

AGENDA

CITY COUNCIL MEETING

MONDAY, MAY 17, 2010

7:00 P.M.

CITY COUNCIL CHAMBERS, CITY HALL - 45 LYON TERRACE
BRIDGEPORT, CONNECTICUT

Prayer

Pledge of Allegiance

Roll Call

- 47-09** Public Hearing regarding the Disposition of City Owned Properties (five parcels) to Habitat for Humanity.

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

- 76-09** Communication from Labor Relations and Benefits Administration re Proposed Amendment No. 1 to the City's Deferred Compensation Plan under I.R.C. Section 457, referred to Contracts Committee.
- 78-09** Communication from Mayor re Appointment of Thomas A. Lyons (D) to the Police Commission, referred to Public Safety and Transportation Committee.
- 80-09** Communication from Neighborhood Revitalization re Proposed amendment to the Municipal Code of Ordinances, amend to add new Chapter 8.97 South End Neighborhood Revitalization Zone, referred to Ordinance Committee.
- 81-09** Communication from Neighborhood Revitalization re Approval of the South End Neighborhood Revitalization Zone Plan, referred to Economic and Community Development and Environment Committee.
- 82-09** Communication from Central Grants and Community Development re Grant Submission: FY 2010 - 2011 Dial A Ride Transportation Program, referred to Economic and Community Development and Environment Committee.
- 83-09** Communication from Central Grants and Community Development re Grant Submission: FY 2011 SWCAA Elderly Hispanic Grant Program, referred to Economic and Community Development and Environment Committee.

COMMUNICATIONS TO BE REFERRED TO COMMITTEES CONTINUED:

- 84-09** Communication from Central Grants and Community Development re Grant Submission: FY 2010 – 2011 SWCAA – Chore Services for Seniors, referred to Economic and Community Development and Environment Committee.
- 85-09** Communication from Central Grants and Community Development re Grant Submission: FY 2010 – 2011 SWCAA – Senior Transportation Services, referred to Economic and Community Development and Environment Committee.
- 86-09** Communication from Central Grants and Community Development re Grant Submission: FY 2011 Historic Documents Preservation Grant Program, referred to Economic and Community Development and Environment Committee.
- 87-09** Communication from Central Grants and Community Development re Grant Submission: FY 2010 – 2011 SWCAA – East Side Senior Center, referred to Economic and Community Development and Environment Committee.
- 89-09** Communication from Central Grants and Community Development re Grant Submission: FY 2009 FEMA Port Authority Grant, referred to Public Safety and Transportation Committee.
- 90-09** Communication from Central Grants and Community Development re Grant Submission: FY 2010 FEMA Port Authority Grant, referred to Public Safety and Transportation Committee.
- 91-09** Communication from Central Grants and Community Development re Grant Submission: FY 2008 FEMA Port Authority Grant, referred to Public Safety and Transportation Committee.
- 92-09** Communication from Central Grants and Community Development re Grant Submission: U.S. Department of Energy for the FY 2010 CT Clean Cities Future Fuels Project, referred to Economic and Community Development and Environment Committee.

RESOLUTIONS REFERRED TO BOARDS, COMMISSIONS, ETC.:

- 77-09** Resolution presented by Council Member dePara re Request that regular informational updates will appear and remain on the Economic and Community Development and Environment Committee Agenda regarding the current status and progress of the STEEL POINTE HARBOR Development, referred to Economic and Community Development and Environment Committee.
- 79-09** Resolution presented by Council Members Baker and Walsh re Request concerning Personal Services Contracts and the Procurement Ordinance, referred to Ordinance Committee.
- 88-09** Resolution presented by Council Members Baker and Walsh re Request concerning the Private Sale of City Owned Property Below Market Value, referred to Miscellaneous Matters Committee.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

- *43-09** Public Safety and Transportation Committee Report re Request that Railroad Avenue northbound, adjacent to the Metro North Railroad, be honorary named William and Grace Kenney Boulevard.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, MAY 17, 2010, AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME

SUBJECT

Cecil C. Young
99 Carroll Avenue
Bridgeport, CT 06607

Medical Matters and containers to
catch sewage at P. T. Barnum
Apartments

**CITY COUNCIL
PUBLIC SPEAKING SESSION
MAY 17, 2010
6:30 pm**

ATTENDANCE: Council members: Brannelly, Walsh, Lyons, Bonney, Blunt

Council President McCarthy called the public speaking session to order at 6:55 pm.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, MAY 17, 2010, AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME	SUBJECT
Cecil C. Young 99 Carroll Avenue Bridgeport, CT 06607	Medical Matters and containers to catch sewage at P. T. Barnum Apartments

Mr. Young expressed that it was always a pleasure to speak before the city council.

He spoke about the raw sewage problem at P.T. Barnum Apartments. He said he spoke to the proper authority to get containers to catch raw sewage. He pointed out that a regular trash can (displayed) wasn't the proper type to contain human waste. He stressed that this results in overflow in basements at P.T. Barnum. He explained that when the cap is taken off, it's not appropriate to go into a regular household trash can. He requested that the council president and the council members tour P.T. Barnum to observe the condition of the raw sewage overflow that leads to rodents and roaches problems, making it unhealthy for the residents and kids. He emphasized that raw sewage shouldn't be allowed to overflow and cause health problems to the people that live there.

Mr. Young also spoke about another topic concerning his medical benefits. He recalled that he was told by the Mayor that he would look into the matter before he left for his trip to China. He once again requested that Council President McCarthy look into the matter of how he is continuously denied benefits; especially when he pays his taxes. He said "shame on the Mayor" for making a promise to look into the matter but it was never done. He further relayed the suffering that he and his family have endured for four years trying to get the matter resolved.

The public speaking session ended at 7:04 pm.

- ** COUNCIL MEMBER CURWEN MOVED TO ENTER INTO CAUCUS AT 7:08 PM
- ** COUNCIL MEMBER SILVA SECONDED
- ** MOTION PASSED UNANIMOUSLY

The caucus ended at 7:14 pm.

City of Bridgeport
City Council Meeting
May 17, 2010
Page 1 of 7

RECEIVED
CITY CLERKS OFFICE
MAY 25 PM 1:01
ATTEST
CITY CLERK

CITY COUNCIL MEETING

Monday, May 17, 2010

7:00 pm.

City Council Chambers, City Hall - 45 Lyon Terrace
Bridgeport, Connecticut

ATTENDANCE: Council members: Brannelly, M. McCarthy, *A. Ayala, Taylor-Moye, Brantley, Walsh, T. McCarthy, Austin, Lyons, Vizzo-Paniccia, Bonney, Blunt, dePara, Silva, Martinez, Curwen, Baker, Holloway

ABSENT: Council members: M. Ayala, Paoletto

Mayor Finch called the meeting to order at 7:18 pm.

Prayer - the prayer was offered by Council member Brantley.
Pledge of Allegiance - the pledge was led by Council member dePara.
Roll Call - the city clerk took the roll call and announced there was a quorum.

Points of Personal Privilege *requests*:

- ◆ Council member Brantley apologized for the incident that occurred with Cecil Young following the end of the public speaking session. She referred to his statement made to her during the time he spoke. She expressed that she wasn't feeling good this evening. And she explained that she was asked a question by Council member Blunt that she answered, but Mr. Young took her facial expression while she was talking to Council member Blunt as being directed towards him. She apologized to everyone for her behavior and asked to move on.
- ◆ Council member M. McCarthy made a brief statement concerning Council President Tom McCarthy. He expressed that he has represented the city and led the city council with poise and class and that he handles city affairs with a positive impact that reflects well on the city. He expressed and presented a plaque on behalf of the Central Connecticut Coastal YMCA as a recipient of the public servant award.

47-09 Public Hearing regarding the Disposition of City Owned Properties (five parcels) to Habitat for Humanity.

Mayor Finch asked if there was anyone present to speak about this item.

Maria, 204 Wells Street approached the council. She recalled that she has made numerous calls to complain about the mess on the properties. She said she hoped it will finally be cleaned up after the disposition was completed.

Mayor Finch said that he noticed that she took good care of the property and it was appreciated. He said he hoped the neighborhood would be improved by the action and he thanked her for all her hard work.

Mayor Finch relayed that she could contact 576-7200 and ask to fill out a service request form to assure that all her requests are duly noted and being worked on.

The public hearing was closed.

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

**** COUNCIL MEMBER CURWEN MOVED TO REFER THE COMMUNICATIONS TO COMMITTEES AND RESOLUTIONS REFERRED TO BOARDS, COMMISSIONS– WITH THE EXCEPTION OF ITEM 77-09 ****
**** COUNCIL MEMBER HOLLOWAY SECONDED**

76-09 Communication from Labor Relations and Benefits Administration re Proposed Amendment No. 1 to the City's Deferred Compensation Plan under I.R.C. Section 457, referred to Contracts Committee.

78-09 Communication from Mayor re Appointment of Thomas A. Lyons (D) to the Police Commission, referred to Public Safety and Transportation Committee.

80-09 Communication from Neighborhood Revitalization re Proposed amendment to the Municipal Code of Ordinances, amend to add new Chapter 8.97 South End Neighborhood Revitalization Zone, referred to Ordinance Committee.

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RESOLUTIONS REFERRED TO BOARDS, COMMISSIONS, ETC.:

- 77-09** Resolution presented by Council Member dePara re Request that regular informational updates will appear and remain on the Economic and Community Development and Environment Committee Agenda regarding the current status and progress of the STEEL POINTE HARBOR Development,

referred to Economic and Community Development and Environment Committee. - **see below**

79-09 Resolution presented by Council Members Baker and Walsh re Request concerning Personal Services Contracts and the Procurement Ordinance, referred to Ordinance Committee.

88-09 Resolution presented by Council Members Baker and Walsh re Request concerning the Private Sale of City Owned Property Below Market Value, referred to Miscellaneous Matters Committee.

The agenda returned to the item below. Council member dePara thanked everyone that was involved, per the conversations regarding the importance of improving the original LDA for the Steel Pointe Harbor Development. He noted that there will be amendments made in committee to provide updates to the entire city council with attachments of the executive summary. He also noted that co-sponsors were needed to add to the resolution. He read the names below that will be added to the resolution:

Council members: Brannelly, M. McCarthy, A. Ayala, Taylor-Moye, Brantley, Walsh, T. McCarthy, Austin, Lyons, Vizzo-Paniccia, Bonney, Blunt, Silva, M. Ayala, Martinez, Paoletto, Curwen, Baker, Holloway

77-09 Resolution presented by Council Member dePara re Request that regular informational updates will appear and remain on the Economic and Community Development and Environment Committee Agenda regarding the current status and progress of the STEEL POINTE HARBOR Development, referred to Economic and Community Development and Environment Committee.

Council member Holloway stated that the resolution had an executive summary and the Council members should get a copy of it from OPED once per month.

**** MOTION PASSED UNANIMOUSLY**

*It was noted that Council member Lyons abstained from voting on item 78-09.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

***43-09** Public Safety and Transportation Committee Report re Request that Railroad Avenue northbound, adjacent to the Metro North Railroad, be honorary named William and Grace Kenney Boulevard.

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE
** COUNCIL MEMBER BONNEY SECONDED
** MOTION PASSED WITH EIGHTEEN VOTES IN FAVOR AND ONE VOTE
IN OPPOSITION (COUNCIL MEMBER VIZZO-PANICCIA)**

**** COUNCIL MEMBER HOLLOWAY MOVED TO SUSPEND THE RULES FOR THE PURPOSE OF ADDING FOUR (4) ITEMS FOR IMMEDIATE CONSIDERATION**
**** COUNCIL MEMBER CURWEN SECONDED**
**** MOTION PASSED UNANIMOUSLY**

**** ON MOTION MADE TO COMBINE AND APPROVE ALL FOUR (4) ITEMS RE: SCHOOL BUILDING COMMITTEE; SCHOOL CONSTRUCTION PROJECTS AND RENOVATIONS:**

- | | | | |
|----|---------------------|---|-------------------------------|
| 1. | HARDING HIGH SCHOOL | - | \$18.5 MILLION (ITEM # 93-09) |
| 2. | DUNBAR SCHOOL | - | \$4 MILLION (ITEM # 94-09) |
| 3. | CENTRAL HIGH SCHOOL | - | \$16 MILLION (ITEM # 95-09) |
| 4. | BLACK ROCK SCHOOL | - | \$14 MILLION (ITEM # 96-09) |

**** MOTION PASSED UNANIMOUSLY**

**The items were submitted in writing to the city clerk.*

Council member Lyons recalled item 43-09 Public Safety and Transportation Committee Report re Request that Railroad Avenue northbound, adjacent to the Metro North Railroad, be honorary named William and Grace Kenney Boulevard.

She commented that the matter had to be sent to the Police Commission for approval.

Mayor Finch replied that information wasn't indicated in the text outlined.

It was further noted that the item passed in committee.

Other Business:

Council President McCarthy noted that Manuel Ayala wasn't in attendance tonight because his mother passed away and he was delayed out of the country because of the earthquake.

He noted that Council member Paoletto had a family issue and it was why he wasn't in attendance tonight.

Mayor Finch relayed that the "What's Cooking" brochure was distributed tonight. He urged everyone to dine out in Bridgeport!

ADJOURNMENT

- ** COUNCIL MEMBER HOLLOWAY MOVED TO ADJOURN
- ** COUNCIL MEMBER BRANNELLY SECONDED
- ** MOTION PASSED UNANIMOUSLY

The meeting adjourned at 7:40 pm.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
CITY COUNCIL
NOTICE OF PUBLIC HEARING**

A Public Hearing will be held before the City Council of Bridgeport at regular meeting to be held on Monday evening, May 17, 2010 beginning at 7:00 p.m., in the City Council Chamber, City Hall, 45 Lyon Terrace, Bridgeport, Connecticut, relative to Disposition of the following city-owned properties:

#47-09 – Disposition of city owned properties by Auction:

- 204 Wells Street
- 1307 Pembroke Street
- 595 Hallet Street
- 683 Kossuth Street
- 156 Beach Street

Attest:

Fleeta C. Hudson
City Clerk

AD ENDS ABOVE LINE

2 Editions, Connecticut Post:

PLEASE PUBLISH ON Friday, May 7, 2010 and Thursday, May 13, 2010

Requires Certification

Emailed to: Legal Ad Dept. at publicnotices@ctpost.com

P.O.: 245

Account #: 111171

Dated: May 6, 2010

Sent By:
Althea Williams
City Clerk's Office
45 Lyon Terrace
Bridgeport, CT 06604
(203) 576-7205
(203) 332-5608 (Fax)

cc: City Council Members
Mayor Bill Finch
A. Nunn, CAO
M. Perez, Senior Economic Development Associate
A. Kabel, Deputy CAO, Central Grants
E. Lavernoich, Deputy Director, OPED

(#47-09)



CITY OF BRIDGEPORT
LABOR RELATIONS AND BENEFITS ADMINISTRATION

45 Lyon Terrace, Bridgeport, Connecticut 06604

LAWRENCE E. OSBORNE
Director
(203) 576-7843

JANET M. FINCH
Human Resources
Manager
(203) 576-8474

BILL FINCH
Mayor

COMM#76-09 Referred to Contracts Committee on 5/17/2010
May 3, 2010

RICHARD D. WEINER
Benefits Manager
(203) 576-7007

The Honorable Fleeta C. Hudson
City Clerk
City of Bridgeport
45 Lyon Terrace
Bridgeport, CT 06604

Dear Ms. Hudson:

Would you kindly add the following item to the May 17, 2010 City Council meeting agenda for referral to the Contracts Committee:

- Amendment No. 1 to the City of Bridgeport Deferred Compensation Plan Under I.R.C. Section 457

Twenty copies of this document are enclosed. Please contact me if you should require any further information.

