

ECONOMIC & COMMUNITY DEVELOPMENT

Industrial Committee Special Meeting
Thursday, August 7, 2025 at 4:30pm
City Council Chambers, City Hall, 111 N. Main Street and on Zoom

ATTENDEES: Mayor Caggiano, Commissioner Cowdell, Schmelder (Zoom), and
Commissioner Goldwasser (Zoom)

ABSENT: None

STAFF PRESENT: Justin Malley - Executive Director

GUESTS: Attorney Jeff Steeg, City of Bristol - Corporation Counsel
Attorney Tim Furey, Furey, Donovan, Cooney & Dyer, PC - Bristol

I. Call to Order

Committee Chair Goldwasser called the meeting to order at 4:32pm.

II. Public Participation

There was no Public Participation.

III. Approval of Minutes

A. Special Meeting Minutes from June 5, 2025

The Chair called for a motion to approve the Minutes from the June 5, 2025 Special Meeting. The motion to approve was made by Mayor Caggiano, and seconded by Commissioner Cowdell. All were in favor, and the Minutes were accepted into the record.

IV. Southeast Bristol Business Park Lot #3 and FORCE Automation

Justin Malley addressed the Commissioners regarding Lot #3 at Southeast Bristol Business Park (SEBBP) and the development plans for FORCE Automation. The lot presents notable grading challenges, requiring substantial fill to resolve these issues. Initially, the city intended to provide existing fill material; however, this option is no longer feasible.

The subsequent discussion focused on how the city could support FORCE Automation in securing the necessary soil for Lot #3, utilizing funds previously allocated for SEBBP. It was determined that the approved funding would partially offset the cost of the fill for the developer and not cover the full expense. An allocation of up to \$50,000 was proposed for this purpose, ensuring that \$25,000 remained in the SEBBP account for other potential requirements.

The mayor presented the following motion for further deliberation:

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. I further move that this matter be referred to the Economic and Community Board for action.

Commissioner Cowdell seconded the motion. Additional discussion considered alternatives of \$40,000, \$45,000, and up to \$50,000 from the SEBBP account, as well as future park needs. Justin Malley indicated that retaining \$25,000 in the account should suffice, given the park's near full capacity. The mayor expressed his intent to maximize support due to the developer's project timeline and financing considerations.

Following deliberation, the Chair seconded the Motion before the Commissioners. All were in favor and the Motion was accepted into the record.

Attorney Tim Furey, representing FORCE Automation, then addressed the Right of Reversion clause in the contract with the City of Bristol. The current phrasing permits the city to repurchase the property at cost until FORCE completes Phase 2 or the construction of a second building. The bank has raised concerns about this clause, affecting project funding; accordingly, the Committee was asked to review it. It was noted that FORCE Automation qualifies for financing, and their bank is prepared to fund the project.

Commissioner Cowdell read the following proposed Motion for consideration:

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. I further move that this matter be referred to the Economic and Community Board for action.

The mayor seconded the motion, and the Chair requested input from the city's attorneys.

Attorney Jeff Steeg, representing the City of Bristol, communicated the city's understanding and acceptance, agreeing that the request was reasonable. Commissioner Goldwasser affirmed that the contract should be equitable and designed for success.

The Chair seconded the motion, all were in favor, and the Motion was entered into the record.

V. Take Any Necessary Action

There was no additional action to be taken.

VI. Adjournment

The Chair called for Motion to Adjourn. Commissioner Cowdell made the Motion which was seconded by the mayor. All were in favor and the meeting adjourned at 4:47pm.

Respectfully Submitted,

Sharon Arsego, Recording Secretary