

ECONOMIC & COMMUNITY DEVELOPMENT

Regular Meeting

Thursday June 2, 2022 5:15 PM

City Hall West Council Chambers, 131 N Main Street Bristol, CT

ATTENDEES: Mayor Caggiano, Council Member Panioto, Commissioners Schmelder, Goldwasser, Hick, Mills, and Rasmussen-Tuller.

ABSENT: Commissioners Cyr, and Zammett.

STAFF PRESENT: Justin Malley, Executive Director; Dawn Nielsen, Marketing and PR Specialist; Dawn Leger, Grants Administrator; Andrew Armstrong, Assistant City Planner.

GUESTS: Sabrina Trocchi, President & CEO Wheeler Clinic
Charles Talmadge, Development Planning Solutions

I. Call to Order

Mayor Caggiano called the meeting to order at 5:15 P.M.

II. Public Participation

Michael Dudko, 116 Lewis Road Bristol, CT, addressed the Commission and expressed several concerns with the sale of Lot 8 of the Southeast Bristol Business Park. Mr. Dudko stated that he has brought these concerns regarding contamination in the area to the Commission in the past and hopes that the buyer understands the history of contamination in the area before purchasing it.

III. Minutes – May 5, 2022

Commissioner Schmelder made a motion to accept the Minutes of May 5, 2022, seconded by Commissioner Mills. All commissioners present voted in favor and the minutes were accepted.

IV. Consent Agenda

- a. Communications**
- b. Economic Development Grants/Marketing Report**

Commissioner Schmelder made a motion to accept and file Consent Agenda items A through B, seconded by Commissioner Rasmussen-Tuller. All commissioner present voted in favor and the Consent Agenda items were placed on file.

V. New Business

- a. Southeast Bristol Business Park – Lot 8**

Justin Malley provided a brief overview of the Lot 8 & 9 project at the Southeast Bristol Business Park and reviewed the processes/procedures of purchasing City properties. Mr. Malley explained that the site plans still need to be approved but he asked that the Commission vote to approve the sale.

Commissioner Rasmussen-Tuller made a motion to allow Mayor Jeffrey Caggiano, or Acting Mayor, to execute a Purchase and Sale Agreement and to complete the property transaction, subject to the approval of Corporation Counsel, with SE Middle LLC, or its assigns, for the sale of the Southeast Bristol Business Park property known as "Revised Lot #8" as reflected on the map known as *Boundary Survey* from Dufour Surveying LLC dated May 6, 2022 for the purchase price of \$241,719.

Be it further resolved that SE Middle LLC, or its assigns, are required to seek development/site plan approval from the Economic and Community Development Board to ensure the development of "Revised Lot #8 is consistent with the Southeast Bristol Business Park Design Guidelines and Regulations and is leased to tenants deemed appropriate for the Southeast Bristol Business Park per the Southeast Bristol Business Park Design Guidelines and Regulations, seconded by Commissioner Schmelder. All commissioners present voted in favor and the motion passed.

The Commission engaged in a brief discussion. Mayor Caggiano stated that there is an updated environmental report which can be reviewed and discussed at future meetings. Commissioner Goldwasser asked if it should be noted that this decision is an exception and shall not set a precedent. Commissioner Schmelder asked if there was a projected timeline for the site plan submissions to ensure that the land is developed in a reasonable amount of time. City staff stated that a timeline provision could be worked into the Purchase and Sale Agreement.

b. Centre Square Update

Mayor Caggiano stated that a Centre Square update will be a standing agenda item going forward.

Sabrina Trocchi addressed the Commission and provided an update on the status of the Wheeler Clinic project. Groundbreaking is scheduled for mid-August/early September. Wheeler's goal is to be completely moved into the new building by December 2023. Ms. Trocchi ensured the Commission that they are moving aggressively to finish the project as soon as possible and they would like to be moved into the new facility before December 2023. Wheeler was asked to provide monthly updates to the Commission through the Economic & Community Development Department.

Charles Talmadge provided an update to the Commission on the City Place and Carrier project. They are currently dealing with market forces out of their control (supply chain/inflation issues). Due to these issues the cost of the project has increased from \$2.2 million to \$4 million. Mr. Talmadge ensured the Commission that they do not plan to sacrifice quality for cost and are still committed to working with the City to develop this property. The Carrier project is still expected to have a groundbreaking in 2022.

c. Farmers Market Update

Dawn Nielsen provided an update on the 2022 Farmers Market. The Farmers Market is scheduled to begin on June 18, 2022 and the City is finalizing the parking agreement with Bristol Health. There are 17 vendors and 4 food trucks committed at this point in time.

d. American Rescue Plan Act (ARPA) Update

Jack Reagan, Managing Director at UHY, provided the Commission with an update on the ARPA funds. The ARPA Committee worked to identify projects to allocate the funds to. The consultants will be monitoring the funds that are spent. Mr. Reagan stated that the Committee chose to fund transformational projects that promise real long-term economic benefits to the Bristol Community. Mayor Caggiano also provided a brief overview of the grant winners.

e. J.H. Sessions Building Update

Mayor Caggiano and Justin Malley have been in contact with the developer and they are dealing with the same economic/cost management issues as other City projects. \$2 million has been allocated to clean up the property.

VI. New Business by Commissioners

Commissioner Goldwasser informed the Commission that Justin Malley recently appeared in the "Made in America" podcast and promoted the City of Bristol in a great way.

Mayor Caggiano provided an update on the Starbucks/Chipotle project at the old Ruby Tuesdays location. The developer ran into an issue with the sewer/water lines and they are currently working with the City to remedy the situation.

VII. Old Business by Commissioners

None.

VIII. Any Other Business

a. City Council Member Report

None.

b. CDBG Policy Committee Report

There was a 4.5% reduction in allocated funds. The Commission will be asked to vote at next month's meeting and from there it will go to City Council before being submitted to HUD. Justin Malley recognized Dawn Leger for her efforts.

IX. Executive Session

a. Downtown Grant Application

The Executive Session was tabled.

X. Adjournment

At 6:37PM Commissioner Rasmussen-Tuller made a motion to adjourn, seconded by Commissioner Goldwasser. All commissioners present voted in favor and the motion passed.

Respectfully submitted,
Lindsey Schaffrick,
Recording Secretary