



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

<https://bristolct-gov.zoom.us/j/88677210794?pwd=M2xITXBOVIRsSDROR1VlSmtnbmdudz09>

Meeting ID: 886 7721 0794

Passcode: 379107

The regular ECD Board Meeting will be held on Thursday, May 1, 2025, 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 April 3, 2025 Regular Meeting
- IV. Consent Agenda
 - A. Communications
 - B. Economic Development/Grants/Marketing Report
- V. New Business
 - A. Marketing Update
 - B. Board of Finance Transfer Request
 - C. Incentives Update
 - D. Downtown Update
 - E. Neighborhood Assistance Act
- VI. New Business By Commissioners
- VII. Old Business by Commissioners

VIII. Committee Reports

A. City Council Member Report

IX. Adjournment

PER ORDER OF THE CHAIRPERSON

Jeff Caggiano
Mayor

ECONOMIC & COMMUNITY DEVELOPMENT

Regular Meeting Minutes

Thursday, April 3, 2025 5:00pm

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

ATTENDEES: Mayor Caggiano, Commissioner Schmelder, Council Member Dickau, Commissioner Goldwasser, Hick, and Kearney-Gonzales

ABSENT: Commissioner Mills, Provenzano, and Cowdell

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

GUESTS: Meg Close and Jack McGovern, The Michaels Organization (Zoom)

I. Call to Order

Mayor Caggiano opened the meeting at 5:01pm, and led all present in the Pledge of Allegiance.

II. Public Participation

There was no Public Participation.

II. Approval of Minutes

A. Minutes of the March 6, 2025 Regular Meeting

The mayor called for a motion to approve the Meeting Minutes from March 6, 2025. Commissioner Schmelder made the motion to approve the minutes, and Commissioner Goldwasser seconded it. All were in favor and the Minutes were accepted into the record.

IV. Consent Agenda

A. Communications

B. Economic Development/Grants/Marketing Report

The mayor called for a motion to approve the Consent Agenda. Commissioner Goldwasser made the motion to approve the Consent Agenda, and Commissioner Schmelder seconded it. All were in favor and the Consent Agenda was accepted into the record.

V. New Business

A. 273 Riverside Ave. and Downtown Update

Justin Malley, along with Meg Close and Jack McGovern from The Michaels Organization, the city's developer of choice for 273 Riverside Avenue, discussed the State's suggestions for the mix of work force housing rates to be offered there. The State can provide more funding for the project if a small number of apartments are offered at 30% Area Median Income (AMI). The project is currently projected with a range of 50% to 80% AMI. Discussion followed including funding models, and next steps in the process.

Additional Downtown Updates were also provided, including interior improvements to the newly purchased Express Kitchens locations. Ventana's Restaurant on N. Main Street opened on Monday, March 31st to positive feedback. Monterey Mexican Restaurant signed their lease for space in the new Centre Square building on N. Main Street. The retail space at Centre Square is fully claimed now, and 95% of the apartments are rented.

A Route 72 Streetscape Public Hearing is scheduled for 7pm on April 29, 2025. Notification will be sent to building owners and businesses to make them aware. The Barnes Group offices remain in use until the end of the year, with high confidence in local businesses being interested in the space. Express Kitchens will be highlighting local manufacturing history in their new location. A well-known business outside the city is moving their offices and about thirty employees into the remaining space at 150 Main Street. This is the portion of the building not in use by Iron Horse Restaurant.

The Funck Building is under renovation by the Carrier Group, with attributes of interest, such as façade features, being discovered at the site, with plans to utilize them when it's viable for them to do so. Work continues at the site of the former Eagle Bank location.

B. 894 Middle St. and Industrial Update

Justin Malley presented slides showing various locations including Lots #10 and #11 - All State Trucking Company, Lot #2 - Horizon Stone, and Lot #3 - FORCE Automation. Lot #6 which has a new business interested in the space after the company the ECD Staff had been working with opted to end their inquiry due to their own budget constraints.

C. Forestville Update

Justin Malley presented additional slides focused on development in the Forestville section of Bristol. Locations and businesses discussed include the new BBQ & Bacon described as a pick up, commissary style location. 150 Central Street remains for sale, and a developer is interested in creating a new market rate apartment complex in another Forestville space.

A Brooklyn developer purchased property and welcomes the mix of existing tenants, from bands to artists and a printing company. The developer is embracing the area, telling ECD Staff how welcoming it was for them to do business in the city, and expressing appreciation to the mayor for being on site to speak with them.

Additional discussion around development in Forestville included a new Ecuadorian bakery, the Rumba Lounge and community parking area.

Justin Malley asked the Board to consider extending the Special Area Bonus within the city's Forgivable Revolving Loan Fund Guidelines to include Forestville. The bonus currently allows for the maximum loan amount to be raised by 25% for business in the Downtown Bristol area. Discussion followed.

In response, Mayor Caggiano proposed the following Motion:

To expand the existing Special Area Bonus within the Forgivable Revolving Loan Fund Guidelines to include the Forestville Village Center.

Commissioner Hick put the motion forward as presented. There were no additional comments or discussions. Commissioner Goldwasser seconded the motion. All were in favor, and the motion was accepted into the record.

The mayor noted that one of the major goals of the CIP Strategic Planning Commission is to discuss items like this, and that the Commission be made aware of the Forgivable Revolving Loan Fund option.

D. Manufacturer Visits

Justin Malley advised the Board that he is partnering with Katie D'Agostino from the Central CT Chambers of Commerce, and Kim Ward Holley from BristolWORKS! to complete in person check-in visits with Bristol manufacturers. The goal is to meet with one manufacturer a month to facilitate a more casual conversation than a ribbon-cutting or other special event allows for. A series of prepared inquiries meant to guide those conversations was provided with this meeting's agenda. Commissioner Goldwasser recommended sharing these business visits on the All Heart site, with the company's approval, as a series about the city investing in Bristol's existing manufacturing base.

E. CDBG Conflict of Interest Statement

Dr. Dawn Leger read the following Conflict of Interest Declaration for CDBG Year 51 as a matter of record:

Conflict of Interest Declaration for CDBG Year 51

April 3, 2025

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. She does not receive any remuneration for her service on the St. Vincent DePaul Board of Directors.

Justin Malley, Executive Director of the ECD, is a member of the Board of Directors of BristolWORKS! an applicant for CDBG funding. While Mr. Malley does not vote on the award of grant funds by the CDBG Policy Committee, he will be asked to recuse himself from the discussion of the BristolWorks! application. Mr. Malley does not receive any compensation for his service on the BristolWorks! Board.

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

Dr. Leger advised the Board that the ECD Staff expects to be notified about Bristol's allocation for CDBG Year 51 in early May. With that in mind, the Policy Committee Meeting and the next Public Hearing have been rescheduled from April to May.

Justin Malley shared that in addition to CDBG, Dr. Leger worked on the grant for the parking garage. The city is owed \$5M in grant funding for it, and the paperwork was previously submitted.

Justin Malley asked the Board for guidance regarding an exception request for Dynamic Manufacturing who is applying for a Forgivable Revolving Loan. Dynamic Manufacturing has been in the location for thirty-two years, and in operation for almost fifty. Their loan would be used to purchase equipment, and requires them to have a seven-year lease for their space. The business leases five years at a time per the property owner's processes.

Discussion followed. The Board agreed that the company's history in Bristol, and Community Investment Corporation's confidence in awarding them the loan, were positive factors to allow for the exception.

Mayor Caggiano proposed the following Motion:

To grant a waiver for Dynamic Manufacturing allowing them to have a longer Forgivable Revolving Loan term than the term length of their lease.

The motion was made by Commissioner Goldwasser, and was seconded by Commissioner Kearney-Gonzales. There was no further discussion. All were in favor and the motion was accepted into the record.

Commissioners also agreed to review the program and make updates to avoid additional waiver requests. Commissioners also requested the news of these businesses developing and investing in Bristol be shared with the community.

VI. New Business by Commissioners

Commissioner Hick inquired about the new location of the Monterey Mexican Restaurant in the Centre Square building. The restaurant joins Dark Moon and Pure Foods in the new retail space.