Sincerely,

Janet M. Finch

Enclosure

cc: Lawrence Osborne, Director of Labor Relations
Andrew Nunn, Chief Administrative Officer
Mark T. Anastasi, City Attorney
Michael E. Feeney, Director of Finance

ATTEST
CITY CLERK

10 MAY -3 PM 4:30

RECEIVED
CITY CLERKS OFFICE

**AMENDMENT NO. 1
TO THE
CITY OF BRIDGEPORT DEFERRED COMPENSATION PLAN
UNDER I.R.C. SECTION 457**

The City of Bridgeport Deferred Compensation Plan under I.R.C. Section 457 (the "Plan") is hereby amended effective January 1, 2010, except as otherwise provided herein, pursuant to Section 8.01 of the Plan as follows:

I.

Article I of the Plan is amended by adding the following new Section 1.08A:

1.08A Investment Fund Sponsor: An issuer of an individual annuity contract offered as an Investment Fund under the Plan.

II.

Article IV of the Plan is amended by deleting Section 4.01 in its entirety and replacing it with the following new Section 4.01:

4.01 Loans to Participants.

(a) A Participant shall be permitted to apply to receive a loan of a portion of his or her Account Balance. A Participant who wishes to apply for a loan may choose to receive a loan from any Investment Fund Sponsors of the Investment Fund(s) in which his/her Account Balance is invested. Any such loan made to a Participant shall be subject to the terms and conditions of this Section 4.01, as well as the terms and conditions set by the Investment Fund Sponsor of the Investment Fund(s) from which the loan is made. Loan applications shall be made on the form specified by the applicable Investment Fund Sponsor. Such application shall be submitted to the Employer for preliminary approval prior to submission to the applicable Investment Fund Sponsor.

(b) The amount to be loaned shall be withdrawn ratably from the portion of the Participant's Account Balance invested in the Investment Fund(s) from which the Participant has applied for a loan. Amounts loaned shall be paid first from the portion of the Participant's Rollover Account invested in the Investment Fund(s) of the applicable Investment Fund Sponsor, and next, from the Participant's Elective Deferral Account invested in the Investment Fund(s) of the applicable Investment Fund Sponsor.

(c) A Participant shall not have more than one loan outstanding at any time. A Participant may not receive a loan from more than one Investment Fund Sponsor at a time.

(d) The amount of any loan to a Participant approved under this Section or under any other plan maintained by the Employer at any time shall not exceed the lesser of:

- (i) \$50,000, reduced by the excess of the highest outstanding balance of loans from the Plan during the one year period ending on the date any loan is made over the outstanding balance of loans from the Plan on such date, or
- (ii) 50% of the Participant's vested interest in his/her accounts.

No loan shall be made to a Participant in an amount less than \$1,000.

(e) The term of a loan made to a Participant under this Section shall require that the loan be repaid within five (5) years from the date the loan was made, regardless of whether such loan is requested for the purpose of purchasing a principal residence. A Participant's repayment of a loan made pursuant to this Section shall be by any reasonable method of repayment of a loan required by the applicable Investment Fund Sponsor, provided, that such method requires substantially level amortization of principal and interest payments at least quarterly.

(f) Any loan shall be considered an investment of the borrowing Participant's interest in the Plan only and shall not be considered an investment of that portion of the Fund held for the benefit of other Participants. The loan shall be on such terms and conditions as the applicable Investment Fund Sponsor shall determine, shall be evidenced by a promissory note, and shall bear a reasonable rate of interest. The amount of the Participant's payment of principal and interest on the loan shall be credited to the Participant's accounts as Elective Deferrals and Rollover Contributions in the proportion in which the loan proceeds were paid from such Participant's accounts.

(g) The provisions of Section 9.02 notwithstanding, by accepting a loan as provided in this Section, the Participant automatically assigns as security for the loan all right, title and interest in and to such Participant's accounts. All loans shall be repaid according to the terms and conditions determined by the applicable Investment Fund Sponsor on a uniform and nondiscriminatory basis. If the Participant should not repay all or a portion of the loan within the time specified in the promissory note, the applicable Investment Fund Sponsor shall consider such event as constituting default on the loan.

II.

If there shall be any inconsistency between the provisions of this Amendment No. 1 and the provisions of the Plan, this Amendment No. 1 shall control.

Executed this ____ day of _____, 2010.

CITY OF BRIDGEPORT

By: _____
Its



OFFICE OF THE MAYOR
CITY OF BRIDGEPORT, CONNECTICUT

999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE (203) 576-7201
FAX (203) 576-3913

BILL FINCH
Mayor

MEMORANDUM

COMM. #78-09 Referred to Public Safety and Transportation Committee on 5/17/2010

TO: Fleeta Hudson – City Clerk
FROM: Mayor Bill Finch
DATE: May 10, 2010
RE: Boards & Commissions

Please place the following name on the May 17, 2010 City Council agenda for referral to the Public Safety Committee for the purpose of appointment to the Police Commission:

Thomas A. Lyons (D)
91 Jewett Avenue
Bridgeport, CT 06606

This will replace a vacancy and the term will expire on December 31, 2010.

BF/lai

ATTEST
CITY CLERK

RECEIVED
CITY CLERKS OFFICE
10 MAY 12 AM 11:23

CITY OF BRIDGEPORT
DEPARTMENT OF NEIGHBORHOOD REVITALIZATION
999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604



BILL FINCH
Mayor

DONALD C. EVERSLEY
Director of OPED

THOMAS K. COBLE
Division Director
Neighborhood
Revitalization/Anti-Blight

ANGIE STALTARO
Neighborhood Coordinator

JACKIE RICHARDSON
Coordinator/Inspector
Specialist

JENNIFER EDWARDS
Administrative/Inspector

COMM. # 80-09 Referred to Ordinance Committee (05/17/2010)

May 4, 2010

The Honorable Bridgeport City Council
C/o Office of the City Clerk
45 Lyon Terrace
Bridgeport, CT. 06604

RE: South End Neighborhood Revitalization Zone Plan
Referral to the: Ordinance Committee

Dear Honorable Body,

Enclosed, please find for your review the draft for a Neighborhood Revitalization Plan prepared by the South End Planning Committee. Since the CT. General Statutes requires such a plan and its boundaries to be adopted by local ordinance, we are respectfully requesting a referral to the Ordinance Committee as well as your favorable consideration of the Plan and accompanying resolution adopting the required ordinance..

During the 1993 legislative session, the Connecticut State Legislature adopted Public Act 340, "An Act Establishing a Neighborhood Revitalization Process," which became Connecticut General Statute, Section 7-600 through 7-619. On May 6, 1996, the City Council passed a resolution (Item # 111-95), to establish the new model for economic revitalization of neighborhoods where a significant number of properties are foreclosed, abandoned, blighted or pose a public safety hazard. The resolution also encourages groups of residents, property owners and business organizations to establish strategic plans for their areas and for the City Council to formally adopt the individual and specific Neighborhood Revitalization Zone (NRZ) plans upon submittal from the neighborhoods in the form of an ordinance.

ATTEST
CITY CLERK

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10 MAY 12 PM 2:23

Page 2

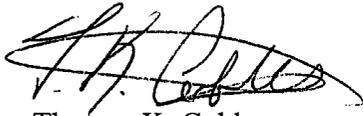
South End Neighborhood Revitalization Zone Plan
Ordinance Committee Referral

Since September 2007, various organizations on the South End, including the South End Community Council, University of Bridgeport, Bridgeport International Academy, BHA, YMCA, City and interested residents, businesses and stakeholders, have met to formulate a comprehensive neighborhood revitalization plan. The public formally approved the plan during a public hearing held at the South End Community Center, on March 6th 2010.

Also enclosed, please find a Resolution of the City Council, adopting this plan as an ordinance, along with the draft ordinance. The City Attorney's Office has reviewed and approved the draft documents.

Should you have further questions, please contact my office at 576-7765.

Sincerely,



Thomas K. Coble
Deputy Director Neighborhood Revitalization Division

Cc: Donald Eversley
Angie R. Staltaro
Samuel Shaw

SOUTH END NEIGHBORHOOD REVITALIZATION ZONE

WHEREAS, The Connecticut State Legislation adopted CGS Section 7-600 through 619, "Neighborhood Revitalization Zones" (The Statute); and

WHEREAS, The Statute establishes a model for the economic revitalization of neighborhoods where a significant number of properties are foreclosed, abandoned, blighted, substandard or pose a public safety hazard; and

WHEREAS, The Statute contemplates that groups of residents, property owners, and business organizations in particularly distressed neighborhoods will develop strategic plans and work with local, state, and federal governments to revive the area; and

WHEREAS, The City of Bridgeport is suffering from foreclosed, abandoned, vacant, and deteriorated properties which have become serious blights in our neighborhoods; and

WHEREAS, The Statute allows the municipality to establish one or more Neighborhood Revitalization Zones and authorizes municipalities to rethink government procedures, rules, and regulations in order to build self-reliant communities; and

WHEREAS, The City Council, on May 6, 1996, adopted the resolution 111-95 to establish one or more Neighborhood Revitalization Zones and expressed the City's support for their redevelopment through authorities granted to the City by State Statute; and

WHEREAS, The City Council, on October 6, 2008, adopted the boundaries of a Neighborhood Revitalization Zone for the South End Neighborhood;

NOW, THEREFORE BE IT RESOLVED, That the Neighborhood Revitalization Zone Plan be adopted pursuant to CGS Section 7-600 through 619, and City Council Resolution 111-95; and

BE IT FURTHER RESOLVED, That the City Ordinance is amended to reflect this designation in accordance with State Statute.

RECEIVED
CITY CLERKS OFFICE
10 MAY 13 PM 4: 11
ATTEST
CITY CLERK

DRAFT

Chapter 8.97 South End Neighborhood Revitalization Zone

8.97.010 Declaration of Policy

8.97.020 Definitions

8.97.030 Authority to Implement the South End Neighborhood Revitalization Zone Plan

8.97.040 Implementation Committee

8.97.050 Boundaries of South End Neighborhood Revitalization Zone

8.97.060 Authority to Amend the South End Neighborhood Revitalization Zone Plan

8.97.070 Authority to Comment on Zoning Applications

8.97.010 Declaration of Policy

It is found and declared that there exists within the South End neighborhood a significant number of deteriorated property and property that has been foreclosed, is abandoned, blighted, or is substandard or poses a hazard to public safety, and that the existence of such deteriorated, foreclosed, abandoned, blighted, substandard, and hazardous property contributes to the decline of the South End neighborhood. Connecticut General Statute Chapter 118 provides for municipalities to establish a Neighborhood Revitalization Zone to address these issues.

The South End neighborhood has followed the State Statute and has adopted an South End Revitalization Zone Plan. Per Connecticut General Statute Chapter 118, and adopted City Council Resolution 111-95, the South End Neighborhood Revitalization Zone Plan shall be implemented and is hereby recognized.

8.97.020 Definitions

For the purpose of this chapter, the following words and terms shall have the meanings respectively ascribed as follows:

“South End Neighborhood Revitalization Zone” refers to the boundaries approved by the City Council on October 6, 2008, and as set forth in this chapter in Section 8.97.050 of this chapter.

“South End Neighborhood Revitalization Zone Implementation Committee” refers to the legal entity under which The Plan will be implemented and amended as necessary.

“South End Neighborhood Revitalization Zone Plan” refers to the planning document adopted by the South End Neighborhood Revitalization Zone Planning Committee, South End Community and City Council. Also referred to as “The Plan.”

“Implementation Committee” refers to the permanent committee of the South End Revitalization Zone, authorized by this chapter that is committed to implementing The South End Strategic Plan.

“Neighborhood Revitalization Zone” refers to a mechanism devised by the State of Connecticut under which the community and government work collaboratively to revitalize neighborhoods. Also referred to as NRZ.

“The Plan” refers to the planning document formally known as the South End Neighborhood Revitalization Plan and approved by the City Council as this chapter, in accordance with Section 7-601(d) of the General Statutes of Connecticut. (Ord. dated 11/6/06 (part).

8.97.030 Authority to Implement the South End Neighborhood Revitalization Zone Plan

The South End Neighborhood Revitalization Zone bylaws are incorporated as an appendix within the approved Plan, and said organization was the entity under which The Plan was created. The South End Neighborhood Revitalization Zone shall be the responsible entity to implement The Plan.

It is expected the South End Neighborhood Revitalization Zone will need the assistance of various City agencies or departments to implement certain aspects of The Plan, and the City shall provide appropriate assistance as necessary.

The South End Neighborhood Revitalization Zone, through the Implementation Committee, shall abide by the Connecticut General Statutes reporting requirements for NRZ’s.

8.97.040 Implementation Committee

The South End Neighborhood Revitalization Zone shall establish a permanent committee, which is committed to the implementation of The Plan. Such committee shall be representative of the South End neighborhood and include City of Bridgeport representative. Constituencies represented on the Planning Committee of The Plan shall also be represented in the Implementation Committee.

Such Implementation Committee shall abide by the by-laws of the South End Neighborhood Revitalization Zone, but also incorporate the community to the greatest extent possible.

8.97.050 Boundaries of South End Neighborhood Revitalization Zone

The following are the boundaries of the South End Neighborhood Revitalization Zone, as adopted by the City Council on October 6, 2008:

Beginning at the junction of State Street and Norman Street travel four blocks to West Avenue then: one lot east passed West Avenue to Block 0953 then: travel South along the eastern side of Block 0953 to the corner of Prospect Street and Myrtle Avenue then: arc easterly across the southwestern portion of the adjacent State-owned interstate exchange (Route 8 and I-95) then: across South Avenue to Interstate I-95 then: travel northeast along the centerline of I-95 to the Amtrak rail corridor and east to Bridgeport Harbor then: proceed southeast along the shoreline of Bridgeport Harbor then: travel west along the shoreline of Seaside Park to the southern most tip of Seaside Beach on Long Island Sound at Fayerweather Island then: travel north and north east along the mid-channel centerline of Black Rock Harbor and then mid-channel along the western branch of Cedar Creek then: travel north bisecting Block 0139, pass under Interstate I-95 and continue to

Railroad Avenue then travel east on Railroad Avenue to the corner of Norman Street then: travel north on Norman Street to the junction of State Street.

