



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, September 4, 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 August 7, 2025 Regular Meeting
- IV. Consent Agenda
 - A. Communications
 - B. Economic Development/Grants/Marketing Report
- V. New Business
 - A. Incentive Budgets
 - B. BOF Transfers
 - C. Strategic Planning
 - D. Downtown Update
 - E. Appointment
- VI. New Business By Commissioners
- VII. Old Business by Commisioners

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, August 7, 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 (Zoom), Provenzano (Zoom), Cowdell, and Kearney-Gonzales (Zoom)

ABSENT: Commissioner Hick

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

GUESTS: Mr. Michael Dudko, 116 Lewis Rd., Bristol
Attorney Jim Furey - Furey, Donovan, Cooney & Dyer, PC, Bristol
Brian Kelley, Rachel Rosa, and Elyse Werner - WORX Group

I. Call to Order

The mayor called the meeting to order at 5:00pm and led all present in the Pledge of Allegiance.

II. Public Participation

Mr. Michael Dudko, 116 Lewis Rd., Bristol expressed interest in speaking to the Board regarding the Industrial Committee Report which is later in the agenda. Mayor Caggiano made note of it.

There was no other Public Participation.

The mayor called for a motion to move up item **VIII. Committee Reports A. Industrial Committee Report**. Commissioner Mills made the motion which was seconded by Commissioner Schmelder. All were in favor and the discussion turned to the Industrial Committee Report.

VIII. Committee Reports

A. Industrial Committee Report

Justin Malley led the review of the Industrial Committee Meeting which had taken place prior to this ECD Board Meeting. The Industrial Committee had discussed Lot #3 at the Southeast Bristol Business Park (SEBBP) and the development of FORCE Automation at that site. There are known grading challenges on the lot, and all parties acknowledge that a significant amount of fill is needed. Discussion at the Industrial Committee meeting was to decide about the city assisting in obtaining the soil for Lot #3 using funds set aside for the SEBBP.

The second item that had been discussed was the Right of Reversion clause in the contract with FORCE Automation. It was noted that FORCE Automation qualifies for financing, and their bank wants to fund the project, however the bank was hesitant to complete the funding due to the wording in the clause, and as such, it needed to be reviewed by the Committee.

Attorney Jeff Steeg, representing the City of Bristol, was present at the Industrial Committee Meeting and spoke to the city's understanding and acceptance of the request. Commissioner Goldwasser, speaking as the Chair of the Industrial Committee stated to the Board that the Committee feels the contract should be fair and set up to succeed.

Commissioner Schmelder expressed his concerns regarding protecting the city if the lot goes undeveloped. Mayor Caggiano spoke to the amount of up to \$50,000.00 fund assistance that the Industrial Committee had approved for use to buy the fill stating that the soil is needed no matter what is developed there or by whom, and he is open to discussion on the financing item.

Attorney Tim Furey joined the discussion representing the developer. He provided a summary of their commitment to the plan, including specifics of their financial investments in it, permits that had been obtained for it, and materials being assembled for construction at the site.

Mr. Dudko spoke at this time and stated that there was another option that he brought before the Board in January 2025 and that option didn't require fill. He also expressed concern for the contract wording that was in question and the city not being protected because of it.

The mayor clarified that the Industrial Committee had approved the use of *up to* \$50,000.00 from a \$75,000.00 SEBBP account at their meeting earlier that afternoon. There had been an original arrangement to use existing fill from off site, but it isn't suitable for the intended use, hence the need for this discussion. Attorney Furey added that there are milestones that need to be reached before they'll request that the fill is purchased. There was no further discussion.

Mayor Caggiano called for the first motion to be read. Commissioner Cowdell read the Motion as follows:

Motion: *To utilize account 3054105-587040-98006 "Southeast Bristol Mini Industrial Park" in the amount of up to \$50,000.00 to fund the purchase and delivery of fill/soil to help manage significant grade challenges for Lot #3, Southeast Bristol Business Park, to allow FORCE Automation to begin construction on its project.*

The motion was second by Commissioner Mills. All were in favor, and the motion was accepted into the record.

Commissioner Cowdell then read the second Motion as follows:

Motion: *To amend the Real Estate Purchase Agreement between the City of Bristol and FORCE Automation, Inc. or its assigns for Lot #3, Southeast Bristol Business Park, to eliminate the property reversion clause following issuance of a building permit for the construction of Phase I – an approximately 30,000 square foot industrial building.*

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

After the votes were completed, the meeting returned to the original Agenda order.

III. Approval of Minutes

A. Minutes of the July 9, 2025 Regular Meeting

Mayor Caggiano called for a Motion to accept the Minutes of the July 9, 2025 Regular Meeting. The motion was made by Commissioner Goldwasser and was seconded by Commissioner Mills. All were in favor, and the Minutes were accepted into the record.