VII. Old Business by Commissioners

There was no Old Business by Commissioners.

VIII. Committee Reports

A. City Council Member Report

There was no City Council Member Report. Council Member Dickau expressed his appreciation at hearing about the positive activity in Forestville.

IX. Adjournment

Mayor Caggiano called for the meeting to be adjourned. Commissioner Hick made the motion to adjourn, and it was seconded by Commissioner Goldwasser. All were in favor and the meeting adjourned at 6:12pm.

Respectfully Submitted,
Sharon Arsego
Recording Secretary

Bringing Caribbean fusion to Bristol

The Bristol Press · 3 Apr 2025 · BRIAN M. JOHNSON @BRIANJOHNSONBP

BRISTOL – Ventanas Bar & Restaurant has opened on N. Main St., with the CaribbeanAmerican fusion restaurant promising to “bring the sun-soaked shores of the islands to your plate in every bite.”



Located at 59 N. Main St., the restaurant is owned by executive chef

Efraín Nieves, who previously owned Tata’s in Wallingford for 20 years.

Nieves said cooking is his passion.

“I love what I do,” he said. “I love to cook and I love when people leave with a smile.”

Nieves said that his family used to get together for a gathering every Sunday for “years and years”. He hopes to capture that same feeling with his restaurant. Ventanas Bar & Restaurant had its soft opening on Monday.

“Our menu is a love letter to the tropics,” the website states. “Think zesty mojitos, sizzling camarones al ajillo, and smoky Cuban sandwiches that transport you straight to a beachside fiesta.”

Nieves said he has had a very good response in his first couple of days, and has received a lot of positive reviews.

“People tell me that they love the food,” he said. “We have the best authentic Puerto Rican and Latin food.” Some of Ventanas Bar & Restaurant’s “Island-inspired dishes” include fresco lobster, shrimp and crab. They also have a wood-fired pizza oven with a metal pizza peel.

“Our brick oven brings the heat of the islands to every dish. From sizzling flat breads like the Jibarito to perfectly seared meats, the smoky, authentic taste of the Caribbean shines through in every bite,” the website states.

The restaurant also offers Puerto Rican food including Mofongo, a dish of fried plantains mashed with garlic and chicharrón. “Try ours with seared steak in Mofongo con Bistec Encebollado or with shrimp in Mofongo de Camarones,” the website states. Nieves’ former restaurant, Tata’s, was named after his grandmother. That restaurant also specialized in Puerto Rican cuisine. Nieves said that he was drawn to Bristol because the development that he saw there caught his attention.

“I have had the pleasure of previewing the food selection at Ventanna’s and I look forward to returning soon,” said Bristol Mayor Jeff Caggiano. “Excellent quality. Wishing Efraín and staff the best of luck and I encourage people to support our growing list of restaurants. They are part of the Taste of Bristol program.”

Ventanas Bar & Restaurant will be celebrating its opening with live music this Saturday at 9 p.m.

Bringing Carribean fusion to Bristol

Ventanas Bar & Restaurant is open Monday through Thursday from 11 a.m. to 9 a.m. and Friday and Saturday from 11 a.m. to 1 p.m.

For more information, call 860-973-8102 or visit ventanasbarandrestaurant.com.

2025 POWER 50

2025 Power 50: 41. Max Kothari



Max Kothari

Max Kothari, owner of Hartford-based kitchen furnishings maker Express Kitchens, has been making moves.

His most recent came in early March, when he purchased a massive and empty manufacturing complex in downtown Bristol for \$6.2 million to serve as a distribution hub for his growing business.

Kothari bought the 15-acre property, at 18 Main St., from Bristol-based aerospace manufacturer Barnes Group. It includes a 58,804-square-foot office and warehouse building, and a 224,977-square-foot, one-story manufacturing facility.

Kothari plans to use the vacant Bristol campus, which will employ about 50 people to start, as a distribution site, with “high-tech” manufacturing and corporate offices for his Express Kitchens and New Direct Cabinets businesses. He said he also plans to open a roughly

10,000-square-foot retail outlet on-site.

Kothari — who also chairs the Hartford Chamber of Commerce board of directors — grew his company significantly in 2023 when he acquired New Jersey-based Direct Cabinet Sales, a deal that also included New Jersey-based Seifer Kitchens and Brooklyn-based Golden Reiss Kitchens.

The acquisition added five showrooms in New York and New Jersey to Express Kitchens' network of 12 showrooms in Connecticut and Massachusetts. It also added a 165,000-square-foot manufacturing plant in Dayton, New Jersey.

Today, Express Kitchens and Direct Cabinet Sales have 17 retail locations in Connecticut, Massachusetts, New York and New Jersey.

In addition to its own retail locations, Express Kitchens supplies cabinets to Home Depot, as well as directly to large developers, including Toll Brothers and Winn Management.

Bristol Press: April 10, 2025

Bristol Health announces layoffs as Conn. hospitals face ‘headwinds’

BRIAN M. JOHNSON @brianjohnsonBP
Apr 10, 2025



The Bristol Health Medical Center in downtown Bristol.
FILE

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BRISTOL – Bristol Health President & CEO Kurt Barwis said the system is going to lay off and cut back 60 full time equivalent positions amid increasing costs and funding challenges that caused them to lose about \$30 million over the last two years.

Barwis said that the layoffs were “extremely difficult and painful to make,” but will save the system \$14 million a year. The layoffs and cuts include eliminating 19 full time and 27 part time positions, as well as six open positions. Overtime hours were reduced by \$756,000, and another \$1.37 million in “efficiencies” were implemented, impacting 22 positions, according to Barwis.

Barwis also said members of the hospital’s executive team took a voluntary 6% reduction in salary to cover the \$1.8 million cost of merit pay increases. There were also \$976,615 in non-labor expense reductions, and about \$9.9 million saved through revenue cycle management, Barwis said.

“[The cuts] were made after careful consideration of alternatives and with the best interest of our patients and the community we serve,” he said. “It is important to note that these changes did not include any reduction in core services nor will they impact the safety or quality of the services we provide.”

Barwis said the hospital’s finances have been improving since it posted a \$21.8 million operating loss in fiscal year 2023. Last year, it posted an “approximate \$8.5 to \$9 million” operating loss – a 58.76% improvement from the year before. And for the first five months of this fiscal year, the system posted a positive \$637,017 operating margin, he said.

Despite Bristol Health now having “consistently” positive margins, Barwis said the system is still facing “negative headwinds and harsh realities” that are impacting hospitals across the state.

A report on the finances of short-term acute care hospitals in the state from the Connecticut Office of Health Strategy highlighted “inflationary impacts” they faced in fiscal year 2023, including a 29% increase in salaries and wages, a 33% increase in the cost of drugs and supplies, and a 2.79% increase in unpaid care, Barwis said.

At the same time, he said hospitals and health care systems saw “little to no” offsetting increases in reimbursement rates. This resulted in a statewide operating loss of \$75.53 million in 2023.



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results in hospitals like Bristol Health receiving 11 to 12% less reimbursement than traditional Medicare by adding administrative burdens and increasing denials.

He said Connecticut has also underinvested in its Medicaid programs, and that Connecticut Medicaid underpaid more than \$1.4 billion in 2023. And he said that, despite being a non-profit, tax-exempt 501(c)3 organization, Bristol Health has accrued an average of \$3.3 million in Connecticut taxes a year.

“[The Hospital Provider Tax] program that was implemented by the prior state administration with approximately \$800 million of the taxes paid by hospitals currently being used for other than hospital funding,” Barwis said. “While State of CT grants to Bristol Health have gratefully offset these taxes in the recent past, there will be no grants in the future.”

Barwis said the system’s turnaround to posting a positive margin so far this year is “thanks to the incredible work, dedication and diligence of the Bristol Health team.” He said Bristol Health has come far despite “how challenging the needed changes have been,” and that none of those changes compromised patient care.

“Our unwavering commitment to our community, to providing the highest quality, safest care, and sustaining our Mission will always be central to the decisions we make each day,” Barwis said.

Barwis said that Bristol Health is “unique” in that it remains a “standalone small system anchored by an outstanding acute care hospital.”

