



City of Bristol
Economic and Community Development Board
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Meeting ID: 886 7721 0794
Passcode: 379107

The regular ECD Board Meeting will be held on Thursday, October 2, 2025, at 5:00pm in City 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 September 4, 2025 Regular Meeting
- IV. Consent Agenda
 - A. Communications
 - B. Economic Development/Grants/Marketing Report
- V. New Business
 - A. SEBBP Update
 - B. Strategic Planning & Budget
 - C. Facade Projects Review
 - D. Downtown Update
- 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, September 4, 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, Hick, Goldwasser, Provenzano, Cowdell (Zoom), and Kearney-Gonzales

ABSENT: None

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

GUESTS: Louis Silva, President – Community Investment Company (CIC)
Maxine Bowden, Executive Director – Paradigm Arts & Culture Foundation

I. Call to Order

Mayor Caggiano called the meeting to order at 5:01pm and lead all present in the Pledge of Allegiance. The mayor called for a motion to move the discussion to **V. New Business A. Incentives Budgets**. The motion was made by Commissioner Goldwasser and it was seconded by Commissioner Mills. All were in favor and item was moved up for discussion.

V. New Business

A. Incentive Budgets

Justin Malley first presented an update on the Revolving Loan Fund Program to the Board with Louis Silva from CIC present on Zoom. CIC manages the Revolving Loan Fund Program business incentive for the city. The program is popular to the point of available funds running short of the demand. While all the loans are current, the payments aren't coming back to the fund at a pace that allows the program to be self-sustaining. The question before the Board is how to best address the program with funding, timelines, and program guidelines moving forward.

Discussion followed with Louis Silva providing options and adjustments that may be of use. These included reducing the loan amounts, changing the interest rate or length of the loans from 10 years to 5 years, and fixed principal payments that include paying against the interest each month. That last suggestion would reduce the amount of interest to be paid each month which helps the borrower while also allowing for those funds to be available sooner for new loans to be awarded.

It was noted that these loans are considered paid in full at the 50% loan amount, and the fund started with \$750,000, with the program meant to be self-sustaining. Currently, the fund receives approximately \$5,000 per quarter in payments that can be reinvested.

Discussion continued and included options for funding the loan program with transfers from existing Economic & Community Development (ECD) accounts and consideration for the projects those funds would be used for if not for the Revolving Loan Fund Program. The long-term scope and goal of the program, reviewing the use of the loans, and being good stewards with the funds were also discussed.

Real estate and commercial vehicles (DMV registered vehicles) were specifically discussed with regards to removing them from the program as eligible for loans in light of program restructuring. In response to the Board's inquiry, Mr. Silva noted that deciding factors for borrowers have been the interest rate and the 50% loan forgiveness for their 10-year commitment to Bristol.

The discussion clarified the following consensus among the Board: Keep the Revolving Loan Fund Program active, Board approval of a \$100,000 transfer at this time which is equal to five more loans at the current demand, changing to a 5-Year term and cap loan amounts at \$20,000. This would allow for assistance now, while the ECD Strategic Planning items are more fully defined as part of the city's initiative.

Start-up businesses were considered as well and included their access to additional business incentives offered by the city. Two start-ups are currently using the loan program.

As a result, the following Motion was read and then made by Commissioner Goldwasser:

Motion to transfer \$100,000.00 from the main ECD Grant Fund account# 1044109-589300 to the Revolving Loan Fund account# 1044110-589345, eliminate the use of loans for the purchase of real estate and DMV registered vehicles, reduce the loan amount to a \$20,000.00 loan cap for existing businesses and shorten the term to a 5-year loan term.

The motion was seconded by Commissioner Mills.

Additional discussion of the loan program for use by start-ups lead to the Motion being amended as follows:

Motion to transfer \$100,000.00 from the main ECD Grant Fund account# 1044109-589300 to the Revolving Loan Fund account# 1044110-589345, eliminate the use of loans for the purchase of real estate and DMV registered vehicles, reduce the loan amount to a \$20,000.00 loan cap for existing businesses and shorten the term to a 5-year loan term, and limit start-ups to a \$10,000.00 loan limit.

The amended motion was seconded by Commissioner Schmelder. All were in favor without further discussion, and the motion was accepted into the record.

II. Public Participation

Maxine Bowden, 42 Merriman St., Bristol spoke to the Board regarding the return of The Soul Session to the Downtown Live at Rockwell Theater roster on January 17, 2026. Ms. Bowden is the curator and creator of the show and worked with Arianna Therriault as the Arts & Culture Supervisor for the city. For the 2025 show, the event received a \$6,000 grant for event promotion with payment of 15 of the performers, who, she noted, accepted a reduced fee to

support the event. All proceeds from tickets sales for The Soul Session go to Downtown Live at Rockwell Theater.

Ms. Bowden would like to see more Bristol residents at the 2026 event. Last year's event had approximately 200 attendees and many were not from Bristol. The 2026 theme is Motown. Based on her experience of previously marketing and promoting the event without a designated team to assist, she is seeking both a sponsorship and promotion of the 2026 event to reach a broader, local Bristol audience. Downtown Live has approved \$4,000 for this program, and she is seeking an additional \$15,000 in support of the show.

Justin Malley and Dawn Nielsen will be working with Ms. Bowden for creative and fundraising ideas to assist her in meeting her goal. The 2025 season originally had a sponsorship from Xfinity Theater that wasn't able to be used due to a conflict of interest.

Justin Malley encouraged the Board to share any fundraising ideas. Dawn Nielsen as the city's PR & Marketing Specialist will stay in contact with Maxine and possibly connect her with some local corporations for sponsorships, and introductions to the Chamber and other community organization leaders.

III. Approval of Minutes

A. Minutes of the August 7, 2025 Regular Meeting

The mayor called for a motion to approve the meeting minutes from August 7, 2025. The motion was made by Commissioner Mills and seconded by Commissioner Provenzano. All were in favor and the motion was accepted into the record.

IV. Consent Agenda

A. Communications

B. Economic Development/Grants/Marketing Report

The mayor called for a motion to approve the Consent Agenda. 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

B. BOF Transfers

The \$100,000 transfer was addressed during the Incentives Budgets Agenda Item. There was discussion regarding the need for additional transfers to help fill in active grant programs. The Manufacturing Technical Assistance Grant has one application for \$10,000 in process and is the first request received in a year, while the Small Business and Façade Grant programs are more active year round, and would welcome a transfer to assist with expected requests.

