



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 Wednesday, July 9, 2025, at 5:00pm 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 June 5, 2025 Regular Meeting
- IV. Consent Agenda
 - A. Communications
 - B. Economic Development/Grants/Marketing Report
- V. New Business
 - A. Strategic Planning Update
 - B. Fiscal Year Incentives Review
 - C. Downtown Update
 - D. Manufacturer Visits
- 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, June 5, 2025 at 5:00pm

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

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

ABSENT: None

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

GUESTS: David Kooris, CT Municipal Development Authority (Zoom)
Jeremy Berube, owner of Luna's, LLC
Steve Shapiro, Developer of 37 Main Street/Mafales Plaza
Chris Maiorano, Allstate Trucking

I. Call to Order

Mayor Caggiano called the meeting to order at 5:03pm and led everyone in the Pledge of Allegiance. Introductions of the ECD Staff and Board Members followed.

II. Public Participation

There was no Public Participation.

Mayor Caggiano called for a motion to move Agenda Item **V. New Business A. CT Municipal Development Authority** up for discussion. The motion was made by Commissioner Mills and was seconded by Commissioner Hick. All were in favor and the Motion to move up the discussion passed.

V. New Business A. CT Municipal Development Authority

David Kooris from the CT Municipal Development Authority (CMDA) spoke to the Board via Zoom regarding a proposed partnership between the city and the CMDA. The partnership is specific to a State of Connecticut statute designed to help cities and town develop their downtown areas and train stations, with a primary focus on housing, essentially development and redevelopment. CMDA provides technical and financial support for these initiatives. This includes a \$90M bond authorization from the State of Connecticut. The CMDA was established in July 2024 with the first applications for partnerships accepted in February 2025.

Mr. Kooris explained the progression of the process which includes confirmation of a municipality's interest in pursuing the partnership. Recommendations for development are provided to the local governing body for consideration. Other support includes grants for municipalities and low interest loans gap financing to developers for the designated area. Non-financial support includes linking cities with potential developers, and with state permitting assistance. Discussion followed.

Mayor Caggiano called for additional comments and questions. Hearing none, the mayor read the proposed motion as follows:

To recommend that the City Council schedule a Public Hearing to consider entering into a Memorandum of Understanding with the CT Municipal Development Authority to assist in developing Bristol's downtown district.

The motion was made by Commissioner Kearney-Gonzales, and was seconded by Commissioner Hick. All were in favor and the Motion was accepted into the record.

Mayor Caggiano called for a motion to move Agenda Item **V. New Business C. Enterprise Zone Application – 37 Main St.** up for discussion. The motion was made by Commissioner Mills and was seconded by Commissioner Hick. All were in favor and the Motion to move up the discussion passed.

V. New Business C. Enterprise Zone Application – 37 Main St.

Justin Malley introduced Steven Shapiro as the Developer of 37 Main Street/Mafales Plaza, a location that falls in the city's Enterprise Zone. Mr. Shapiro's plans for a mixed used building in this location meets the Enterprise Zone benefit requirements which he is requesting. Steven Shapiro clarified the proposed building is 3,000 square feet of commercial storefront and 28 market rate apartments.

Discussion followed including the availability of funding from the State of Connecticut to encourage housing development, especially recognizing the need for health care workers to have access to good, safe housing. Mr. Shapiro confirmed this will not be subsidized housing. Parking was also discussed. Justin Malley also clarified that the Enterprise Zone was created by the State with the city's input. It was designed to offer a tax benefit to development in the downtown area.

The mayor entertained a motion to waive the reading of the proposed motion as written with the correction to 28 units. The motion to waive the reading was made by Commissioner Hick and seconded by Commissioner Mills. All were in favor and the reading of the proposed motion was waived.

For the record, the proposed motion with the correction to 28 units is as follows:

Whereas, the property known as 37 Main Street is located within the boundaries of the Enterprise Zone established by the City of Bristol and State of Connecticut;

Whereas, 37 Main Street Bristol LLC has purchased 37 Main Street with the intention of converting the vacant land to a mixed-use development featuring approximately 2,909 square feet of retail/office/commercial space and approximately 28 apartments;

Whereas, per Article XIV, Section 18-201, of the City of Bristol Code of Ordinances, assessments on commercial real property within the Enterprise Zone which is improved to the extent of \$175,000 or the complete renovation of the building(s) facade, whichever is less, are eligible to be fixed for a period of seven (7) years from the time of such improvement and shall defer any increase in assessment attributable to such improvements according to the following schedule: Year 1 (100% deferral), Year 2 (100% deferral), Year 3 (50% deferral), Year 4 (40% deferral), Year 5 (30% deferral), Year 6 (20% deferral), Year 7 (10% deferral).

In addition, per Article XIV, Section 18-203(g) any owner of real property who agrees to rehabilitate such property or construct new multi-family rented housing or cooperative housing on such property located in the rehabilitation area herein designated may, in accordance with provisions of Section 12-65e of General Statutes, make application to the City for an agreement to fix the assessment on the property, during the period not to exceed three (3) years of rehabilitation or construction and for a deferral of any increase in assessment attributable to such rehabilitation or construction.

I hereby make a motion: Under the guidelines of Article XIV of the City of Bristol Code of Ordinances, and pending conversion of the subject property to a mixed-use building featuring approximately 2,909 square feet of ground floor commercial space and approximately 28 apartments units, to approve the following Enterprise Zone tax abatement schedule for the property known as 37 Main Street:

Construction Year #1 (period to begin immediately following the receipt of appropriate construction permits for the approved project): 100% real property abatement

Construction Year #2: (if required) 100% real property abatement

Construction Year #3: (if required) 100% real property abatement

Year #1 (period to begin following issuance of a certificate of occupancy for the approved mixed-use project encompassing the subject property of this motion): 100% real property abatement attributable to property improvements

Year #2: 100% real property abatement attributable to property improvements

Year #3: 50% real property abatement attributable to property improvements

Year #4: 40% real property abatement attributable to property improvements

Year #5: 30% real property abatement attributable to property improvements

Year #6: 20% real property abatement attributable to property improvements

Year #7: 10% real property abatement attributable to property improvements

The mayor then called for a motion to approve the Enterprise Zone application for 37 Main Street. Commissioner Goldwasser made the motion to approve, and it was seconded by Commissioner Provenzano. All were in favor and the Motion was accepted into the record.

Mayor Caggiano called for a motion to move Agenda Item **VIII. Committee Reports B. Industrial Committee Report** up for discussion. The motion was made by Commissioner Mills and was seconded by Commissioner Cowdell. All were in favor and the motion to move up the discussion passed.

VIII. Committee Reports B. Industrial Committee Report

Chris Maiorano from Allstate Trucking in Seymour and Meriden, CT spoke to the Board regarding the planned move of their Meriden location to the Southeast Bristol Business Park (SEBBP) Lots #10 and #11. The business needs more space which will be shared between classroom and driver training. They plan to lease out the remaining space. Discussion followed including employment, both at their business and to meet the nationwide demand for CDL drivers. Justin Malley confirmed the project meets the industrial park guidelines, and the motions speak specifically in regard to certain items.

Mayor Caggiano advised that the full reading of the following five motions were unanimously approved at the Industrial Committee Meeting prior to the ECD Board Meeting, and suggested the reading of them be waived in the interest of time. Each member had a copy of the proposed motions, and the mayor ensured that each motion would be clarified so that all the board members understood what was being voted on.