IV. Consent Agenda

A. Communications

B. Economic Development/Grants/Marketing Report

Mayor Caggiano called for a Motion to accept the Consent Agenda. The motion was made by Commissioner Schmelder and was seconded by Commissioner Mills. All were in favor, and the Consent Agenda was accepted into the record.

V. New Business

A. Marketing Campaign Update

Dawn Nielsen reintroduced the WORX Group members who are coordinating the branding and positioning for Phase II of the marketing campaign to keep, and attract, a younger demographic in, and to, the city.

The WORX Group provided a presentation that included a positioning statement built on the personas that had resulted from the Phase I survey. The campaign will focus on the attributes of the demographic which include them performing their own research for information on items they find interesting. The goal is for them to see, and find themselves, in the culture and spaces that are taking shape in Bristol. The campaign is designed to spark interest and encourage them to discover what life in the city can mean for them.

Discussion continued around the branding. The Bristol All Heart logo will be used with an adjustment in colors and tag lines that are exclusive to this campaign, the targeted audience, and the various online platforms where they live. The goal is for the framework of the campaign to be in place with support from WORX as needed while the city moves forward with the tools in place. Dawn Nielsen added that the Arts & Culture District will especially be brought into the campaign as a draw, and the campaign will begin in the fall of 2025.

B. Board of Finance Requests

Mayor Caggiano called for the reading of the Motions for the Board of Finance Requests. They include end of fiscal year transfers and carryovers.

Commissioner Mills read the Motion as follows:

Motion: *To request the carryover of the following fiscal year 2024/2025 account balances: \$4,101.00 from the "Advertising" account #1044101-557700-G2025, and \$4,918.00 from the "Professional Fees" account #1044101-531000-G2025, and to refer to the Board of Finance for action.*

Commissioner Provenzano second the motion. All were in favor, and the motion was passed into the record.

Commissioner Mills then read the next Board of Finance Request Motion as follows:

Motion: *To request the transfers of the following fiscal year 2024/2025 account balances to cover overages:*

*\$79.00 from "Overtime Wages – 4102" to "Regular Wages – 4102",
\$54.00 from "Overtime Wages – 4102" to "F.I.C.A. – 4102",
\$11.00 from "Overtime Wages – 4102" to "Medicare Insurance – 4102",
\$34.00 from "Postage – 4103" to "F.I.C.A. – 4103",
\$8.00 from "Postage – 4103" to "Medicare Insurance – 4103",
\$650.00 from "Advertising – 4103" to "Professional Fees – 4103",
and to refer to the Board of Finance for action.*

Commissioner Provenzano second the motion. All were in favor, and the motion was passed into the record.

Commissioner Mills read the following Motion as follows:

Motion: *To transfer the following:*

\$37,500.00 in account #1044110-531000 "Professional Fees" to account #1044110-589345 "ECD Loan Program", and to transfer \$20,000.00 from account #1044109-589300 "Economic Development Expenses" to account #1044109-589330 "Small Business Grant Program".

Commissioner Cowdell seconded the motion. Justin Malley advised the Board that the request to transfer the \$37,500.00 are funds the Comptroller set aside when the Revolving Loan Program was created and represents the amount of 5% loan interest which the loan recipient pays, not the city, therefore, these funds are available to lend out through the Revolving Loan Program. The \$20,000.00 are funds from the main ECD Grant account being requested to replenish the Small Business Grant Program.

There were no questions, all were in favor, and the motion was passed into the record.

C. Revolving Loan Fund

Justin Malley updated the Board on the popularity of the Revolving Loan Program. The demand is high, and loan payments are current, however, the funds aren't coming back at the pace needed to meet the demand. He is arranging for a meeting with Commissioner Schmelder, Dave Preleski, and Louis Silva from Community Investment Corporation (CIC) the city's loan officer, to discuss adjustments to the program guidelines in order to make it more sustainable.

D. Downtown/Forestville Updates

Justin Malley shared images of work being done on two businesses who are Façade Grant recipients. Smith Cycles on Riverside Avenue in Bristol is using the Façade Grant to have the exterior painted. Sample renderings of possible color combinations of the building were included in the presentation. The final paint color/combination is pending.

The Façade Grant awarded to Luna's, LCC is being used to update/replace features at the former Nuchie's at 164 Central Street in Forestville. Luna's is relocating to the Forestville location from its present 360 King Street address in Bristol. The owner hopes to open with a community walk through in November and in time for the holidays. The Façade Grant funds are being used for the entrance/doorway and a new stucco exterior.

