

# ECONOMIC & COMMUNITY DEVELOPMENT

Regular Meeting  
Thursday January 5, 2023 5:00pm  
City Hall West Meeting Room 1 – 111 North Main St.

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

ABSENT: Commissioner Schmelder and Dawn Nielsen, Marketing and PR Specialist

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

GUESTS: Charlie Talmadge and Gino Carrier from the Carrier Group  
Dave Preleski, Treasurer - City of Bristol

## I. Call to Order

Mayor Caggiano began the meeting at 5:01PM and led the room in The Pledge of Allegiance.

## II. Public Participation

Mayor Caggiano entertained a motion to move up item **V. New Business A. Downtown Update**. Commissioner Mills made the Motion which was seconded by Commissioner Hicks. The Motion was approved by all and the Motion carried.

## V. New Business

### A. Downtown Update

Justin provided two parking structure updates: Interviews for the Hope St. design have been completed. A request will go before the City Council to bring on Desman as the designer. The City Hall parking structure should be receiving bids for the construction. Further funding discussions may be needed. A state grant was awarded for this project but the costs have changed since then.

Charlie Talmadge from the Carrier Group spoke regarding the Center Square development which is in the land use process with site plans in front of the committee for approval. They need to secure two additional variances in February regarding the agreed upon access for McDonald's, with the site hearings in March and ground breaking in April. Charlie commended the Board and the City staff for their partnership. Mayor Caggiano commented this is the first multi-use project in town and is highly desired. Charlie mentioned the restaurant space has been doubled to four. Council Member Panioto asked about the streetscape in Phase 3. Phase 3 is being funded by the City. Charlie advised that Phase 3 of the Carrier project will coincide with the City's streetscape design.

Charlie advised that the Bristol Health properties on Main Street discussed at previous board meetings are now owned by Carrier.

There was no additional Public Participation.

### **III. Minutes – December 1, 2022**

Mayor Caggiano entertained a motion to approve the Minutes from December 1, 2022. The Motion was made by Council Member Panioto and seconded by Commissioner Rasmussen-Tuller. The Motion was approved by all and the Minutes were accepted into the record.

### **IV. Consent Agenda**

#### **A. Communications**

#### **B. Economic Development Grants/Marketing Report**

Commissioner Goldwasser made a motion to accept the Consent Agenda into the record. The Motion was seconded by Commissioner Rasmussen-Tuller. The Motion was approved and the Consent Agenda was accepted into the record.

### **V. New Business**

#### **A. Downtown Update**

Commissioner Hick asked about Parcel 10. Justin advised that information is due to him after a meeting he had with the developer and will know more in February. There is no new movement at this time. Mayor Caggiano advised that the City was to see site plans by January 31, 2023 with discussions about regaining the property if the deadlines for the current agreement aren't met. Justin confirmed there is potential for a discussion about a new developer.

#### **B. 2023 – 2024 Budget Preview**

Justin presented the draft budget with updates to the spreadsheet used in previous years and for use with the new budget submission process the City has set up. Mayor Caggiano advised that property values have gone up due to the state mandated revaluation. The burden shift of taxes has moved from commercial to residential. The mill rate will be adjusted and likely come down. The directive for each department head is to look for at least two cost savings measures in their budget. Justin welcomed budget cost savings suggestions from the Board. The budget is due to Comptrollers on January 13th. ECD has run lean but wants to make any possible adjustments to assist with the incentive.

#### **C. Appointments**

Mayor Caggiano requested a motion to approve the Committee appointments as listed below.

Motions to Appoint:

To appoint Andrew Rasmussen-Tuller to the Budget Committee.

To appoint Michael Massarelli to the Industrial Committee.

Commissioner Mills made the motion which was approved by Commissioner Hick. The Motion was approved by all and the appointments were set into the record.

#### **D. Incentives**

City Treasurer, Dave Preleski, has partnered with Justin and Mayor Caggiano to review ideas on incentives for businesses. There is an opportunity to reengineer the program to include local banks for loans to compliment the City's grant programs. The plan is to network with

local commercial bankers to review the needs of area businesses, streamline the process for them to gain assistance, and make it more efficient for businesses and City staff while facilitating businesses in building partnerships with the banks.