The motion to waive the reading of the first proposed motion was made by Commissioner Mills and was seconded by Commissioner Goldwasser. All were in favor and the full reading of the proposed motion was waived.

The first motion will allow Allstate Trucking to build the building they would like with the square footage that they have.

Proposed Motion #1

Motion to waive the minimum building coverage requirement of 20% as indicated in Section 3.16.2 of the Southeast Bristol Business Park Design Guidelines and Regulations Amended Dec. 9, 2024 for the site plan/building plan dated May 27, 2025 titled "Proposed Commercial Driving Training School" representing the new construction project for Allstate Commercial Driver Training School on Lot #10 and Lot #11 of the Southeast Bristol Business Park, as the lot's significant percentage of wetlands limits the total buildable square footage, which is considered an "extraordinary circumstance" per the Guidelines.

Commissioner Goldwasser made the motion, which was seconded by Commissioner Hick. All were in favor and the Motion was accepted into the record.

Mayor Caggiano reviewed the second proposed motion regarding the use of millings on site to cover the area used for driver training. The millings won't be completely impervious and will be contained within the area. A motion to waive the reading of the second motion was made by Commissioner Goldwasser and was seconded by Commissioner Hick. All were in favor and the full reading of the proposed motion was waived.

Proposed Motion #2

Motion to allow the use of millings as a material on the site plan/building plan dated May 27, 2025 titled "Proposed Commercial Driving Training School" representing the new construction project for Allstate Commercial Driver Training School on Lot #10 and Lot #11 of the Southeast Bristol Business Park under the following conditions:

- 1. The millings area as represented on the site plan may only be utilized as an area for driver training purposes and must not be used as a loading area/parking area.*
- 2. The millings area as represented on the site plan must be framed by appropriate curbing or similar infrastructure to ensure the millings are contained and cannot migrate from the designated driver training area.*

Additional discussion was held around the millings being compacted and framed in with curbing to prevent the millings from spreading into travel lanes. Commissioner Goldwasser made the motion to approve, and the motion was seconded by Commissioner Hick. All were in favor and the Motion was accepted into the record.

The mayor called for a motion to waive the reading of proposed motion #3 was made by Commissioner Hick and seconded by Commissioner Kearney-Gonzales and was seconded by Commissioner Hick. All were in favor and the reading of the motion was waived.

The third proposed motion spoke to the need for all tenants that Allstate brings to the site to be recorded with the city, and that the tenants would follow the SEBBP guidelines.

Proposed Motion #3

Motion that future tenants other than Allstate Commercial Driver Training School occupying the structure as identified on the site plan/building plan dated May 27, 2025 titled "Proposed Commercial Driving Training School" seek approval by ECD staff, who will report to the ECD Board, to ensure alignment with the Southeast Bristol Business Park Design Guidelines and Regulations.

Commissioner Schmelder made the motion to approve, and the motion was seconded by Commissioner Mills. All were in favor and the Motion was accepted into the record.

The mayor called to waive the reading of the proposed motion #4. The motion was made by Commissioner Kearney-Gonzales and seconded by Commissioner Hick. All were in favor and the reading of the motion was waived.

Proposed Motion #4

Motion that final landscaping, signage, and similar amenities not clearly indicated on the site plan/building plan dated May 27, 2025 titled "Proposed Commercial Driving Training School" be approved by the ECD Director and reported to the ECD board. In the event of a conflict on final landscaping, signage and similar amenities with said Guidelines, ECD staff will work with the applicant on proposed solutions, which must be reported and, in certain circumstances, approved by the ECD Board.

Mayor Caggiano called for a motion to approve the proposed motion #4. The motion was made by Commissioner Mills and was seconded by Commissioner Hick. All were in favor and the Motion was accepted into the record.

The mayor called for the reading of the proposed motion #5 to be waived. The motion was made by Commissioner Hick and seconded by Commissioner Provenzano. All were in favor and the reading of the motion was waived.

Mayor Caggiano advised on the final proposed motion that indicates Allstate will need to get approval by the Economic and Community Development Board as well as all associated site and building approvals and take all the necessary steps for the building process.

Proposed Motion #5

Motion to approve the site plan and building elevation plan dated May 27, 2025 titled "Proposed Commercial Driving Training School" representing the new construction project for Allstate Commercial Driver Training School on Lot 10/Lot 11 of the Southeast Bristol Business Park that includes construction of an approximately 12,000 square foot building and associated parking/loading/driver training areas. Note that approximately 3,850 square feet of the building will be utilized by Allstate Commercial Driver Training School and 8,150 square feet will be available for lease to a tenant(s) deemed appropriate per the Southeast Bristol Business Park Design Guidelines and Regulations Amended Dec. 9, 2024. This approval is from the Economic and Community Development Board only, as the coordinator of development of the Southeast Bristol Business Park. The applicant must obtain all necessary approvals from Zoning, Wetlands, and/or other applicable boards and commissions, which are made independently of the ECD Board.

Commissioner Goldwasser made the motion to approve. It was seconded by Commissioner Cowdell. All were in favor and the Motion was accepted into the record.

Mayor Caggiano called for a motion to move Agenda Item **V. New Business B. Facade Grant - 164 Central St.** up for discussion. The motion was made by Commissioner Mills and was seconded by Commissioner Hick. All were in favor, and the Motion to move up the discussion passed.

V. New Business B. Facade Grant - 164 Central St.

Jeremy Berube, owner of Luna's, LLC spoke to the Board regarding his application for a Façade Grant at 164 Central Street, in Forestville. This is the site of the former Nuchies restaurant. Luna's has outgrown the current site on King Street in Bristol which required the move, and renovations in the Forestville locations are in progress. Discussion followed including seating plans and parking. Mr. Berube also plans to honor the area's history with iconic photos on display inside the new location. It is expected to open within three to four months. Plans for the previous Luna's location and property are not yet decided.

The mayor called for a motion to accept the report into the record. The motion was made by Commissioner Kearney-Gonzales and seconded by Commissioner Hick. All were in favor and the report was accepted into the record.

At this time the meeting returned to the original Agenda order.

III. Approval of Minutes

A. Minutes of the May 1, 2025 Regular Meeting

The mayor called for a motion to approve the Minutes of the May 1, 2025 Regular Meeting. The motion was made by Commissioner Schmelder and seconded by Commissioner Mills. There were no changes or edits noted. 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 Minutes of the May 1, 2025 Regular Meeting. The motion was made by Commissioner Goldwasser and seconded by Commissioner Schmelder. All were in favor and the Consent Agenda was accepted into the record.

V. New Business

D. Strategic Planning Update

Mayor Caggiano and Justin Malley provided information on a the first CIP Strategic Planning Committee meeting scheduled for July 22, 2025, with Chairs and Vice Chairs from ECD, Planning and Zoning, and Finance as major groups present. The goal is to identify key challenges, a mission statement, and other details. A workshop will follow August 26, 2025 and will be open to larger groups, with additional meetings in September 2025 ahead of the next budget planning season. The goal is to document the city's Strategic Plan, and to use existing talent within the city to avoid contracting with an outside vendor for the process.

E. Board of Finance Transfer Request

Commissioner Hick read the following motion for the Board of Finance Transfer Request:

To transfer \$650 from account 1044103-557700-G2025 to account 1044103-531000-G2025 for Fair Housing expenses related to staff training for St. Vincent DePaul Mission.

