a long-term, interest-free loan that must be repaid to the City in one lump sum when the property is sold, transferred to another owner, or it is no longer the owner's principle place of residence.

WHAT KIND OF IMPROVEMENTS ARE COVERED?

Maintenance items that improve energy efficiency and bring the property up to the standards of health and safety codes will be eligible for loan assistance. Examples are defective plumbing, inadequate electrical systems, faulty heating systems, outdated roofs, damaged interior walls, ceilings and floors. Exterior structural repairs such as porches, fire exits, and replacement windows are considered eligible. Items to conserve energy, such as installation of insulation and weatherization are also eligible items. Due to funding limitations, exterior painting and siding will be considered on a case-by-case basis.

FINANCIAL LIMITATIONS:

The loan on a single-family home is based the income qualification of the family according to HUD's Annual Income Guidelines for Hartford County. If the household qualifies at 51-80% of Average Median Income (AMI), they are eligible for 50% of the project cost and must contribute 50% toward its completion. For households at 31-50% AMI, 75% of the project cost will be paid by the City and the homeowner will be expected to contribute 25%. And households at 0-30% AMI can be awarded 100% of the total cost of the project up to the maximum of \$15,000.

Owner-occupied multi-family dwellings up to and including three units can be considered for CDBG loan assistance for approved work. A majority, 51%, of the units must contain households that qualify under the income requirements. The reimbursement is based on 50% of the total cost of work with a maximum of \$5,000 for the first unit and an additional \$1,500 for each additional unit. For example, loans can total \$6,500 for a two-family home and \$8,000 for a three-family home.

ALL LOANS ARE SUBJECT TO THE AVAILABILITY OF FUNDS. ELIGIBLE APPLICATIONS MAY, AT THE DISCRETION OF THE ECD STAFF, BE PLACED ON A WAITING LIST.

ELIGIBILITY:

Single Family Properties: You may be eligible if you hold title, occupy your home as your primary residence, and meet the income guidelines for the number of people in the home. The income limits change periodically. The most recent limits will be given to the applicant at the time of their initial interview.

Multiple-Unit Properties: In the case of a multi-unit property, a majority of 51% or more of the units must contain households that meet the income limits, currently, or upon completion of rehabilitation. Additionally, the owner of a multi-family house must qualify as a low-to-moderate income household. ECD staff **will** randomly request official documentation showing the financial status of any new tenant and their current rents at any time during the life of the agreement. Prior to rental of units to new tenants, the owner shall verify income and provide verification to the ECD.

MANDATORY REQUIREMENT: ALL PROPERTY TAX OBLIGATIONS TO THE CITY OF BRISTOL MUST BE CURRENT PRIOR TO APPLICATION FOR LOAN ASSISTANCE AND REMAIN CURRENT FOR THE DURATION OF THE AGREEMENT.

APPLICATION:

Interested property owners are asked to fill out an application as thoroughly as possible. The income and number of people residing in the home are the primary qualifications. You must report the income of all people in the home who are eighteen (18) years of age and older.

All wages, dividends, pensions, rental income, social security, and bank interest are considered as income and must be shown.

This financial information is usually found on the annual Federal income tax form, a current copy of which may be requested by this office. In the event of any intentional fraud or misrepresentation regarding any statements or information furnished in conjunction with this application, the ECD will terminate any application and demand repayment of any funds already paid.

PROPERTY INSPECTIONS:

During the application review process an inspection of the proposed renovations will be conducted by the ECD staff. At this time, the home will also be inspected for any health and safety code violations. If any violations are found, other than the work applied for, the homeowner will be notified by the ECD staff. If considered serious, the ECD will require that the code violations are corrected prior to or during the ECD approved renovation work. Applicants who are unable to afford these necessary code corrections are advised to speak with the ECD staff about alternative financing. No funds will be paid to an applicant, if in the judgment of the ECD staff, a **serious** violation or health hazard shall remain in the home after the rehabilitation is completed.

LEAD PAINT NOTIFICATION:

A potentially major health hazard in homes built prior to 1978 is lead-based paint. Attached to this portfolio you will find a notification addressing the concerns of lead-based paint. In the event that this office suspects the presence of lead paint hazards and the home has children under the age of six (6) years old, testing may be required to detect the level of lead in the paint. Please take the time to read this enclosed notice. If the applicant is accepted into the Rehab program, a signed notice from all tenants showing that they have received this information will be required by this office.

