

REGULAR Meeting of the
Bristol Development Authority
Downtown Committee of the City of Bristol, Connecticut, will be held in the
COUNCIL CHAMBERS
At City Hall, 111 North Main Street Bristol, CT
At **4:00 P.M.** on
MONDAY, MAY 24, 2010

AGENDA

1. To accept the minutes of the Downtown Committee meeting of March 22, 2010
2. Correspondence/Communications: See below
3. New Business by Staff:
 - A. H.J. Mills Property Design Review and Recommendations- Ray Rogozinski
 - B. Capital Budget (See action page)
 - C. Downtown Rehabilitation and Restaurant Applications (See action page)
 - a. Armory Associates, LLC - (received 4/14/10 at 12:05 p.m.)
 - b. Armory Sports Bar and Grille- (received 4/14/10 at 12:15 p.m.)
 - c. Sound Unlimited- (received 4/16/10 at 12:07 p.m.) Low bid \$65,000 x 80%
 - d. United Way of West Central CT- (received 4/16/10)
 - e. The Lorraine Building Real Estate Holding- (received 4/19/10 at 5:00 p.m.) No quotes
 - D. Take any action on above as may be necessary.
4. Old Business by Staff:
 - A. Award for Streetscape Construction (Information available at meeting)
 - B. Update on Triplett Building- Correspondence from Mike Triplett
 - C. Take any action on above as necessary
5. New Business by Commissioners:

6. Old Business by Commissioners:
7. Take any necessary action on above items.
8. Adjourn.

ARTHUR J. WARD- CHAIRMAN

POSSIBLE ACTIONS AND CONCERNS FOR AGENDA

1. **PROPOSED MOTION:** To accept the minutes of the Downtown Committee meeting of March 22, 2010

2. Correspondence/Communications: None

3. New Business by Staff:

A. H.J. Mills Property- **PROPOSED MOTION:** To approve design _____ for a parking lot on the former H.J. Mills property on Church Street and to request that Public Works Department prepare final documents for construction bid, and to forward to the full Board of the Bristol Development Authority and the City's Land Use Boards for their approval.

The Development Authority board needs to consider public input and exercise their own judgment to determine the design of the H.J. Mills parking lot. Some details not shown in the initial drawing might be specified in a separate motion. Those details suggested by the BDA staff include

1. Full pedestrian pathways through the site utilizing islands where necessary
2. Use of North Main Street sidewalk standard for street sidewalks
3. Use of same lighting as North Main Street Streetscape
4. Maximize number of appropriate trees for shade and aesthetics
5. Utilize a stone fence complementary to Bracket Park masonry to screen the parking
6. Use wrought iron fencing, where needed, along the watercourse
7. Provide minimal seating near roadway
8. Provide for planting beds near entrance and provide for surveillance cameras

Suggested Motion: To approve the following design features for the H.J. Mills Parking Lot (list) be included in the final design.

B. Capital Budget Actions: (Available amount for projects \$_____. Amount available in construction budget \$_____) To clarify that construction budget is a unified budget with state and that Restaurant and Building Rehabilitation budgets are unified- that is, the BDA has the power to interchange the program expenditures.

The last applications for building rehabilitation exhaust/exceed the total funds allocated in the budget. Does the Committee (with full board approval) wish to move funds from the state capital budget to cover those expenses? Funds moved will reduce amount of state funds for the streetscape and increase by an equal amount, the funds that will come from available local capital funds. (see agenda item 4A) Mayor Ward will seek budget extension until June 30, 2011.

C. Downtown Rehabilitation and Restaurant Applications- **Model Motion: To approve application by _____ for 80% funding of eligible expenses up to \$_____ subject to**

any historic renovation requirements and completion by June 30, 2011 unless extended by State of CT. (Only Item c is ready for action)

a. Armory Associates, LLC - (received 4/14/10 at 12:05 p.m.)

b. Armory Sports Bar and Grille- (received 4/14/10 at 12:15 p.m.)*Both a & b, the property is not yet owned by applicant. Can be placed on hold or other action.

c. Sound Unlimited- (received 4/16/10 at 12:07 p.m.) \$52,000 Recommended (over budget)

d. United Way of West Central CT- (received 4/16/10)

e. The Lorraine Building Real Estate Holding- (received 4/19/10 at 5:00 p.m.)

C. Take any action on above as may be necessary.

4. Old Business by Staff:

A. Award for Streetscape- **PROPOSED MOTION:** To recommend approval of _____ company for construction of the Main Street Streetscape the amount of \$xxxxx and to forward to the full BDA Board for their approval. (Information not available until late Friday 5/21/10)

B. Update on Triplett Building- Correspondence from Mike Triplett- **PROPOSED MOTION: TO FILE**

C. Take any action on above as necessary

5. New Business by Commissioners: None submitted.

6. Old Business by Commissioners:

7. **Motion:** To Adjourn.