Justin clarified the current grant program wouldn't be suspended while the incentives review is in progress. The current grant program has a lot of moving pieces. Sometimes a company isn't ready for a grant and loans are more appropriate for their needs. Mayor Caggiano advised this review will help eliminate any overlap of services offered by the State. Discussion continued with questions regarding the types of loans that would be offered, whether commercial credit unions would be included, the push for more consistent and complete application packets, and a more robust incentive program in general. Ideas from the Board about this process are encouraged.

#### **E. ARPA Update**

Projects are coming to fruition. Mayor Caggiano focused this discussion on the city projects. ARPA fund awards included \$14M to local city projects such as the Health Pad at Rockwell Park, as well as with Pine Lake Adventure, Veteran's Memorial Boulevard gardens and ADA accessible structures, West Cemetery Association, and the Center Square parking structure. \$3M remains to be allocated. Projects need to start by 2024 and must be completed by 2026. Further review of the projects will be done at the end of 2023 to ensure funds are allocated for confirmed, transformational use. Support is provided for applicants and guidelines are being followed.

Justin requested moving item **IV. Committee Reports B. CDBG Policy Committee** up to accommodate questions for the ECD Staff. Mayor Caggiano entertained a motion to move this item up. Commissioner Mills seconded it. All were in favor and the item was moved for immediate discussion.

#### **IV. Committee Reports**

##### **B. CDBG Policy Committee**

Commissioner Hicks led the discussion on remaining CDBG Covid funds. The Committee chose to award St. Vincent DePaul \$31,561.00 for staff that is required for their second overflow shelter, and \$10,000.00 to HRA for additional heating and food assistance. Dr. Dawn Leger advised of the award process conducted by the Committee and the current homeless trend with a growing elderly and disabled population which led to their award decisions.

Commissioner Hick made the motion to approve the report. The motion was seconded by Commissioner Mills. Discussion further addressed the age shift towards the elderly among the homeless population and these grants being a move towards helping where the city can. All were in favor and the report was accepted into the record.

#### **VI. Executive Session**

##### **A. Economic Development Grant**

The Board moved to Executive Session at 5:50pm. No votes were taken while in session. Commissioner Goldwasser made the motion to come out of Executive Session. The motion was seconded by Commissioner Hicks. All were in favor and the Regular Board Meeting reconvened at 6:10pm.

Commissioner Goldwasser read the following Motion:

Motion to approve an Economic Development Grant of up to \$37,000 to Baumer Ltd. – representing up to \$37,000 as reimbursement for the addition of up to 37 full-time employment positions to Bristol associated with Baumer’s March 2023 temporary relocation to 5 Century Drive in Bristol as well as new hiring that is part of Baumer’s construction of its permanent facility on the company’s 4.6-acre Business Park Drive property purchased in September 2022. Baumer Ltd. will be granted the ECD’s established five-year period to complete new hires associated with this award.

Be it further moved that the ECD may consider a future Economic Development Grant to incentivize the construction of Baumer Ltd.’s permanent facility on Business Park Drive, but that any such future grant request/award will be limited to the new construction and will not include a separate benefit representing the addition of new full-time employment.

The Motion was seconded by Commissioner Rasmussen-Tuller. All were in favor and the motion carried.

**VII. New Business by Commissioners**

There was no New Business.

**VIII. Old Business by Commissioners**

Commissioner Mills broached the Memorial Boulevard renovation and requested an update on the use of the new Rockwell Theater in the BAIMS School. The draw of entertainment held there would be vital to Downtown. Mayor Caggiano suggested inviting Arts & Culture representatives, along with School Superintendent Catherine Carbone and Deputy Superintendent Michael Dietter to next month’s ECD Board Meeting for further discussion. Concerns raised included the need to set costs and contracts for use, and the need for a part time Arts & Culture Supervisor.

Commissioner Goldwasser requested an update on the final work for Memorial Boulevard bridge spires. Mayor Caggiano advised the marble pieces have arrived and Spring is better weather to have them installed with a possible Memorial Day launch.

There was no additional Old Business.

**IV. Committee Reports**

**A. City Council Member Report**

There was no City Council Member Report

**X. Adjournment**

Mayor Caggiano entertained a motion to adjourn. Commissioner Hick seconded the motion. All were in favor and the meeting adjourned at 6:20pm.

Respectfully Submitted,  
Sharon Arsego  
Recording Secretary