“Our value to the community extends well beyond the care and access we provide,” he said.

Barwis said that all one needs to do is drive through downtown Bristol to understand the “economic power and benefit” derived from Bristol Health.

“With limited resources Bristol Health sparked the development of a 17 acre property across from City Hall that had been vacant since 2008 with its investment in a new 60,000 square foot medical center on the property,” he said. “Today the entire property is redeveloped and vibrant.”

He said Bristol Health has learned the value of its independence from when it entered into an

agreement in 2012 and 2013 to join a larger system that included the current Prospect Medical Holdings hospitals in Connecticut – some of which are now in bankruptcy.

“We learned from that process and grew stronger as the reality of being part of a system faded.”

Now as a standalone, Barwis said, Bristol Health has “frequently and successfully” navigated difficult times.

“What we are facing and what we must do now to overcome adversity is no different from the past,” he said. “We will retain and fortify our unique identity and culture. We will continue to deliver extraordinary quality and safety. Expect all of these things to be true today, tomorrow, next week and well into the future.”

Brian M. Johnson can be reached at 860-269-0822 or bjohnson@bristolpress.com.



Bristol Health CEO: Job cuts help put health system in the black through the first 5 months of FY25



CLOE POISSON / CTMIRROR.ORG

Bristol Hospital.

By David Krechevsky

After four consecutive fiscal years in the red, Bristol Hospital and Health Care Group posted a systemwide surplus of \$637,000 for the first five months of its fiscal year, in part due eliminating approximately 60 full-time positions.

In a statement released publicly on Wednesday, Kurt Barwis, president and CEO of Bristol Hospital and Health Care Group, noted that Bristol Health had ended fiscal 2023 with an operating loss of \$21.8 million, and fiscal 2024 with an “approximately \$8.5 million to \$8.9 million system operating loss, a 58.76% improvement year over year.”

The improvement to a five-month operating surplus was achieved in part by “corrective actions which collectively improve our operating run rate by \$14.08 million on an annual basis,” Barwis said.

That includes total annual labor cost savings of \$3.2 million, which is the result of eliminating 60.15 full-time equivalent positions, he said.

More than \$2.3 million of that total resulted from eliminating 19 full-time and 27 part-time positions, or 25.78 full-time equivalents. The system also eliminated six open positions, reduced overtime pay and instituted other cuts and efficiencies, Barwis said.

The health system did pay out more than \$1.8 million in merit increases, but Barwis notes that was offset by “a voluntary 6% reduction in annual salary” made by all members of his executive team.

Barwis describes the labor cuts as “extremely difficult and painful to make,” but says they were made after “careful consideration of alternatives and with the best interest of our patients and the community we serve” in mind. He adds that the changes did not include “any reduction in core services, nor will they impact the safety or quality of the services we provide.”

The health system’s financial improvement comes amid a time of financial hardship for a majority of the state’s acute care hospitals.

As Barwis states, a recent report by the state Office of Health Strategy on the financial health of Connecticut hospitals “highlights many inflationary impacts, including a 29% growth in salaries and wages, the cost of drugs and supplies increasing by 33% and uncompensated care costs increasing by 2.79%.”

At the same time, he continued, “hospitals and health systems saw little to no offsetting increases in reimbursement rates, which resulted in an overall Connecticut statewide loss from operations” of \$75.5 million in 2023.

He adds that while Bristol Health is now “consistently marginally positive from operations, negative headwinds and harsh realities continue to impact hospitals and health systems throughout our state and country.”

Headwinds include the state’s underinvestment in its Medicaid program and proposed federal cuts to state Medicaid programs, among other issues, Barwis said.



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‘Maximize their independence’

BARC unveils new downtown space

The Bristol Press · 12 Apr 2025 · BRIAN M. JOHNSON @BRIANJOHNSONBP

BRISTOL – Civic, business & nonprofit leaders joined the Bristol Adult Resource Center in celebrating its expansion into a new building downtown Thursday.



Dozens gathered for a ribbon cutting celebration on the fifth floor of the office building at 225 N. Main St.

In addition to Bristol’s “movers and shakers,” family members of the people BARC serves were also in attendance.

Among them was Paula Bonin, who said her 61-year-old sister Cynthia has been helped by BARC for 40 years.

Mary Etter, executive director of BARC, led guests on a tour of the new, 10,800 square foot program and office space. BARC moved their offices over to this location on Jan. 28 and then moved programs over a few weeks later.

BARC, founded in 1957, helps individuals with intellectual and developmental disabilities

“maximize their independence” and “achieve enrichment and growth.”

Etter thanked city leaders, businesses owners and nonprofits for their continued support of BARC over the years. She also thanked Mayor Jeff Caggiano, the Bristol City Council, the Bristol ARPA Task Force and the Task Force’s nonprofit subcommittee

BARC - continued

The Bristol Press · 12 Apr 2025 · NICOLE ZAPPONE

The ARPA Task Force created a system for businesses and nonprofits to apply for portions of the \$28 million in America Rescue Plan Act federal funding that the city was allocated to use for “transformative projects,” Etter said.

BARC received \$1.5 million in ARPA funds toward acquiring their new space, which covered 98% of their costs.

It was one of the largest ARPA money allocations for a nonprofit in Bristol.

Etter thanked Sadecki for her “tireless advocacy” to get BARC’s funding request approved by the task force. She also thanked ACG North America, the construction manager for the project, and the other local companies and vendors who helped to transform the fifth floor space.

“I’d like to think that the families who founded BARC 70 years ago would love this great new facility,” Etter said. “Having it right here downtown is the ultimate symbol of community inclusion.”

Sadecki said that it was a “great idea” to fund the space with ARPA funds. Not every community considered giving money to nonprofits with their

“I’d like to think that the families who founded BARC 70 years ago would love this great new facility. Having it right here downtown is the ultimate symbol of community inclusion.” Mary Etter
portion of the funding, she said.

“This was always meant to be,” Sadecki said, of the new BARC space. “There is no other executive director that I’ve worked with quite like Mary Etter. She never gave up on her advocacy.” Sadecki said it was great that the local ARPA money helped to support an organization like BARC, which helps to improve mental health, coming out of the pandemic. The funding, she said, was awarded to help communities recover from the impact of COVID-19.

Caggiano said that, while the city focuses on public education, safety and infrastructure, it is great to have nonprofit service organizations like BARC in Bristol. He said it “takes an entire village” to make a community. He thanked all of those who made the new space possible. Caggiano added that the city planned to create a video which will highlight the 15 main projects which benefited from the city’s \$28 million in ARPA funds over the course of two years.

Charlotte Audet, BARC’s board president, also thanked everyone who helped to provide the new space. She said it would give the people BARC serves a new place to “learn, grow and create.”

She added that it would be an amazing office space for staff as well.

BARC supports 140 individuals in their day programs and 42 people living in 12 houses throughout Bristol.

The nonprofit provides work opportunities and art programs and also operates “The Hidden Cafe” at 621 Jerome Ave. E

tter said on Thursday that BARC will soon begin serving grab and go lunches on the first floor of the building at 225 North Main Street.

For more information, visit bristolarc.org or call 860-582-9102.

Separate projects seek to revive 2 commercial buildings in Bristol



CONTRIBUTED

The former Boston Market restaurant at 45 Farmington Ave. (Route 6) in Bristol.

By David Krechevsky

Owners of two buildings that have been fully or partially vacant for some time sought approval Monday for special permits from the Bristol Zoning Commission, with the goal of revitalizing their properties.

The applicants are Forestville Properties LLC, which owns a mixed-use building at 216 Central St., which has commercial space that has been vacant for several years; and SBM Bristol LLC, which owns the former Boston Market restaurant at 45 Farmington Ave., also known as Route 6, that closed two years ago.

The commission held public hearings on the applications Monday.

Forestville Properties' application seeks a special permit for a mixed-use development containing two non-residential units on the first floor and four dwelling units on the second floor at 216 Central St., which it acquired for \$575,000 in November. A separate application seeks a special permit for parking on a separate lot under the same ownership at 15 Circle St.

