



*City of Bristol
Economic and Community
Development Board*

In Person Only Meeting

A Special Meeting of the ECD Downtown Committee will be held on Tuesday, February 3, 2026 at 8:00AM in Meeting Room 1-1, 1st Floor, City Hall, 111 North Main Street, Bristol, CT.

- I. Call to Order
- II. Public Participation
- III. Accept Meeting Minutes
 - A. Minutes of the Special Meeting of June 4, 2024
- IV. Executive Session
 - A. RFP results for 273/296 Riverside Avenue
- V. Discuss Next Steps
- VI. Adjournment

Per Order of the Chairperson, Mickey Goldwasser



Special Meeting
DOWNTOWN COMMITTEE
Economic & Community Development
Meeting Minutes
Tuesday, June 4, 2024 at 1:00 p.m.
City Hall, Council Chambers, 111 N. Main Street, Bristol, CT

ATTENDEES: Commissioners Goldwasser, Rasmussen-Tuller and Mills

ABSENT: None

STAFF: Justin Malley, City of Bristol Economic Development Director, Dr. Dawn Leger, City of Bristol Grant Administrator, Roger Rousseau, City of Bristol Director of Purchasing, Mayor Jeff Caggiano, Attys. Tom Conlin and Jeff Steeg, City of Bristol Corporation Counsel

GUESTS: Brad Senft, Derek O'Connor and Mike Goman of Goman & York Property Advisors

I. Call to Order

Commissioner Goldwasser called the ECD Downtown Committee meeting to order at 1:02pm and led all in attendance in the Pledge of Allegiance.

II. Public Participation

There was no public participation

III. Minutes

Commissioner Rasmussen-Tuller made a motion to accept the minutes of the special meeting of February 3, 2022. Mayor Caggiano seconded the motion. All were in favor and the motion passed into the record.

IV. New Business

A. 273 Riverside Avenue Proposal Criteria Discussion

Mike Goman began with a brief introduction of Goman & York's portfolio, including 30 to 40 municipal clients in addition to the City of Bristol. He advised that the Sessions Building project is typical for them in its old-to-new conversion. Mr. Goman then presented the Committee with general processes and steps they took for the Sessions Building project. This included a review and ranking of each developer's project performance history, and financing ability. It was noted that these qualifications were reflected on the Session's project RFP.

At this time, Roger Rousseau reminded those gathered that this a real estate transaction and should be handled with discretion until details are made public. A sheet of prepared questions was provided to the Committee. If these questions weren't answered in the developer's presentation, then it was requested that they be asked of the developer by the committee.

B. Developer Interviews

At this time, each of the four developers were allotted separate, 20-minute intervals in which to present their proposals, and respond to questions regarding the Session Building in response to the RFP. Each interval was scheduled with a gap to avoid overlap.

Spectra Development

Daniel Klaynberg and Joseph Klaynberg with Jason Davis of QAM, and Rock Emond of SLR

Daniel Klaynberg presented for Spectra Development highlighting some of its previous projects including a 122 unit complex in Hartford for which Spectra is the developer and contractor. Spectra is proposing 93 apartments for the Sessions Building.

Jason Davis of QAM spoke as the team leader for the Project. The majority of his 20-year career has been in Bristol. Rock Edmond of SLR spoke of his firm and working in Bristol for many years including with the new Wheeler Clinic on Hope Street.

Spectra noted that it had previously documented the Sessions Building for another, previous developer. Spectra has also done preliminary work regarding placing the building on the historic registry which would add a historic tax credit to the financial piece of the project.

Additional proposal details included funding, and retaining the architectural integrity of the building.

The Michaels Organization

Andrea Keeney, Meg Close, Mark Malono, Jay Russo, and Chris Gamber with Tony D'Amato of D'Amato Construction, and Jay Maia and John Rulkowski of the Bristol Boys & Girls Club, and Mike Binette of TAT (The Architectural Team)

Meg Close of The Michaels Organization began the presentation and the team they assembled for the project. Michaels is proposing 56 workforce rate units and 18 Market rate units for the Sessions building.

Andrea Keeney then spoke to The Michaels Organization's 50-year history founded on the development and management of affordable housing around the country, including workforce housing. She shared their experience working with historic locations and introduced Mike Binette from TAT who adds to that component.

Mike Binette described various elements of the proposal as they relate to the historic aspects, parking and entrance activity flow, and enhancing the streetscape along Riverside Avenue.

Jay Maia and John Rulkowski of the Bristol Boys and Girls Club spoke in regards to a workforce development program in the space that The Michaels Organization would be creating as part of its proposal.

Additional proposal details discussed included project funding, and a scholarship program The Michaels Organization provides to communities it is in.

The Beacon Group

Josh Cohen, LeAnn Hanfield, Jaye Fox

Josh Cohen and Jaye Fox of the Beacon Group began the presentation and described past and current projects in its portfolio, including one in Bristol. LeAnn Hanfield continued the presentation with additional details on previous projects to illustrate the process and approach they've taken to the Sessions Building.

Additional discussion included funding, the number of apartments proposed, and the residential amenities such as storage and quality of life design aspects.

NHP Foundation

Paulina Bakhteiartov, with Adam Williams and Mark Hesselgrave of Kenneth Boroson Architects, Dennis Goderre from Freeman Companies, and Vincent Parete and Kyme Gauzer of the LaRosa Building Group.

Paulina Bakhteiartov from the NHP Foundation began the presentation and presented the team assembled for the project. Ms. Bakhteiartov shared details of the company's 35-year history as a national non-profit developer, national recognition for ownership and development of affordable housing, and its experience working in Connecticut.

Mark Hesselgrave of Kenneth Boroson Architects spoke to their experience and processes with workforce housing projects similar to the Sessions Building. Vincent Perete of LaRosa Building Group and Dennis Goderre of Freeman Companies also spoke to their respective company's history, experiences, and processes.

Additional discussion included funding, design details including historical preservation, floorplans, and landscaping that would enhance the Riverside Ave. streetscape.

C. Discussion of next steps

Discussion among the Committee and Goman & York Property Advisors concluded with confirmation of the next steps in the process now that the developers had presented their proposals. Next steps include a revisit of the rankings for each developer, and counter proposal discussion(s).

V. Adjournment

Commissioner Goldwasser made a motion to adjourn. The motion was seconded by Commissioner Mills. All were in favor and the meeting adjourned at 3:51pm.

Respectfully submitted,

Sharon Arsego
Recording Secretary