Commissioner Goldwasser asked about 150 Central Street in Forestville. Justin Malley advised there is no update other than there is a timeline the property needs to adhere to in regard to an environmental consideration. The realtor has reported there is interest in the property.

Justin Malley shared that Eric Carrier will be closing on Parcel #10 at Centre Square in Bristol. The plan is for 30-31 living units in that space.

Commissioner Schmelder asked about West Street in Bristol, which is also a project by Eric Carrier. Their goal is to complete 11 condominiums at the West Street project and then move to Parcel #10. It was noted that the ECD Board had granted Enterprise Zone benefits for the West Street project.

Mayor Caggiano spoke about the Pocket Park at the corner of Riverside and North Main Streets. The original Urban Act Grant funding for both the municipal parking garage and the Pocket Park was absorbed in full by the garage with an additional \$1M of the city's American Rescue Plan Act (ARPA) funds also applied to it.

The Pocket Park plan is moving forward under the design and direction of the city's engineers, gardener, Arts and Culture, Public Works and Parks, Recreation, Youth and Community Services. This is a creative, collaborative approach within city departments. The neighboring 1.5 acre parcel will go out for bid once the dimensions for the park are finalized as that information affects the final size of the parcel. Discussion followed, including the State of Connecticut's plans to reconfigure Brackett Park and them working with the city on the overall look and feel of those spaces.

The mayor advised that the site plans for the former Mafale's Plaza at 37 Main Street have been approved, and they hope to break ground soon. The plans will be provided to the Board as it has been several months since they were first reviewed and approved.

E. Strategic Planning

Justin Malley reviewed the input provided by the Board Members regarding Goals as part of the ECD's contribution to the City's Strategic Planning Initiative. Discussion of the specific categories, goals and related factors followed.

Board members requested the information be presented in an easier to read format and were tasked with prioritizing the twelve categories down to three to five to be considered for the City's Initiative and ECD separately for the September ECD Board Meeting.

Additional discussion followed with the mayor encouraging the Board to look beyond Downtown Bristol when reviewing the categories and goals. The Board will be provided with

the information in a more user friendly format within the next week. The next Strategic Planning meeting is August 26, 2025 at 4:00pm.

VI. New Business by Commissioners

There was no New Business by Commissioners.

VII. Old Business by Commissioners

Council Member Dickau asked about for an update on the former Chic Miller property. Mayor Caggiano advised that the owner chose not to accept a New England Brownfield Program interest free grant allotment of \$1.1M for the demolition and is independently arranging for that work. A contract is in place with funds to begin demolition by July/August and the owner plans to build apartments in that space. The mayor assured the Board that the property will continue to be on the city's watch list.

VIII. Committee Reports

B. CDBG Policy Committee Report

Dr. Dawn Leger updated the Board that the ECD Staff learned one of the CDBG Program grants made through the CDBG Policy Committee process for the current grant year is not yet set up in Connecticut. As a result, the Committee agreed to rescind the award and reallocate the funds to three other agencies that can use the funds. The Committee's goal of addressing homelessness in the city was used to choose where the funds were reallocated to.

Commissioner Provenzano read the following Motion:

Motion: To rescind the Year 51 CDBG Grant Award of \$5,400.00 originally given to Pearl Transit and to reallocate these grant funds to the following recipients: \$1,800.00 to Prudence Crandall – Shelter Services, \$1,800.00 to Salvation Army Bristol Corps., and \$1,800.00 to St. Vincent De Paul Homeless Shelter. I further move that this reallocation be referred to the City Council and the Board of Finance for action.

Commissioner Mills seconded the motion. Mayor Caggiano thanked the ECD Staff for their discovery and for acting in a timely and well executed manner. All were in favor, and the motion was accepted into the record.

C. City Council Member Report

There was no City Council Member Report.

IX. Adjournment

The mayor called for a motion to adjourn. The motion was made by Commissioner Schmelder and seconded by Commissioner Mills. All were in favor and the meeting adjourned at 6:29pm.

Respectfully Submitted,

Sharon Arsego
Recording Secretary

'PEOPLE AND PARTNERSHIP'



The new ProHealth Physicians building at 1251 Farmington Ave.

ProHealth office unites docs under one roof

The Bristol Press · 7 Aug 2025 · JACK CROWLEY

BRISTOL – ProHealth Physicians officially celebrated the grand opening of its newest facility in Connecticut with a ribbon cutting last week, more than two months after opening the site to patients on May 19.

The 26,000-squarefoot building consolidates several former Bristol-area practices — including Bristol Pediatric Center, ProHealth Physicians Scappaticci and Licata, Plainville Internal Medicine, and ProHealth Physicians Family Medical Group — into one space at 1251 Farmington Ave. Kelli Burzynski, Senior Vice President and Chief Operating Officer of ProHealth Physicians, emphasized that the milestone was about more than just about the building.