According to attorney Mark Ziogas, who represents the applicant, the three existing one-bedroom apartments on the second floor at 216 Central St. are occupied. The first-floor commercial/office space formerly was home to Fletcher's Plumbing and Heating Supply, which was dissolved in 2011. That space has been vacant since then.

Ziogas said the plan would create two additional one-bedroom units, one on the second floor and one on the first floor. The first floor would also have a separate, small office space that would be leased. Each housing unit would have approximately 450 square feet of space.

Two additional apartment units are located at 15 Circle St. The two properties share a parking lot that is also owned by Forestville Properties. While 216 does not have parking on its site, the shared parking lot has 23 spaces, which is enough for the apartments and the commercial/office businesses, Ziogas said.

He added that a nail salon that had planned to occupy the former plumbing supply company space has since found a location elsewhere, but the plan is to lease that space for a salon or similar business. Ziogas said a one-man construction management company has expressed interest in the small office space in the building.

The building at 216 Central St. was erected in 1900 and is showing its age, but Ziogas said the plan is to get the building fully occupied while making no promises about improving the worn exterior.

"We'd like to get it back up and running so it's no longer an eyesore downtown," he said.

In order to address questions from city staff, a public hearing on the application was continued until the May 12 meeting.

The application from SBM Bristol LLC seeks approval for a special permit and site plan to create a drive-up window at the former Boston Market restaurant.

Attorney James Ziogas, who represents the applicant, said that while the owners do not yet have a tenant interested in the building, they want to create a drive-up window in order to increase interest in the site.

Installing the drive-up window would require cutting off a corner of the 2,645-square-foot building in order to create enough space for vehicles to queue up, he said.

Scott Hesketh, of East Granby-based engineering firm F.A. Hesketh & Associates, provided a traffic study that found that there is enough space in the lot to accommodate up to 14 vehicles in the drive-thru lane.

Hesketh said the traffic counts for the building would depend on the type of food outlet that leases the space. A “fast casual” restaurant, like Boston Market, would have lower traffic volume than a fast-food restaurant like a McDonald’s, while a coffee/donut shop would have even higher volume.

The commission closed the public hearing on the special permit for the drive-thru and approved the permit by a 4-0 vote with one abstention. It then voted to continue the public hearing on the site plan to May 12 in order to allow the applicant time to answer concerns raised by staff and the police department.



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Desi Mandi Grocery Store Opens

The Bristol Press · 21 Apr 2025 · BRIAN M. JOHNSON @BRIANJOHNSONBP

BRISTOL – City leaders celebrated the Grand Opening of Desi Mandi, an Asian and Indian grocery store on Farmington Ave., this week.



Desi Mandi, owned by Mahesh Kumar, is located in the former EBLens location at 1290 Farmington Ave. The name of the business translates to “from the country” and “marketplace.”

Desi Mandi had its soft opening in February, offering fresh produce, halal meat, and a food court featuring a variety of prepared Asian and Indian cuisine that can also be made to go. Mayor Jeff Caggiano and Justin Malley, executive director of Economic and Community Development for the City of Bristol, joined Kumar and his family for a ribbon cutting celebration on Tuesday.

“They have a very impressive selection of Indian and Asian foods,” Caggiano said. “You can take out or eat in and enjoy Indian cuisine. It is a fresh halal meat market that has something for everyone.”

Kumar described Desi Mandi as “your one-stop-shop for all household food needs in one convenient location.” “Desi Mandi is a unique retail store that offers a combination of international and Asian groceries and authentic, delicious Indian halal food,” he said. “It’s a large market where you can get everything under one roof - groceries, produce, food to go, international food and spices.” Kumar added that Desi Mandi has more than 50 items on the menu to choose from. These include “a wide variety of quality spices and retail groceries” including fresh produce such as fruits, herbs and “a wide range of vegetables.” There is also a butcher shop, which will offer halal meat and chicken.

Desi Mandi is open Monday through Sunday from 9 a.m. to 9 p.m.

For more information, visit [desimandius. om](http://desimandius.om), call 860-973-8888 or follow Desi Mandi on Facebook.

April 21, 2025

Amid expansion, New Britain-based Force Automation's move to Bristol aims to train CT's future robotics workforce



HBJ PHOTO | STEVE LASCHEVER

Force Automation owner and President Lukasz Poplawski, shown with a Meltio 3D-printing robotic arm, plans to relocate his business from New Britain to Bristol before the end of the year.

By David Krechevsky

Lukasz Poplawski has accomplished a lot since he founded **Force Automation Inc.** in New Britain in 2017.

Back then, his robotics manufacturing company — which takes robotic arms that are manufactured as generic parts, programs them to do what the end-user requests and then builds specific machines around the arms — was located in just 3,500 square feet and had

just two employees besides himself.



Four years later, in 2021, he expanded into unoccupied space adjacent to his company's New Britain location at 100 Production Court. Knocking down a wall, Force Automation grew to 9,500 square feet and added four more employees.

Expanding every four years seems to be a thing for the company, but this time its plans are supersized.

Poplawski recently received site plan approval in Bristol for a \$3.5 million project to build a new facility on a vacant lot in the city's business park. He will acquire the 6.53-acre lot from the city for \$288,000, and construct two buildings in two phases.

Phase one will add a 30,000-square-foot industrial building that will include 13,000 square feet of manufacturing space, 2,800 square feet of space for front office and engineering staff, and a 3,000-square-foot robotics training facility.

Phase two will yield a second, 12,000-square-foot structure described as a "tenant building," though a tenant has not yet been determined.

During a recent interview with Hartford Business Journal, Poplawski said he expects the first building to be completed by November and the move from New Britain to be wrapped up in December.

He also expects to double his staff to 14 employees before the end of the year, and grow to 21 employees by the middle of 2026.

While some of those employees will work in the new manufacturing facility, a portion will be instructors in the workforce training facility.

"The robotics training center is going to require multiple people to run it, and then multiple teachers to teach the classes," he said.

Force Automation's continued expansion, as well as its desire to train more workers, is evidence of the growing need for manufacturing that supports the robotics industry, which is expected to grow dramatically worldwide over the next 10 years.

According to a Future Market Insights report released in March, the global industrial robotics market is projected to reach a valuation of \$55 billion this year, and to expand significantly to \$291 billion by 2035, "reflecting a compound annual growth rate of 18.1%."

From Poland to New Britain

Force Automation's story actually begins long before its founding in 2017.

Poplawski and his family immigrated to the United States from Poland in 2000, when he was 16 years old. They settled in New Britain, where he attended E.C. Goodwin Technical High School.

He went on to study mechanical engineering at Tunxis Community College in Farmington, and then started working in computer numeric control (CNC) manufacturing shops, he said.

"Basically, I worked in a CNC shop for a couple years, and then as my experience was growing and I was curious about automation, I started with a company and worked there from technician all the way to controls engineer, overseeing company projects," Poplawski said.

After a few years, he was hired by a New Haven-based aerospace parts company.

"They were doing overhaul and repair on engine parts," he said. "The owner of the company asked us to create multiple, very, very difficult automated equipment to do post-process finishing and then coding of the parts. So, I ran the engineering team."

Over the next three years, he said, they developed four pieces of equipment that worked on military and commercial engine parts.

That success led to a visit from officials with ABB Ltd., a multinational electrical engineering and robotics company based in Sweden and Switzerland with its U.S. headquarters in Michigan.

The company also has a 200-employee research and development outpost in Bloomfield.

ABB asked Poplawski to develop a robotic arm that could take aerospace engine parts, such as blades or vanes, and remove excess material to precise specifications.

'A big niche'

While it might sound simple enough, the work is actually complicated for a robotic arm to perform.

“It’s one of the hardest automations you can possibly encounter,” Poplawski said. “Some of those parts are very, very big and hard to move around. ... Obviously, geometries are very complex.”

Despite the challenges, he agreed to take on the work, and in January 2017, he formed Force Automation, with himself as company president.

Since then, the company has grown to develop and program robotic arms for uses that serve not just aerospace and defense industries, but also consumable casting and assembly facilities, and even the medical sector.