Commissioner Goldwasser then put forth the following motion:

Motion to transfer \$32,587 from the Manufacturing Technical Assistance Grant fund account# 104410-589340 with \$16,293.50 moving to each the Small Business Grant account# 1044109-589330 and the Façade Grant account# 1044109-589335.

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

C. Strategic Planning

Justin Malley reviewed the Strategic Planning categories and rankings resulting from the Board members previously providing ranking in priority from one to five. Discussion followed including the request to combine related categories (a total of 12) to better streamline them and include all areas as best as possible. The final result will be brought to the city's Strategic Planning Committee and the next ECD Board Meeting for review. The next Strategic Planning Session is in October.

D. Downtown Update

Justin Malley discussed the draft RFP for the final parcel of the Centre Square location. A map of the future Pocket Park will be included as an area of interest and beautification for the neighboring parcel. Discussion included the State's expected changes to Brackett Park and how it might affect the available lot. The Board was assured that had been considered and the timing isn't expected to be a factor that would impact the RFP or the interest of a developer to the location. The Board's concern for transparency on this item was noted. The Downtown Committee will be meeting to carry out the developer application process from the RFP responses.

Commissioner Goldwasser provided an update on the upcoming Mum Festival that runs Friday, September 26th from 5 to 9pm, Saturday, September 27th from 12 to 9pm, and Sunday, September 28th from 12 to 6pm, with the parade on Sunday. The Soul Sound Revue is a popular band appearing on Sunday as well.

The Board's concern about security was addressed with notes that both the Bristol Police Department and private security will be on site. Commissioner Goldwasser confirmed that parking will be where it's always been including the lot that now belongs to Express Kitchens. Memorial Boulevard will be blocked off for vehicle traffic flow and pedestrian traffic.

Commissioner Schmelder asked about the uneven bricks in the road on North Main Street. The mayor advised that Public Works leveled them out. He expressed the need for the pace of traffic to improve towards the goal of making it a walkable downtown. The installation of the rapid blinking beacons at the crosswalks was also mentioned.

E. Appointments

The mayor appointed Commissioner Kearney-Gonzales to the Downtown Committee which fills the Committee's vacant seat. They will be meeting as the Centre Square parcel RFP responses come in and the process moves forward.

VI. New Business by Commissioners

There was no New Business by Commissioners.

VII. Old Business by Commissioners

Commissioner Goldwasser asked about the painting of the former dry-cleaning location on Riverside Avenue. It was confirmed that the building's owners painted it, and it looked better. The mayor added that Code Enforcement has been involved with oversight of the property and will continue to do so.

Commissioner Cowdell excused herself at 6:28pm.

VIII. Committee Reports

A. City Council Member Report

There was no City Council Member Report.

IX. Adjournment

As there was no requests for further discussion, the mayor called for a motion to adjourn. The motion was made by Commissioner Goldwasser and seconded by Commissioner Hick. All were in favor and the meeting adjourned at 6:33pm.

Respectfully Submitted,

Sharon Arsego
Recording Secretary

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SEPTEMBER 4, 2025 | GOOD MORNING, BRISTOL! THURSDAY, SEPT 7, 2025

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Special Olympics Connecticut moving headquarters to Bristol

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Special Olympics Connecticut purchased this property on Dolphin Road for its state headquarters. | Mike Chaiken

POSTED BY: DAVID FORTIER SEPTEMBER 3, 2025

by Mike Chaiken | Sept. 4, 2025 |

Special Olympics Connecticut is making Bristol its home.

The organization – which currently has its offices in Hamden– bought a building at 20 Dolphin Rd. in October 2024.

Since the purchase, the organization’s CEO and President Mike Mason said the Bristol location has become temporarily a satellite office for the group.

“We’re hosting board meetings, all of our athlete leadership meetings, things like that (in Bristol),” said Mason.

However, Special Olympics has grander plans for the building than just using it for a satellite office.

Mason said the group will be moving its state headquarters to Mum City lock, stock and barrel.

The Bristol facility is nearly double the size of its current location in Hamden. But there is work to be done first.

“We need to retrofit the building,” said Mason of the property at 20 Dolphin Rd. “We’re developing the capital campaign, et cetera, (for that project). We have a request at the state for bonding as well... to make the building green (utilizing solar power) ... Once that’s all settled through, we will finish the design phase.”

Mason said Special Olympics Connecticut hopes to fully move into Dolphin Road by the end of 2026.

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was sparked by an expansion of services that helped the

organization with its mission.

According to its website, www.SOCT.org, “The mission of Special Olympics is to provide year-round sports training and athletic competition in a variety of Olympic-type sports for children and adults with intellectual disabilities; giving them continuing opportunities to develop physical fitness, demonstrate courage, experience joy and participate in a sharing of gifts, skills and friendship with their families, other Special Olympics athletes and the community.

“A big part of what we do obviously is run events,” said Mason. “People know us for sports events. But we run health events for our athletes. We run leadership training for them (and teach them) all kinds of skills.” And those activities will now be done in Bristol.

Mason said, “In the health space, we do something that’s called ‘Trained to Treat’ where our athletes actually work with medical students to help them understand the unique needs of a person, say a person that is on the spectrum — a person that lives with autism — so that they can have a more effective medical visit...

“We are going to do some of that in the building. We’re going to do athlete leadership things... We work with the University of Saint Joseph currently and we do cooking and life-skill classes with our athletes. We’re going to do that in the building.”

Additionally, said Mason, “We’re going to work with the towns of Southington and Bristol with the senior citizen centers and have them come in. Our athletes will cook with a professional chef and serve (the seniors) lunch.”

There also will be other programs where the athletes will

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Additionally, Dolphin Road also will be used by Special Olympics Connecticut as a logistics center. “We have multiple off-site storage places that we utilize because we just don’t have the room in our Hamden location... That’s not the most efficient way to do things.”

Special Olympics Connecticut will house all of its staff in Bristol; however, Mason said staff are currently using a hybrid work model that allows them to work remotely. That will continue even with the new home. “(It) allows us to build less office space.”

Special Olympics Connecticut and the Bristol public schools have a long-standing relationship.