“This moment’s more than a celebration of brick and mortar, it’s a celebration of people and partnership,” Burzynski said.

She said at the heart of the building was trusted and kind community-based primary care, delivered by doctors who know their patients and understand their neighborhoods.

“As we cut this ribbon, we’re not just opening a building but continuing a relationship we’ve had with this community for a long time,” Burzynski said.

The design was based on feedback from what patients wanted to see in a building – aiming for a design that was warm, decluttered, modern and clean.

The building is organized around two corridors with five branching hallways, housing identical exam rooms designed for both pediatric and adult care. Every exam room is standardized, down to equipment placement, to ensure comfort and efficiency for clinicians and staff.

The site currently hosts 17 clinicians, with capacity for 24. It includes a central team room where medical assistants, nurses, and providers work side by side.

The ribbon cutting hosted local and state officials including Bristol Mayor Jeff Caggiano and State Sen. Henri Martin.

“This is the backbone of what makes Bristol our ‘All Heart’ community,” Caggiano said.

Justin Malley, executive director of economic and community development, emphasized the development’s role in transforming former farmland into a place for healthcare and economic growth.

“This was farmland for a very, very long time,” he said. “We knew this was going to be important to the city from all the jobs’ perspective, past perspective, and giving this end of Farmington Avenue some more life.”

THE BRISTOL EDITION

AN INDEPENDENT, NONPROFIT
COMMUNITY ONLINE NEWSPAPER.



Convenient Care Coming to
One Hope Street, Bristol



HOME TBE

NEWS

ARTS & CULTURE

SPORTS

LOCAL ORGANIZATIONS

EVENTS

BUSINESS

HISTORY

OPINIONS

OBITUARIES

HOT TOPICS

AUGUST 11, 2025 | GOV. LAMONT ACTIVATES EXTREME HOT WEATHER

SEARCH ...

HOME

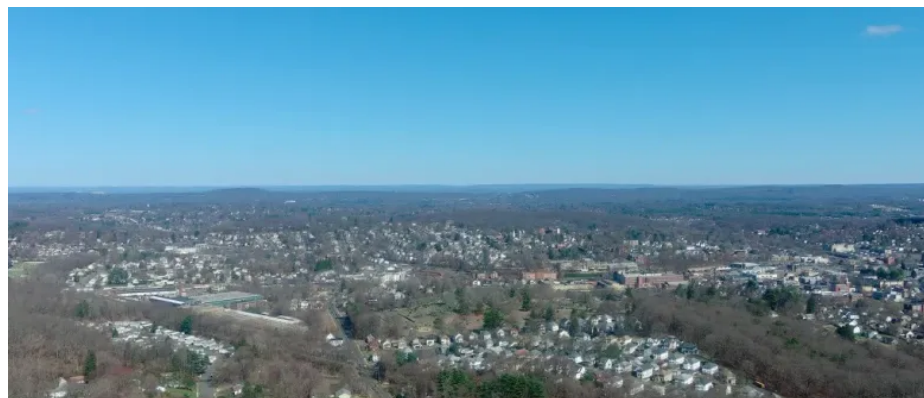
WRITERS

CHAIKEN, MIKE

ECD campaign to promote Bristol to young people enters 2nd phase

TOPICS: City Meeting

Economic & Community Development (ECD) Department



Privacy & Cookies: This site uses cookies. By continuing to use this website, you agree to their use.
To find out more, including how to control cookies, see here: [Cookie Policy](#)



**Compassionate
Care in Your
Neighborhood**

We're moving this summer to
One Hope Street, Bristol!

Wheeler Family Health
& Wellness Center
WheelerHealth.org
860.793.3500

**Our sponsors support The
Bristol Edition.
Please support them.**

TREE WISE GUYS

TREE REMOVAL

- STUMP GRINDING • LAND CLEARING
- STORM DAMAGE • FIRE WOOD

860-348-5788

FREE ESTIMATES

Close and accept

Bristol as seen from above Bird Road this past April. | Lee Cormier, Wings of a Dove

POSTED BY: DAVID FORTIER AUGUST 9, 2025

by Mike Chaiken | Aug. 9, 2025 |

With the census showing the population of Bristol is getting younger, a marketing campaign for the city is being developed to attract more young people to the city.

The Economic and Community Development Board on Thursday, Aug. 7 listened to representatives from its marketing firm Worx, to hear about the second phase of the campaign to promote the city.

In the meeting held in the City Hall Council Chambers, Brian Kelly of Worx told the panel that the most recent U.S. Census numbers show that 3,182 people in their 20s and 30s have chosen Bristol as their home since 2021.