ESTIMATES:

Three written estimates are usually required for any work that is to be done. These estimates must show the costs for each item for which you are applying: The estimates obtained will be reviewed by the ECD staff to help determine which contractor best suits the needs of the applicant. Any modification to an estimate that changes the cost or quality of work must be brought to the attention of the ECD in writing prior to work proceeding. Loans will not be approved for any changes in the cost or quality of the work, if it is not first approved in writing by the ECD. In certain cases where the total cost of the work is \$1,000 or less, ECD Staff may waive the need for more than one estimate.

WORK AUTHORIZATION:

After the applicant has obtained estimates, a meeting will be scheduled between the applicant and the ECD Rehabilitation Staff. At this time, the estimates will be analyzed and a contractor chosen. The applicant has the right to select a contractor that is not the lowest cost, but then must pay the difference (the City will only finance the project at the lowest estimated price.) The applicant will then enter into a loan agreement with the City that states the amount of funding and describes the rehabilitation work approved. No work should commence until the loan agreement is signed. In addition, a written, signed contract should always be obtained from the chosen contractor prior to the commencement of work. All contractors must have the necessary licenses and insurance as required for their trade.

Payments to contractors will be released following inspection and approval of the completed project by ECD Staff.

LOAN AND RENTAL AGREEMENTS:

In order to ensure that all conditions of the programs are met, each owner is required to enter into a loan agreement with the City of Bristol and the ECD. The agreement covers among other things, the property tax requirement, loan recovery, proper maintenance and other conditions. A separate rental agreement is required for multi-family homes where 51% of the occupants must meet income guidelines at the time of application.

LOAN RECOVERY PROVISIONS:

Loans are provided to owners based upon a public policy goal of maintaining long-term occupancy of one's primary residence. The property must also be occupied by low- to moderate-income families and individuals based upon income verification at initial occupancy. The funding is provided in the form of a long-term, interest-free loan that must be repaid to the City in one lump sum when the property is sold, transferred to another owner, or it is no longer the owner's principal place of residence. Failure to pay City of Bristol property taxes may result in a recall of the loan.

Single Family Loans

In a single-family owner-occupied home, loans will be given to applicants who reside in the home. When ownership of the home is transferred to another owner, or the owner no longer resides in the home, a lump-sum repayment of the loan is due to the City.

At the completion of the rehab work, the loan agreement will be filed on the Bristol land records with the City Clerks' office to ensure compliance with the lump-sum payment agreement. Upon repayment, the lien will be removed from the land records.

Multi-Family Owner-Occupied Loans

In addition to the above terms, the rental agreement will also be filed with the land records, and will be removed upon repayment of the loan.

HISTORICAL REGULATIONS:

Many of the older homes in the City are listed on the Historical Resources Index. In the event that the building is on the Index, the work to be performed must conform to the U.S. Secretary of the Interior's Guidelines. Written approval by the State Historical Preservation Officer (SHPO) may be needed. Funding will be denied if these guidelines are not followed or the State Historical Preservation Officer does not grant approval. State approval may also be needed if the dwelling in question is in a historic district and this office feels that a potentially adverse effect will result from the work being requested to the home's exterior visual appearance.

WETLANDS/FLOOD PLAIN AREAS:

Certain areas of the City fall into the Inland/Wetland or Flood Plain categories. When the building lies within one of these areas the applicant will have to supply proof of the appropriate insurance if it is deemed necessary by the ECD staff. This office will research the property to see if it does fall into one of the categories and advise the applicant if special circumstances arise that may alter the work description or require the approval of the Inland Wetland Review Board.

ECD REQUIRES THAT ALL MECHANICAL WORK SUCH AS ELECTRICAL, PLUMBING, AND HEATING BE DONE BY A LICENSED CONTRACTOR.

WRITTEN COST ESTIMATES ESTIMATING APPROPRIATE COSTS AND ALL NECESSARY PERMITS MUST BE OBTAINED WHEN REQUIRED BY THIS OFFICE, THE BUILDING INSPECTOR'S OFFICE, OR ANY OTHER CITY AGENCY.