“It depends on the need,” Poplawski said.

Customers listed on Force Automation’s website include Ametek Specialty Metal Products, Barnes Aerospace, Bio-Techne, GE Power and RTX, just to name a few.



HBJ PHOTO | STEVE LASCHEVER

Force Automation staff (from left): Mikita Minalto, Patryk Sliwinski, Lukasz Poplawski, Marta Poplawski, Klimentsi Manko, Magdalena Wegrzyniak and Andrezej Cwalina.

Force Automation also does 3D printing of metal, and according to Poplawski, was the first company to integrate engine heads made by Spain-based additive manufacturer Meltio into robotic arms. That process converts the robot arm into a metal 3D-printing system.

Mark Handelsman, channel sales manager for ABB’s robotics division in Michigan, said Force Automation has done outstanding work for his company.

Force Automation “became an authorized value provider three to four years ago, and that’s due to his performance, his commitment to work with ABB, and his competency,” Handelsman said of Poplawski. “He does a good job with what he does for the customers that he serves.”

That’s why his customer list and overall business continue to grow.

“It’s been nine years,” Poplawski said. “We go into 10 years next year. This is going to be our third expansion. So, we’re growing nonstop, and we’re trying to help the New England community grow with us by creating a training center for robotics.”

Workforce development

The robotics training center is not a small project. Poplawski says he expects to train up to 1,700 students annually, with each paying \$3,100 for the four-and-a-half day class.

Assuming he trains 1,700 people, the annual tuition revenue raised would be \$5.27 million.

The training at Force Automation’s facility will be certified by ABB, making it the first school in New England with that designation, Handelsman said.

Poplawski said he’s making a significant investment in the training facility, including supplying the robotic arms, in order to serve the growing need for workers in the industry.

“This is going to be for manufacturers, for the big companies, for schools, colleges, any person that wants to go into robotics and wants to learn how to program those, and then develop more stuff with it.”

Paul Lavoie, Connecticut’s chief manufacturing officer, said the state offers robotics and automation training that it supports financially through the state’s Manufacturing Innovation Fund.

“The funding goes to the Connecticut Center for Advanced Technology (CCAT), and they have a robotics lab in East Hartford at their advanced manufacturing center,” Lavoie said.

That lab is available to all manufacturers in the state at no additional cost, he said, adding that some Connecticut technical schools and colleges, including UConn and Quinnipiac University, also offer robotics training programs.

Lavoie said manufacturers can get a \$25,000 grant to implement a robotics program.

The state also offers incumbent worker training grants “of 50 cents on the dollar,” he said. Any Connecticut manufacturer that utilizes Force Automation’s training program “can submit their receipts and we’ll reimburse them for 50% of it,” he said.

Poplawski acknowledged the other robotics training programs in the state, but said they are

not ABB-certified and generally have a limited amount of equipment.

He added that he's creating the training center to meet not only his need for more robotics-trained workers, but the state's need as well.

"Our site will have multiple stations," he said. "We're going to be able to do hands-on training of 16 people at a time, and offline programming is going to be another 16 people."



Sign up for Enews



April Ribbon Cutting Ceremonies –

BARC's New Expanded Space at 225 North Main: April 10, 2025



Desi Mandi: Groceries, Fresh Produce & Halal Meat: April 15, 2025



Business Anniversary – Melnick Metal Works: 65 Years



Cool Fact: They are making the tee markers for the upcoming Travelers Championship in June



CITY OF BRISTOL CULTURAL DISTRICT MAP



1. The Bristol Bazaar & Yellow King Brews (67 Race Street)
2. Latin Cravings (375 North Main Street)
3. Urban Studios (225 North Main Street, Suite 407)
4. Parkside Cafe (224 North Main Street)
5. The New Cambridge Project: Brewery (139 Center Street)
6. WorthWhile Reads Used Book Store (1 Richmond Place)
7. LJs Pizza (101 Maple Street)
8. Espresso Cafe (97 Maple Street)
9. American Clock & Watch Musuem (100 Maple Street)
10. Federal Hill Green
11. Bristol Historical Society/Memorial Military Museum (98 Summer Street)
12. Pure Foods (110 North Main Street)
13. Dark Moon Gift Shop (102 North Main Street)
14. Sabaidee Thai Restaurant (81 North Main Street)
15. Ventanas Bar & Restaurant (59 North Main Street)
16. Bristol Public Library (5 High Street)
17. T-Cafe (245 Main Street)
18. Main Street Pint & Plate (182 Main Street)
19. Iron Horse Sports Pub (150 Main Street)
20. The Carousel Museum & Museum of Fire History (95 Riverside Avenue)
21. Monterrey Mexican Restaurant (170 Riverside Avenue)
22. Riverside Restaurant (170 Riverside Avenue)
23. Creative Jam Art Co. (350 Riverside Avenue)
24. Veteran's Memorial Boulevard Park - *See reverse for individual monuments*
25. Downtown LIVE: Rockwell Theater at BAIMS (70 Memorial Boulevard)
26. The Bristol Farmers Market - Seasonal (10 Main Street)
27. 10 Main Cafe (10 Main Street)
28. Fork + Band Slingshot (99 Main Street)
29. Imagine Nation, A Museum Early Learning Center (1 Pleasant Street)
30. Bracket Park

ART TRAFFIC BOX

ART TRAFFIC BOX

PAN AM BRIDGE MURAL

MAIN STREET MURAL

ART TRAFFIC BOX

ART TRAFFIC BOX

ART TRAFFIC BOX

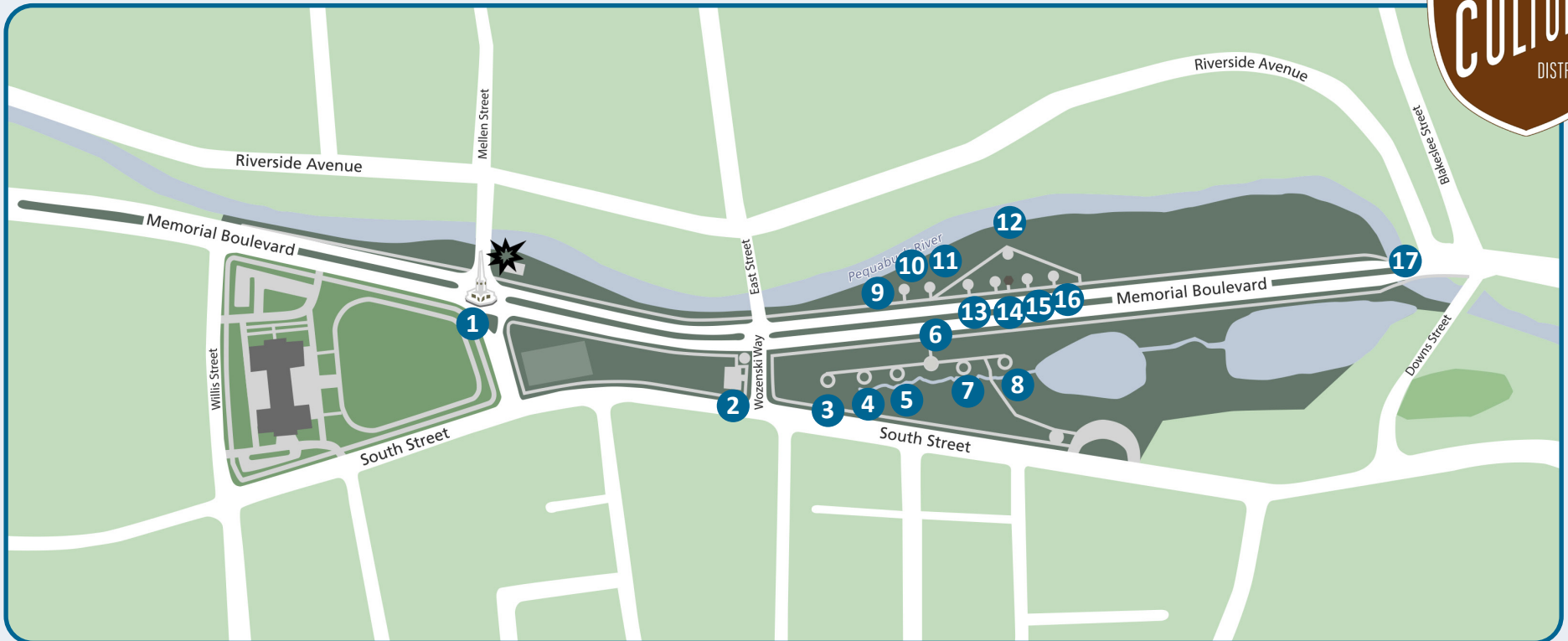
MLK MURAL

JAREBEAR CHAINSAW CARVING

- | | | | | |
|-----------------------|---------------|------------------|-------------------------|--------------------|
| ART | FOOD & DRINKS | MUSEUM | PARK: RECREATION | VIDEO/PHOTO STUDIO |
| BOOKS | LIVE MUSIC | MONUMENT | SHOPPING | PODCAST STUDIO |
| ENTERTAINMENT/THEATER | | PARK: PLAYGROUND | ENTERTAINMENT/SLINGSHOT | |