In reaching out to this sector of the population, Kelly explained, “This younger generation... (wants) to find the information themselves. They don’t want to be sold something. They don’t want the messaging to be as if they’re being sold something. They want true facts.”

Kelly said this population wants to see “something is shifting. (They want to notice) new ideas, fresh pitches in a culture that’s starting to take shape (in Bristol).”

The marketing for this generation should tell them that they can “find (themselves) at the heart of something happening... We’re trying to show them a different side of Bristol.”

Since the population between in their 20s and 30s want facts, Kelley said, “The messaging (of the new campaign) was

Please support them.



Our sponsors support The Bristol Edition.

Please support them.



Our sponsors support The Bristol Edition.

Please support them.



Privacy & Cookies: This site uses cookies. By continuing to use this website, you agree to their use.

To find out more, including how to control cookies, see here: [Cookie Policy](#)

ability to do more research into Bristol and see if it is truly a place that would be a good fit for them.”

Mayor Jeffrey Caggiano said he was surprised to see the swelling population of people in their 20s and 30s.

“I expected we were an aging in place population. We had a lot of 55 and older — we still have a large group of that — but this is not only the fastest growing, it’s also the largest population (in Bristol),” said the mayor.

The large segment of the city’s population in that age group that already exists is “great for anybody who’s looking to move in who is of that age. Somebody who’s living here might have not realized that that are already staying with their own friend groups,” said Kelly.

Committee member David Mills said, “This is something that (the Parks and Recreation Department) should be hearing about... This is a group that they should be thinking about (in terms of) activities that can be offered.”

To reach and attract the population in their 20s and 30s, the Worx representatives said the city will need to focus their campaign on web-based media such as YouTube, Reddit, Facebook and Instagram as well as streaming services such as Hulu and Spotify.

In a narrative on how the campaign will work, the representative from Worx explained the potential new residents will be given enough information to pique their interest and to inspire them to perform further research on their own about Bristol as a potential new home.

During the presentation, Kelly shared an anecdote about the shifting perceptions about the city of Bristol.

Our sponsors support The Bristol Edition.

Please support them.

Sponsors have no input
responsibility for articles pu

Privacy & Cookies: This site uses cookies. By continuing to use this website, you agree to their use.

To find out more, including how to control cookies, see here: [Cookie Policy](#)

to people about Bristol and we're turning into people an

over the state and outside the state that have lived in Bristol or do live in Bristol,” said Kelly. “Literally last week, I ran into somebody in Hartford and found out that he just moved to Bristol so that he could buy a house and live with his family,”

Kelly said, this person told him, “I’m an artist and there’s something about Bristol that made me even more creative and now I’m drawing portraits.”

Kelly said, in marketing the city, “You just need to make sure that people see (the city in) the right way.”

Mike Chaiken is the editor of CTFashionMag.com and was the longtime editor of the Bristol Observer.

Subscribe!

Email Address *

IT'S FREE AND IT GUARANTEES YOU GET AN EMAIL WITH LATEST STORIES DAILY!

Before you go!

Support local news in Bristol, CT

The Bristol Edition is an independent, nonprofit online newspaper dedicated to keeping Bristol informed and

Privacy & Cookies: This site uses cookies. By continuing to use this website, you agree to their use.
To find out more, including how to control cookies, see here: [Cookie Policy](#)

Believe in the power of local news? Support us today:

Express Auto opens in former Frank's space

The Bristol Press · 2 Sep 2025 · BRIAN M. JOHNSON @BRIANJOHNSONBP

BRISTOL — Xpress Auto & Tires celebrated their grand opening on Farmington Avenue on Friday with city and Chamber leaders.

Xpress Auto & Tires, owned by Mike Aziz and his business partner Mustafa Aziz, is located at 881 Farmington Ave. in the former Frank's Service Station location.

They employ three mechanics — two full time and one master tech. They offer full service mechanical repairs, from tires to transmission, brakes, mufflers and more.

"This is my first location, but I've been doing this type of work for about 20 years," Aziz said.

"I've previously worked at service shops for Toyota, Nissan and Hyundai and I wanted to open a shop of my own. This seemed like a good location as people had been coming here for the previous business, Frank's, since the 50s."

Mike Aziz, who is from Meriden, said that he had a soft opening Feb. 10 and that since then business has been going very well.

He said he serves about 100 customers a month.

"People like that we provide good service and that we're affordable," he said. "Right now we're just trying to get the word out through word of mouth and recommendations. And, I think we're doing well for our first six months in business."

Shop fills the space left by Frank's Service Station on Farmington Ave.

The Bristol Press · 2 Sep 2025 · Brian M. Johnson can be reached at 860-973-1806 or bjohnson@bristolpress.com.



