

ECONOMIC & COMMUNITY DEVELOPMENT

Regular Meeting
Thursday August 4th, 2022
5:00pm

City Hall West Meeting Room 1 – 111 North Main St.

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

ABSENT: None

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

GUESTS: None

I. Call to Order

Mayor Caggiano was present on the Zoom call for the meeting, and had previously appointed Commissioner Schmelder as Acting Chair for the meeting. Commissioner Schmelder began the meeting at 5PM and led the room in The Pledge of Allegiance. Board members completed a brief round of introductions as a new member was present.

II. Public Participation

Commissioner Schmelder invited members of the public to address the Board. No one accepted.

III. Minutes – July 7th, 2022

Commissioner Schmelder requested a motion to accept the Minutes from the meeting of July 7th, 2022. Commissioner Mills made the motion which was seconded by Commissioner Hick. All members voted in favor and the minutes were accepted into record.

IV. Consent Agenda

A. Communications

B. Economic Development Grants/Marketing Report

Commissioner Schmelder requested a motion to accept and file Consent Agenda items A and B. Commissioner Goldwasser made the motion which was seconded by Commissioner Mills. All members voted in favor and the Consent Agenda items were accepted into record.

Dawn Nielsen provided additional information on the Community Tours of the Bristol Arts and Innovation Magnet School. Classes start August 29th, 2022.

V. New Business

A. Centre Square Update

Justin Malley presented an update on the Wheeler Clinic's site plan approval which has been submitted to the Zoning Board. Wheeler expects to have a construction manager onboard August 8th. The bidding process for subcontractors would then follow. If Wheeler receives zoning approval by end of August they would see a closing process in September/October.

The Carrier team made a positive change to the layout from a three building design to two buildings, and both buildings will have four floors. This means more units overall, and the retail piece has grown as a result. The change positively impacts the parking. A restaurant recently confirmed taking the high profile corner piece with the outdoor dining and is meeting with Justin next week. This layout change puts the project out another month however we pick up time on the expected project end time.

Commissioner Goldwasser asked for a Parcel 10 update. Justin advised there are no changes to report and assured the Board we have recourse if needed, and have the final word on the project. January 2023 is the permit deadline and by June 2023 they need to start construction.

Commissioner Schmelder followed up on the Wheeler Clinic groundbreaking date. The Mayor indicated it could be as early as September 2022. Council Member Panioto asked about a change to the original layout vs. current Wheeler Clinic plans. Justin confirmed the building has increased in size.

Commissioner Schmelder requested a motion to approve the report. The motion was put forward by Commissioner Goldwasser and seconded by Commissioner Mills. All members voted in favor and the report was accepted into record.

B. American Rescue Plan Act (ARPA) Update

The ARPA Task Force would like to get started. Justin spoke with UHY realized there needs to be a clearing house to accept the project requests. Building Bristol is a smaller program using ARPA funds and is a matching grant program. This needs to roll out, and UHY is currently working on the original requests. The Mayor advised that the City requires the applicants get certification letters from authorized principals which has slowed the process. Commissioner Schmelder advised that they're meeting Monday to consider a late request from Bristol Hospital and a recommendation will follow. He then requested a motion to accept the report. Commissioner Goldwasser made the motion which was seconded by Commissioner Mills. All members voted in favor and the report was accepted into record.

C. J.H. Sessions Building Update

A Sessions memo was provided in this month's Board meeting packet that includes a summary of the project history with elevations and floor plans of the Vesta project. The Mayor, Justin and Dale Kroop, Head of the Land Bank, met with the State to request access to the \$2M clean up grant. The plan is to move the property management to the Land Bank who has the money and the means to clean it up which is the main focus. The State is working with the ECD to move forward in providing the funds to the City. The Mayor advised that we will see this land developed whether it's with Vesta or another

company. Commissioner Schmelder thanked the Mayor and Justin for the report they had provided ahead of the meeting to help clarify the Sessions history and progress thus far and the relationships Justin has built to move the project along.