8.97.060 Authority to Amend the South End Neighborhood Revitalization Zone Plan

As necessary, the South End Neighborhood Revitalization Zone shall amend The Plan. Such amendments to The Plan shall be approved by the South End Neighborhood Revitalization Implementation Committee and City Council.

8.97.070 Authority to Comment on Zoning Applications

The South End Neighborhood Revitalization Zone shall receive copies of the legal notices and agendas for all zoning board meetings. These copies shall be sent by the zoning office in a timely fashion so as to allow the NRZ adequate time to review the application within the zoning office prior to the publicized meeting.

The South End Neighborhood Revitalization Zone has the authority to submit written comments to the applicable zoning board for any zoning application that is within the NRZ boundaries. These written comments shall be based upon the adherences of the zoning application to the South End Neighborhood Revitalization Zone Plan. The zoning boards must consider these written comments during the course of their deliberations on the application.

CITY OF BRIDGEPORT
DEPARTMENT OF NEIGHBORHOOD REVITALIZATION
999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604



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COMM. # 81-09 Referred to E.C.D. & Environment Committee (05/17/10)

May 4, 2010

The Honorable Bridgeport City Council
C/o Office of the City Clerk
45 Lyon Terrace
Bridgeport, CT. 06604

RE: South End Neighborhood Revitalization Zone Plan
Referral to the: Economic & Community Development & Environmental Committee

RECEIVED
CITY CLERKS OFFICE
10 MAY 12 PM 2:21
ATTEST
CITY CLERK

Dear Honorable Body,

Enclosed, please find for your review the draft for a Neighborhood Revitalization Plan prepared by the South End Planning Committee. Since the CT. General Statutes requires such a plan and its boundaries to be adopted by local ordinance, we are respectfully requesting a referral to the Economic and Community Development Committee as well as your favorable consideration of the Plan and accompanying resolution adopting the required ordinance..

During the 1993 legislative session, the Connecticut State Legislature adopted Public Act 340, "An Act Establishing a Neighborhood Revitalization Process," which became Connecticut General Statute, Section 7-600 through 7-619. On May 6, 1996, the City Council passed a resolution (Item #111-95), to establish the new model for economic revitalization of neighborhoods where a significant number of properties are foreclosed, abandoned, blighted or pose a public safety hazard. The resolution also encourages groups of residents, property owners and business organizations to establish strategic plans for their areas and for the City Council to formally adopt the individual and specific Neighborhood Revitalization Zone (NRZ) plans upon submittal from the neighborhoods in the form of an ordinance.

Page 2

South End Neighborhood Revitalization Zone Plan
Economic and Community Development Committee Referral

Since September 2007, various organizations on the South End, including the South End Community Council, University of Bridgeport, Bridgeport International Academy, BHA, YMCA, City and interested residents, businesses and stakeholders, have met to formulate a comprehensive neighborhood revitalization plan. The public formally approved the plan during a public hearing held at the South End Community Center, on March 6th 2010.

Also enclosed, please find a Resolution of the City Council, adopting this plan as an ordinance, along with a copies of the plan. The City Attorney's Office has reviewed and approved the draft documents.

Should you have further questions, please contact my office at 576-7765.

Sincerely,

A handwritten signature in black ink, appearing to read "T. K. Coble", written in a cursive style.

Thomas K. Coble
Deputy Director Neighborhood Revitalization Division

Cc: Donald Eversley
Angie R. Staltaro
Samuel Shaw

SOUTH END NEIGHBORHOOD REVITALIZATION ZONE

WHEREAS, The Connecticut State Legislation adopted CGS Section 7-600 through 619, "Neighborhood Revitalization Zones" (The Statute); and

WHEREAS, The Statute establishes a model for the economic revitalization of neighborhoods where a significant number of properties are foreclosed, abandoned, blighted, substandard or pose a public safety hazard; and

WHEREAS, The Statute contemplates that groups of residents, property owners, and business organizations in particularly distressed neighborhoods will develop strategic plans and work with local, state, and federal governments to revive the area; and

WHEREAS, The City of Bridgeport is suffering from foreclosed, abandoned, vacant, and deteriorated properties which have become serious blights in our neighborhoods; and

WHEREAS, The Statute allows the municipality to establish one or more Neighborhood Revitalization Zones and authorizes municipalities to rethink government procedures, rules, and regulations in order to build self-reliant communities; and

WHEREAS, The City Council, on May 6, 1996, adopted the resolution 111-95 to establish one or more Neighborhood Revitalization Zones and expressed the City's support for their redevelopment through authorities granted to the City by State Statute; and

WHEREAS, The City Council, on October 6, 2008, adopted the boundaries of a Neighborhood Revitalization Zone for the South End Neighborhood;

NOW, THEREFORE BE IT RESOLVED, That the Neighborhood Revitalization Zone Plan be adopted pursuant to CGS Section 7-600 through 619, and City Council Resolution 111-95; and

BE IT FURTHER RESOLVED, That the City Ordinance is amended to reflect this designation in accordance with State Statute.

**SOUTH END
NEIGHBORHOOD REVITALIZATION ZONE
STRATEGIC PLAN**



Prepared for the South End Neighborhood Revitalization Zone Committee

By

**City of Bridgeport
Office of Planning & Economic Development
Department of City Planning**

March 26, 2010

Special Appreciation & Recognition

The South End Planning Committee wishes to extend special appreciation and recognition to the following stakeholders, speakers, educators, students and design professionals for their selfless commitment, participation and significant contributions in making this planning process a success.

Planning Agencies

David Kooris, Regional Planning Association
Tom Corso, AMS Real Estate Inc
Nicole Ogg, Phillips Preiss Shapiro Associates, Inc.
Burt Lasko, TPA Design Group
Adam Cook, TPA Design Group
Laurel Anderson and Sean Ghio, United Way/ City Scan
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Bridgeport Police Capt Len Simultuski
Nick Perez
University Bridgeport VP George Estrada
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Nick Ortiz: Bridgeport Police
Bridgeport Neighborhood Trust, Elizabeth Torres

City Officials

The Honorable Bill Finch, Mayor, City of Bridgeport

City Council 2010

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Acknowledgements

Don Eversley, Director of Economic and Community, City of Bridgeport
Michael Nidoh, Director of Planning, City of Bridgeport

Honorary Recognition

University of Massachusetts at Amherst

The South End NRZ Planning Committee, the Planning Department of the City of Bridgeport and the Office of the Honorable Mayor William Finch, wish to extend special recognition and gratitude to the students and professors of the University of Massachusetts at Amherst, "Department of Cultural Landscapes, Landscape Architecture & Regional Planning," for their notable contributions to the creation of the South End Plan. Their planning insight, professionalism and sensitivity to South End neighborhood dynamics is reflective not only in identifying the needs and hopes of the South End Citizens and Stakeholders, but also to those needs of the Citizens of the greater city of Bridgeport, Connecticut. Thank you one and all:

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South End Neighborhood Revitalization Zone Strategic Plan: 2010

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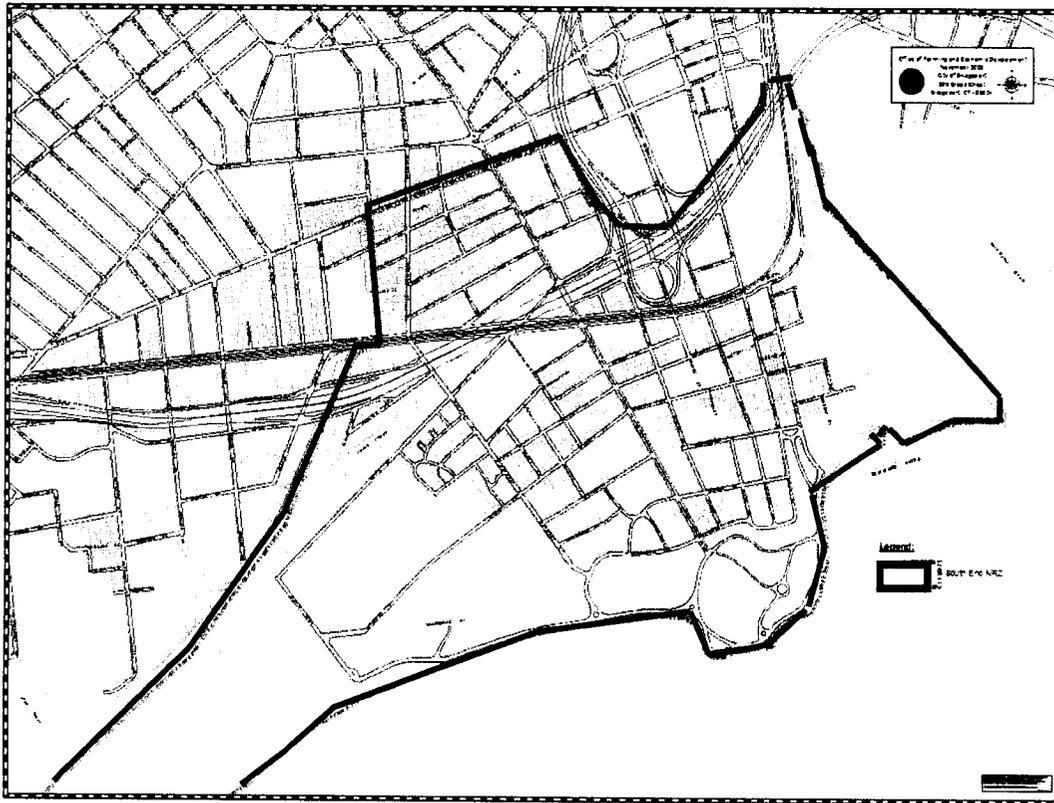
PREFACE

Neighborhood Revitalization Zone Purpose:

The Neighborhood Revitalization Zone (NRZ) process was established by the Connecticut General Assembly in 1995. The legislation outlined a process that encouraged community stakeholders to collaborate with all levels of government to improve neighborhoods that were affected by adverse or blighted conditions. The legislation requires the neighborhood stakeholders to work together to determine its priorities and create a plan to revitalize the area. Once the plan is developed, submitted, and approved, the neighborhood can be designated as a Neighborhood Revitalization Zone, the primary benefit of which is the ability to legally bypass often onerous regulations and rules that might otherwise impede implementation processes.

I. GEOGRAPHIC LOCATION

South End Neighborhood Revitalization Zone Boundary



Map 1

1. South End NRZ Boundary Description

Beginning at the junction of State Street and Norman Street travel east five blocks to the junction of Myrtle Avenue then: travel south along State Highway Route 8 and arc east at the junction of Prospect Street and Route 8 then : travel Southeast along the Route 8 exit to a point approximately 100 feet beyond the junction of Warren Street and Water Street then: to the centerline of Interstate I-95 then: travel east-northeast along the centerline of I-95 to the Amtrak rail corridor and further east to Bridgeport Harbor then: proceed southeast along the shoreline of Bridgeport Harbor to its terminus then: travel west along the shoreline of Seaside Park to the south-western most tip of Seaside Beach on Long Island Sound at Fayerweather Island then: travel east-north east along the mid-channel centerline of Black Rock Harbor and the along the western branch of Cedar Creek then: at the terminus of Cedar Creek travel north-north east along Harbor Street bisecting Block 0139, pass under Interstate I-95 and continue to Railroad Avenue then: travel east on Railroad Avenue to the corner of Norman Street then: travel north on Norman Street to complete the circuit a the junction of State Street.

2. South End Overview

Bridgeport's South End is part of the ancestral home of the Paugasette Indians. It was first settled by Europeans in 1629, chartered in 1821 and incorporated in 1826. The town was shaped through agriculture, aquaculture and water-related industries. A surviving component of the Steamboat trade in the South End NRZ is the Port Jefferson Steamboat Company founded in 1883 of which, P.T. Barnum was a stockholder. Still running today, the ferry transports approximately 1,000,000 customers to and from Long Island yearly. In the 1840's the Naugatuck Railroad and the New Haven Railroad began operations marking the City's and the South End's introduction to industrialism. Surviving South End industrial buildings, now used as condominiums, include the Warnaco Co (1876) factory located on Atlantic Street and later, the Remington Arms Company, established 1876, moved its headquarters to the South End in 1912.

Though the South End neighborhood retains a moderately healthy mix of uses and economic activity, the shift away from manufacturing and subsequent loss of jobs forced many to seek employment elsewhere, leaving behind significant unemployment. The South End additionally has undergone significant population reduction due to the loss of 500 housing units demolished under the Pequonnock Urban Redevelopment Plan. As is true with other post-industrialized urban centers, the South End has begun recovery with new businesses in the service industries and small light manufacturing shops. In addition efforts have been made to attract developers to construct mid-rises comprised of upper level residential with ground floor retail shops to service the existing and new residents occupying the new condominiums

II. EXECUTIVE SUMMARY

The City of Bridgeport (COB), Asset Management Solutions (AMS), Philip Price Shapiro Associates (PPSA), Regional Plan Association (RPA), and the South End Neighborhood Revitalization Zone (NRZ) Planning Committee have worked together to create a comprehensive NRZ designation and redevelopment plan for the South End. Efforts to gather data to draft this plan commenced in June 09, 2007 and will culminate with the adoption of the plan in the spring of 2010.

Located in Fairfield County, Bridgeport is neighbor to some of the wealthiest municipalities in the state but has yet to reach its regional potential as an economic driver and prime residential location. Bridgeport now stands as the lone bargain for real estate and housing opportunity in the region and offers investors the best prospect for significant appreciation, which is especially true for the South End. Optimally situated at the intersection of two commuter highways, Interstate I-95 and Route 25 – 8, and adjacent to the Bridgeport intermodal complex, the South End Neighborhood offers some of the most sought-after social capital in the City of Bridgeport, with proximity to a University, scenic views across Long Island Sound, regional and local transportation access, and walking distance to downtown.

The South End is characterized by its wide variety of land uses and zoning applications that allow for restaurants, retail shops, gas and oil-supply companies, Harbor Yard Arena, Bluefish Stadium, the Port Jefferson Ferry, commercial services and industrial operations predominately located peripherally to residential, commercial and institutional zones. In addition there are religious, municipal and social services that include 13 places of Worship, 5 schools, Bridgeport Housing Authority developments, the City owned Seaside Park and the University of Bridgeport.

Businesses in the South End were typically established prior to current zoning regulations and are therefore mixed amongst residential units. These businesses served their original customer base no longer living in the South End, as well as the newer customer base now residing in the neighborhood. The largest perceived impediment to businesses in the South End is the Amtrak Railroad corridor, Interstate I-95 and the lack of adequate parking to support larger operations and congregations of people

It is critical that the South End Neighborhood development be guided through a balanced redevelopment approach: to capitalize on the existing assets to attract new residents to the neighborhood (bolster critical mass for local retail/ goods and services) and to also make physical and social improvements to address the needs of existing residents. As reiterated in the many different documents and studies, the South End neighborhood shows excellent promise for significant improvement and revitalization. In the most recent years, developers have shown interest in mixed use buildings which would provide much needed local retail as well as market rate units and further reinforce the South End as a true mixed-income community; to encourage new residents and additional resources but not at the expense of existing residents.