Mike Aziz said he has a special for a full set of tires for \$550. He said that he will also typically not charge customers for a quick diagnosis.

Mayor Jeff Caggiano attended the ribbon cutting along with Justin Malley, executive director of Economic & Community Development for the City of Bristol, Dawn Nielsen, marketing and public relations specialist for the City of Bristol, and Andrew LaForge, membership development director with the Central Connecticut Chambers of Commerce.

Caggiano said it was “excellent” to see another repair shop move into the former Frank’s location.

“I love to have entrepreneurs coming into Bristol,” he said.

Xpress Auto & Tires is open Monday through Friday from 8 a.m. to 6 p.m., Saturday from 8 a.m. to 5 p.m. and Sunday from 10:30 a.m. to 4 p.m.

For more information, call 860-249-4544 or visit xpressautobristol.com.



August Ribbon Cutting Ceremonies –

Xpress Auto & Tires – 881 Farmington Avenue



Economic Development/Marketing/Grants/CDBG Report

September 2025

Downtown/West End Updates

- Centre Square:
 - Centre Square Village Future tenants for the first floor of Phase I include Northern Valley Counseling Center and Monterrey Restaurant. Construction of “Phase II” continues and has committed commercial tenants. More information to come.
 - City staff anticipates reviewing the draft Request for Proposals for the remaining Centre Square development lot in September.
 - Local developer Eric Carrier has purchased the Centre Square property on Main Street south of the railroad overpass from previous developer PKL. Eric and his team will continue work on a mixed-use project that includes approximately 30 apartments.
- The developers for 37 Main Street (former Mafale’s Plaza) plan to commence construction in late 2025.
- The owner of 40 West Street continues to plan for the remediation/demolition of the structure.
- CTDOT and engineers GM2 are finalizing design of the Riverside Avenue portion of the Route 72 streetscape. Meetings with businesses/property owners are ongoing to ensure designs do not interfere with business activity.
- 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.

Development Outside Downtown

- Industrial Update:
 - FORCE Automation will begin construction shortly on its project on Lot #3, Southeast Bristol Business Park.
 - AllState Driving School continues through the Wetlands/Zoning process to development of Lot #10/11 of the SEBBP.
 - Horizon Stone plans for construction on Lot #2, Southeast Bristol Business Park to continue asap.
 - Lot #6 of the SEBBP remains available for development.
- Route 6:
 - Wing Stop continues work at the Bristol Farms Plaza, with an opening anticipated for late summer/early fall.
 - 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) across from Sheila Court. Platinum Car Wash expects to open in September 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.
- The Valero Gas Station at 50 Terryville Ave. is open and the Citgo Gas Station under construction at the intersection of Farmington Ave. and King Street will open very soon.
- Forestville/Other
 - City staff are working with Trumpf Inc. on distribution space at 300 Broad Street. More information to come shortly.
 - City staff are working with a multifamily housing developer planning a larger development in Forestville Center. Construction is anticipated for spring/summer 2026. More to come.
 - Staff has been working with Luna's on the development of the former Nuchies property in Forestville.
 - Staff continue to work with House of BBQ and Bacon in Forestville Center toward the opening of the storefront to complement the food truck.
 - Grant-funded environmental assessment work at the city-owned 43 East Main Street continues.
 - The property at 150 Central is anticipated to complete required environmental testing prior to being sold. Staff are told that several parties have expressed interest in purchasing the building.
 - The new owners of the former Sessions factory on East Main Street are planning a partial conversion of the site to residential.
 - 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 in Progress

- Ladies Nails on Farmington Ave. for a facility build-out
- Main Street Pint and Plate for fire suppression and hood work
- China Chef for a refrigeration project
- Automotive Pluss for facility upgrades
- Royal Screw for HVAC upgrades
- Bristol Bazaar for a small construction project
- 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 Grants in Progress

- Smith Cycles on Riverside Ave.
- House of BBQ and Bacon who is preparing to occupy 31B Church Ave. in Forestville
- Luna's at 164 Central Street in Forestville
- Work for 135 Center Street
- Coordinating with the "NAPA" building owner at 65 Memorial Blvd.

Marketing

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

Ribbon Cuttings in August: **Xpress Auto & Tire** on August 29th. Mike Aziz is the owner of this new business which is located in the former Frank's Automotive on Farmington Avenue, which was a long-time Bristol business.

Business Site Visits – Mayor Caggiano and Dawn N. visited **The Vintage Co-Op**, a new business in Forestville to welcome Todd Mangiafico, a former Bristol resident, back to Bristol as a new small business owner. This unique antique store is located in the heart of Forestville Center.