Veterans Memorial Boulevard Park



1. Soliders' Memorial Monument (WWI Monument)
2. General Wozenski Monument
3. Revolutionary War Monument
4. Civil War Monument
5. WWII Monument
6. POW/MIA Monument
7. Korean War Monument
8. Vietnam Conflict Monument
-  German Howitzer Canon

9. Blue Star Memorial
10. Bristol Veterans Monument
11. The Hiker
12. Vietnam Moving Wall Marker and Twin Monuments
13. WWI Memorial
14. Revolutionary War Patriots Marker
15. 1985 Bicentennial Time Capsule
16. Bristol Persian Gulf War Monument
17. Memorial Boulevard Bridge and Downs Monument

This gorgeous gateway to Bristol's City Center proudly stands as a reminder to the heroes who have served and protected Bristol's community. **Veterans Memorial Boulevard Park** features park benches, a fishing lagoon and fountain, powerful memorial monuments, a garden area, a bike lane, and a walking path with mile markers, perfect for walking or jogging through the tree-lined Boulevard. **Monument Audible Tour:** Download the CRIS ACCESS app to listen to learn about each monument.

The Monument Audible Tour is presented in partnership with CRIS Access Radio and is sponsored by the Bristol Lions Club.

Economic Development/Marketing/Grants/CDBG Report

May 2025

Downtown/West End Updates

- Centre Square:
 - Construction of “Phase II” continues with sitework/foundation work. Future tenants for the first floor of Phase I include a counseling center and Monterrey Restaurant.
 - Hope Street Parking Garage construction will conclude May 2025.
 - The final section of streetscape work for North Main Street (in front of the Police Station) should be complete by the May ECD board meeting.
 - City staff are working on the final parcel available for development on Centre Square in anticipation of releasing a Request for Proposals (RFP) in summer
- Express Kitchens is working on a buildout and plant layout to prepare the former Associated Spring property for manufacturing/distribution use.
- Staff are working with a restaurateur and the owner of 99 Main Street on a restaurant build-out for the east side of the building (exposed brick side).
- The developers of 37 Main Street are working with the State of CT on financing options and expect to submit an Enterprise Zone request for consideration by ECD at its June meeting.
- Golden Years’ opening is pushed to late spring. 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.
- The Michaels Organization continues work with the State of CT on financing the redevelopment of the “Sessions” building.
- Route 72 Streetscape Design engineers conducted a public information meeting on April 29 at 7 pm.
- Ventanas Restaurant is open and doing well with plans for a ribbon cutting in the future.
- Guac and Roll, a fresh restaurant concept destined for the former Pure Foods location, is working toward opening in summer.

Development Outside Downtown

- Industrial Update:
 - Johnny and Patrick Carrier, along with BFZ Electric, continue to work on their proposed site plan for the Southeast Bristol Business Park area that was introduced at the March ECD Board meeting.
 - The proposed project for 894 Middle Street was approved unanimously by the City Council, and City staff are working on a Purchase and Sale Agreement.
 - FORCE Automation has secured necessary land use approvals and is working toward a property closing for Lot #3 of the SEBBP.
 - AllState Driving School has an engineer and contractor and are seeking initial site plan feedback from City staff currently.
 - Horizon Stone has closed on Lot #2 in the SEBBP with plans for construction to continue asap.

- ECD staff is working with a new potential owner for Lot #6 in the SEBBP. This is a well-established design/pre-fabrication company from another community
- We are happy to welcome General Machine to Bristol. General Machine is a manufacturer from outside Bristol that has been looking for an appropriate building for several years. The company has purchased a property on Birch Street and is preparing the space for the company's relocation.
- Route 6:
 - The Paper Store is moving to the former Pier One location.
 - A popular Halal-focused regional chain called Shah's is scheduled to open as soon as May 2 at 728 Farmington Ave. More information to come.
 - The Bristol Commons Plaza recently welcomed Hibachi Buffet, with national chain Tropical Smoothie preparing to open as well. Bristol Commons is also working on a plan to convert the former Boston Market location to a drive-thru.
 - SNIPES, a European based streetwear retailer, a 7,000 square foot store in Bristol Plaza is now open.
 - Construction on the ProHealth/Platinum Car Wash/fast casual restaurant project on Route 6 is well underway.
 - DESI Mandi, an established Connecticut chain of South Asian markets/eateries, is now open in the former Eblens space.
 - Both new gas station projects are under construction.
 - ECD staff continues to work with the property owner just west of KFC for options for their site.
- Forestville/Other
 - A brief update on projects will be provided at the ECD board meeting.
 - Staff is working with the owner of a large, undeveloped property on Minor Road on the potential of selling for commercial/industrial development. More to come.

Business Incentives

Small Business Micro Grants

- Working with Riverside Restaurant on facility upgrades
- Working with Royal Screw on HVAC upgrades
- Staff is working with popular local barber and business owner Andy Mendoza on a new venture at 277 West Street.

State of CT Urban Jobs Tax Abatement for Manufacturers

- Anticipated Applications for 2025/2026: Horizon Natural Stone, General Machine on Birch Street, Express Kitchens, SSI Manufacturing

Downtown/West End/Forestville Façade Program

- Working with House of BBQ and Bacon preparing to occupy 31B Church Ave. in Forestville
- Working with Smith Cycles on Riverside Ave.
- Working with the O'Donnell Brothers of 13 Divinity Street in the West End.

Forgivable Revolving Loan

- The CIC quarterly report will be included in the May ECD Board materials.

Marketing

1) ECD Ribbon Cuttings, Business Anniversaries and Business Site Visits:

Ribbon Cuttings – ECD Staff celebrated the following new business or business expansions in the month of April. 1) **Desi Mandi**, located at 1290 Farmington Avenue in the former Eblens, 2) **BARC**, new expanded space in downtown at 225 North Main St.

Business Anniversary – Melnick Metal Works is celebrating 65 years as a Bristol business this year – a business anniversary presentation took place on April 23rd.

Business Site Visits – Mayor Caggiano, Justin, and Dawn N. visited **EAGLE Environmental**, an industrial hygiene, hazardous building materials environmental assessments, and laboratory & training company moving into space at 150 Main Street.

(See photos of all in Communications)

2) Marketing and Public Relations Initiatives:

- The Marketing Research Project – Justin and Dawn N. will give an update for Phase 2.
- The ARPA Video Project – the initial introduction video from the mayor along with The Bristol Bazaar video were released on social media; projects are continuing to be scheduled and filmed and released to social media.
- America250 Committee Update – an event was held on April 18th to commemorate the ride of Paul Revere and to commence the 250th anniversary of the United States celebrations here in Bristol. This event was hosted by Bristol's America250 Committee and the Mayor's Office. Visit <https://bristolallheart.com/america250> to stay up to date on future initiatives and events.
- Bristol's Cultural District – Dawn N. is working with Arianna on a tour of Bristol's Cultural District for representatives from the State of CT Tourism Office and other State of CT Cultural Districts who will be coming to Bristol to learn more about and to promote Bristol's Cultural District on May 13th. This will be a walking tour that will begin at the Rockwell Theater at BAIMS and conclude at The Bristol Bazaar for lunch and shopping (*See map in Communications for all the businesses and attractions that encompass Bristol's Cultural District*).