The motion was seconded by Commissioner Schmelder. All were in favor and the Motion was accepted into the record.

F. Incentives Discussion

Justin Malley spoke about a manufacturer based in Forestville moving to the Gaski Building on Broad Street. They've been in business for 24 year and their main move cost is to move a lot of heavy, expensive equipment from a second floor down the street to their new location. The rigging cost is between \$30,000 to \$40,000. They're looking at the Revolving Loan Program or the funds, and this specific use is outside the guidelines. The request is for the Board to approve this as an acceptable type of expense for the loan.

There was no discussion except for comments that this should be allowed. The mayor called for the motion which was made by Commissioner Mills. It was seconded by Commissioner Kearney-Gonzales. All were in favor and the Motion was accepted into the record.

VI. New Business by Commissioners

Mayor Caggiano advised of talks regarding rewriting zoning regulations to consider, by special permit, that new development not be required to have retail space on the first floor. The current zoning regulations require some streets like North Main Street, South Street, and Main Street to have first floor retail space. There are some developers interested in creating first floor living spaces, and the consideration would be if it would be allowed through special permitting, with retail remaining as the preferred use. Discussion followed, noting this isn't an ECD Board decision, but members should be

aware of the conversation. Concerns about saturation, the need for restaurants and keeping with the overall look and feel of downtown were also expressed.

There was no other New Business by Commissioners.

VII. Old Business by Commissioners

There was no Old Business by Commissioners.

VIII. Committee Reports

A. CDBG Policy Committee Report

Dr. Dawn Leger advised the Board that the CDBG Policy Committee had a meeting after the allocation from HUD came in for this year. Due to the decreased amount awarded to the city, it was decided not to fund any public service applications at this time. The list of awards was provided to the Board ahead of this meeting. The Board also needed to vote on the five-year comprehensive plan that will be submitted to the US Department of Housing and Urban Development (HUD). Mayor Caggiano noted that it was a real possibility the funds wouldn't have been awarded this year, and Dr. Leger advised the funds could still be rescinded. With these awards approved, the funds allocated to the city can be designated to the grantees.

The mayor read the proposed motion as follows:

To approve the CDBG Consolidated 5-Year Plan for 2025-2029 and Annual Action Plan for 2025-26 for the City of Bristol as recommended by the CDBG Policy Committee, and to refer this recommendation to the City Council and Board of Finance for action.

Commissioner Cowdell made the motion to approve, and it was seconded by Commissioner Hick. All were in favor and the Motion was accepted into the record.

B. City Council Member Report

There was no City Council Member Report.

IX. Adjournment

Mayor Caggiano called for a motion to adjourn. Commissioner Schmelder made the motion which was seconded by Commissioner Hick and the meeting adjourned at 6:25pm

Respectfully Submitted,

Sharon Arsego
Recording Secretary

SportsCenter goes back to Bristol roots

The Bristol Press · 5 Jun 2025 · JACK CROWLEY

BRISTOL – ESPN has officially ended production of its Los Angeles-based SportsCenter, consolidating the show at its Bristol headquarters and bringing 35 jobs to the city.



The decision to relocate was based on ESPN's current business needs, according to Bill Hofheimer, Vice President of Communications at ESPN. With this move, all editions of SportsCenter will now be based in Bristol.

The final SportsCenter episode from L.A. aired Monday, May 19. While staff are still weighing relocation decisions, ESPN confirmed that all affected employees were offered the opportunity to continue in their roles at the Bristol campus.

Bristol Mayor Jeff Caggiano welcomed the change, saying he hopes ESPN employees will consider making the town their home.

"I had the fortune of speaking with an ESPN employee this morning at breakfast and commented that it would be great to get feedback to see if the returning employees would seek residence in Bristol now that we have a developing downtown area," Caggiano said.

Caggiano said Bristol is overlooked for West Hartford or other towns that are "walkable."

Even still, Caggiano is excited to see the jobs come back.

"Even if the talent doesn't live here, I hope they see the difference in the play aspect of live, work, and play," he said.

EAGLE HAS LANDED

Remediation firm makes move back to Bristol

The Bristol Press · 10 Jun 2025 · DYLAN BRACCIA @THEBRISTOLPRESS

BRISTOL – Eagle Environmental Inc. has returned to Bristol, with the hazardous materials remediation firm filling a space downtown at 150 Main St.



Owner Peter Folino, a Bristol native, said the company started in Bristol before spending 10 years in Plymouth, at 8 South Main St.

“It’s a unique industry that we are in,” Folino said.

Eagle Environmental Inc. is a Connecticut-based Hazardous

Building Materials and Environmental Consulting firm. They provide hazardous building material consulting, environmental investigation and remediation, planning and construction administration services throughout Connecticut and various

New England States.

“We have a great reputation in the industry,” Folino said.

The company has been open for over 30 years. They started working at their new location April 1. Folino said in the 30 years, there have been no citations towards them.

“We are proud to have a clean record,” Folino said. “You have to do a good job, or you don’t last.”

On Friday, the city held a ribbon cutting outside of their new offices, and city officials said the business brings a new element to downtown Bristol.

Mayor Jeff Caggiano, Economic and Community Development Executive Director Justin Malley, and members of D’Amato Construction. Caggiano welcomed Folino, and his team to the city.

“We’re just honored to have Eagle in Bristol,” Caggiano said.