PROGRESS/COMPLETION OF WORK:

Applicants that do not proceed with the requested work or show no progress towards starting the work will be contacted four months from the approval of the application. Work is to be completed in a timely fashion from the time of application approval. **Lack of progress may result in the termination of the application.**

Upon completion of the work the appropriate inspector(s) and the ECD staff will conduct a final inspection. The contractor must be paid in full for the applicant's share and a copy of a paid receipt delivered to this office prior to any payment being processed. In the case of large projects, a partial payment may be requested for work done to date. The ECD staff will discuss the partial payment process with the applicant prior to work commencing. From the completion date of the project and with all the necessary documentation supplied to this office, the check will be issued to the contractor in approximately four to six weeks. A large caseload can prolong the payment process.

The Economic and Community Development Department is open Monday through Thursday between the hours of 8:00 AM to 4:30 PM, and Friday from 8:00 AM to 1:30 PM. The office can be reached at 860-584-6185 during these hours.

ALL INTERESTED PARTIES ARE ASKED TO CONTACT THE OFFICE TO ARRANGE FOR AN APPOINTMENT.

LEAD REMEDIATION:

All homeowners must comply with HUD regulations concerning the assessment and remediation of lead-based paint. Housing in which children under six (6) years of age reside are primary projects for intervention in the event lead-based paint is detected. The City of Bristol, in conjunction with the Bristol-Burlington Health District and the Connecticut Children's Medical Center, will pursue avenues to remediate the lead paint from homes where children are present. This effort takes precedence over other rehabilitation projects.

If the full amount of the loan award is utilized for lead paint remediation or abatement, the resident will need to abide by the City's policy of waiting two years before applying for another loan through the program.

CONTRACTOR SELECTION:

All contractors selected to work on projects in the Residential Rehabilitation Program will be selected in accordance with City of Bristol and HUD purchasing policies.

1. All projects will contain scopes of service totaling less than \$15,000 (the City's maximum loan per project). Therefore quotes from a minimum of three (3) qualified contractors are required.
2. Pursuant to 24 CFR 85.35, the City will not make any award or permit any subcontract to a party that is debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs subject to 2 CFR Part 2424. The Bristol Department of Economic and Community Development (ECD) will be responsible for monitoring contractor eligibility.
3. All contractors must be licensed, insured, and qualified to perform the rehabilitation work they are bidding on.
4. Efforts will be made to ensure that small minority- and women-owned business concerns are given opportunities to bid on and receive contracts related to work performed through this program.
5. Residents will sign an agreement with the chosen contractor to perform the work described in the loan agreement. The City is not liable for any failure on the part of the contractor to perform the work as promised.

HOMEOWNER WORK AUTHORIZATION:

Upon review of the scope of work prepared by the City of Bristol, the homeowner must execute a Rehabilitation Agreement with the Contractor that details the work to be performed on their home and an estimated cost of said work, the amount of the loan provided by the City, and an estimated timeline for its completion. A lien will be placed on the property when the project is complete, which can be removed after repayment of the loan in accordance with the terms described herein.



CITY OF BRISTOL
ECONOMIC & COMMUNITY DEVELOPMENT

RESIDENTIAL REHABILITATION PROGRAMS

BUILDING PERMITS:

All applicants that have been approved for the work through ECD Rehabilitation Programs must abide by all its rules and regulations. **The applicant or the contractor must supply this office with proof that a building permit has been obtained prior to the work commencing.** If the work was completed and a permit was not taken, the ECD will consider this a violation and will not be obligated to make any payment to the loan applicants.

CONTRACTOR / PROPERTY OWNER NOTIFICATION REGARDING WORK INVOLVING LEAD-BASED PAINT

**EVERY RESIDENTIAL DWELLING BUILT PRIOR TO 1978 HAS
THE POTENTIAL FOR HAZARDOUS LEAD PAINT LEVELS.**

**ALL PROJECTS RECEIVING FINANCIAL ASSISTANCE FROM THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT MUST
FOLLOW ALL FEDERAL REQUIREMENTS AS THEY RELATE TO WORK
INVOLVING LEAD-BASED PAINT PER THE CODE OF FEDERAL
REGULATIONS 24 PART 35. ALSO, FEDERAL LAW REQUIRES
CONTACTORS TO BE CERTIFIED AND FOLLOW SPECIFIC WORK
PRACTICES TO PREVENT LEAD CONTAMINATION.**