Commission Schmelder requested a motion to accept the report. Commissioner Rasmussen-Tuller made the motion which was seconded by Council Member Panioto. All members voted in favor and the report was accepted into record.

D. Budget Transfer

Commissioner Goldwasser read the detailed request to carry-over significant ECD funding from 2021 - 2022 to fiscal year 2022 - 2023. These are remaining funds that can be put to use in the new fiscal year and total \$11,677.64. Commissioner Schmelder request a second to approve the request. Council Member Panioto seconded and all members voted in favor to approve the request.

E. CDBG – Extension for Bristol Adult Education Grant

Dawn Leger requested an extension for the Bristol Adult Education Grant which is a CDBG Grant. The grant was previously approved and then they lost an instructor which paused use of the funds. They now have an instructor for the adult education manufacturing program and they'd like the grant extended so the funds can be accessed.

Commissioner Schmelder indicated support for the extension. Commission Goldwasser read the motion to extend the funding through to December 31st, 2022. It was clarified this is not allocating additional funds, rather, it's an extension to use the funds past the original deadline. Commissioner Schmelder seconded the motion and all members voted in favor to approve the request.

VI. New Business by Commissioners

No new business.

VII. Old Business by Commissioners

Commissioner Mills requested an update on the Summer and Main Streets property across from the library. Justin will look into an update. The Mayor addressed questions of this being a blight property stating that as long as permits continue to be pulled for improvements it's on the City's radar but not yet considered blight and they're not in violation. They will be approached if they are.

Commissioner Rasmussen-Tuller asked for an update on the Rt. 6 development, the Old Ruby Tuesday's building. Justin confirmed the fire hydrant project was approved as needed to get the construction started. Starbucks and Chipotle are on the fast track to complete construction by the end of the year deadline.

Commissioner Mills also asked about Dairy Queen and Marilyn's closing. Justin reported that Dairy Queen is rushing to demolish the existing buildings to meet deadlines. Marilyn's closed last week.

VIII. Any Other Business

A. City Council Member Report

Council Member Panioto reported on the Ordinance Committee meeting held regarding the addition of retail recreational marijuana sales in the City and they're fact finding. The Mayor clarified the Ordinance Committee needs to act on the depth and breadth of how the industry will be represented in the City before the State issues the permits and licenses. There is currently no density cap in place. Existing medical marijuana dispensaries are grandfathered in to add recreational sales to their medical sales. Justin advised the State had density caps in place and the caps expired May 2022. Additional discussion continued including encouraging Bristol residents to attend the Ordinance Meetings, concern that guardrails be put into place, that there is room for the City to ban all cannabis sales in Bristol.

Commissioner Schmelder requested a motion be made to move into Executive Session. Commissioner Rasmussen-Tuller made the motion which was seconded by Commissioner Mills and approved by all members.

Executive Session began at 5:45PM.

IX. Executive Session

A. Downtown Grant Application

B. Economic Development Grant Application

Executive Session ended at 6:05PM.

Commissioner Schmelder clarified no votes were taken during Executive Session.

Justin introduced Nasser Nadeesh from Brooklyn Deli in Bristol. There was discussion of the demand for services at their location and adding employees.

Commissioner Schmelder requested the motion to approve the Downtown Grant for Brooklyn Deli be read. Commissioner Goldwasser read the motion, Commissioner Mills seconded the motion, and the Grant was unanimously approved by the Board.

Commissioner Schmelder requested the motion to approve the Downtown Grant for M & M Pallet be read. Commissioner Goldwasser read the motion, Commissioner Mills seconded the motion, and the Grant was unanimously approved by the Board.

Commissioner Schmelder noted ECD oversight and management of the Grants. Justin confirmed that those measures are in place.

X. Adjournment

The meeting ended at 6:12pm.

Respectfully Submitted,
Sharon Arsego
Recording Secretary