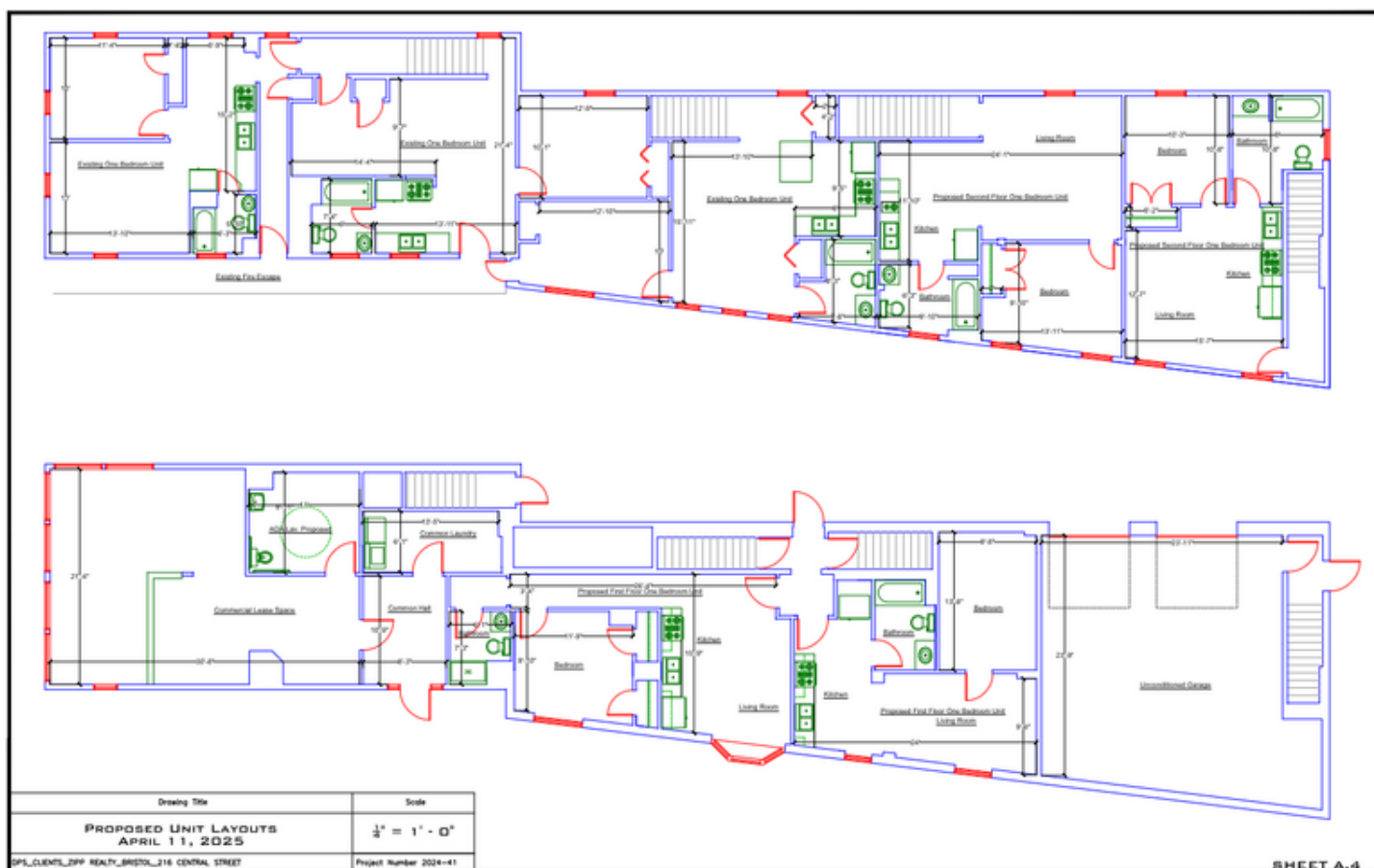
Caggiano said that he’s happy to have businesses that can come into Bristol and expand, and he said that since the move, Eagle Environmental Inc. have already brought on new hires.

Malley said that it's important to have people working downtown. Folino agreed, and said that they use the local businesses daily.

"Don't be surprised when you see an Eagle shirt around here," Folino said. "We are happy to be able to be a part of the economic development in the town."

At 150 Main St., they share the building with Iron Horse Sports Pub, which opened last year. The building was originally a Bristol Savings Bank. It later became a Webster Bank, until they sold the building to D'Amato Construction Company. City Hall occupied the rooms while they developed a plan for future use. Now, Iron Horse Sports Pub occupies the front half of the building, and Eagle Environmental Inc. occupies the space right behind it.

Bristol OKs mixed-use development, new drive-thru window



CONTRIBUTED

An architect's drawing shows the residential and commercial spaces for the approved mixed-use building at 216 Central St. in Bristol.

By David Krechevsky

Two separate development projects were approved Monday night by the Bristol Zoning Commission, including renovations adding a drive-up window for a restaurant and a mixed-use development.

The first application was submitted by SBM Bristol LLC, which owns the former Boston Market restaurant that closed two years ago at 45 Farmington Ave., also known as Route 6. While the applicants do not have a tenant, they sought approval for a special permit and site plan to create a drive-up window to increase interest in the site.

During Monday's continuation of a public hearing that began in May, Attorney James Ziogas, who represents the applicant, reminded the commission that while it had earlier approved the special permit to allow the drive-thru window, it had not approved the site plan and held

the public hearing open for that portion of the application.

“There were some things that needed to be done,” Ziogas said, noting that “a couple of pages” of site-plan comments from city staff have all since been addressed.

The only exception to that is a request to add lighting to the back of the property, which the owners have agreed to do, he said.

The commission closed the public hearing and then voted to approve the site plan application, with the stipulation that the requested lighting be installed.

The other project approved during the meeting involved three separate applications, which sought a special permit and site plan approval for a mixed-use development with seven apartment units and two commercial units at 216 Central St., and a special permit for parking on a separate lot under the same ownership at 216 Central St. and 15 Circle St.

The applicants are Forestville Properties LLC, which owns the building at 216 Central St., which has commercial space that has been vacant for several years.

The application had been withdrawn because it was running out of time for the commission to approve it, but was resubmitted by the applicants for Monday’s meeting.

According to the application, the building has the three existing and occupied one-bedroom apartments on the second floor at 216 Central St. 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.

The plan would create two additional one-bedroom units, one on the second floor and one on the first floor. Each housing unit would be approximately 450 square feet.

The first floor would also have a separate, small office space that would be leased. The applicants state they have a tenant for one of the commercial spaces, a property management company.

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 Central St. 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, the applicant states.

A representative for the applicant has previously stated that the building at 216 Central St. was erected in 1900 and is showing its age, but that the plan is to get the building fully occupied while making no promises about improving the exterior.

After closing public hearings for each individual application, the commission voted to approve the project.

KA Matthias Cleaning opens on Wooster

The Bristol Press · 13 Jun 2025 · BRIAN M. JOHNSON @BRIANJOHNSONBP

BRISTOL – KA Matthias Cleaning Services celebrated the grand opening of a new location on Wooster Court this Wednesday with city and chamber leaders.



KA Matthias Cleaning Services, located at 35 Wooster Court, is owned by Astriad Matthias, who previously ran her business out of her home office for seven years.

Having now expanded to a 900 square foot physical space, she hopes to grow her roster of seven employees within the next few months.

“I’m excited,” Matthias said. “Having this space will allow me to become more involved with the community. It has been my dream to have my own location.”

Matthias said her business saw “155% growth” within the last year or so, which made her decide to take the next step.

She said that she has also received nearly 80 five-star positive reviews on Google.

“Our team works very hard and they do a wonderful job,” she said. “We provide residential and commercial cleaning services.”

Dawn Nielsen, marketing and public relations specialist with the City of Bristol, said she has used KA Matthias Cleaning Services to care for her elderly father.

“They did an excellent job,” she said. “The customer service was great.”

Katie D’Agostino, president and CEO of the Central Connecticut Chambers of Commerce, said seeing KA Matthias Cleaning Services expand from a home office to a business with a physical location is “so impressive.”

“We really love to see that sort of growth,” she said. “They are also getting the most out of their Chamber membership and coming to all of our events.”

Mayor Jeff Caggiano said he is excited for both KA Matthias Cleaning Services and the city.

“We are seeing a lot of business going from home based to an office space,” he said. “A lot of other cities are struggling to fill their retail space.”

Justin Malley, executive director of Economic and Community Development for the City of Bristol, said KA Matthias Cleaning Services can serve as an inspiration for other home-based businesses who are considering taking the next step.

For more information on KA Matthias Cleaning Services, call 860-221-4844, visit kamatthiascleaningservices.com, or find Ka Matthias Cleaning Services on Facebook.

Tropical Smoothie Cafe opens in Bristol

The Bristol Press · 14 Jun 2025 · BRIAN M. JOHNSON @BRIANJOHNSONBP Brian M. Johnson can be reached at 860-269-0822 or bjohnson@bristolpress.com.

BRISTOL – From healthy options to sweet treats, there's options for everyone at Tropical Smoothie Cafe, which is holding its grand opening this weekend.