2) Marketing and Public Relations Initiatives:

- The City of Bristol will have table at the upcoming annual Mum Festival – Friday 9/26 through Sunday 9/28. All ECD Commissioners will be invited to sit at the table to represent the ECD along with other City Departments and Commissions to promote all the things Bristol has to offer to the thousands of attendees over the course of the three-day festival.
- The marketing campaign to target young people – the largest demographic currently living in Bristol – has been developed and will be launched at the end of the month.

3) America250 Committee Updates:

The America250 Committee will have a float in the upcoming Mum Festival parade on Sunday, September 28th. The Bristol community is invited to help build the float as well as participate in the parade to represent the America250 Committee to promote the activities and events being planned for 2026 to celebrate America's 250 birthday.

Please contact Lee McFadden at lee@gomcf.com to be added to the email list or visit: <https://bristolallheart.com/america250/> to learn more.

Grants Administration

In progress:

An Urban Green & Community Garden grant application is being prepared by the Dept. of Public Works, with assistance from NVCOG, for submission to the State DEEP for funding the design and construction of a Pocket Park on the corner of North Main Street and Riverside Ave. as part of the Centre Square development. The application is due on Nov. 3. Because there is a 50-50 match, the application must be approved by the Board of Finance and City Council before submission to the State.

AFG (Assistance to Firefighters Grant): Final training classes are underway through the 2022 grant, including Fire Service Instructor I and Fire Officer I. Grant expenditures must be completed by February 2026. The Bristol Fire Department intends to request another AFG in the 2026 application round.

CDBG Program Highlights

- 5-Year Consolidated Plan – approved by HUD. This includes the Annual Action Plan for Year 51.
- The CAPER (Consolidated Annual Performance and Evaluation Report) for Year 50 is available for review and public comment on the ECD website.
- Program Year 51: PY 51 is underway!

ECD Special Incentives Chart September 2025

Program Name	Program Description	Available 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.	\$370,591.02
Revolving Loan Fund	This loan fund is managed by Community Investment Corp. to provides low interest, forgivable loans to businesses.	\$0.00
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. The program will fund "fixed asset" or "permanent building improvement" projects. Startup businesses are eligible to apply for 50% of the project cost (up to \$5,000 cap).	\$24,078.80
Façade Improvement Grant	This program is available to improve the appearance, functionality, and architectural heritage of commercial buildings located in Downtown area (as defined by Census Tract 4061), the "West End" and the area known as "Forestville Center.	\$59,962.22
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. Total grant funding for a given company is capped at \$10,000, which can be split between different consulting projects/engagements.	\$42,587.13



City of Bristol Revolving Loan Fund

PROGRAM DESCRIPTION

The Economic and Community Development (ECD) Board of the City of Bristol seeks to establish a “forgivable” revolving loan fund to stimulate economic development within the City of Bristol.

AREA SERVED

This program will serve for-profit businesses with a commercial place of business in the City of Bristol.

REVOLVING LOAN PROGRAM OBJECTIVES

1. To encourage small business growth.
2. To help create and retain jobs.
3. To stimulate commercial property improvements/investment.
4. To encourage businesses located outside Bristol to open locations in the city.
5. To assist home-based businesses graduating to commercial locations.

The revolving loan program is designed to complement – rather than compete with – private sector and State-sponsored lending programs. The program may be ideal for businesses which cannot obtain funding (or full funding) from conventional sources but is available to all businesses with eligible projects. The City of Bristol may act as a primary lender, but prefers to leverage matching loan funds to maximize the impact of the program. Applicants must demonstrate a 10% commitment of personal funds invested in the project to complement City loan funds.

WHO'S ELIGIBLE?

Bristol-based businesses under 250 employees. Businesses may own the real property associated with business operations or may be lessees. Lessees must demonstrate a lease term – which may include an option to extend a current lease term – at minimum as long as the proposed loan term. Lessees must submit proof of the landlord's approval for tenant improvements to the structure. Landlords are not eligible to apply for funding.



INTEREST RATE, MAXIMUM LOAN AMOUNT, & TERM LENGTHS

1. The City of Bristol shall employ an interest rate of no less than 5% to cover costs associated with the program. Applicants should inquire about the interest rate at time of application.
2. Maximum Loan Amounts:
 - a. \$50,000 to businesses undertaking new, taxable construction. "New construction" is defined as designing/building a new structure to conduct operations or designing/building an expansion to an existing structure resulting in approximately 2,500 square feet or greater of new space to be occupied by the applicant.
 - b. \$50,000 for "restaurant" operations featuring dine-in accommodations serving dinner until 8 pm or later at a brick-and-mortar location.
 - c. \$35,000 for businesses in operation for five (5) years and above not undertaking new construction. See *What Can Be Funded?* below.
 - d. \$25,000 for businesses in operation fewer than five (5) years but greater than one (1) year not undertaking new construction. See *What Can Be Funded?* below.
 - e. \$10,000 for businesses in operation less than one year not undertaking new construction. See *What Can Be Funded?* below.
 - f. **SPECIAL AREAS BONUS – The maximum loan amounts above may be raised by 25% for businesses located in Downtown Bristol or Forestville Center.**

The Downtown Bristol area is identified by the local Enterprise Zone map:

https://bristolallheart.com/wp-content/uploads/2020/12/Bristol_EnterpriseZone_Map.pdf.