Grants Administration

Pending:

- DEEP Open Space Grant for Hoppers-Birge Pond parcel – awaiting award announcements.

CDBG Program Highlights

- CDBG Year 50 – Began the fourth quarter of Program Year 50.
- 5-Year Consolidated Plan – awaiting information to complete and submit to HUD.
- Program Year 51 funding allocations are expected in mid-May.

Neighborhood Assistance Act Tax Credit Program

Applications were due April 30. The following organizations have submitted: (This Department Report is due April 29th ahead of the April 30th application deadline as part of the ECD Board Meeting Agenda. The names of the Organizations will be provided when the application deadline has passed).

Unapproved



CITY OF BRISTOL

RESIDENT ATTRACTION & RETENTION



PHASE 2: CAMPAIGN STRATEGY & DEVELOPMENT
04.21.2025



CAMPAIGN STRATEGY is the actionable roadmap for a successful campaign



Campaign Strategy turns audience research into action with

TARGETED MESSAGING & FOCUSED DIGITAL TACTICS THAT RESONATE WITH EACH PERSONA.

Developing a **STRATEGIC MARKETING PLAN TAILORED TO EACH PERSONA** will allow Bristol to effectively engage younger audiences and translate existing research into clear, actionable campaigns.

This plan will build on established persona insights to outline strategies for reaching each audience segment—addressing their specific motivators, pain points, and interests. From young professionals seeking independence to growing families focused on long-term stability, the strategy will deliver tailored messaging through organic social, paid digital, and non-traditional media. By delivering relevant content on the platforms each persona already uses, Bristol can communicate more effectively and foster deeper engagement.

Key Components Include:

ORGANIC SOCIAL MEDIA STRATEGY PLAN: Platform-specific strategies for Facebook, Instagram, LinkedIn, YouTube, and Reddit, including persona-based content recommendations, posting schedules, profile optimizations, and engagement best practices.

DIGITAL MARKETING PLAN: Paid media strategy across Google Search, YouTube Ads, Meta (Facebook & Instagram), and Reddit, featuring audience targeting, platform-specific tactics, ad formats, bidding strategies, budget guidance, and integration of brand messaging.

MEDIA MARKETING PLAN: Strategy for traditional and non-traditional channels beyond social and digital, including media mix recommendations, persona-based targeting, timing strategy, creative considerations, and innovative placements such as OTT and streaming audio.





Creating a variation of the Bristol All Heart brand tailored to a younger generation will deepen audience connection while preserving the equity and recognition of the established identity.

While All Heart continues to resonate broadly within the community, research and persona insights indicate that the 24–35 demographic responds more strongly to brands that align with their visual preferences and communication styles. Rather than introducing a new or separate identity, this effort focuses on developing a brand variation that feels both familiar and relevant—one that speaks their language, embraces contemporary design sensibilities, and appears authentically in the channels and spaces they engage with most.

By building upon the existing brand guidelines, this approach allows Bristol to extend the All Heart brand's reach and cultural resonance with younger audiences—enhancing relevance without diluting the identity or trust the brand has already earned.





WORXbranding.com



**CITY OF BRISTOL
BOARD OF FINANCE AGENDA REQUEST FORM**

To: Board of Finance Commissioners

From: Economic & Community Development
(Requesting Department)

Date: May 2, 2025
(Submission Date)

For the
Agenda: May 27, 2025 Board of Finance Meeting Agenda
(Date of Meeting)

This request is for:
(Please check the type of request and list in whole dollar amounts)

- ☐ Additional Appropriation \$ _____
- ☐ Transfer from Contingency \$ _____
- ☒ Transfer(s) \$ 3,250.23 _____
- ☐ Grant \$ _____
- ☐ Carry-over(s) \$ _____
- ☐ Other \$ _____

Approval:

This request will be submitted for approval by the Economic and Community Development Board at its meeting held on May 1, 2025.
(Governing Board of your Dept.) (date)

(Department Head's signature)

All requests to appear on the Board of Finance meeting agenda for consideration must be submitted to Jodi McGrane in the Comptroller's Office by 10:00 a.m. Monday of the preceding week of the meeting. Board of Finance Meetings are held on the fourth Tuesday of each month at 5:30 p.m. in the Council Chambers.

Board of Finance Agenda Request Form

Reason for request:

The purpose of this request is for the following transfers:

- Transfer funds from the “Conferences and Memberships” line to the “Professional Fees” line for anticipated costs for consultant work on redevelopment projects.
- Transfer funds from the “Development Grants Centre Square” line to the “Economic Development Expenses” line to close out the “Development Grants Centre Square” line.

Additional Appropriation(s) and/or Appropriation(s) complete the following:

Account	Account Name	Amount

Transfer(s) complete the following:

From:	1044101-581120-G2025 Conferences & Memberships	To:	1044101-531000-G2025 Professional Fees	Amount:	\$2,500.00
From:	1044109-589320 Development Grants Centre Sq.	To:	1044109-589300 Economic Development Expenses	Amount:	\$750.23
From:		To:		Amount:	
From:		To:		Amount:	
From:		To:		Amount:	

Carry-overs list the following:

Account	Account Name	Amount

Grants:

Total Amount: Grant \$ _____

City Share \$ _____ %

Federal/State Share \$ _____ %

ECD Special Incentives Chart May 2025

Program Name	Program Description	Account Balance
Economic Incentive Fund	This larger fund is used to populate the ECD's incentive programs below. If approved by the Economic and Community Development Board, the fund may also be used for local development efforts other than designated incentive programs.	\$389,591.02
Small Business Grant	These grants are capped at \$5,000 and provide 75% of the cost (up to the \$5,000 cap) of projects to improve the appearance and function of small business spaces necessary for businesses to continue to operate and grow in Bristol. The program will fund "fixed asset" or "permanent building improvement" projects. Startup businesses are now eligible to apply for 50% of the cost (up to \$5,000 cap) of a fixed asset or permanent building improvement project.	\$37,473.80
Façade Improvement Grant	This program is available to commercial property owners (may be landlords or businesses that own the property) to improve the appearance, functionality, and architectural heritage of commercial buildings located in Downtown area (as defined by Census Tract 4061), the "West End" as defined by the study known as A Plan for the West End Neighborhood adopted June 29, 2011, and the area known as "Forestville Center.	\$102,961.22
Manufacturing Technical Assistance Grant	Helps manufacturers gain access to consultant assistance delivered through organizations like CONNSTEP and others. Technical assistance consultants help manufacturers in many ways – from helping attain ISO and other certifications, offering cybersecurity assistance, helping with plant layout to increase efficiency, offering business development assistance, and more. Grants cover 50% of manufacturer's out-of-pocket costs associated with engaging in business consultative services. Total grant funding for a given company is capped at \$10,000, which can be split between different consulting projects/engagements.	\$32,587.13

Community Investment Corporation
City of Bristol
Reporting Period: 1/1/2025-3/31/2025