Tropical Smoothie Cafe, located at 123 Farmington Ave., had a soft opening of its Bristol location in May.

Owners Al Alsaqri and Sam Alramali employ 16 people at the new location.

They previously opened a spot in Newington, which they said proved to be very popular with Central Connecticut State University Students. Alsaqri said he was attracted to Bristol due to the “impressive growth” he saw in the community.

“There’s always something new coming to Bristol,” he said. “It seemed like a city that had a lot to offer. And, there wasn’t really any other smoothie-based business like what we offer in the area. People like our friendly staff and family atmosphere. We’re excited to be a part of the Bristol community.”

Alsaqri said they’ve seen a positive reception from Bristol. He said he has seen a steady growth in customers, who are able to choose from 20 varieties of smoothies or customize their own. Tropical Smoothie Cafe also offers food options, including salads, wraps and quesadillas.

“Some of the most popular items include our acai bowl, which has fresh fruit, and for smoothies people like the ‘Sunrise Sunset’, which is made with strawberries, pineapple, mango, and orange juice,” he said. “They also really like our ‘Mocha Madness’ smoothie.”

In celebration of their grand opening, Tropical Smoothie Cafe will be offering a free smoothie with the purchase of any food item. Additionally, this Saturday, the first 50 people who stop in after they open at 8 a.m. will receive one free smoothie a week for 52 weeks.

For more information, like Tropical Smoothie Cafe (Bristol) on Facebook or call 860255-2531.

June 16, 2025

Bristol Health's \$10.5M sale of nursing home to for-profit group clears first hurdle



VISION GOVERNMENT SOLUTIONS

Ingraham Manor, a nursing home in Bristol.

By David Krechevsky

Bristol Hospital & Health Care Group Inc.'s bid to sell its Ingraham Manor skilled nursing and rehabilitation facility to a for-profit group for \$10.5 million has cleared a regulatory hurdle.

The state Office of Health Strategy (OHS) issued a determination letter on Friday stating that the sale does not require a certificate of need (CON), which is often required when a healthcare facility is sold or its ownership is transferred.

In May, the healthcare organization filed a CON determination form, asking both OHS and the state Attorney General's office to determine whether a CON was needed for the sale.

Currently, the nonprofit Bristol Hospital & Health Care Group Inc. operates Ingraham Manor, a 128-bed skilled nursing facility at 400 North Main St., located less than a mile from the hospital.

In its filing with the state, Bristol Health said Ingraham Manor proposes selling “its operational and property assets” to the for-profit companies IM OpCo LLC and IM PropCo LLC, together known as IM Buyer, for \$10.5 million, “subject to incidental prorations, costs and certain other adjustments and the receipt of all required regulatory approvals and satisfaction of certain agreed-upon conditions to closing.”

According to state business listings maintained by the Secretary of the State’s office, both IM OpCo and IM PropCo have business addresses in New Jersey and both were formed in May.

The principal for IM OpCo is listed as Rachel Shakow, who also is the principal of WAT OPCO LLC, which has owned and operated the 130-bed Woodlake at Tolland skilled nursing and rehabilitation center in Tolland since it was sold by Eastern Connecticut Health Network in 2021

The principal for IM PropCo is listed as Eliyahu Mirlis, CEO of New Jersey-based RegalCare Management Group, a nursing home management company.

Ingraham Manor is licensed as a chronic and convalescent nursing home by the state Department of Public Health (DPH), providing short- and long-term rehabilitation and skilled nursing care.

According to the CON determination application, the healthcare group’s board of directors decided in February 2023 to explore its options for Ingraham Manor, including the possibility of a sale.

The following month, the board hired a broker, who subsequently generated “a number of bids for consideration.” the application states. The board determined that IM Buyer was the “best option to acquire Ingraham Manor,” in part because of its “prior experience in acquiring and operating a nursing home that had been part of a health care system,” referring to Woodlake at Tolland.

The application notes that, since Shakow, as majority owner, assumed control of Woodlake at Tolland, “census and quality measures have improved at the facility. In addition, approximately 75% of dietary and nursing staff were agency staff at the time of acquisition, which has since been eliminated.”

Shakow also has been the majority owner and operator of Foremost at Sharon in

Massachusetts, a similar facility, since 2020.

The Ingraham Manor board approved the sale to IM Buyer, and entered into a purchase and sale agreement in May last year. The agreement includes the nearly 66,000-square-foot building and the property’s 2.75 acres.

It also includes an agreement for IM Buyer to “offer to hire each Ingraham Manor employee

that is in good standing” with the facility, “subject to IM Buyer’s standard background checks.”

In the determination letter, OHS Commissioner Dr. Deidre S. Gifford said her agency concluded “that no CON is required” for the sale under state law.

She adds, though, that the Attorney General’s office still must determine “whether this transaction constitutes the transfer of a material amount of a nonprofit hospital’s assets or operations to a for-profit entity,” and if so, whether the agreement requires approval under state law.

If the Attorney General “determines that review is appropriate,” Gifford adds, “OHS will participate in the review process.”

Bristol Health CEO Kurt Barwis did not immediately respond to a request for comment.



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Parking for the public

New 196-space parking garage opens on Hope Street

The Bristol Press · 16 Jun 2025 · BRIAN M. JOHNSON @BRIANJOHNSONBP

BRISTOL – City leaders and project leaders held a ribbon cutting ceremony for the new 196-space Hope Street Parking Garage Friday, which they lauded as a major step in the revitalization of downtown.



The \$5.2 million, four-story parking garage at 30 Hope St., located near the Wheeler Health building, was funded entirely by federal American Rescue Plan Act money that was allocated by the city's ARPA Task Force.

It has 196 spaces, 63 of which are reserved for Wheeler during the day

Monday through Friday, but become available to the public on nights and weekends. These reserved spaces are marked in purple.

The parking garage is intended to facilitate parking for new downtown businesses and the Centre Square Village development, which will include 104 apartments and four sit-down restaurants when it's constructed.

Justin Malley, executive director of Economic & Community Development for the City of Bristol, said the new parking garage will "unlock development" in the Centre Square and Main Street area.

Mayor Jeff Caggiano said the parking garage is a "great project" and the result of long-term strategic planning. He credited Malley and the ARPA Task Force members for working with the Board of Finance and moving the project along. He said that the parking garage will create "long-term stability" in Bristol.

"Downtown development took 64 years to get going," he said. "This parking lot will prevent us from having to have a 'sea of small lots.' It will instead consolidate the parking into this four-story garage and reduce the overall parking area."

Caggiano said Wheeler Health brings about 200 workers to Bristol every day. He said that the parking garage will also support future development of a parcel to the south of Wheeler.

The event Friday was attended by city leaders, State Rep. Mary Fortier, Town Councilor Jacqueline Olsen, construction project leaders and members of the Central Connecticut Chambers of Commerce. Those who had invested in other downtown developments attended as well, including members of the Carrier family, President and CEO of Bristol Health Kurt Barwis, and President and CEO of Wheeler Health Sabrina Trocchi.

Ray Rogozinski, director of public works, said that he has seen a lot of changes to downtown Bristol since he first started working for the city 28 years ago.

Rogozinski said the land the parking garage is now built on was a hay and feed store in 1921, according to city records.

Before the garage could be built, holes had to be dug into the ground beneath it, which were then filled with crushed stone. This work was required to support the weight of the four-story garage, and was done by GeoCore Drilling.