“We have a Unified Sports program in the schools there — in high school, middle school, and we’re working on (bringing Unified Sports) to the elementary schools,” said Mason.

Beyond the schools, Mason said, “We also have a very active community-based Special Olympics program, which also, among other things, offers unified sports opportunities.”

Mason explained “Unified Sports doesn’t end when you graduate from school.”

Thanks to ESPN, Bristol is often viewed as a powerhouse location for sports commerce.

And Mason said ESPN was one of the forces that helped the organization move its headquarters to Dolphin Road, which is within walking distance of the ESPN campus.

“ESPN is the global sponsor of Unified Sports in the whole world, and so that relationship started with Special Olympics Connecticut, because they were here. They actually helped us

The city of Bristol has been welcoming to the organization as it sets up shop in the community, said Mason.

“(Mayor Jeffrey Caggiano) has been out several times to the building. The director of Economic and Community Development (Justin Malley) came out when we did the closing on the building. And the state representative (Mary Fortier, D-79) has been wonderful to us. (She) was the person who was the driving force in pushing forward a request to the state bond commission,” said Mason.

The move to the larger building in Bristol is indicative of the growth of Special Olympics Connecticut and the growing visibility of its clients, said Mason.

“People used to be institutionalized and now they live in the community. We’re a part of that. Many, many group homes are part of what we do, and they bring folks out for recreation and for sports training,” said Mason.

Addition, the CEO of Special Olympics Connecticut said his organization “has grown over the last 16 years to become the largest public health organization for people with intellectual disabilities,” said Mason.

Mason explained, “A person comes to, say, the Summer Games... they get their eyes examined by eye doctors... If they need prescription... they’re given (glasses) free of charge.”

Athletes also receive screenings for cardiology, mental health and dental work. “That’s all provided free of charge because of the amazing support we get from our medical volunteers around the state,” said Mason.

For more information about Special Olympics Connecticut

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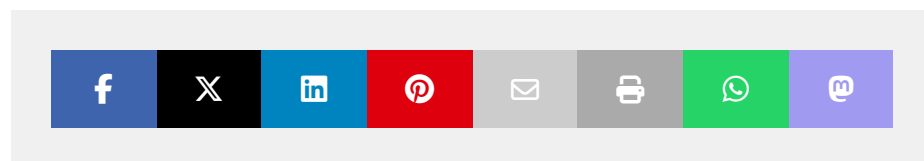
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'REALLY GROWING'

Cafe finds success amid downtown revitalization

The Bristol Press 6 Sep 2025 BRIAN M. JOHNSON @BRIANJOHNSONBP



Contributed

10 Main Cafe & Deli in downtown Bristol

BRISTOL — After running a pizza spot in the '90s, Rodney Voisine was looking to offer a more adventurous menu when he opened his new eatery in a newly-renovated Main Street location.

Three years in, 10 Main Cafe & Deli — named for its location at 10 Main St. — has become a popular spot for breakfast and lunch. Voisine said his calling card is the cafe's "huge" deli sandwiches.

The cafe also offers soups and popular breakfast sandwiches.

The business, which employs 12 people, also has a patio where customers can sit outside and enjoy "high end coffee," lattes and espresso, made with roasted beans locally sourced from New Hartford.

With the cooler fall weather rolling in, Voisine said many customers are taking advantage of this outdoor seating, with 11 people relaxing and sipping their brews there Thursday afternoon.

"Business has been going excellent," said Voisine. "We do a lot of catering for schools and company events. And we see a lot of 'frequent fliers' from local police officers, firefighters, postal workers and city employees. We've received a lot of support from the community." Voisine said he wanted to open his business in Bristol, where he lives and where his wife works as a third grade teacher.

He thanked D'Amato Construction for renovating the space for his cafe. He said that they provided him with a "great opportunity."

Going forward, Voisine aims to continue to spread the word and grow his business. He said that customers often tell him how they enjoy the "clean, family atmosphere."

Prior to opening 10 Main Cafe, Voisine previously owned Broadway Deli & Pizza on School Street in the '90s.

He said his new cafe offers a "more adventurous" menu for customers to enjoy.

Among the regulars at 10 Main Cafe are both current mayor Jeff Caggiano and former mayor Ellen Zoppo Sassu, who is seeking election this year.

Both stopped in to visit recently and had great things to say about the local cafe.

“Rodney and his team have built up a great business and continue to mix up the menu,” Caggiano said. “I’m looking forward to seeing many more years of success.”

Zoppo-Sassu said 10 Main Cafe is a regular spot on the rotation when she goes out for lunch.

“I love the fact that they came into an area that is really growing,” she said. “You also see it with the opening of the Rockwell Theater and Express Kitchens moving into the former Associated Spring building. D’Amato Construction deserves a lot of credit for rehabilitating these spaces.”

Zoppo-Sassu said she often stops by 10 Main Cafe with former City Councilor Peter Kelley, who is also seeking re-election.

She said she likes trying 10 Main Cafe’s specialty sandwiches, while Kelley especially enjoys the tuna sandwiches.

City seeks developer for last Centre Mall parcel

The Bristol Press · 8 Sep 2025 · BRIAN M. JOHNSON @BRIANJOHNSONBP

BRISTOL — The city has begun formalizing a request for proposals to develop the final parcel of the former Centre Mall site downtown.

The Economic and Community Development

Board began the process of formalizing the RFP proposal Thursday night, Mayor Jeff Caggiano said. Caggiano shared a video of how the parcel looks now on the the Mayor's Office Bristol CT Facebook.

Caggiano said he is looking forward to seeing the vision of a developer that will “ultimately provide the final piece of a planned project that literally started in 1961.”

Caggiano said 1961 is when “urban renewal” discussions regarding downtown Bristol first began.

“Since Oct. 16, 1961, as reported in The Bristol

Press, many people have had grandiose plans about what to do in the downtown area and complete ‘urban renewal,’” he said. “While we have a few more steps to complete, this RFP is a seminal event in the history of recreating the heart of our city.”

Caggiano said he was looking forward to the city relinquishing control of the business heart of downtown and bringing in more housing or commercial spaces.

“I couldn’t be more excited about making sure that the city of Bristol gets out of the real estate business,” he said.

