DRAFT

BLOOMFIELD TOWN COUNCIL

There was a special meeting of the Bloomfield Town Council held on Wednesday, March 18, 2026 at 6:00 p.m. in a hybrid meeting style. The in-person meeting location was Bloomfield Town Hall – Council Chambers, 800 Bloomfield Avenue, Bloomfield, CT, and the virtual location was via Zoom.

Councilors present were: *In-Person*—Mayor Anthony Harrington; Councilor Suzette DeBeatham-Brown; and *via Zoom*—Deputy Mayor Cindi Lloyd; Councilors Michael Oliver, Shamar Mahon, and Todd Cooper

Councilors absent were: Councilors Darrell Goodwin, Joseph Merritt, and Elizabeth Waterhouse

Also present were:

- **Town Staff**: *In-Person*—Jon Colman, Director of Building & Land Use; Warren Plumber, Director of Information Technology & Innovation; Alvin D. Schwapp, Jr., Town Manager; Latonia Tabb, Clerk of Council; and *via Zoom*—Sharron Howe, Deputy Town Manager
- **Guests**: *In-Person*—from Connecticut Municipal Development Authority (CMDA): Emily Hultquist and David Kooris

The meeting was called the meeting to order at 6:03 p.m.

Pledge of Allegiance

The meeting began with the Pledge of Allegiance.

Public Hearing – Adoption of Resolution for the Town of Bloomfield's Membership in the Connecticut Municipal Development Authority (CMDA)

Ms. Emily Hultquist, Connecticut Municipal Development Authority (CMDA) Program Manager, provided a brief overview of CMDA, and how they could support Bloomfield should the Town become a CMDA member.

There was an open question and answer time with Town Council:

- Councilor DeBeatham-Brown inquired if areas other than downtown were available for CMDA support. Ms. Hultquist reported that Bloomfield's downtown and half-mile surrounding the downtown would be the development district. Mr. Kooris highlighted CMDA's statutory regulations limiting their focus to downtown.

- It was noted that being a member of CMDA does not preclude Bloomfield from being a member of CRCOG. Mr. Kooris provided additional information about the Capital Region Development Authority (CRDA), Bloomfield's status with CRDA and eligibility to work with CMDA.

- Councilor DeBeatham-Brown inquired how CMDA would be able to support the new housing bill requirements. Ms. Hultquist highlighted that CMDA could assist with the development process as a funding partner and through zoning technical assistance. Mr. Kooris reported that CMDA could help with municipal infrastructure and economic constraints.

- Deputy Mayor Lloyd inquired about the cost to the Town. It was noted that CMDA is funded through state bond funding. There is no cost to the municipality for CMDA membership, for additional technical assistance, nor for direct financing support for a development project. If the Town requests an infrastructure grant there will be a negotiated cost share to the municipality.

- Councilor Mahon asked about the process from withdrawing from CMDA membership, if needed. Mr. Kooris reported that there is no downside to opting-in to CMDA, and that CRDA boundaries are defined by the state legislature.

- It was noted that there is no cap to requests, and amounts are assessed on a first-come, first-serve project by project basis. CMDA has been allocated $90 million through June 2027.

- There was a discussion about cost-sharing and the variety of options available, including TIF. It was noted that cost-sharing would only apply if the Town requested a CMDA grant, and would be negotiated based on local conditions.

- Community support was discussed, and Mr. Kooris reported that CMDA only gets involved with projects that have been through the local entitlement process.

- Mr. Kooris clarified the direct role CMDA has with developers.

- Councilor Mahon inquired about project prioritization and criteria. Mr. Koonis highlighted CMDA's statutory purpose to reinforce downtown vibrancy and transit ridership through housing and economic development, and provided some examples.

Public Question & Comment:

- **Wendy Williams, 48 Gabb Road**, asked about the impact of Fastrak stations, and if they would be considered an additional district. Mr. Kooris reported that it is currently a matter of interpretation, that at least one other municipality is also asking about this, and that CMDA will find out. Ms. Williams expressed her support for CMDA membership.

Adjournment

It was moved by Deputy Mayor Lloyd, seconded by Councilor DeBeatham-Brown, and voted unanimously to adjourn the meeting at 6:34 p.m.

Minutes submitted by Lynn Weisel, Recording Secretary, based on the Zoom and YouTube Video Recordings.