Borrower Name	Address	Closing Date Start	Original Loan Amount	Term in months	% Rate	Mo. Pymts	Outstanding Prin. Loan Bal. Beginning	Principal Paid Prior	Principal Paid Current QTR	Interest Paid Current QTR	Outstanding Prin. Loan Bal. Ending	Loan Forgiveness Current QTR	Write-Off Uncollectible Current QTR	Use of Funds	Payment Status	Industry	FT/PT	FT/PT		
																	Jobs Existing	Jobs To Be Created		
Edgewood Wine & Spirits	568 Jerome Avenue	7/31/2024	\$35,000.00	120	5%	\$371.28	\$34,099.84	\$900.16	\$672.77	\$441.07	\$33,427.07	\$0.00	\$0.00	Acquisition of owner-occupied real estate located at 568 Jerome Ave	C	Liquor Retail	3	0		
Alloy Welding & Mfg	233 Riverside Avenue	8/27/2024	\$43,750.00	120	5%	\$462.57	\$42,569.27	\$1,180.73	\$20,694.27	\$572.81	\$21,875.00	\$0.00	\$0.00	Install of electrical equipment and upgrade of electrical service at existing location	50% PD	Manufacturing	15	0		
10 Main Café	10 Main Street	11/4/2024	\$31,250.00	84	5%	\$444.68	\$30,911.28	\$338.72	\$599.71	\$290.97	\$30,311.57	\$0.00	\$0.00	Purchase and install 2 new coolers and industrial coffee maker	C	Café	1	3		
Amie Chasse/665 Chasse LLC	665 Terryville Avenue, Unit 3	11/6/2024	\$35,000.00	120	5%	\$377.41	\$35,000.00	\$0.00	\$233.71	\$426.31	\$34,766.29	\$0.00	\$0.00	Acquisition of owner-occupied real estate located at 665 Terryville Ave	C	Real Estate	16	10		
Dark Moon	102 North Main Street	11/22/2024	\$12,500.00	84	5%	\$182.14	\$12,500.00	\$0.00	\$0.00	\$153.90	\$12,500.00	\$0.00	\$0.00	Buildout of leased space at 102 North Main Street	C	Home Goods Retail	1	0		
Insight Plus Technology	747 Stafford Avenue	2/3/2025	\$35,000.00	120	5%	\$370.06	\$35,000.00	\$0.00	\$245.52	\$249.08	\$34,754.48	\$0.00	\$0.00	Purchase of equipment/commercial vehicle	C	Electrical Contractors	4	2		
Pure Foods LLC	110 North Main Street	1/31/2025	\$62,500.00	120	5%	\$662.97	\$62,500.00	\$0.00	\$881.87	\$452.63	\$61,618.13	\$0.00	\$0.00	Buildout of leased space at 110 North Main Street	C	Restaurant	12	18		
Total Loans		7	<u>\$ 255,000.00</u>					<u>\$2,419.61</u>	<u>\$23,327.85</u>	<u>\$2,586.77</u>	<u>\$229,252.54</u>	<u>\$0.00</u>	<u>\$0.00</u>						52	33
Current Loans		6	\$ 211,250.00																	
Forgiveness		0	\$ -																	
Write off's		0	\$ -																	
50% Paid/Pending Forgiveness		1	\$ 43,750.00																	

Cash Reconciliation

Amount granted	Funds Used	Principal Repayments	Cash Balance
\$ 500,000.00	\$255,000.00	\$25,747.46	\$ 270,747.46

Board Approved	Amount
Dynamic Manufacturing	27,405.00
Eagle Environmental	43,750.00 Closed 4/9/2025

Pipeline	
Northern Valley Counseling	31,250.00
Monterray Mexican	62,500.00

	<u>164,905.00</u>
Remaining Balance	<u>105,842.46</u>



Sample Letter



April 16, 2025

Mayor's Office | Phone: 860.584.6250

[REDACTED]
[REDACTED]
RE: [REDACTED]

Dear Riverside Avenue Property Owner/Business Owner,

The City of Bristol and State of CT Department of Transportation (DOT) invite you to attend a Public Information Meeting on Tuesday, April 29, 2025 (meeting notice enclosed) to introduce the Streetscape Improvements planned for Riverside Avenue. If you cannot attend, a video recording of the meeting will be available following the meeting at <https://bristolct.portal.civicclerk.com/>. The purpose of the meeting is to introduce this exciting project and to offer the opportunities for questions/comments concerning the improvements.

The concepts for this project that came out of 2021 study include newly poured sidewalks, decorative brickwork, improved lighting, benches, and similar amenities as seen on Main Street and North Main Street. The City secured a State of Connecticut Community Investment Fund (CIF) grant and financial assistance from the Connecticut Department of Transportation to fund construction of this project.

The project is expected to begin in 2026, and there will be additional opportunities to engage with the State of Connecticut Department of Transportation (DOT) as the project progresses. Please note that DOT will contact property owners/business owners individually to accommodate construction and rights of way, as well as to ensure smooth operation for businesses during construction.

Thank you for your commitment to Bristol as the City and State of Connecticut work to improve Route 72, including Riverside Avenue. If you have any questions, please contact Public Works at 860-584-6125, or the Economic and Community Development Dept. at 860-584-6185.

A handwritten signature in blue ink, appearing to read 'Jeffrey Caggiano'.

Jeffrey Caggiano
Mayor
City of Bristol

City of Bristol
111 North Main Street
Bristol, CT 06010

Members of the public are invited to a

**PUBLIC INFORMATION MEETING
State Project No. 0017-0196
STREETSCAPE IMPROVEMENTS ON RIVERSIDE AVENUE
(ROUTE 72)
BRISTOL, CONNECTICUT**

**TUESDAY, APRIL 29, 2025
AT 7:00 p.m.**

**THIS MEETING WILL BE HELD IN PERSON IN THE CITY COUNCIL CHAMBERS,
CITY HALL, 111 NORTH MAIN STREET**

The purpose of this meeting is to provide the community with an opportunity to learn about the proposed project and allow an open discussion of any views and comments concerning the proposed improvements. A Q&A session will immediately follow the presentation.

The purpose of this project is to improve safety, access management, pedestrian accommodations, and the aesthetic appearance of Riverside Avenue.

Right-of-way impacts include multiple rights to be requested for properties along the project corridor as well as a property acquisition at the eastern project limit and Drainage Right of Ways to be requested for the existing drainage systems that do not have an easement.

The public can submit comments and questions during a two-week public comment period following the meeting. Direct comments and questions by May 13, 2025 to RaymondRogozinski@bristolct.gov or call Raymond Rogozinski, Director of Public Works at (860) 584-6125. This meeting will be recorded and will be posted following the meeting to the City's website at <https://bristolct.portal.civicclerk.com/>.

Residents, Business Owners, Commuters, and other interested individuals are encouraged to take advantage of this opportunity to learn about and discuss the proposed project.

**PLEASE JOIN US ON
TUESDAY, APRIL 29, 2025
CITY HALL
111 NORTH MAIN STREET
CITY OF BRISTOL**

Invitamos al público a una

REUNIÓN INFORMATIVA PÚBLICA
Proyecto estatal Nº 0017-0196
MEJORAS PAISAJÍSTICAS EN RIVERSIDE AVENUE
(RUTA 72)
BRISTOL, CONNECTICUT

EL MARTES, 29 DE ABRIL DE 2025
A LAS 19:00 hs

ESTA REUNIÓN SE CELEBRARÁ EN PERSONA EN LA SALA DEL AYUNTAMIENTO,
111 NORTH MAIN STREET

El propósito de esta reunión es ofrecer a la comunidad la oportunidad de informarse sobre el proyecto propuesto y permitir un debate abierto sobre cualquier opinión y comentario relativo a las mejoras propuestas. Inmediatamente después de la presentación se celebrará una sesión de preguntas y respuestas.

El objetivo de este proyecto es mejorar la seguridad, la gestión de los accesos, las adaptaciones para los peatones y el aspecto estético de la calle Riverside Avenue.

Los impactos sobre el derecho de paso incluyen múltiples derechos que se solicitarán para las propiedades a lo largo del corredor del proyecto, así como la adquisición de una propiedad en el límite oriental del proyecto y el derecho de paso de drenaje que se solicitará para los sistemas de drenaje existentes que no tienen una servidumbre.

El público puede presentar comentarios y preguntas durante un periodo de comentarios públicos de dos semanas tras la reunión. Envíe sus comentarios y preguntas antes del 13 de mayo de 2025 a

RaymondRogozinski@bristolct.gov o llame a Raymond Rogozinski, Director de Obras Públicas, al (860) 584-6125.

Esta reunión se grabará y publicará en el sitio web de la ciudad <https://bristolct.portal.civicclerk.com/>.

Se anima a los residentes, propietarios de negocios, viajeros y otras personas interesadas a aprovechar esta oportunidad para conocer y debatir el proyecto propuesto.

ÚNASE A NOSOTROS EL
MARTES, 29 DE ABRIL DE 2025
AYUNTAMIENTO
111 NORTH MAIN STREET
CIUDAD DE BRISTOL