Documentary on ESPN founding debuts

The Bristol Press · 23 Sep 2025 · DYLAN BRACCIA

SOUTHINGTON — The Southington Drive-In held the first screening of the documentary “Intentional Optimism: The Birth of ESPN,” Friday night.



Director Greg DeHart, ESPN's first building architect Geoff Bray, videographer Bruce Taylor, ESPN historian Mike Soltys, and Executive Producer Garrett Sutton at the pre.

Director Greg DeHart and Executive Producer Garrett Sutton from Tenero Productions sat down with ESPN Historian Mike Soltys before and after the screening of the film.

“It was a labor of love working on this,” Soltys said.

DeHart said he had been watching ESPN his whole life.

“When a project like this comes to you, especially as a sports fan, it’s a yes,” DeHart said. “I’m very honored to be here.”

Soltys asked both for their favorite storyline for the film.

“I loved the teamwork,” Sutton said. “It’s the greatest entrepreneurship story as well.”

For DeHart, he said it was Bill Rasmussen’s optimism. Soltys agreed, saying he still holds that optimism today.

The film does not currently have a release date or platform, but Sutton would love to see it on ESPN.

“We gratefully appreciate ESPN,” Sutton said. “They have the first dibs at it on there.”

The story of the film revolves around Rasmussen’s path to starting ESPN, including the process that led to their main campus being located in Bristol.

“That was important too, honoring Bristol,” DeHart said.

Originally, there was enough footage that made the film two and a half hours long. DeHart said that it took a long time to trim it down to the current run time of just over an hour.

“It’s a slow process, and you use your instincts,” DeHart said. “You try to get it to a reasonable amount of time.”

Sutton said he had worked with DeHart before on a baseball documentary, and this project started 14 months ago. He had met Rasmussen about 10 years ago, and said he knew this would make a great film.

Going forward, Sutton said there will be other things coming from this.

“There’s a book coming out from Bill’s perspective,” Sutton said. “There will be an audio book coming out as well.”

ESPN started broadcasting on Sep. 7, 1979. Since then, they have expanded into a global corporation. Their main campus is still located in Bristol, on Middle St.

Owner plans to tear down Chic Miller Chevrolet

The Bristol Press · 23 Sep 2025 · BRIAN M. JOHNSON @BRIANJOHNSONBP

BRISTOL — The long-vacant Chic Miller Chevrolet property is expected to be demolished in the next few months, Mayor Jeff Caggiano said.

The 1.9 acre property at 40

West St. was built in 1970 and has been vacant since 2008.

Caggiano said in the video that he “could not be happier” that the owner applied on Sunday to demolish the “eyesore.”

“They have an (licensed environmental professional) on site, they have a local contractor that has been contracted and paid, so the demolition of this eyesore is underway,” Caggiano said. Former Mayor Ellen ZoppoSassu, who is running as a Democrat against Caggiano, said the current mayor’s video declaring the building will be torn down is, “nothing more than a trailer before the movie even gets released.”

“But clearly, he is trying to capitalize on it due to the political season,” she said.

Caggiano said New Jerseybased property owner Bhruqesh Patel purchased the property with business partners in 2008 as part of 40 West Street LLC.

He said Bristol mayors have been unsuccessfully been trying to work with this LLC for 18 years to get the property developed.

Zoppo-Sassu said Patel and his partners spent two years cleaning the property up, and discussed selling it to the Boys and Girls Club in 2009 for the club’s expansion. That fell through after three years of discussions, despite support in the area, Zoppo-Sassu said.

In 2012, there was a discussion about the city buying the property for a new fire house, which also didn’t come through, she said. At that time, then-Mayor Art Ward promoted a zoning change to open more potential uses at the site, she said. Caggiano said that the city was informed that Patel “wasn’t getting cooperation” from his partners. Zoppo-Sassu said Patel split from his partners in 2014, leading to a protracted court battle in New Jersey over division of assets.

“My administration went ahead and facilitated a Phase II environmental review because we knew that that was the information that the Licensed Environmental Planner would need in order to start applying for permits,” Zoppo-Sassu said. “So that work is now paying dividends to move the project forward now, by saving them time since the Phase II is done.”

Patel recently became the sole owner of the property, Caggiano said. He initially received approval for a \$1.1 million Regional Brownfields Loan to develop the property, but Caggiano said, he pulled out of that deal. Caggiano said that he told Patel to “do something” with the property or the city would take it by eminent domain.

“They had taken care of minor blight complaints over the years, but the building had started to fall in on itself,” Caggiano said.

After this discussion, Caggiano said, Patel applied with the local Inland Wetlands Commission for a demolition of the building. If the demolition is approved, Caggiano said, will be done by a local developer, Eric Carrier, in the coming months. Caggiano said Patel plans to build a housing complex on the property.

“At this point we are very excited to announce that we will see the demolition of this long-standing building in the West End,” Caggiano said.

Caggiano said the demolition of the property will “help to revitalize the West End dramatically.”

“We look forward to working with the owner to make sure that that process comes along,” he said.

Zoppo-Sassu said Caggiano was getting ahead of the process by announcing the building’s demolition.

“At this point, there are so many more pieces to this puzzle than simply standing in front of the building and shoot a video saying that it is going to come down,” Zoppo-Sassu said. “There is the Wetlands issue, the DOT will be involved because of the state Rt 69 highway, the Water Department has some issues that will have to be reviewed and I believe there is also currently no power in the building so that means that Eversource will also need to be involved.”



The America250 Committee Mum Festival Parade Float –

Third Place Community Award and Mayor's Award







September Ribbon Cutting Ceremony –

Wren Kitchens at Home Depot – September 26, 2025



Economic Development/Marketing/Grants/CDBG Report

October 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 info to come.
 - Staff anticipate releasing the RFP for the remaining Centre Square development lot in October following appraisal completion and State sign-off.
 - 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.
- ECD staff are working with Public Works to implement public parking and similar wayfinding signage downtown.
- 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, with demolition first on the agenda.
- 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 utilities coordination, programming of a sophisticated automated “smart” production system which will be the first-of-its-kind in the cabinet industry. Ribbon cutting TBD.
- An update on the “Sessions” building at 273 Riverside Avenue will be provided at the ECD Board meeting in October.