Rogozinski also credited Desman Inc., for their work designing the garage, SLR Consulting for their site work and Silver Petrucelli + Associates for their architectural and engineering work. The garage was constructed in pre-fabricated sections by Blakeslee Prestress Inc. D'Amato Construction then assembled the sections.

Tim Tracy, executive vice president of Desman Design Management, said it was a “fun project” to work on. He said that he was excited to help the city realize its vision for high-density development downtown. He said the new garage will “significantly enhance” parking downtown and help to unlock future development.

Tony D'Amato, Operations and Assistant Director of Compliance & Safety Operations at D'Amato Construction, said the company was happy to be involved in creating this parking garage as well as the one on Meadow Street. “I hope that this will create opportunities for downtown to continue to grow and expand,” he said. “Almost five mayoral administrations put their blood, sweat and tears into changing the shape of downtown. It has been such a pleasure to be a part of it.”

Former Mayor Ellen Zoppo-Sassu, who is running to return to the position this year, was unable to attend the ribbon cutting but said it was “so exciting” to see the project that began five years ago under her administration come to fruition.

“Knowing that we had a great plan for the parcels downtown and the need to support Main Street businesses, we knew that a parking garage on Parcel 9 was necessary,” she said. “And during COVID we paved it so that we could have the outdoor farmers markets and create some space for the community to gather. Kudos to the D'Amato construction company for the fantastic job that they did. Making a parking garage attractive is not an easy task and they succeeded.”

Automotive Pluss opens in Bristol

The Bristol Press · 23 Jun 2025 · BRIAN M. JOHNSON

BRISTOL — City and Chamber leaders welcomed new business Automotive Pluss to Bristol Friday morning, with owners promising customers will be “greeted with a smile and leave with a smile.”



Located at 534 Broad St., Automotive Pluss is a full-service automotive dealership and repair center. They also offer 24-hour towing and have used vehicles and scooters for sale.

The business is owned by Robert Sanchez and business partners Angel Rosado and Ruben Garcia.

Sanchez said he has more than 25 years of experience in the industry. He was previously affiliated with International Motors in Berlin until 2019.

He then took on a trucking job before being injured in a motor vehicle crash. After recovering, he decided it was time to start a business of his own.

“My business partner Angel is part owner of Rumba Lounge,” he said. “His wife Paola found out about this location and we decided that it would be a good match. Angel has a lot of experience as a mechanic and Ruben has experience owning and running a dealership. This isn’t our first rodeo — we’re very experienced and we’re here to help. We’re not like other shops; we’ll go the extra mile for our customers.”

Sanchez said that at Automotive Pluss, customers will be treated fairly and respectfully.

“It’s nothing but smiling faces here,” he said. “We’re easy going and we want you to leave with a smile. If it’s something that we can’t help fix, or if it makes more sense to sell your vehicle instead of fix ing it, we’ll be hon est with you.”

Sanchez said Fri day was a “soft opening” and that he plans to celebrate a larger grand opening soon with raffles. Sanchez and his two partners currently employ one additional mechanic. He said he is hop ing to hire additional mechanics in the future.

“We’re look ing to grow as long as ser vice work keeps going in,” he said.

Sanchez said he plans to have Auto mated Pluss be a part of the Bristol community. He said they have already donated to sup port local Little League and Parks and Recreation pro grams.

Justin Malley, executive director of Economic & Community Development for the City of Bristol, attended the ribbon cut ting with Dawn Nielsen, marketing and public relations specialist for the City of Bristol and members of the Central Connecticut Chambers of Commerce.

Hartford Courant

Monday, June 23, 2025

Adding Flavor

City's downtown is booming with new restaurants and new locations for longtime favorites



The new location of Monterrey Mexican Restaurant is under construction. It is set to open at 96 North Main St. in Bristol in October. Lina Guzman



Pure Foods has recently moved into the new Centre Square Village. City of Bristol





Iron Horse Sports Pub opened at 150 Main St. in Bristol late last year in the former Webster Bank building. City of Bristol





Some of the offerings from Ventanas Bar and Restaurant, a Caribbean restaurant in Bristol. The restaurant opened in April at 59 North Main St. Ventanas Bar and Restaurant

BY SEAN KROFSSIK HARTFORD COURANT

The number of restaurants in downtown Bristol continues to grow with several new eateries recently opening or planning to open their doors in the near future.

“One of the goals of the city is to redevelop downtown and give the downtown a new identity,” Justin Malley, executive director of economic and community development for the city of Bristol. “To have options for food and drinks is a big deal. It’s been great to work with the new food and drink options coming to the downtown area.”

The number of spaces for restaurants has increased with new construction downtown, according to Malley.

“Centre Square Village has Pure Foods and Monterrey, Iron Horse Pub was previously a bank space,” Malley said. “We have businesses coming into spaces that didn’t exist before or were used for something else.”

Lina Guzman and sister Alejandra Guzman will be running the new Monterrey Mexican Restaurant location when it opens at 96 North Main Street in October. The sisters are taking over at the new location as their parents and owners, Jesus and Angel Guzman, are stepping away from the business.

The family lives in Bristol and is originally from Ecuador. It will be 18 years in September since the family opened up the business at 170 Riverside Ave. Unit 7 in Bristol.

“It’s been such a blessing to have a business in Bristol,” Lina Guzman said. “We love it. This is our hometown now. We live here in Bristol. Our kids go to school here. We love it here, and we get a ton of community support.

“For us as small businesses owners I think it’s our relationships we’ve built with customers that keep people coming back,” Lina Guzman said. “We want to make people feel comfortable when they come in, make it feel like they are home.”

Lina Guzman said the family makes good, homemade food and a good margarita.

“We make Mexican food even though we are Ecuadorian, but my parents have always worked in Mexican restaurants pretty much all of the time they have been in the United States,” Lina Guzman said.

Lina Guzman said the Main Street location, which is a two-minute-drive from the original location, will have better visibility to customers.

“Downtown Bristol is going to be amazing and it’s going to get so big,” Lina Guzman said. “There are a lot of businesses moving. Many customers come in who live in Bristol and say, ‘How long have you been open?’ We said 18 years. They are shocked because many customers don’t know we are here.”

Lina Guzman said the new location is bigger and will increase capacity from 96 people to 145. The bar area capacity will more than double in size.

“Our bar is super small right now and we want a bigger bar, and we will have a bigger dining room so we can serve more people and more families,” Lina Guzman said. “We are very excited about the move.”

The new location will also have expanded hours which will be open on Sundays. They will have a brunch menu on Saturday and Sunday and will be open until 1 a.m. on Friday and Saturday night with live music.

“Bristol needs a place like that to hang around on the weekends,” Lina Guzman said. “We are a family business, and we have been in Bristol so long and we are grateful for our customers and community as a whole. I can’t wait for them to see the new place.”

Just down the street, Guac N Roll recently opened at 457 North Main St. in Bristol.

Couple and co-owners Luis Hernandez and Leslie Melchor-Lopez had a soft opening on June 14, and the couple said they have sold out of everything in their opening weekend.

Melchor-Lopez said many people have been stopping in to dine in or do takeout for lunch. Cilantro jalapeno, Cajun shrimp and honey barbecue tacos have the top three choices for customers on opening weekend. Melchor-Lopez said birria tacos have also received compliments.