III. INTRODUCTION

In 2003, the City of Bridgeport began the process of creating Neighborhood Revitalization Zone development plans to address blighted and vacant properties that threatened to undermine economic development progress achieved throughout the 1990's and early 2000's. The City opted to work with individual neighborhoods to create redevelopment plans under State of Connecticut Public Act 94-240 known as *An Act to Establish the Neighborhood Revitalization Zone* and Public Act 99-35 and also known as *An Act concerning Neighborhood Revitalization Zones*.

The South End Neighborhood Revitalization Strategic Plan is in concert with State Public Acts 92-240 and 99-35. The Plan also acts in concert with the City of Bridgeport's Comprehensive Development Strategy (CEDS) goals, updated in 2004, to "sustain and revitalize neighborhood-based retail throughout the City," and to "retain and upgrade the skills and education levels of the City's existing and potential workforce." The Plan is also in concert with the 2008 Master Plan of Conservation and Development which outlines goals to "enhance the Quality of life in the City's neighborhoods through: providing quality housing, rehabilitate existing properties; reconvert multi-unit properties back to single family homes; provide incentives for households at a range of income levels; encourage investment of "Sweat Equity" (cleanliness, safety and pride); encourage smart growth; sustain and revitalize commercial, retail, and residential corridors; improve public services; upgrade infrastructure; encourage neighborhood participation to exercise strong and effective voice in government through the development and adoption of Neighborhood Revitalization Zones.

The Community Economic Development Fund (CEDF) supported the planning process through grant funds awarded AMS to hire on behalf of the City, a planning consultant who would conduct a comprehensive survey and analysis identifying issues that affect the South End Community. The City of Bridgeport matched the Grant with Community Development Block Grant (CDBG) funds to assist in the hiring of a consultant. The firm worked with the City to establish meeting agendas, facilitate NRZ and Planning Committee meetings, and also enacted community outreach strategies to ensure all constituencies of the South End Neighborhood were represented in the Planning meetings and process.

The South End NRZ first met on April 24, 2007. The process of establishing an NRZ development plan was outlined and stakeholders were urged to come forward and participate in the process. Over the course of the next six months, meetings were held in which issues were identified and outlined by the group. Of universal concern were the issues of Safety, Physical Development and the need for a higher degree of social interaction with institutions that would interact with the community to improve the quality of life in the South End.

In April of 2007, the Community and Economic Development Fund issued a "Request for Qualifications for "Neighborhood Planning Consultant Services" to facilitate the South End neighborhood in data analysis and formulation of a South End Neighborhood Plan. The South End Selection Committee interviewed the applicants and on June 9, 2007, a

letter was subsequently sent to Philips Preiss Shapiro Associates Inc. (PPSA) informing the firm of their selection as Planning Consultants` to produce the South End Neighborhood Revitalization Zone Plan

City leaders deemed that NRZ Planning Committees and their resultant Redevelopment Plans would, while following the guidelines, mission statements and regulations, best address individual neighborhood concerns, both common and unique, yet must be designed to address and interact cohesively with adjacent neighborhoods and dovetail the City's Master Plan of Conservation and Development. On April 01, 2008, the South End Neighborhood Revitalization Zone, Inc (the South End NRZ) proposed and made effective its official By-Laws thereby creating the City of Bridgeport's fifth neighborhood redevelopment plan created under the guidelines of Public Act 94-240 and Public Act 99-35 of the Connecticut Public Statutes

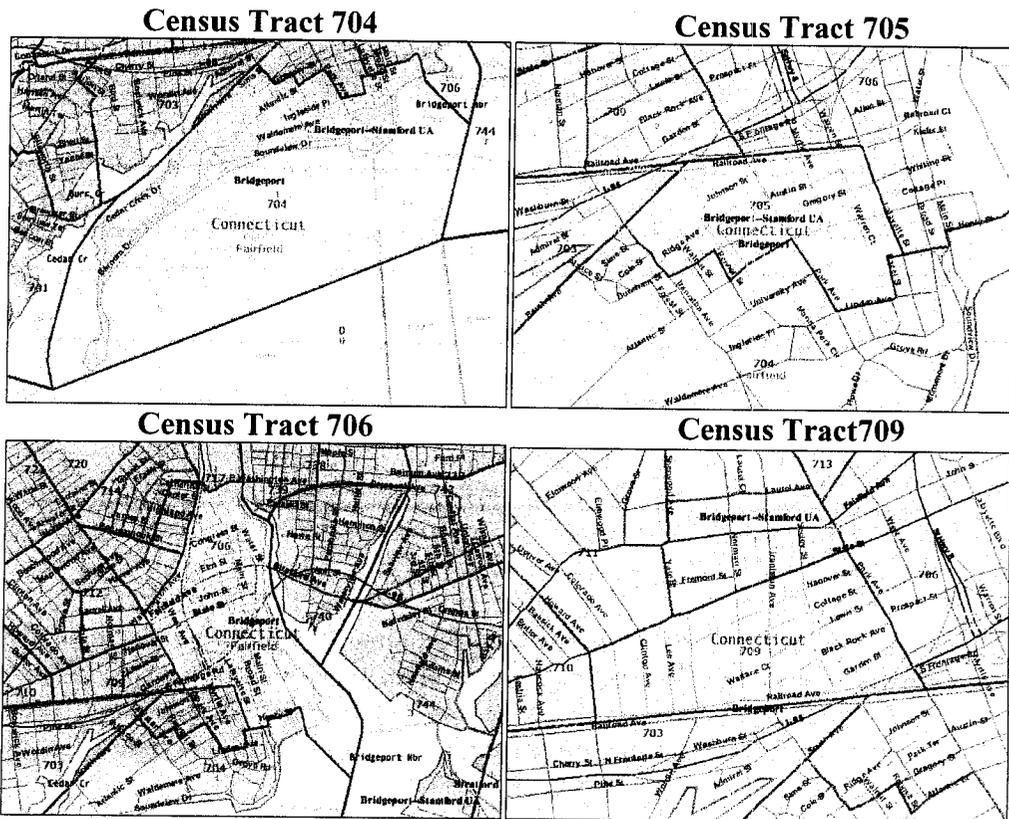
A Public Workshop (Charrette) was held Saturday, October 27, 2007 at the University of Bridgeport Student Center where a list of South End Neighborhood issues, assets and concerns identified in the first meeting, were organized into more specific South End neighborhood topics and then presented to the South End stakeholders (residents, business owners, institutions et al) for discussion. The purpose of the meeting was to set objectives and action items for each topic area. With stakeholders divided into small break-out groups, the objectives and action items were more clearly identified and prioritized.

IV. SOUTH END COMMUNITY NEIGHBORHOOD ASSESSMENT & PROFILE:

1. Demographics & Economic Trends

a. South End Census Tracts

The South End NRZ is comprised of 2.4 acres of land within five of the City's census tracts: 0703, 0704, 0705, 0706 and 0709. The profile analysis will exclude census tract 0703, and portion of 0706 for the following reasons: the portion of census tract 703 located on the very western edge of the NRZ, is statistically insignificant. The southerly portion of Census tract 706 falls within the NRZ boundary, however, the northern portion of census tract 706, known as the Downtown District and "Teardrop," will not be included in this analysis because its intense demographic impact will "skew" the NRZ analysis. Census tracts 704 and 705 are completely within the boundaries of the South End neighborhood. Census tract 709* extends beyond the NRZ boundary west of Norman Street where extensive non-residential and open-space properties are located. The demographic "trends" analysis will not be impacted by including all of census tract 0709.



Map 2

b. Population Profile

The South End Neighborhood is one of Bridgeport’s eleven residential neighborhoods and one of six neighborhoods designated to form Bridgeport’s Neighborhood Revitalization Zones. The 2000 Census tract data (Table 1 below) depicts both composite South End census tract data and individual census tract data. Year 2000 U.S. Census data shows the South End Neighborhood Revitalization Zone (NRZ) to have a population of 8,825 persons containing a predominant white population of 33.12%, followed by an African American population of 32.05 %, Asian at 6.49% and all others 28.34% with a total population of. 2000 U.S. Census

The Table also shows the percentages for the City of Bridgeport, whose 2000 population was, comprised of 45.16% Caucasian residents, African American or Black residents at 30.44%, Asian residents at 3.22% and all other residents at 21.18%. The South End neighborhood population differs notably from the City with 12.04% fewer Caucasians, 1.61%, more African American and Black, and 3.25% more Asians. A significant portion (one-fifth) of “other,” typically represents populations coming from various Hispanic or Latino countries.

Racial Composition of South End								
Races	Tra ct 0704	Tract 0705	Tract 0706	Tract 0709	Total	S. End %	City of Bpt.	Bridgeport percentage
Caucasian/White	691	471	799	962	2,923	33.12%	63,018	45.16%
African American	238	699	1,099	792	2,828	32.05%	42,478	30.44%
American Indian Alaskan	6	16	7	0	29	0.33%	486	0.35%
Asian	256	189	108	20	573	6.49%	4,492	3.22%
Native Hawaiian Pacific Islander	7	11	21	0	39	0.44%	59	0.04%
Some <i>other</i> race	177	767	347	645	1,936	21.94%	20,519	14.71%
Multi-Racial†	136	117	103	141	497	5.63%	8,477	6.08%
Total	1,511	2,270	2,484	2,560	8,825	100%	139,529	100%

-Racial is defined as persons having two or more races (racial background) in response to the 2000 U.S. Census

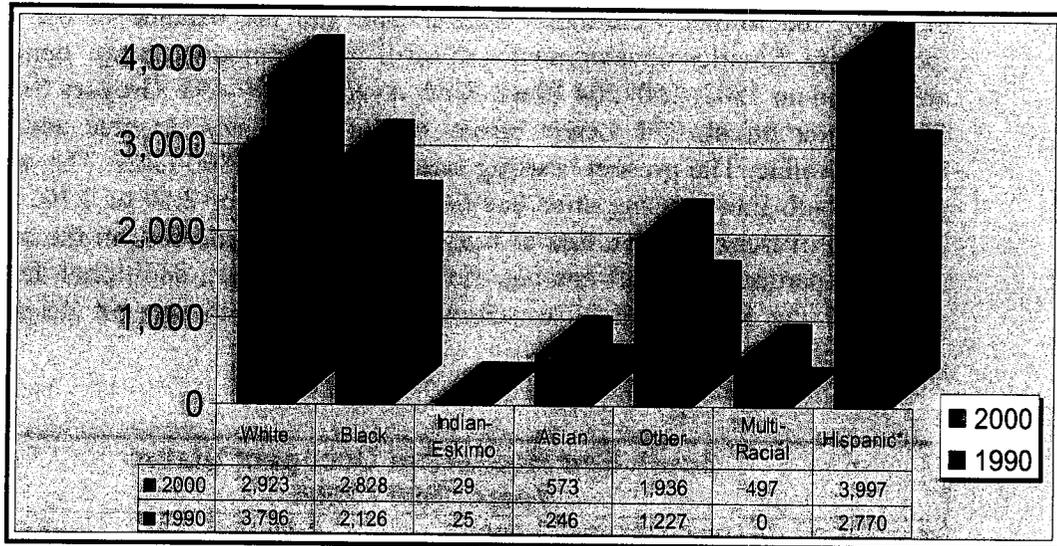
Table 1

According to the Greater Bridgeport Regional Planning Agency’s 2003 *Regional Profile*, the population of Caucasians in Bridgeport declined by 14% during the nineties while at the same time the African American population grew nearly 3.5%. The Hispanic population (being of any ethnicity) increased in population from 27% to 32 % from 1990 to year 2000.

The *Hispanic population is defined as being of an origin rather than a race. Persons who identified themselves as Hispanic also needed to identify a racial background for the U.S. Data from the 2000 Census. Graph 1 (below) shows that

from 1990 to year 2000 there was a 30.6 % increase of in the South End Hispanic population and that presently, Hispanics peoples represent 45.2% of the total population in the South End and surpassing the City of Bridgeport's percentage by approximately 13%. Census 2000

Hispanic Ethnic Population in the South End: Census 2000



Graph 1

Table 2 shows the average family size for each of the Census Tracts, Neighborhood, and City of Bridgeport as of 2000. The family size for each of the tracts is significantly larger than that of the City overall. Family income, as later shown in this report, does not correspond nor does it meet the financial requirements to support the trend of larger families in the South End neighborhood.

Family Size:

Census Tracts	Census Tract 0704	Census Tract 0705	Census Tract 0706	Census Tract 0709	South End Neighborhood	City of Bridgeport
Average family Size	2.93	3.42	3.15	3.72	3.30	2.7

Census: 2000

Table 2

c. Housing

The South End neighborhood has a dense urban framework with an older housing stock, the majority of which was built prior to 1960. In the late 1990's, over 500 hundred units of housing were lost in the demolition of the Pequonnock Apartments reducing overall neighborhood stock from 3061 units to 2561 units. The City, acting in response to the loss of housing and displacement of residents, partnered with the Housing Authority to provide citywide replacement housing for displaced Pequonnock residents. More recently, the City issued a *Request for*

Proposals for development of the Pequonnock located at Allen Street immediately south of Interstate 95. The site is presently owned by the City of Bridgeport and the Bridgeport Housing Authority. Additional housing efforts and successes are found in the conversion of Jefferson School to condominiums, and the Lofts at Lafayette. Development opportunities also include the Conte property, the former Remington Shaver Site and the balance of the Warnaco factory site. Smaller development and infill with homeownership opportunities are located on 1502, 160, 204 Black Rock Avenue, 188 -198 Gregory Street, 59 – 61 Hanover Street, 231 Lewis Street, 669-663 Iranistan Avenue and 370-371 Myrtle Avenue. The present housing stock count is at 2800 units. The occupancy rate of South End housing units has risen from a level of 2.59 to 3.30. This may be due to overcrowding in lieu of housing loss and an increase in the number of students partaking in off-campus housing: Regardless, additional housing is needed if the South End is to achieve critical mass to support neighborhood commercial issues.