Development Outside Downtown

- Industrial Update:
 - An update, including a new project, on the Southeast Bristol Business Park will be provided at the October board meeting.
 - FORCE Automation has initiated site work on Lot #3, Southeast Bristol Business Park.
 - AllState Driving School anticipates receiving final Wetlands/Zoning approval for the development of Lot #10/11 of the SEBBP in October.
 - Horizon Stone has begun interior construction on Lot #2, Southeast Bristol Business Park.
 - 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 early fall.

- The Paper Store is now open in the former Pier One location.
- Bristol Commons ownership continues with a plan to convert the former Boston Market location to a drive-thru.
- The traffic signal on Route 6 to serve the “ProHealth, Car Wash, Chic-fil-A” development, businesses across the street, and those on Sheila Court should be installed by end of October.
- 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 soon.
- Forestville/Other
 - City staff are working with Trumpf Inc. on distribution space at 300 Broad Street.
 - 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.
 - Luna’s anticipates opening in November at the former Nuchies property.
 - 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.
 - The new owners of the former Sessions factory on East Main Street are planning a partial conversion of the site to residential.

Business Incentives

Small Business Micro Grants in Progress

- Inject is a new manufacturer relocating from a nearby community to the Race St./Valley St. area
- Ladies Nails on Farmington Ave. for a facility build-out
- 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 Process

- 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:

Justin and Dawn N. attended a ribbon cutting for **Wren Kitchens located in the Bristol Home Depot** on September 26th – see photos in Communications. **Ribbon Cuttings** in October: **Bristol Health Collins Road Medical Center** – a ribbon cutting is scheduled for October 9th at 12:30 pm.

Business Anniversary – Asbury United Methodist Church is celebrating 170 years of serving the community this year. A presentation was made to them on September 30th to acknowledge this milestone anniversary and to thank them for being an integral part of the Bristol community.

2) Marketing and Public Relations Initiatives:

The marketing campaign to target young people – the largest demographic currently living in Bristol – has been developed. A social media strategy along with a digital marketing strategy with marketing assets has been delivered, the campaign began rolling out with an ad in the *Bristol Magazine*, at the Mum Festival, this week. More details and campaign results will be shared at the November meeting.

3) America250 Committee Updates:

The America250 Committee is looking for community members to volunteer to help promote the activities and events being planned for 2026 to celebrate America's 250th 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 – see photos of Mum Festival float in Communications.

Grants Administration

Awarded:

The Bristol Fire Department was awarded a \$5,000 grant from the Enbridge Safe Community First Responder Fund to purchase gas leak detectors.

In progress:

An Urban Green & Community Garden grant application is being prepared by the ECD and Dept. of Public Works 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.

Awaiting news:

The city applied for a Safe Streets 4 All grant from the U.S. Dept. Of Transportation to develop an Action plan to implement roadway improvements that will reduce fatal accidents on City streets. The City will utilize the preliminary results of the regional study previously completed by NVCOG with grant funds from this program.

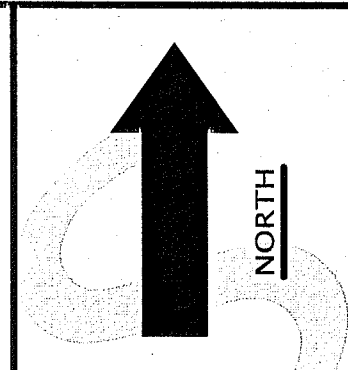
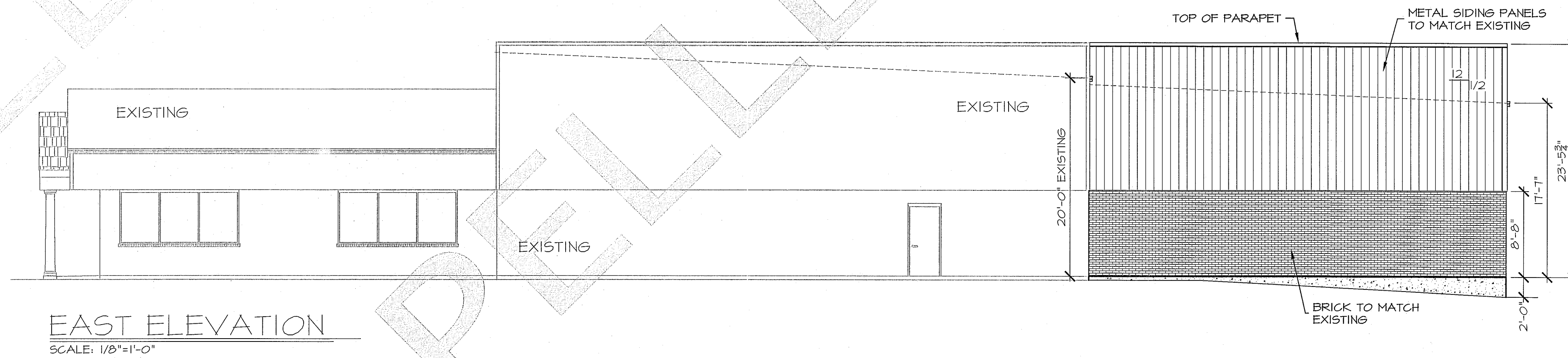
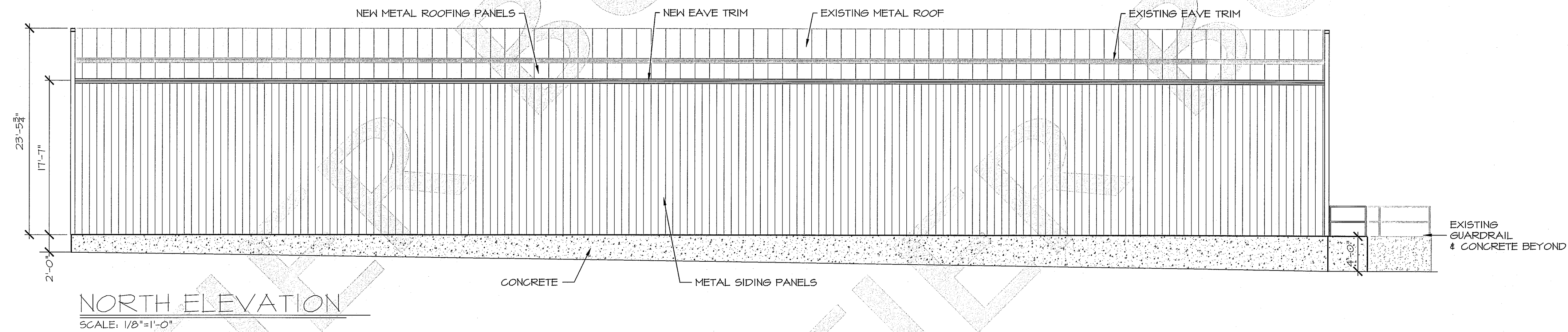
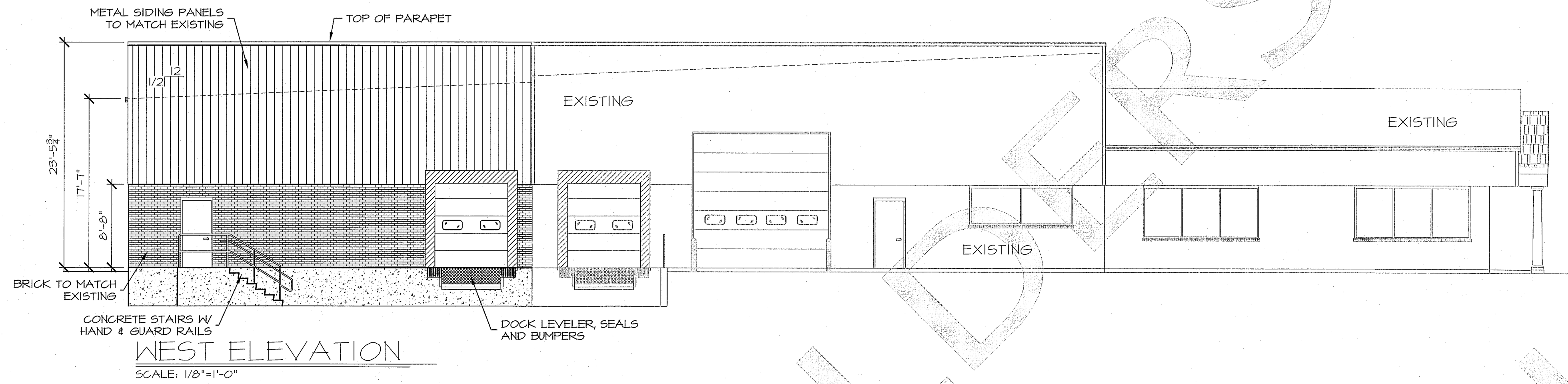
CDBG Program Highlights