This is the first restaurant the couple has opened. Hernandez, 33, has worked in various restaurants in Bristol since moving to town 15 years ago. The couple resides in Plainville, where Melchor-Lopez, 27, has been a lifelong resident.

"I came to the USA and then I started working in restaurants, you know, here and there," Hernandez said. "I've been working at pizza places, diners and Mexican restaurants. That's where I'm using the flavor I learned from my mother and grandmother in Mexico."

"There aren't too many Mexican places in Bristol, and we wanted to bring some of our food to Bristol," he added. "The importance is sticking to our roots and sharing that experience with others."

Hernandez said he is serving food and flavors from Mexico as well as flavors in the U.S. like barbecue and Cajun seasoning.

"Some moles have so many different types of peppers. It has 30 to 35 ingredients, and we can spend hours making that sauce and everything is brought from Oaxaca and I'm mixing in different flavors. We are doing honey barbecue chicken street tacos. ... People have been happy with the food here in Bristol. Everyone is leaving with a big smile."

Hernandez said it was a six-month process to get the business started. The building was previously Pure Foods, which is owned by JR and Leanne Rusgrove. Pure Foods is now located at 110 North Main St. in the Centre Square Village.

Melchor-Lopez said the restaurant has already seeing plenty of repeat business in the opening days.

"That's a good sign. Everyone has been leaving and saying, 'We will see you tomorrow,' " Melchor-Lopez said.

Guac N Roll is open Monday through Saturday 11 a.m. to 10 p.m. and on Sunday is 11 a.m. to 9 p.m.

Ventanas Bar and Restaurant opened in April at 59 North Main St. The Caribbean restaurant was formally a CVS and most recently Better Half Brewing. The menu includes carne frita, ensaladas cesar con churrasco, jibarito and cubano sandwich.

Ventanas owner Efrain Nieves said the Spanish rice has been the biggest hit in the first two-plus months of business. Nieves previously owned a restaurant in Wallingford and closed that location because he wanted to take a break. However, he saw the location in Bristol and decided to open up brick and mortar again.

"I thought I was done cooking and was taking a break, but I saw this opportunity and I'm looking forward to staying here a long time," Nieves said. "I was passing through Bristol, and I saw this space and I wanted to be a part of the growing community in Bristol."

Ventanas seats a capacity of 150 total people that includes 30 at the bar. The restaurant is open Monday thru Thursday 11 a.m. to 9 p.m., Friday and Saturday from 11 a.m. to 1 a.m. and the business is closed on Sunday.

Iron Horse Sports Pub opened at 150 Main St. late last year. The pub is located at the former Webster Bank building.

In addition to Pure Foods, which offers vegetarian and vegan items, salads, sandwiches, juices and smoothies, the Rusgroves own Parkside Café at 224 N Main St. which is known for their breakfasts.

Bristol mayor Jeff Caggiano said he's "very proud of the eateries popping up in and around our downtown area."

"Most are aware of the apartments being built and the Carrier project have added live to work. The ultimate goal in redevelopment is to now add 'play.' We as a big small town need to support our growing city center," Caggiano said in a statement to the Courant.

Other eating options in the downtown Bristol area include 10 Main Café and Deli, Main Street Pint and Plate, Café Real, Gino's Pizza, West End Pizza, Bristol Pizza, Latin Cravings, Sisters' Deli, Sabaidee Thai Restaurant, Yellow King Brews and The New Cambridge Project.

‘PURPOSE & CONNECTION’

Golden Adult Day Center opens downtown

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

BRISTOL — Golden Adult Day Center opened downtown this week, offering social opportunities and activities for seniors, along with takeout meals.



Located at 120 Main St., Golden Adult Day Center offers activities including creative arts and crafts, light exercises like chair yoga, live music and dancing, social clubs and discussions and brain gains and trivia. They also organize trips to places such as local parks, museums, shops and events.

“We’re very excited for them,” Mayor Jeff Caggiano said after visiting the facility to congratulate Managing Director Ketzy Lopez and her team. “I was very impressed with what I saw. It was heartwarm-ing to see our seniors getting together and enjoying each other’s company in a nice environment.” Caggiano said Golden Adult Day Center also opened “Fresh & Green Plate” in the site of the former Downtown Cafe at 118 Main St.

“They have converted it into a serving kitchen and takeout cafeteria,” Caggiano said. “They are open Sunday through Thursday from 10 a.m. to 7 p.m. and Friday from 10 a.m. to 4 p.m. They offer a lot of healthy, fresh foods including salads and gyros. The food is really, really good.”

Caggiano said it will be a nice spot to eat for people coming to work downtown. And he said local seniors visiting Golden Adult Day Center will be able to visit other downtown businesses during their trip.

Golden Adult Day Center’s website says they believe that aging is not just a phase of life, but “a journey to be honored,

shared and supported.”

“We are here to help older adults live each day with purpose, connection, and dignity, while providing their caregivers with the peace of mind and partnership they deserve,” the website reads. Our mission is to help elderly adults and their caregivers thrive as they navigate the challenges and opportunities of aging—through compassionate care, meaningful engagement, and a deep commitment to wellbeing.”

For more information, visit goldendayct.com, call 860-364-3545 or email info@goldenyearsct.com.



June Ribbon Cutting Ceremonies –

EAGLE Environmental: 150 Main Street – behind Iron Horse Sports Pub



KA Matthias Cleaning Services: Moved into a commercial space after being a home-base business; located at 35 Wooster Court



The Hope Street Public Parking Garage officially opened in June: A Ribbon Cutting Ceremony took place on June 13, 2025



Automotive Plus: 534 Broad Street



Golden Years Adult Day Center: 120 Main Street



Economic Development/Marketing/Grants/CDBG Report

July 2025

Downtown/West End Updates

- Centre Square:
 - Construction of “Phase II” of Centre Square Village continues with about 2/3 of framing complete. Future tenants for the first floor of Phase I include a counseling center and Monterrey Restaurant with interest in Phase II as well.
 - Hope Street Parking Garage is complete and in use.
 - City staff are working on the final parcel available for development on Centre Square. Making the property available for development requires minor engineering work and a conversation with CT DECD.
 - Staff are working with an established developer preparing to purchase the Centre Square property on Main Street south of the railroad overpass. More information to come
- The developers for 37 Main Street (former Mafale’s Plaza) plan to commence construction in late 2025.
- Eagle Environmental and Golden Years have both opened in the Main Street area, bringing approximately 50 new employment positions downtown. Golden Years also offers a quick-stop café option available to the public called Fresh and Green Plate.
- Express Kitchens continues work on its headquarters build out. Current work involves programming of a sophisticated automated “smart” production system which will be the first-of-its-kind in the cabinet industry. Ribbon cutting TBD.
- 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 Michaels Organization continues work with the State of CT and quasi-public agencies on financing the redevelopment of the “Sessions” building.
- Guac and Roll, a fresh restaurant concept destined for the former Pure Foods location, is open and doing well.