South End Household Occupant Status Years 1990 - 2000						
Census Tracts 704, 705, 706 & 709	2000	%	Bridgeport	%	1990	%
# Households	2697		50,305		3061	
Ave. Persons per Household	3.30		2.7		2.59	
Single Persons	1140	42.2	14,568	28.9	1209	39.4
Couple with Children	322	11.9	8,984	17.9	465	15.4
Couple without Children	400	14.8	9,172	18.2	374	12.4
Single Male with Children	51	1.7	1,482	2.9	141	4.1
Single Female with Children	636	23.5	7,346	14.6	802	26.5
Grandparent with Children	148	5.5	1,757	3.5	70	2.2

Census 2000

Table 3

It is significant to note, especially when determining the appropriate affordable housing, that the percentage of single-mother households (among all households) in the South End is approximately 30% while the Bridgeport percentage is significantly less at 17.4%)

While the City of Bridgeport has an approximate 43% ownership rate, the South End neighborhood has approximately 23% owner-occupied units. Additionally, household size in Bridgeport overall is an average of 2.7, while the South End neighborhood tracts average 3.30 persons per household. All the data is listed in Tables 4 and 5 below.

Population in Households

Census Tracts	Total Population in households	Total Households	Total population	Average household size
Tract 704	1156	555	1,511	2.93
Tract 705	2301	760	2,270	3.42
Tract 706	2109	*1051	2,484	3.15
Tract 709	2484	752	2,560	3.72
South End Totals and Average	8050	*3118	8825	3.30
Bridgeport City	135,933	50,307	139,529	2.7

Table 4

- Census tract 706 once housed the Pequonnock and Barnum Apartments which were demolished to make way for future mixed use development. Over 500 units of housing were razed. There has been a small degree of recovery through restoration of neighborhood factories for adaptive reuse as condominiums.

Of approximately 2,800 units of housing today, 23% are owner occupied, 64% are renter occupied. Vacant units constitute 12.2% of the housing stock while 11.4% of all units are overcrowded.

Housing Tenure

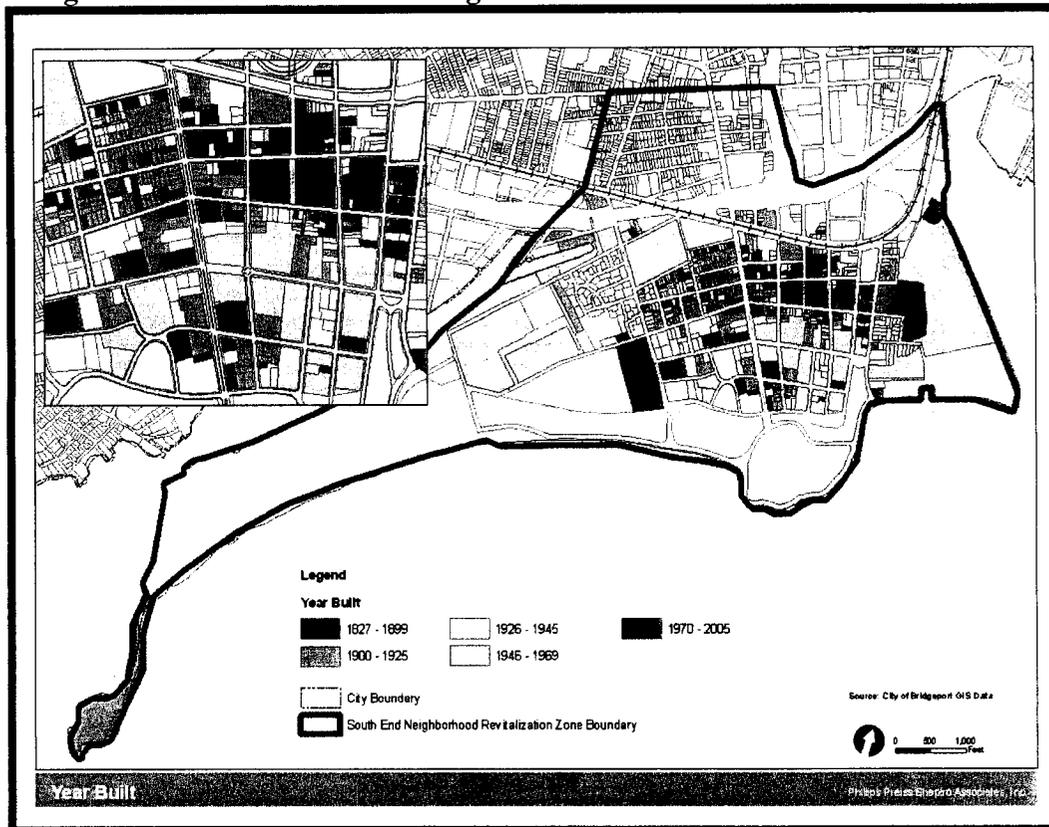
Census Tracts	Renter-occupied		Owner occupied		Total Occupied housing units
	Unit	%	Unit	%	
Tract 704	253	45.6	302	54.5	555
Tract 705	693	91.2	67	8.8	760
Tract 706	655	87.2	96	12.8	751
Tract 709	540	71.8	212	28.2	752
South End Totals	2,141	(78.3)	677	(21.7)	2,881
Bridgeport : Total	28,552	56.8	21,755	(43.2)	50,307

Table 5

South End renter occupancy exceeds the City average by 41.5% and South End homeownership is 21.5% lower than the City average.

Approximately 5.5 % of South End housing was built in the last twenty years indicating that the neighborhood housing stock is aging and in a number of cases, buildings are blighted and beyond salvation. The South End NRZ is actively working with the City to upgrade residential buildings and increase the number of housing units proposed by developers. The South End NRZ will seek to maintain neighborhood character and architectural themes throughout the process.

Age and Distribution of Housing Stock in Lower South End South NRZ



Map 3

d. Household Income: (Median Household and Per Capita Incomes)

The South End Household income of \$20,444 falls well below the City average household income (\$34,659) by more than 30%, and the Fairfield County average of \$77,690 while the South End per capita income of \$11,233 also falls short of the City average of \$16,306, or approximately 25%. Though Household and Per Capita incomes have risen between 1990 and year 2000, the rate of rise has not kept pace with the rate of inflation. In year 2003, a family must earn about \$38,640 to afford the \$966 fair market rent for a two-bedroom apartment in the Bridgeport area. This translates into wages of about \$18.60 an hour (more than double Connecticut’s minimum wage of \$8.25 (U.S. Labor Law: 2010))

Median Household Income Census 2000

Median Household Income	South End	Bridgeport	South End
South End NRZ	Year 2000	Year 2000	Year 1990
Census Tract 0704	\$ 28,295.00		\$ 25,579.00
Census Tract 0705	\$ 15,096.00		\$ 9,790.00
Census Tract 0706	\$ 12,462.00		\$ 9,723.00
Census Tract 0709	\$ 25,926.00		\$ 26,167.00
Average:			\$
NRZ Census Tracts	\$ 20,444.00	\$ 34,659.00	17,814.00

Table 6

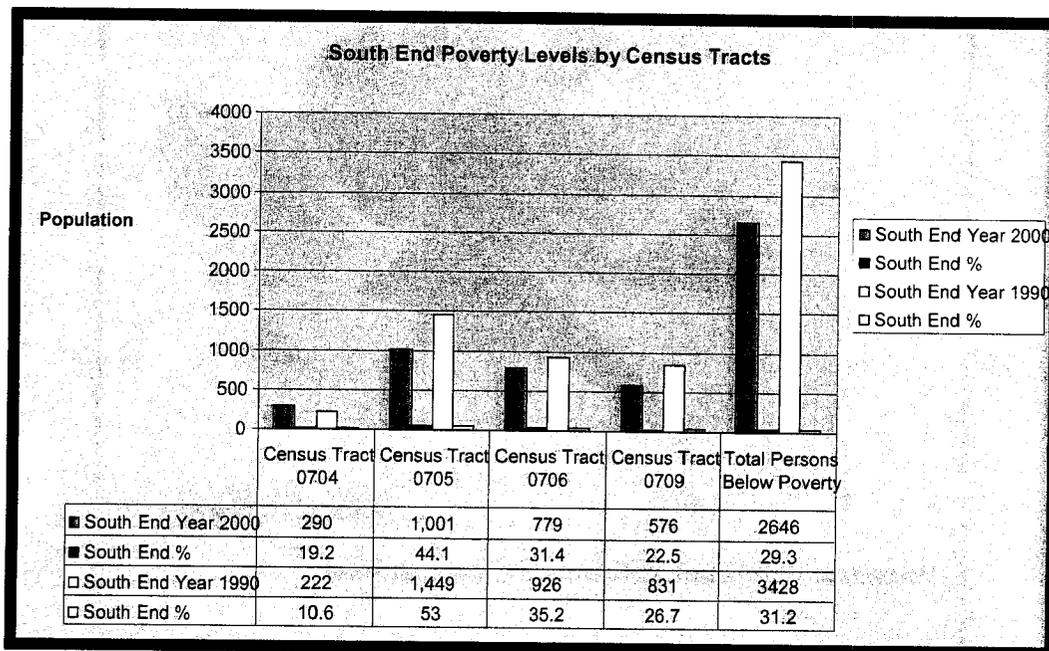
Per Capita Income Census 2000 Table

Per Capita Income	South End	Bridgeport	South End
South End NRZ	Year 2000	Year 2000	Year 1990
Census Tract 0704	\$ 15,810.00		\$ 10,619.00
Census Tract 0705	\$ 8,919.00		\$ 6,318.00
Census Tract 0706	\$ 9,775.00		\$ 8,550.00
Census Tract 0709	\$ 10,431.00		\$ 8,840.00
Average: NRZ Census Tracts	\$ 11,233.00	\$ 16,306.00	\$ 8,581.75

Table 7

Unemployment is a problem in the South End of Bridgeport, as more than one in three residents (35.4%) were unemployed as of 2000 data. This is perhaps (as deemed by the South End NRZ Planning Committee) a reflection of the low levels

South End Poverty by Census Tracts

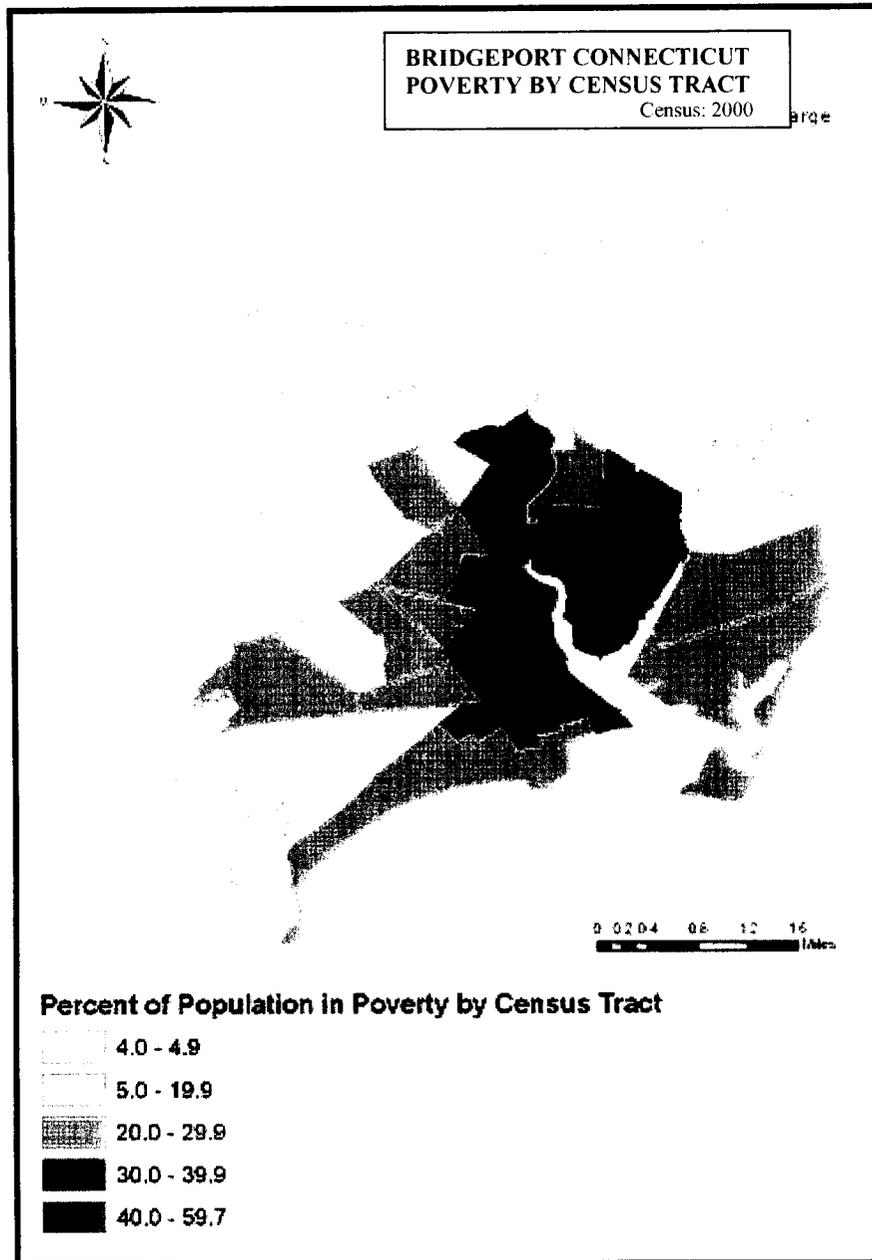


Graph 2

of educational attainment in the South End (as is shown in Graph 3 on page 15). This high level of unemployment may be a causative factor for the profound poverty that is evident in the South End, affecting over three out of every eight neighborhood residents per 2000 census data.

Poverty in the South End, as reflected in income statistics, is pervasive in reaching beyond 30% of the population as compared to 18% for the City of

Bridgeport. Poverty in the South End School is magnified by high dropout rates and the loss of manufacturing jobs. To combat poverty, the South End is in great need of comprehensive adult education and social and civic programs such as the Career Advancement Program dedicated to reverse the trend of poverty: a service provided through Temporary Assistance for Needy Families (TNAF)



Census Bureau: 2000 U.S. Department of Commerce

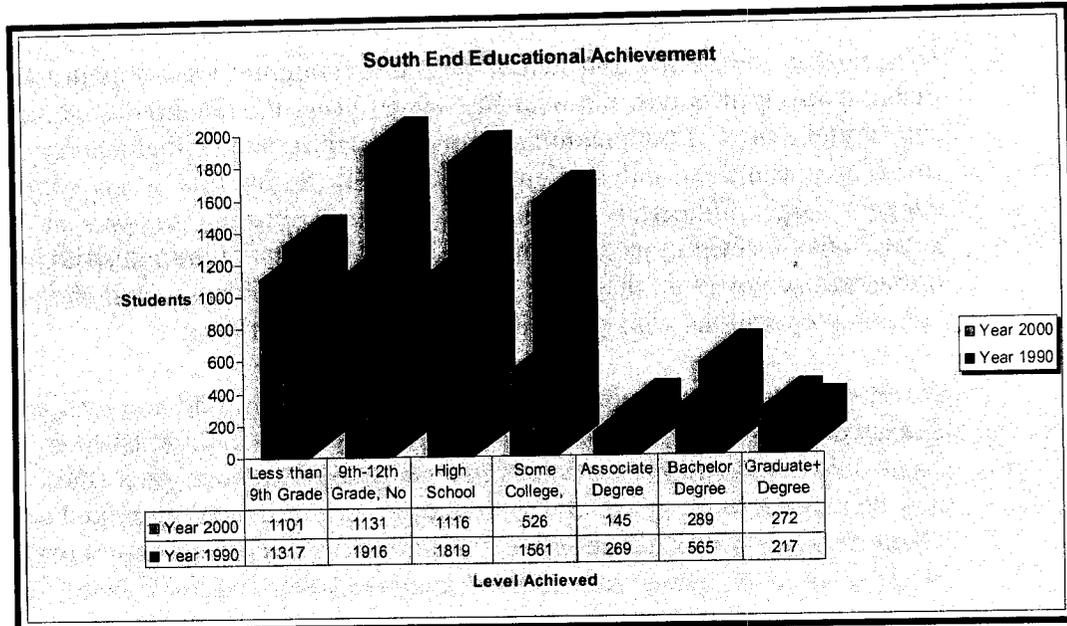
Map 4

e. Education

Over the last two decades, the South End has undergone a substantial decrease in student population, due in large part to demolition of the Pequonnock Apartment

complexes and a decrease in population due to the loss of jobs in the manufacturing sector. Presently, while in the absence of substantial residential development, it is unlikely that the South End public schools will regain their previous student populations over the next ten years. To overcome this problem the South End must promote and instill the value of education in its youth while concurrently providing youth programs and encouraging civic mindedness.