Howard Schmelder, Louise Provenzano, Justin Malley, and Dawn Leger met with the new Executive Director of **St. Vincent DePaul** Mission, Joan McMahon, on Monday, September 15th. Along with program Director Jessica Caraballo, Ms. McMahon described her past experience and goals for the future of the agency.

Mayor Caggiano, Justin, and Dawn met with the new Captains of the Bristol **Salvation Army** post, Dustin and Junie Fitch, on Friday, Sept. 26. Tom Morrow, a member of the Salvation Army Board, joined the meeting where we discussed the CDBG program and the City's long relationship with the Salvation Army.

Other news:

- 5-Year CDBG Consolidated Plan – The Con Plan has been approved by HUD. This includes the Annual Action Plan for Year 51. We are still awaiting the official letter and release of funds at this time.
- The CAPER (Consolidated Annual Performance & Evaluation Report) for Year 50 was submitted on September 22.
- Program Year 51: The first quarter of PY 51 is complete.



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REVISIONS:
7-28-2014
7-31-2014

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CCTD BY:
DATE DRAWN: 3-3-2014

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-NOT FOR CONSTRUCTION-







ECD Five-Year Strategic Plan Priorities

Promote Bristol to support businesses and organizations, attract and retain young professionals and families, and expand tourism.

Support workforce development initiatives to lower unemployment/under employment and to assist employers by filling local job vacancies

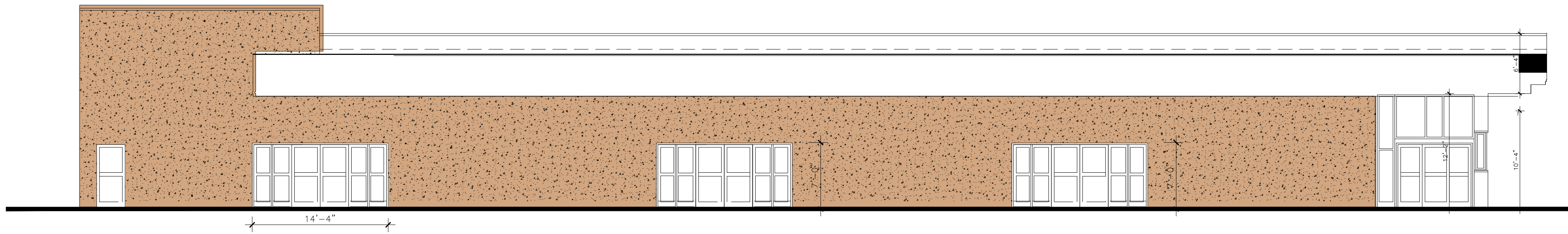
Improve neighborhoods and strengthen housing quality, encourage the development of market rate and affordable housing, and address food insecurity and homelessness to ~~by~~ supporting low- and moderate-income residents

Help improve commercial properties ~~and reduce vacancies~~ while investing in dynamic public spaces and infrastructure to enhance placemaking, encourage private development, and reduce commercial vacancies

Support all small businesses and entrepreneurs with special emphasis on technology driven businesses and/or those offering employment opportunities that provide, at minimum, a living wage and opportunities for career growth