Development Outside Downtown

- Industrial Update:
 - FORCE Automation continues clearing Lot #3 of the SEBBP in preparation for construction.
 - AllState Driving School is proceeding through the Wetlands/Planning/Zoning process to development of Lot #10/11 of the SEBBP.
 - Horizon Stone closed on Lot #2 in the SEBBP with plans for construction to continue asap.
 - Lot #6 of the SEBBP remains available for development.
 - 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 now open in the former Pier One location.
 - A popular Halal-focused regional chain called Shah's is open at 728 Farmington Ave. Ribbon cutting TBD.
 - Bristol Commons ownership continues with a plan to convert the former Boston Market location to a drive-thru.
 - The new ProHealth medical center is open (right-turn-in/right-turn-out-only) on the property across from Sheila Court. Platinum Car Wash expects to open in August but must wait for the traffic signal. Chic-fil-A is also in the early stages of construction.
 - 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 nearing opening.
 - ECD staff are working with the owner of 454 Farmington Ave. on an interested party for the site.
- Forestville/Other
 - City staff are working with a new tenant for distribution space at 300 Broad Street. More information to come shortly.
 - Staff has been working with Luna's on the development of the former Nuchies property in Forestville.
 - Continued grant-funded environmental assessment work at the city-owned 43 East Main Street continues, with a kick-off meeting held July 2.
 - The property at 150 Central is anticipated to complete required environmental testing prior to being sold. There are several interested parties for purchase.
 - 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.
- Working with Bristol Bazaar on a small construction project

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 Luna's at 164 Central St.

Marketing

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

Ribbon Cuttings in June: **EAGLE Environmental** on June 6th, **KA Matthias Cleaning Services** on June 11th, **Hope Street Public Parking Garage** on June 13th, **Automotive Pluss** on June 20th, and **Golden Years Adult Day Center** on June 30th (*see photos in Communications*)

Business Anniversaries: The Funk-Duhaime Funeral Home was recognized for their 160th anniversary on July 7th

Business Site Visits – Justin and Dawn N. visited the new owner of **Bristol Scoops**; Mayor Caggiano, Justin, and Dawn N. visited **The Paper Store** staff at their new location in the former Pier One Imports in the Bristol Plaza and **Tropical Smoothie Café** before their Grand Opening Celebration the weekend of June 14-15.

2) Marketing and Public Relations Initiatives:

- The Marketing Research Project – Logo designs and marketing initiatives are being worked on this month. The WORX Group will be at the August meeting to present final logo designs and marketing initiatives.
- The ARPA Video Project – videos continue to be filmed and released on social media as well as posted to the Bristol All Heart YouTube page, please be sure to view them and share them with your network.

3) Other Community Initiatives

- Bristol America250 Committee – the Committee is working on an initiative to bring a folk artist to Bristol to commemorate the 250th anniversary of the United States and to highlight all that the City of Bristol has to offer, more information to come in the months ahead as things become more finalized.
- The Bristol Farmers Market season is underway, be sure to visit this summer when you can to patronize the local farms and vendors. The market is open every Saturday from 10 am to 1 pm rain or shine in the parking lot of 10 Main Street.

Grants Administration

Pending Announcement:

DEEP Open Space Grant for Hoppers-Birge Pond parcel – expecting Governor's visit and award announcement in early July.

Submitted:

- Community Connectivity Program application to DOT submitted on 5/20/25 for sidewalk improvements on Emmett Street for \$570,000.
- Application submitted for **Safe Streets 4 All** (SS4A) federal transportation planning grant in the amount of \$160,000 (Federal grant \$128,000 and local match \$32,000) to study trends and strategies to address motor vehicle accidents.

CDBG Program Highlights

- CDBG Year 50 – Program Year 50 ended on June 30, 2025.

- 5-Year Consolidated Plan – ready to submit to HUD in early July.
- Program Year 51:
Subrecipient Agreements have been signed and returned, and all recipients* are ready to begin Program Year 51.
**Pearl Transit has not opened its local site yet and their start date may be delayed.*

Unapproved

Strategic Plan Goals: Economic and Community Development (ECD)

Strategic Plan Purpose

Each budget year, the Board of Finance/City Council Capital Improvement Project and Strategic Planning Committee (CIP) must determine which capital projects will be funded using limited local funds. To help establish a more structured, proactive CIP decision-making process, City departments are tasked with creating a list of long-term goals. In addition to assisting the CIP Committee, the goals will help guide City growth in the future and provide a stable plan across administrations and as City personnel turn over.

ECD 10-Year Vision Statement

The ECD will enhance the economic well-being and quality of life in Bristol by fostering an environment that is conducive to economic growth and community development. This is accomplished by encouraging the construction of new buildings and/or the rehabilitation of existing properties to provide stable tax revenue; by providing businesses the tools and support to grow their workforces and presence in the market; by supporting low- and moderate-income homeowners with financial assistance for necessary home repairs to maintain housing stock, reduce blight, and improve neighborhoods; by funding agencies that meet the needs of lower-income residents with supports including but not limited to homeless assistance and food insecurity, vocational training, and youth programming; by encouraging the development of housing for all income levels at every stage of life; and by promoting – to those within Bristol and beyond – the many qualities that make Bristol an ideal place to live, work, visit, and operate a business.

Goal – Install/Upgrade Public Infrastructure to Enable Private Development

Partner with the Department of Public Works to engineer, install, and maintain infrastructure necessary to support business growth and the development of multifamily housing in the following key commercial areas: Downtown Bristol, Forestville Center, the historic “West End” neighborhood.

- **Value Created**

The engineering and construction of new infrastructure and the upgrade/maintenance of existing infrastructure may be necessary to enable private development, while in other circumstances may complement private projects. For example, appropriate water/sewer infrastructure is necessary to allow new multifamily development on a vacant site while a streetscape project may not be necessary but rather complements/incentives nearby private development.

- **Deliverables**

Engineering and/or construction of streetscape(s), shared parking, bus stop(s)/station(s) in collaboration with CTtransit, traffic signals, pedestrian supports including bike path(s).

- **Metrics and Measures**

The ECD seeks to secure funding for and/or to complete one critical infrastructure project each year to enable/incentivize private development.

Goal – Help Eliminate Homelessness in Bristol

- **Value Created**

The presence of unhoused individuals in Bristol, particularly in the downtown area, may have a negative impact on the development of new housing, restaurants, and commercial establishments, particularly if there are mental health issues and criminal activity that prevent the enjoyment of public spaces.

- **Deliverables**

By providing tangible support for actions generated by the Task Force to End Homelessness, city agencies already addressing the issue, and non-profit organizations serving the homeless population, the City can be the catalyst for action that has been needed to effect long-term and lasting change. This may include financial and public support for the “housing first” approach and fast-tracked efforts to rehouse individuals now living in encampments; promotion of permanent supportive housing by partnering with state agencies and possible funders as well as professionals able to manage the facilities once opened; and engagement with downtown business owners and community leaders to support these efforts.

- **Metrics and Measures**

Collaboration by agencies to address this issue can contribute to an improved sense of community throughout the City; working together to rehouse individuals in need will support efforts to build a new and prosperous downtown while ensuring that homeless residents are not swept aside but rather assisted to find safe and appropriate housing in a supportive environment.

Tangible measures may include a drop in the homeless census on local streets and in shelters; lower crime and citizen complaints; improved safety and positive ratings about downtown living, dining, and shopping experiences.

Goal – _____

- **Value Created**

- **Deliverables**

- **Metrics and Measures**

Goal –

- **Value Created**

- **Deliverables**

- **Metrics and Measures**

Goal –

- **Value Created**

- **Deliverables**

- **Metrics and Measures**

Goal—

- **Value Created**

- **Deliverables**

- **Metrics and Measures**
