Minutes not yet approved.
Approval and any edits to be made in succeeding minutes.

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AUG 19 2026
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TOWN CLERK'S OFFICE
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BLOOMFIELD TOWN COUNCIL

GOVERNANCE, POLICY & ECONOMIC DEVELOPMENT SUBCOMMITTEE

There was a regular meeting of the above-mentioned subcommittee held on Monday, August 3, 2026, at 6:00 p.m. in a hybrid meeting format via the Zoom webinar virtual platform. The in-person location was Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Committee Members present *(In-person):* Mayor Anthony Harrington, Chair; Councilor Todd Cooper, Vice-Chair (6:13pm); ***via Zoom*:** Councilor Suzette DeBeatham-Brown, Councilor Darrell Goodwin.

Committee Members *(Absent):* Councilor Joseph Merritt

Also present: *(In-person)*: Latonia Tabb, Clerk of Council; Jon Colman, Director Building & Land Use; Warren Plummer, Director of Information, Technology and Innovation; David Melesko, Director Parks, Recreation, and Leisure Services; ***via Zoom*:** Deputy Mayor Cindi Lloyd

Absent: Alvin D. Schwapp, Jr., Town Manager

The meeting began at 6:00 p.m.

OLD BUSINESS

ROCKWELL PARK IMPROVEMENT PROJECT STATUS UPDATE

Mr. Dave Melesko, Director, Parks, Recreation and Leisure, reported that the project is over 90% through the design phase and is awaiting TPZ approval and a public hearing, anticipated for August or September. Once approved, the RFP is expected to be released within approximately one to one and a half months. Mayor Harrington recognized Director Melesko's work on the project and expressed the Council's commitment to keeping it moving forward following his retirement. Director Melesko noted that Phase 1 is fully supported by current funding, while future phases could require an additional $11–$15 million. Future funding opportunities will need to be explored. The Town will also determine whether the field will use artificial turf or natural grass.

Councilor DeBeatham-Brown and Councilor Cooper expressed appreciation to Dave Melesko for his years of service, professionalism, and contributions to the Town of Bloomfield. Director Melesko thanked the Council and community, noting his pride in serving Bloomfield during his 26 years with the Town.

Councilor Cooper also discussed the Rockwell Park project, noting the importance of advancing the project through TPZ and avoiding delays that could increase costs. Director Melesko indicated that the full project was previously estimated at just under $15 million, with approximately $11 million or more potentially needed beyond the current funding. Mayor Harrington and Director Melesko also shared remarks recognizing Melesko's dedication to maintaining Bloomfield's parks and grounds.

NEW BUSINESS

DISCUSSION REGARDING THE UPDATE ON THE PLAN FOR CONSERVATION & DEVELOPMENT

Mr. Jon Colman, Director Building & Land Use, reported that the Plan of Conservation and Development (POCD) reported that staff are working with the engineer to move the Rockwell Park project before TPZ as soon as possible, with the goal of an August meeting. He noted recent changes to TPZ agenda procedures may affect scheduling. Management is also coordinating a smooth transition of Dave Melesko's projects and will begin exploring funding opportunities for Phase 2.

Director Colman also provided an update on the Plan of Conservation and Development (POCD) discussing that staff revisions are complete, and the future land use map is being updated based on Planning Commission feedback. The revised materials are expected to be returned to the Commission for review at its August 20 meeting, with the goal of completing the POCD for Council consideration in September. Director Colman and Councilor Cooper discussed the statutory referral and public hearing process, emphasizing the importance of completing the POCD for future funding applications.

DISCUSSION REGARDING BUSINESS DEVELOPMENT UPDATES

Director Colman reported that the second RFQ/RFP for the Town Center Plan developer has been released, with responses due in mid-September. He emphasized that all developer inquiries must go through the Purchasing Agent to ensure a fair and unbiased process.

Director Colman also provided updates on zoning and development initiatives, including new cannabis and solar regulations, proposed middle-housing regulations, amendments to prevent data centers, and updates to code enforcement and building and land use procedures.

Discussion focused significantly on the Housing Trust Fund, which Director Colman estimated at approximately $700,000. Staff are developing policies for using the fund to support affordable housing developments and potentially assist homeowners and businesses with improvements. Councilors emphasized maximizing the fund's benefit to residents and protecting the Town's interests. Director Colman also agreed to explore whether state or federal funding, including former CDBG programs, could be restored or leveraged to supplement the fund.

Additional development updates included ongoing work with First Cathedral, 800 Cottage Grove Road, and the Town Center apartments. Director Colman expressed frustration with delays at the Popeyes development and indicated he would contact the corporate CEO regarding the

unfinished property. He also reported renewed interest in residential development at 132 Griffin Road North.

ADMINISTRATIVE REPORT

No Report

PUBLIC COMMENTS

No Public Comment

APPROVAL OF MINUTES

It was moved by Councilor DeBeatham-Brown, seconded by Councilor Cooper and voted unanimously to approve the minutes of July 6, 2026.

Mayor Harrington recognized resident Erin Barringer for organizing a successful Caribbean Festival fundraiser, which featured food trucks, local youth entertainment, and performances, raising funds for Interval House and classroom supplies for teachers. Councilor DeBeatham-Brown also expressed her support and well wishes for the Clerk of Council before the meeting adjourned.

ADJOURNMENT

It was moved by Councilor DeBeatham-Brown, seconded by Councilor Cooper and voted unanimously to adjourn the meeting.

Meeting adjourned at 6:48 p.m.