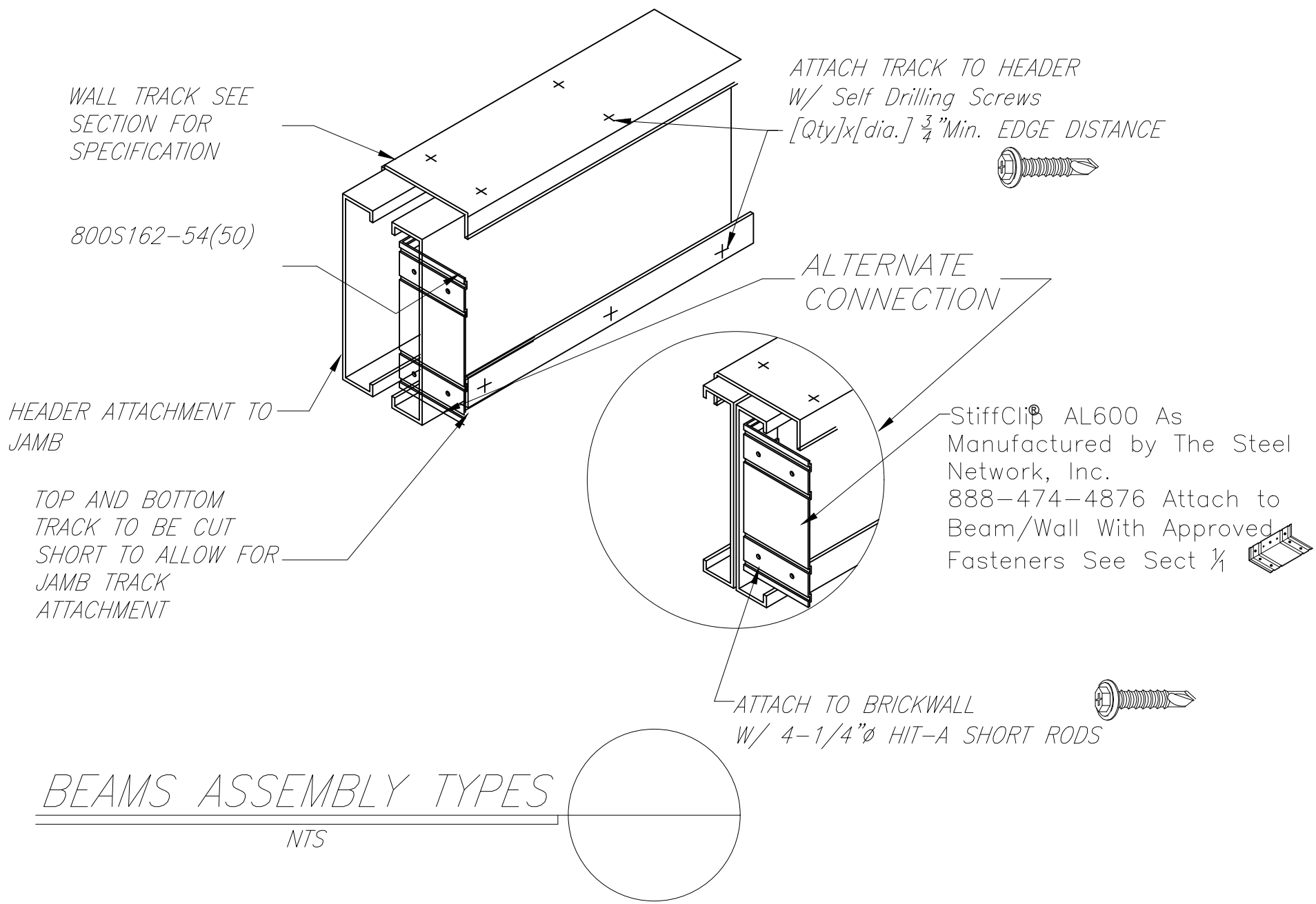
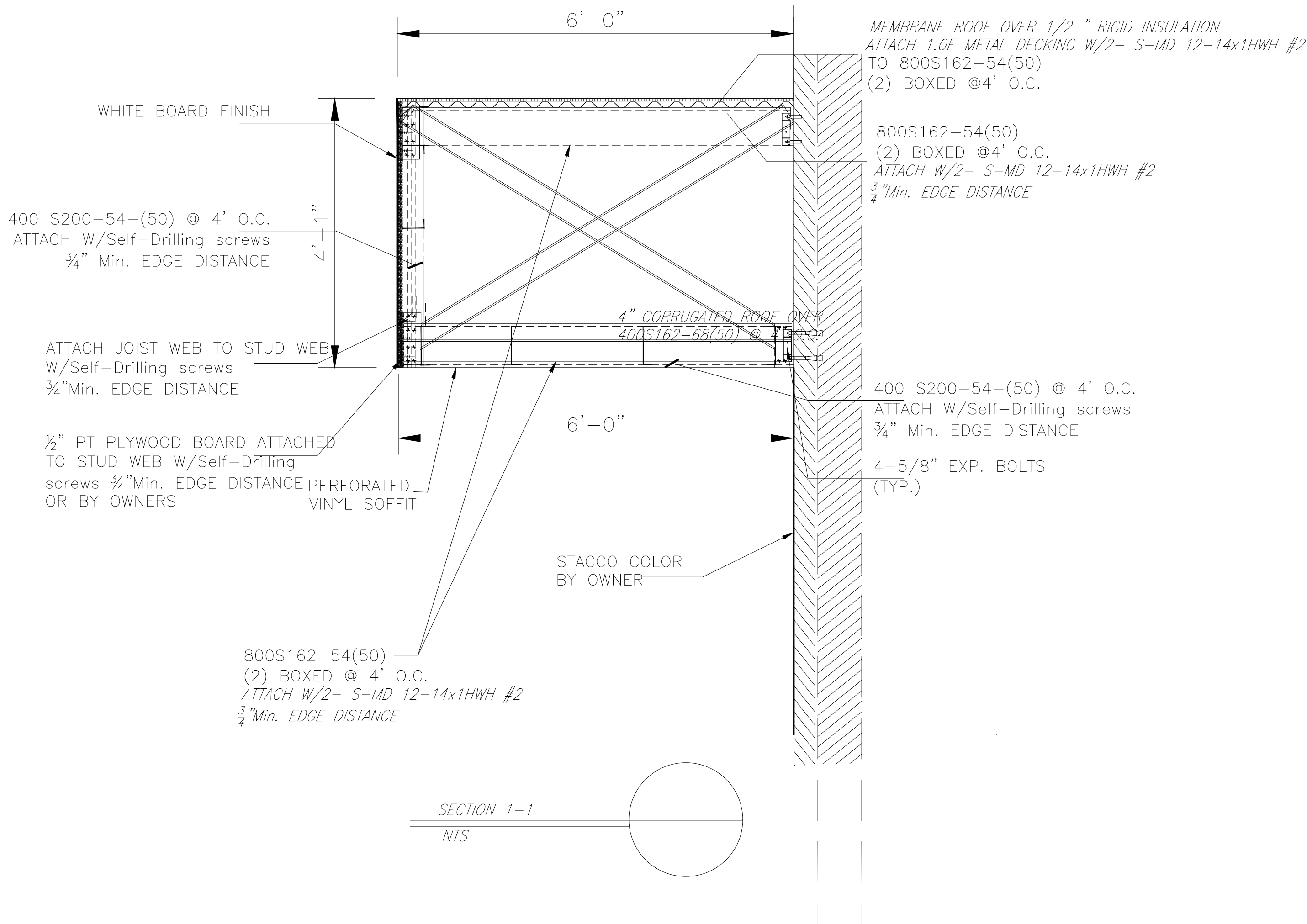
ECD Special Incentives Chart October 2025