The Forestville Center area is identified here:

https://www.bristolct.gov/DocumentCenter/View/49117/LoanProgram_ForestvilleCenterMap

3. Term Length:
 - a. Applicants may choose an amortization period up to ten (10) years for loans \$35,000 and above, up to (7) years for loans less than \$35,000.



- b. The minimum loan term will be six (6) months. Applicants will not be allowed to pre-pay their loan commitments prior to six months from loan closing. There will be no loan pre-payment penalty if the awardee chooses to “pay off” the balance of 50% of the loan principal (see “Loan Forgiveness” below) after completing the first six (6) months of payments.
- c. Applicants may elect to benefit from a three-month interest-only “grace” period following loan closing before the first full payment is due.

LOAN FORGIVENESS

If the Borrower makes all monthly payments in full and on time to achieve payback of 50% of the loan principal and continues to conduct business operations in Bristol for ten (10) years after the Loan closing date, then the remaining 50% principal loan balance and associated interest shall be forgiven and the loan will be terminated. Borrowers who are late on a maximum of one (1) payment or who miss a maximum of one (1) monthly payment during the course of repaying the initial 50% loan principal and interest may request a waiver from the Economic and Community Development Director in order to qualify for loan forgiveness at the 50% repayment mark. It is expected that said request for waiver will explain extenuating circumstances that forced the one-month delinquency. During the period after the 50% principal balance payment has been met but before the 10 year requirement has been met, Borrower will not be obligated to make further payments on the Loan unless Borrower defaults.

LOAN FORGIVENESS DEFAULT CLAWBACK

Businesses that cease to operate in Bristol during the 10-year period following loan closing – even if said business has successfully paid off 50% of its loan principal and has otherwise qualified for “loan forgiveness” prior to ceasing operations in Bristol – are required to complete 100% payback of the outstanding loan amount that was forgiven. Borrowers will be required to complete loan payback over the course of three (3) years following the date of Default using the same interest rate as was charged on the original loan.

WHAT CAN BE FUNDED?

The City of Bristol Revolving Loan Fund may be used for direct loans to businesses for the following purposes:

1. New construction.
2. Acquisition and/or renovation of commercial real estate in which the applicant occupies all or a portion of the available space to conduct operations. Applicants may be lessees



making tenant improvements (landlord approval required as part of application process).

3. Purchase of significant machinery/equipment necessary to support business operations and growth.
4. Funding is **not** available for general operating expenses or “working capital.”
5. Additional projects may be fundable on a case-by-case basis.

LOAN PROCESSING

The application for a loan shall first be submitted to the Community Investment Corporation (CIC). CIC will be responsible for, at a minimum: (1.) reviewing applicant materials and assisting businesses with the application process and general business planning, if appropriate (2.) making a recommendation on applicant eligibility based on program guidelines (3.) creating all loan documentation (4.) coordinating loan closing (5.) performing loan billing and collection post award (6.) providing ongoing business support as needed post award (7.) providing reports to ECD staff/ECD board on loan program history and performance.

If an applicant/project does not meet the established program criteria, CIC will notify the applicant. If possible, ECD staff/CIC will work with the applicant to help bring the project into compliance or to suggest alternative assistance programs.

If the applicant is approved and provides the information requested in a timely manner, loans typically close in a maximum of 45 days. Timeframes vary based upon the complexity of the loan.

These loans are subject to underwriting by the Community Investment Corporation.

OTHER TERMS & REQUIREMENTS

Loan collateral: The City/loan servicing contractor may require collateral as part of a loan commitment.

Financial reports: The City/loan servicing contractor may require the submission of company financial reports on a periodic basis following loan closing.

Insurance: The City/loan servicing contractor will require awarded businesses to hold appropriate levels of insurance, including but not limited to worker’s compensation insurance, property insurance, liability insurance.

Local taxes: Applicants must be current on the payment of local, State, and Federal taxes.



Closing costs may vary based on loan amount.

Guarantees for individuals and/or businesses who own 20% or more of the applicant organization will be required to provide a guarantee.