South End Scholastic Achievement



Graph 3

The South End presently is home to the University of Bridgeport, UB Swing Space, Bridgeport International Academy, and Bridgeport Hope School, New Beginnings Charter School and the Roosevelt Elementary School which was recently awarded \$22 million for demolition and new construction.

f. Business Profile

The South End has several significant employers that shaped the history and character of the neighborhood and will likely play an important role in advancing the NRZ implementation plan: The following are the top South End employers:

Largest South End Employers	Number of Employees
University of Bridgeport	930 (Includes 490 adjunct professors)
Santa Fuel	100 – 250
Sikorsky	100
PSEG Power Plant	<i>Not available</i>
UI:	100 +/-
Bridgeport International Academy	20 +/-
Harbor Yard Arena	16 – 18 full time
Bluefish Stadium	15–25 Part time: 200 Seasonal
Port Jefferson Ferry	18 full time
South End Swing Space School	

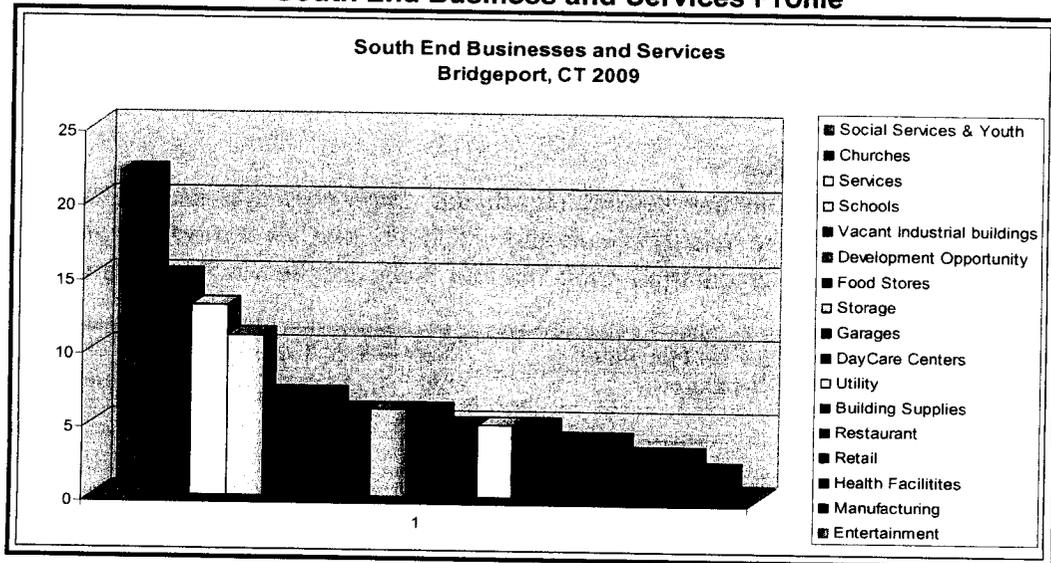
Table 8

Across all industries, there are a total of 2,614 jobs in the South End NRZ, the vast majority being employed by the University of Bridgeport though not all are full time positions. Aside from UB, only 50, or just less than 2 percent) are in the traditionally higher-income earning FIRE industries (Financial, Insurance, Real Estate, banking, etc.) The remaining jobs are spread among service industry employment (1,836/ 70 percent), retail (232/ 9 percent), including agriculture, mining, manufacturing, public administration, and transportation.

Historically, the South End neighborhood's economic base was driven through manufacturing of goods, but over the last 50 years the neighborhood has suffered substantial losses of both manufacturing companies and skilled factory employees to cheaper southern and foreign venues. The South End is no longer able to support large industrial complexes and is adjusting to present economic constraints by shifting its economic position from that of an industrial base to that of mixed-use corridors that offer opportunities for services, retail shops and light industrial operations with residential units above street level.

Developers showing increased interest in the South End have submitted and executed plans utilizing adaptive reuse strategies to rehabilitate empty factory space into condominiums. Once fully developed and occupied, the community will be a much improved position to support new and existing mixed use services along designated mixed-use zones. Additional development opportunities are yet realized on several sites such as the Pequonnock site and the Conte site. The City will be issuing an RFP for the Pequonnock site in the near future.

South End Business and Services Profile



Graph 4

The above Business Profile graph shows a substantial shift to service related business and a significant loss in manufacturing. The need for retraining workers

in all areas of the work force will be necessary for the economic success of the South End NRZ.

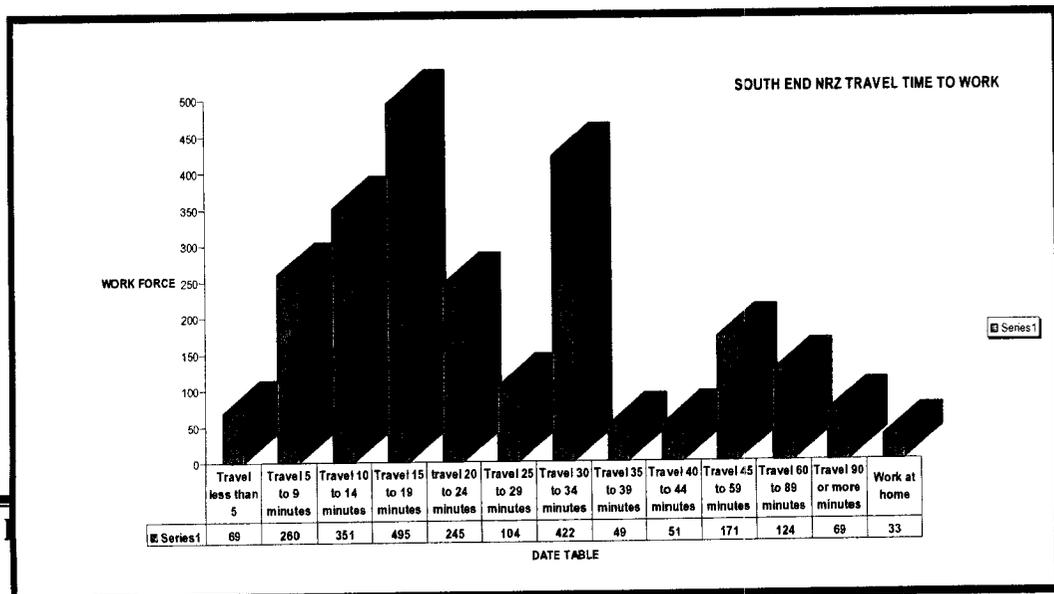
Commute Time for South End and Bridgeport

Commute to Work	Tract 704	Tract 705	Tract 706	Tract 709	South End	Bridgeport
Total Workers	492	581	560	810	2443	55272
Did not work at home	486	581	543	800	2410	54509
Travel less than 5 minutes	14	0	29	26	69	1223
Travel 5 to 9 minutes	79	22	74	85	260	5285
Travel 10 to 14 minutes	59	125	81	86	351	9323
Travel 15 to 19 minutes	102	121	72	200	495	10599
Travel 20 to 24 minutes	67	61	59	58	245	8105
Travel 25 to 29 minutes	10	24	32	38	104	2422
Travel 30 to 34 minutes	69	61	104	188	422	7460
Travel 35 to 39 minutes	22	0	15	12	49	921
Travel 40 to 44 minutes	14	18	13	6	51	1474
Travel 45 to 59 minutes	38	87	34	12	171	3195
Travel 60 to 89 minutes	7	44	17	56	124	2959
Travel 90 or more minutes	5	18	13	33	69	1543
Worked at home	6	0	17	10	33	763

Table 9

The majority of South End workers (69 percent), travel to work in vehicles and of that, 72 percent travel alone while the other 28 percent carpool. Commute times for workers living in the South End NRZ (see Graph 5) who do not work at home range from less than 5 minutes (fewer than 3 percent) to greater than 90 minute commutes. As high as 56 percent of workers travel between 5 and 24 minutes to work, and an additional 22 percent travel between 25 and 34 minutes.

South End Residents Travel Time to Work

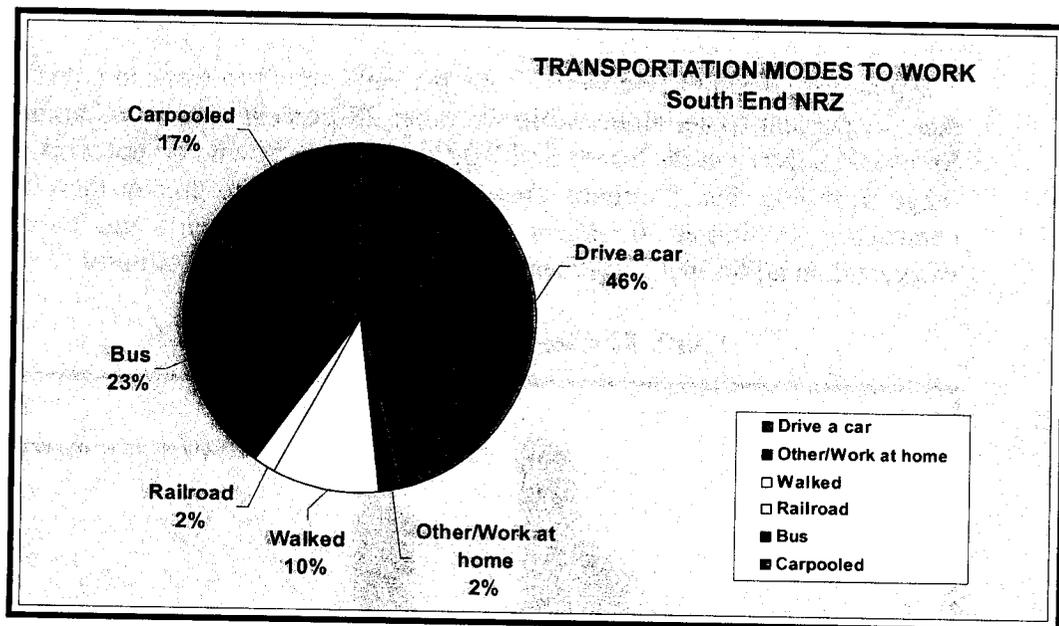


Graph 5
 The majority of South End workers are not within walking distance from home, given the mean time of 20 minutes to walk one mile. Acceptable walking distances fall between one to two miles. Of 2,443 commuters surveyed 2,341 traveled five or more minutes to work indicating that the vast majority of the South End work force is dependant on vehicular transportation.

Presently, 23% of residents surveyed indicated that they use buses to get to work suggesting that the local transit infrastructure does not fully serve the needs of the working public.

No more than 20% of the South End workforce finds employment in the South End. Approximately 63% drive or carpool, 23% take the bus and 2% use the train. Only 10% of the South End work force walks while 2% work at home. As jobs in the South End have declined, the population in the South End has been rising. The increased volume of cars will shortly render the infrastructure inadequate, requiring necessary improvements, realignment of roadways, and additional parking.

Transportation Modes



Graph 6

V. DEVELOPMENT CONTROLS & REGULATIONS

1. Existing Land Use Profile

Historically, the South End consisted of manufacturing facilities and residential units housing the work force supporting the industrial operations. The land use designations selected for the 1990 Master Plan of Development reflects the primacy of the industrial economic base at that time, and time before.

Land-Use Map: 2008



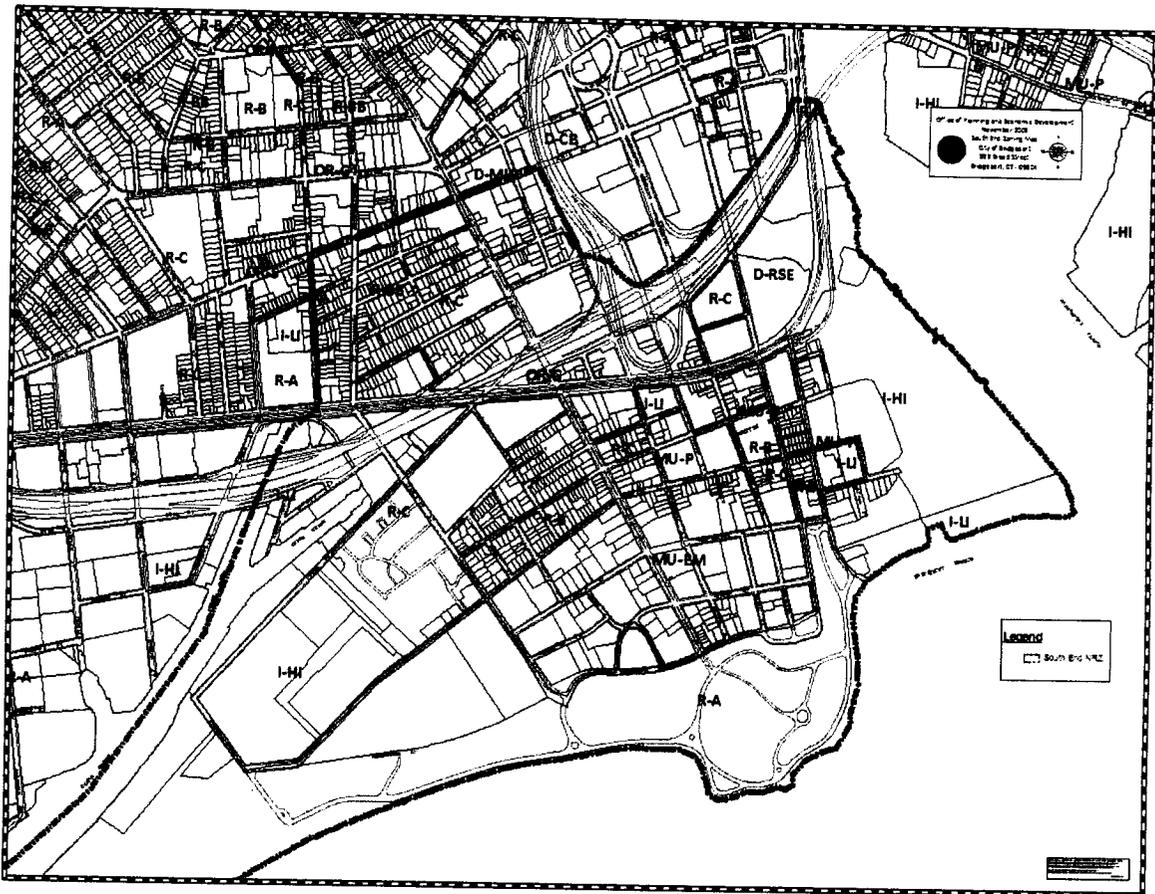
Over the last two decades, substantial loss of manufacturing jobs and facilities has compelled the labor force to seek work elsewhere thereby reducing the population and the skilled labor force. Additional population loss resulting from the demolition of the Pequannock apartments further reduced the economic recovery capacity of the South End. Though many South End industrial structures yet remain vacant without prospect of attracting new industry, adaptive reuse in the form of housing is replacing prior industrial uses. Land use reform will be required to facilitate the growth of the housing market and the commercial enterprises needed to support the new population.