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.	\$270,591.02
Revolving Loan Fund	This loan fund is managed by Community Investment Corp. to provides low interest, forgivable loans to businesses.	\$100,000.00
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).	\$35,373.30
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.	\$69,255.93
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.	\$10,000.13



LEFT ELEVATION

1/8"=1'-0"



BEAMS ASSEMBLY TYPES

NTS

LEGEND

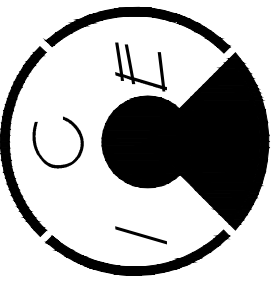
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- EXIT SIGN
- DIRECTIONAL LIGHT EXIT SIGN
- EMERGENCY LIGHT WITH BATTERY BACKUP
- PROPOSED WALL & 2 HR RATED
- DEMO

65 MEMORIAL BLVD
BRISTOL, CT

DEMOLITION
PLAN

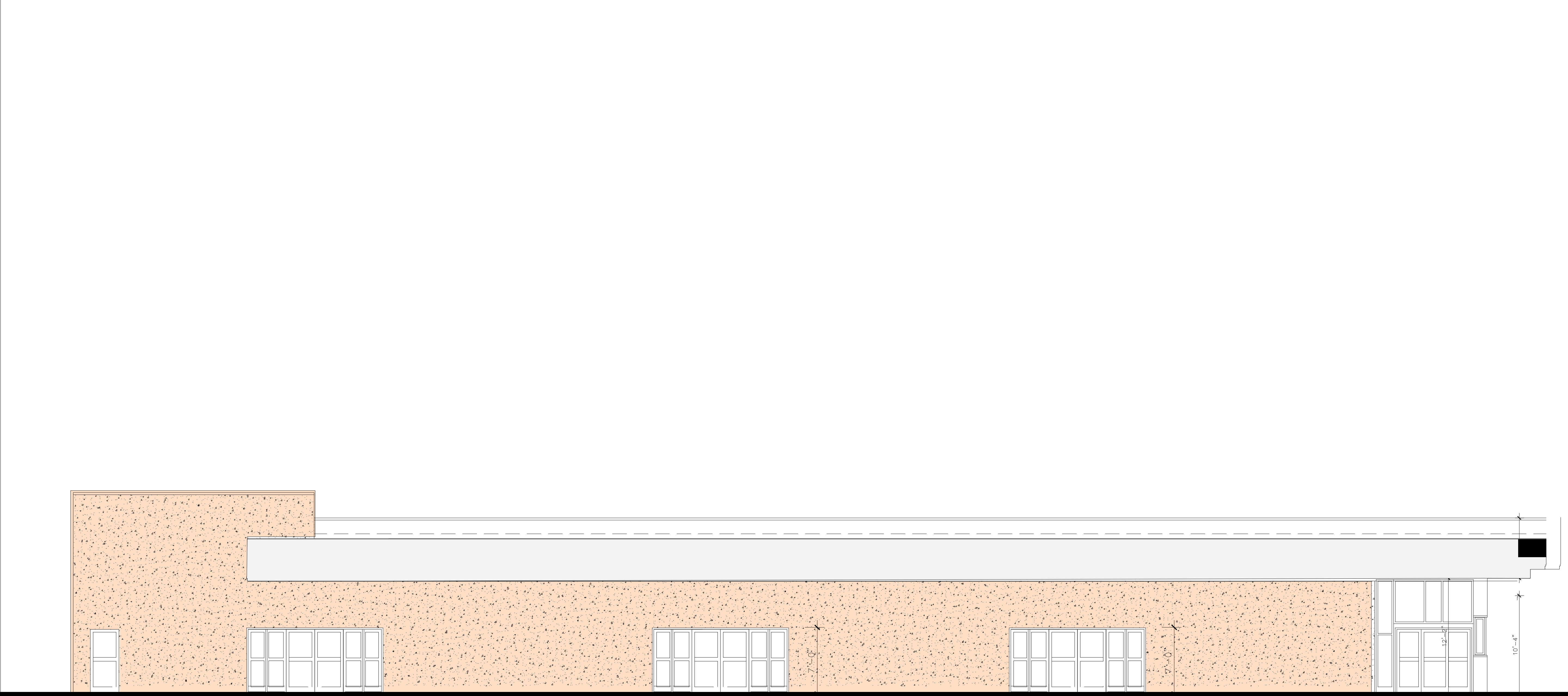
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ENGINEERS

20 LINDBERG DRIVE, HARTFORD CT 06114
Phone: (860) 233-4991 E-mail: T@ingaengineers.com



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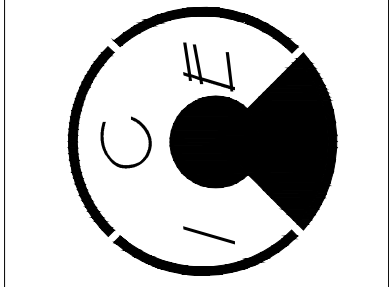
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65 MEMORIAL BLVD
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DEMOLITION
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216 Central Street

Exterior Façade Improvements

- siding replacements

- painting

- doors

- windows

- awnings

- lighting

Existing conditions



Rendering of siding repair and painting







4ft x 8ft

the vintage co-op

antiques • gifts • collectibles



Request for Proposals
City of Bristol, Connecticut 06010
Sale and Development of Downtown Parcel