LEAD HAZARD EVALUATION

**EACH UNIT AND ITS COMMON AREAS MUST BE EVALUATED TO
IDENTIFY LEAD HAZARDS.**

**THE INITIAL INSPECTION OF THE BUILDING AND THE SCOPE OF WORK
REQUESTED WILL DETERMINE IF ANY POTENTIAL HAZARD EXISTS. IF
LEAD PAINT IS TO BE DISTURBED DUE TO CONSTRUCTION OR REPAIRS
BEING MADE OR IF DETERIORATED PAINTED SURFACES WITH LEAD
ARE FOUND DURING THE INSPECTION, VARIOUS LEVELS OF SAFE
WORK PRACTICES MUST BE FOLLOWED AND CONDUCTED BY
CERTIFIED WORKERS ONLY.**

WORK REQUIREMENTS FOR REPAIR OR REMOVAL OF LEAD PAINT HAZARDS

**THE SCOPE OF WORK NEEDED TO CORRECT ANY POTENTIAL LEAD-
BASED PAINT HAZARD(S) VARIES. ONCE THE SCOPE OF WORK IS
DETERMINED AND ANY NECESSARY TESTING IS FINALIZED AND
DOCUMENTED, THE APPLICANT AND CITY STAFF WILL DISCUSS THE
OPTIONS AFFORDED THE APPLICANT TOWARDS ELIMINATING THE
LEAD-BASED PAINT HAZARD.**

**ECONOMIC DEVELOPMENT STAFF WILL ASSIST APPLICANTS WHO
HAVE PROPERTIES FOUND WITH A LEAD PAINT HAZARD OR WHERE
WORK WILL DISTURB LEAD PAINTED SURFACES TO OBTAIN CERTIFIED
WORKERS, THE IMPLEMENTATION OF SAFE WORK PRACTICES, AND
THE COSTS ASSOCIATED WITH THE ELIMINATION OF SAID HAZARD.**

NOTIFICATION

THE FOLLOWING NOTIFICATION REQUIREMENTS APPLY TO ALL UNITS RECEIVING FEDERAL ASSISTANCE FOR REHABILITATION.

**UNIT OCCUPANTS MUST RECEIVE PAMPHLETS:
“PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME”
AND “RENOVATE RIGHT.”**

THESE PAMPHLETS PROVIDE EDUCATIONAL INFORMATION DESCRIBING LEAD BASED PAINT HAZARDS. ALSO, IF A PRE-1978 UNIT IS KNOWN TO CONTAIN LEAD-BASED PAINT OR LEAD-BASED HAZARDS, OWNERS MUST NOTIFY TENANTS OR PROSPECTIVE PURCHASERS.

NOTICE OF HAZARD EVALUATION AND/OR REMOVAL

UNIT OCCUPANTS MUST BE NOTIFIED OF ANY LEAD HAZARD EVALUATION RESULTS (OR THE PRESUMPTION OF LEAD-BASED PAINT/HAZARDS) AND OF THE HAZARD REDUCTION ACTIVITIES AND CLEARANCE. A LEAD-BASED PAINT RECEIPT FORM MUST BE SIGNED BY ALL HOUSEHOLDS OF MULTI-FAMILY DWELLINGS.

After deposit, all projects include 2 free proof revisions, thereafter billed at our hourly design rate.

Sign Details: 38" H x 84" W brushed aluminum composite signs with 1" FCO acrylic letters



99 Newton Ave., New Britain, CT 06051

860-223-8778 www.biancasigns.com



Date: 9/10/2024

Client: Iron Horse Sports Pub

Client Phone:

Email: rmercier3691@yahoo.com

Designer: Kyle

Materials Used:

Any materials being used for the job

Fonts:

Cheltenham Medium

Project Location:

150 Main St, Bristol, CT

Production Notes:

N/A

Vinyl Material:

N/A

Substrate:

Channel Letter

Molding:

File Name:

Iron Horse Sports Pub - Bristol Bank Face Mockup.ai

File Location:

D:/Jobs/I/Iron Horse

X _____ Date: _____

Please print, sign, date and return to signs@biancasigns.com

Please review proof carefully. Check that all spelling, punctuation phone numbers, dimensions and colors are correct prior to approval. Any changes made after approval may be subject to additional charges.

☐ Approved

☐ Approved Pending Revisions

☐ Revise and Resubmit

Revision#

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