2. Zoning

The South End is presently home to numerous abandoned and underutilized industrial lots between Railroad Avenue, Myrtle Avenue, Atlantic Street and Broad Street, and along the southern portion of Railroad Avenue. Properties located on these blocks are presently zoned *heavy* and *light* industrial. The growth in housing units and the loss of industrial complexes has rendered much of the South End zoning obsolete. As the South End seeks to become more of a mixed-use residential community, zoning changes will be needed to achieve that goal, especially in controlling and preventing

nonconforming industrial uses such as the depositing of industrial debris and the storage of toxic materials.

Zoning Map Prior to 2010 Master Plan



Map 6

3. Coastal Management Floodplain Boundaries

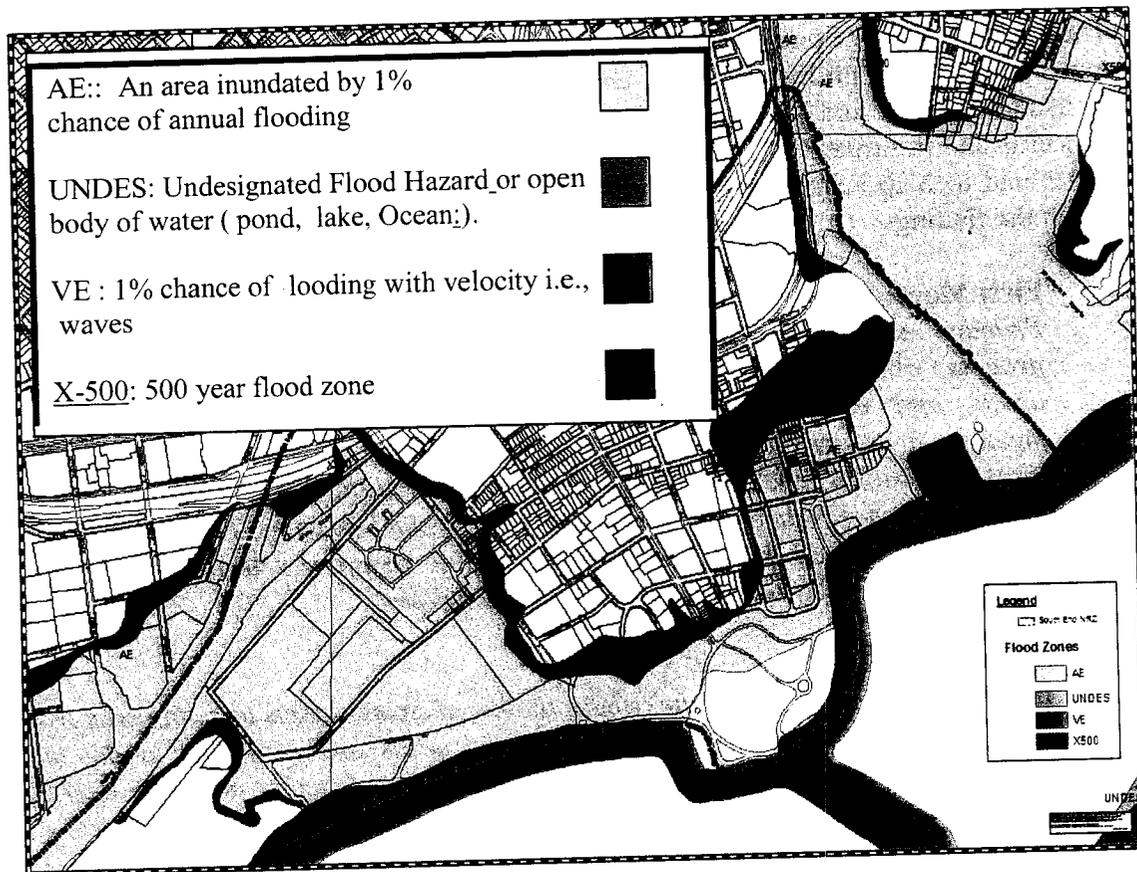
The City's current Coastal Site Plan Review procedures are outlined in Article 14.3 and implementation Sections 22a-105 through 22a-109 of the Connecticut General Statutes.

There are no specific additional local requirements for implementing the States Coastal Policies. Flood Hazard areas (100-Year Flood Boundary) are located along Bridgeport Harbor to the east, the entirety of the south eastern shore line up to Waldemere Avenue and along Broad Street and Lafayette Street to Atlantic Street and to the west, the entire length of Cedar Creek with flooding covering all of the Sikorsky Plant north to the

railroad tracks and east to Iranistan Avenue. The 500 year event uniformly floods an additional 500 feet further inland with the exception of several blocks above Atlantic Street and east of Myrtle Avenue. Flooding again, continues northward approximately 500 feet southeast of the railroad tracks.

The City of Bridgeport Department of Emergency Management has developed a *Disaster Preparedness Plan* detailing evacuation routes, shelters and preparedness planning suggestions that homeowners can utilize in the event of catastrophic weather, tectonic anomalies and breeches of homeland security .

Coastal Management Floodplain



City of Bridgeport

Map 7

VI. SOUTH END NRZ PROCESS

To achieve the Goals and objectives established by the South End Planning Committee, the neighborhood must encourage new development and activity centers to strengthen and stabilize existing resources, rather than sacrificing existing assets. Prioritized intervention

and implementation must be initiated to improve primary corridors, capitalize on waterfront location, utilize housing inventory, apply adaptive reuse strategies to historic and viable vacant structures while at the same time assuring present and future generations that quality of life will be maintained and improved.

The implementation-oriented planning process discussions raised questions about the purpose of an NRZ; about appropriate goals and objectives for the South End Neighborhood. And though issues and opportunities discussed often appeared to be predetermined or even unclear, the stakeholder's collaborative efforts generated new ideas and solutions, to overcome chronic neighborhood problems. The process established the platform from which the neighborhood began to formulate policy and identify programmatic priorities consistent with the newly established goals.

The final task of the South End NRZ process was to prepare a strategic plan organized into topic areas with prioritized short-term and long-term objectives and action items. Consultants PPSA and RPA guided the community in the process by which to articulate its concerns and priorities for the South End's future development. A series of three-meetings were held to help achieve this objective after which numerous subsequent meetings fine tuned the findings

- **First Meeting:**
Primary objective of the meeting was to introduce the public to the NRZ process, present existing conditions analysis, and gather the gamut of issues, assets and concerns affecting the South End community. After the first meeting, a master-list of issues, assets and concerns were compiled and divided into topic areas and given to the Neighborhood Revitalization Committee for review, comment and supplement before the second meeting. The Committee used the product of the first meeting to create a vision statement that will guide development in the South End over the next 20 years.
- **Second Meeting:**
Consisted of a public charrette, where the list of issues, assets and concerns from the first meeting were organized into topic areas and presented to the public. The purpose of the meeting was to set objectives and action items for each topic area. With the stakeholders divided into small break-out groups, the objectives and action items were vetted and prioritized with the goal of setting priorities with an understanding of trade-offs.
- **Third Meeting:**
With the bulk of the strategic plan drafted, the final meeting will be used to present the draft of the strategic plan to the public. Stakeholders at the meeting had the chance to suggest modifications to the list, emphasis or themes to ensure that the emergent options and themes are consistent with the longstanding point of view and priorities of the NRZ.

VII. FINDINGS: Strengths, Challenges, Opportunities

Based on the meetings with the NRZ Committee and discussions with City representatives, individual Committee members, and South End residents, the following South End Strengths, Challenges and Opportunities have been identified:

1. Neighborhood Strengths

<p>1. <u>Housing Strengths & Potential</u></p> <ul style="list-style-type: none"> • Lofts on Lafayette • Seaside Village • Marina Village • Adaptive Reuse Park City Hospital • Warnaco, Remington Shaver etc 	<p>2. <u>Historic Strengths and Potential</u></p> <ul style="list-style-type: none"> • Seaside Park • Historic districts • Historic Past: PT Barnum, F. Olmsted & Little Liberia • Active Preservation of historic factories & historic housing Stock • Existing structures available for adaptive re-use (Park City Hospital)
<p>3. <u>Educational Strengths</u></p> <ul style="list-style-type: none"> • University of Bridgeport and its students • University School • Swing Space @ U. B. South End El Sch • Bridgeport Hope School • Proposed Roosevelt School • Bridgeport International Academy • New Beginnings Charter School 	<p>4. <u>Development Factors</u></p> <ul style="list-style-type: none"> • Available land for new development • Skilled labor Force in place • Existing recreational amenities • Low crime rate • In Transit Oriented District • Adjacent to Central Business District
<p>5. <u>Miscellaneous</u></p> <ul style="list-style-type: none"> • YMCA Streetscape project • Floodplains map/ Evacuation Plan • Proximity to the water—has transformative power • Famous Pizza & Park Avenue Convenience Store/ Market 	

Table 10

2. Neighborhood Challenges

<p>1. <u>Parking:</u></p> <ul style="list-style-type: none"> • Parking is abundant now but can't handle more development • People park everywhere, no parking enforcement • Iranistan and Park Ave parking setup block the streetscapes <p>Neighborhood Challenges Continued</p>	<p>2. <u>Flooding & Sewers:</u></p> <ul style="list-style-type: none"> • Lots of hard surface area • Very old sewer and storm-water infrastructure • WPCA limited capacity to drain off storm water • Sewage and run-off in same system • Flooding along roads, underpasses and viaducts
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	<ul style="list-style-type: none"> • New construction may lead to sewer and storm water discharge overload
<p>3. <u>Blight:</u></p> <ul style="list-style-type: none"> • Garbage and litter in the streets attracts vermin • Absentee landlords don't maintain property • Structural Abandonment causes unsafe conditions for children • Structural abandonment increase likelihood of arson 	<p>4. <u>Vagrancy & Crime:</u></p> <ul style="list-style-type: none"> • Lots of loitering • Drinking , no police enforcement • Gang problems • Ornamental Street lights (broken/non working lights)
<p>5. <u>Taxes:</u></p> <ul style="list-style-type: none"> • High percentage of Tax Exempt Properties UB, , Schools, churches & Seaside Park • PILOT programs do not reimburse full value of property located on prime parkland with water-access • Increasing taxes make situation onerous. 	<p>6. <u>Streets:</u></p> <ul style="list-style-type: none"> • Deplorable Streetscapes • Not bike friendly • No signage when entering the neighborhood/ gateway treatment • Sidewalks in bad condition & not ADA compliant • Inhospitable and dangerous to kids • Underpasses disconnect neighborhood from rest of city • Excessive hard surface area in SE
<p>7. <u>Retail Development:</u></p> <ul style="list-style-type: none"> • Need for neighborhood retail, restaurants, grocery & specialty shops. • Absentee landlords hampering development while waiting for property values to rise while property deteriorates • Adaptive re-use of factory buildings • New development • Pequonnock site— Need for a park concession stand to attract visitors. New retail may not serve the S.E. residents 	<p>8. <u>Parks:</u></p> <ul style="list-style-type: none"> • Noise during summer months • Underutilization of park (could use basketball and tennis) • Excessive speeding • Littering
<p>9. <u>Housing:</u></p> <ul style="list-style-type: none"> • Marina Village needs to be cleaned up before we can solicit new retailers— “quality of community issues” need to be addressed first • The western half of the Warnaco building needs to be addressed. • Housing Authority needs a “help Line” to assist residents with housing issues 	<p>10. <u>Regulatory Enforcement:</u></p> <ul style="list-style-type: none"> • Some homeowners make changes to the house without City permit (i.e., no enforcement of the housing code) • Excessive height of pending projects • Iranistan—Seaside Market—loitering • Discourage fast food franchises & encourage pocket retail/restaurants

Table 11

3. Neighborhood Opportunities

<p>1. <u>Streetscape and Traffic Improvement Programs:</u></p> <ul style="list-style-type: none"> • Make gateways prominent through painting and signage of the rail viaducts (like it used to be) • Landscaping projects/Community gardens • Broad Street can be the pedestrian friendly linkage between the yet to be determined mixed-use Pequonnock site and the Remington Shaver site • Design some streets for truck traffic only • Create bicycle friendly retail parking spaces • A bridge for beach traffic to bypass the neighborhood by coming directly south from the highway to the Park 	<p>2. <u>Social Programs:</u></p> <ul style="list-style-type: none"> • Community center youth program • Pequonnock retail component • Green theme/ alternative renewable energy • Renewable energy • Park Events Programs • Marina Village volunteer clean up and landscaping project • Ensure that developers make use of local labor, etc.
<p>3. <u>Development Programs:</u></p> <ul style="list-style-type: none"> • Sikorsky (potential manufacturing; employment center) • Re-use the landfill • mixed-use restaurants/coffee-shops/cafes in residential areas • Improve existing WPCA infrastructure and plan for new sewers • Protect neighborhood from development pressure and runaway gentrification • Consolidate commercial areas • Warren Street outlet center Deli type restaurants for Warnaco/Lofts of Lafayette residents 	<p>4. <u>Housing</u></p> <ul style="list-style-type: none"> • Large vacant interior spaces present infill housing opportunities • Rehabilitation of Marina Village • Hope Six • Developer proposals for 60 ,Main Street, Warnaco, Conte Site, Housing Authority

Table 12

The final objective of the workshop process was to get feedback on the various stakeholder recommendations generated around the NRZ Plan and Implementation Plan topics. Topics such as land use, capacity, sustainable growth and numerous neighborhood linkages were discussed to set the final groundwork in formulating the Plan.

VIII. SUMMARY OF PLANNING COMMITTEE FINDINGS

The SENRZ Planning Committee identified numerous issues that affect the neighborhood which when broken down, cover three broad categories: Physical development, Social Issues and Public Safety issues. Those identified under Physical Development include Blight, Housing, Density, Historic Character of the neighborhood (257 historic homes in 5 historic districts), sidewalks and improved connectivity to Downtown and the Intermodal transportation systems (Rail, Bus, Cab, Port Jeff Ferry and Bridgeport's

Sikorsky Airport located ten minutes from the intermodal complex). Concerns under Social issues included youth and senior centers, public, private and institutional participation in community improvement activities, Blight and Quality of Life. The Public Safety component encompassed increasing traffic control, crime watch, discouraging inappropriate and illegal activities on park land, illegal dumping and emergency evacuation response.

Given the NRZ emphasis on the neighborhood structures analysis, environment and socio-economic analysis the following methodology was utilized:

- Surveyed residents and other stakeholders
- Focus groups of community and business leaders
- Stakeholder design workshop
- Analysis of census data and other demographic reports
- Land use and zoning analysis, through field research and mapping
- Review of appropriate “comparable” retail areas
- Analysis of housing opportunities, retail market niche
- Review of best practices, case studies and appropriate interventions

1. Summary of Major Findings

The major findings of analyses, Committee, and stakeholder discussions include:

- South End has historically been a model for workforce, affordable housing and has and is a mixed-use, mixed-income neighborhood.
- South End has all the building blocks to be an attractive, diverse urban village with a great mix of viable local amenities as well as regional destinations.
- While the housing inventory is varied and in moderately good condition, there are significant concentrations of dilapidated and abandoned buildings and vacant lots.
- In comparison to Bridgeport, the South End has a disproportionately high percentage of low-income residents living below the poverty line.
- South End commercial and recreational offerings should be expanded to serve the daily needs of residents and complement the offerings of Downtown Bridgeport.
- The community’s mix of existing industrial uses and significant natural resources should be leveraged to create additional assets, generate revenue and secure “green” or sustainable funding.
- Key revitalization tools should focus on quality of life, health, exercise, walkable environments, and the interdependency of neighborhood elements to ensure improvement for all residents.

- There are many active residents and institutional stakeholders in the South End, and, therefore, opportunities for additional community engagement to promote and secure future public-private partnerships.

2. Summary: Recommendations, Goals and Objectives

Based on numerous discussions with South End NRZ Committee and extensive Committee and City input and feedback as well as analysis, the NRZ Committee and team crafted a vision for the neighborhood:

a. Vision Statement

*The South End's challenge for the future is to leverage its significant assets and take advantage of new opportunities to improve major corridors, housing inventory, and natural resources; while at the same time **preserve and enhance** the urban village quality of life enjoyed by present and future generations of South End residents.*

The above findings and vision statement form the basis for the following Goals and Objectives and associated recommendations and basis for an implementation strategy:

b. Goals and Objectives

i. Neighborhood Housing: Goals and Objectives

Protect and enhance South End's established residential areas, while providing a variety of quality housing options to meet the needs of current and future residents.

- Protect the scale, density and character of South End's stable and well-maintained neighborhoods.
- Develop creative strategies to address distressed and blighted residential structures as well as vacant buildings and lots.
- Provide a variety of affordability housing style options to accommodate a diverse population
- Require any redevelopment of large parcels to meet the highest standards for site and building design, mixture of uses and housing types, and protection of historic resources.
- Generate administrative and regulatory changes that advance the City's and community's goals.
- Community benefit agreement: Like to look at developing parameters for the purpose of generating NRZ operating funds.

ii. Transportation Infrastructure: Goals and objectives

Adjust the transportation network to place greater emphasis on pedestrians, bicyclists and Public transportation (i.e. bus shuttle) while, being mindful of the potential impact of vehicular congestion and auto-oriented development on the quality of life and image of the South End.

- Improve the appearance of South End's 9 gateways and corridors, including selective development to enhance the commercial corridors
- Maintain roadway efficiency with balanced roadway regulations.
- Enhance the accessibility and convenience of public transportation options.
- Increase and add pedestrian and bicycle amenities citywide, but especially with destinations in mind.
- Transform transportation infrastructure to significantly enhance and facilitate pedestrian and bicycle use
- Provide traffic-calming devices at "high incidence" intersections.

iii. Main Street Program: Goals and objectives

Encourage vibrant, pedestrian friendly commercial areas, designed to efficiently accommodate foot and vehicular traffic, compliment the character of historic buildings, and accommodate a mix of appropriate uses and redevelopment for residents and visitors alike.

- Protect and enhance existing commercial corridor's historic scale and character.
- Enrich the mixed-use character of targeted areas in South End.
- Create an "arts, education, and entertainment" district.
- Enhance pedestrian infrastructure and amenities.
- Support the business community's revitalization efforts.
- Address perceived and actual parking problems.
- Improve connections to other South End destinations, residential neighborhoods and existing and proposed Downtown resources

iv. Parks, Open Space Natural Resources; Community Resources: Goal and objectives

Maintain South End's reputation (in the City and region) as a natural resource and open space destination, as well as manage redevelopment to encourage increased accessibility and recreational amenities along with a mix of complementary uses.

- Protect natural resources and environmental features that define South End's unique character
- Advance gardening and landscaping beautification efforts throughout South End's residential areas
- Maximize casual and programmatic use of existing open space and recreational resources.
- Create a network of linked resources.

- Create a sustainable neighborhood that is consistent with South End's sense of place and community character.
 - Leverage past and future investment to maximize public amenities and benefits.
- v. Public Safety and Health: Goals and Objectives
Work with police and social services to provide all residents a safe and healthy environment in which to live, work and raise a family.

- Create a neighborhood Block Watch
- Support and enhance services to South End clinics where seniors and children have access to medical and social services
- Establish police and community mentoring for at risk children

- vi. Implementation: Goals and Objectives
The zoning ordinance and City Code provides the major implementation tool for the NRZ Plan. Civic engagement initiatives are also needed

Craft a zoning regulation that:

- Is an effective tool for implementing portions of the South End NRZ plan
- Responds to community concerns about the scale and character of development in residential neighborhoods.
- Promotes appropriate redevelopment in targeted area, and allows for mixed use opportunities along specific commercial corridors
- Provides tools to help ensure that historic, scenic and natural resources are respected by any new development
- Presents clear and effective design review and development approval processes
- Complies with State and Federal requirements and current case law
- Is clear, concise, understandable and easy to use.

3. Short-Term and Long-Term Objectives and Strategies

Goals and objectives are outlined below and broken down into short-term and long-term objectives. Short-term objectives are those that can begin immediately after and up to twenty-four months of appointing the implementation committee. Long-term objectives are those that will begin no sooner than twenty-four months of the appointment of the implementation committee and may be several years in process.

This is a working document. Outcomes and performance measures, e.g. number of individuals served within a specified timeframe, must be established in order to adequately assess the success of this plan. As the NRZ Implementation Committee begins its work of implementing this plan, it will, in concert with organizations that will provide the services, further refine each of the objectives as follows page 30.

1. Neighborhood Housing

Goal 1: Provide a variety of quality housing options that conform to the scale and character of the South End's neighborhoods and meet the needs of current and future residents:

GOAL 1: SHORT- TERM ACTION	Implementing Agencies/Orgs	Location(s)	Resources
Develop zoning compliant building design guidelines; NRZ panel appointed to review proposals/ plans for appropriateness and identify government process time-lines to assist developers	NRZ Design Committee, Architectural Services, City Regulatory Agencies	Development sites, Homes Vacant lots Rehab Properties	n/a
Seek out proposals with manageable density levels & desired mix of housing commercial etc opportunities	Census, NRZ Committee; City Planning, Zoning , Building Code, Health Department; Office of Housing, BHA		Habitat, BNT BHA, HUD
Strictly regulate over-occupancy in Multi-Unit dwellings & Recognize affordable housing requirements/ needs	City of Bridgeport Building Code & Health, Zoning Regulations, NRZ Committee, HUD	City Hall	n/a
Create committee & strategy to protect previously identified historic properties and; to identify new historic designation eligible structures and; redefine zones and Assign SE rep	State Historic District Commissions; State historic; SHIPO; Regulatory agencies & process State Historical Records Advisory Board Condemnation Board City Historian & Records Commission (NHPRC).	Historic Districts et al Stand alone buildings	SHIPO City of Bridgeport Main St. Programs, Village District designation
NRZ training: Regulatory process, instructional workshops on land use and zoning ordinances	Relevant City Regulatory Officials Training Programs such as Lamar	City Hall	n/a
Develop list of reputable private and not for profit housing contractors & identify funding assistance	Mutual Housing, United Way, ONR, BRBC, Habitat, BNT	n/a	n/a
Create NRZ committee of laypersons and professionals to monitor monthly P&Z, ZBA agendas, anti-blight and building applications	City Zoning, NRZ Committee, City Building Dept, Professionals, City Staff	n/a	n/a
Relocate non-conforming businesses from residential areas to conforming zones where expansion is possible.	Bridgeport Economic Resource Center, City of Bridgeport BRBC. State Dept. of Economic and Community Development	Myrtle Ave at Railroad Ave & South Ave, South Ave & Seaside	Seek land-swap opportunities (City)

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GOAL 1: SHORT-TERM ACTION Cont.	Implementing Agencies/Orgs	Location	Funding Sources
Develop strategies to incorporate off-street parking where-ever possible.	City Engineering, City Planning	Village and Sikorsky	
Appoint anti-blight committee to work with City to condemn and demolish deteriorated and burned structures quickly; to report, debris, abandoned motor vehicles, illegal dumping, graffiti, etc.	Anti-Blight & Condemnation Board, Building Code, Health Department, Police, Planning and Zoning,	Refer to blighted properties	CDBG
Identify strategic re-use opportunities of non-conforming lots	City of Bridgeport Departments: Zoning; Planning; Engineering; Housing & Community Development; Neighborhood Stabilization Program (NSP)	Reference City owned Properties	CEDF/NSP
Encourage home-ownership and professional offices for historic properties	Neighborhood Stabilization Program (NSP), Bridgeport Neighborhood Trust SHIPO	Hist. Districts & stand alone/scattered historic structures. Ref. Map 20	Hist. Tax Credits; NSP; State & Federal Historic Preservation funds
GOAL 1: LONG-TERM ACTION (Housing)	Implementing Agencies/Orgs	Location	Funding Sources
Develop capacity in non-profit organizations within the South End who are interested in rehabilitating structures	City of Bridgeport; University of Bridgeport; Bridgeport Housing Authority Neighborhood Stabilization Program (NSP)	Blighted structures Abandoned structures Factories	HUD NSP
Provide education resources for first time homeowners and landlords working with financial and social institutions	City Bank Bridgeport Neighborhood Trust (BNT) Acorn	Downtown Fairfield Avenue, Bpt West End	Usually free of charge
Create neighborhood proposal for redevelopment on available multi-unit mixed use development sites	South End NRZ	Conte's, Remington Pequonnock DS	n/a
Establish density level and supporting infrastructure to sustain mixed-use and preserve character of SE Village	South End NRZ, City of Bridgeport OPED, Zoning, Building Code		n/a
Work with BHA to implement their plan for Marina Village of up to 402 units: 1/3 market rate, 1/3 working class and 1/3 subsidized	Support Bridgeport Housing Authority application for Hope 6 Grant	Marina Village	Hope 6

Table 13

2. Transportation, Traffic & Parking

GOAL 2: Adjust the transportation network to reduce vehicular congestion and place greater emphasis on pedestrians, bicyclists and modes of Public Transportation

GOAL 2: SHORT-TERM ACTION	Implementing Agencies/Orgs	Location	Funding Sources
Identify Gateways for signage	SENZ Planning Committee	South End/ONR	ONR
Work with transit authority to identify efficient bus stops and service	GBTA	Broad St. & University Ave, Iranistan Ave, Park Ave & Atlantic St.	
Create plans to lobby for new infrastructure improvements to include side walks and bicycle paths, increased setbacks	City of Bridgeport State DOT		
Identify troubled intersections	City Engineering, State of CT DOT		
Identify parking issues	Public Works		
Identify locations with dark "gateways, poor road conditions, "bottlenecks," unlit routes	Public Works, State Dept of Transportation	Iranistan Ave, Park Ave, Lafayette St. & Broad St, I-95 underpass, Railroad Ave. Viaducts	
Identify walk to school routes for primary repair or "add-on"	NRZ walking tour. City of BPT. Public Works; Safe Walk to Schools Programs, Parks Department, Board of Education	Roosevelt School, Seaside Park, Burroughs Community Library, SE Community Center	Safe Walk to School
GOAL 2: LONG-TERM ACTION (traffic)	Implementing Agencies/Orgs	Location	Funding Sources
Provide Traffic lights at troubled intersections	City of Bridgeport Public Works, Public Facilities, State of CT DOT		
Traffic Calming devices in areas of speeding	State of CT DOT		
Add/ improve bus stops with better lighting signage and overhead protection	Greater Bridgeport Transit Authority		
Reassign St/Ave direction to better reflect actual use	City of Bridgeport State of CT DOT		

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Include ADA for safety regulations & solutions. Provide full accessibility for all pedestrians. Utilize visual & audio alert components	ADA, Central Grants	Neighborhood-wide.
Collaborate with the Transit Authority (GBTA) to provide shelters, benches & refuse cans at bus-stops.	GBTA, City Engineering, Paint Co's, Park City Sweep, Garbage Can Art	

Table 14

3. “Main Street:” and “Village District” Theme Goal and objectives

GOAL 3: Encourage vibrant, pedestrian friendly commercial areas, designed to efficiently accommodate foot and vehicular traffic, compliment the character of historic buildings, and accommodate a mix of appropriate redevelopment and conforming uses for resident and visitor alike.

GOAL3: SHORT-TERM ACTION	Implementing Agencies/Orgs	Location	Funding Sources
Create RFP review committee to assure the NRZ goal is being met by developers. Urge developers to include pedestrian/ bicycle concepts into designs.	Craft Community Development Agreement enabling developers to donate Goods and Services to the community		
Appoint historic building oversight panel to update list, apply for new listings and assist the local historic commissions in protecting historic assets			
Develop working program with State agencies for assistance to repaint and landscape properties under their ownership	State, Amtrak, Department of Transportation, Metro-North, Master Gardener's Volunteer Program, U.Comm Coop Ext.	Under RR tracks and Interstate overpasses, on and off-ramps to I-95	Corporate Sponsorship, Financial Institutions and Utilities
Create voluntary maintenance program of properties located alongside highway exit and entry ramps. Train two master gardeners within first year.			
Arrange presentation on historic structures, restoration and adaptive reuse strategies	OPED, Historic Commissions, City Historian		

Create list of funding resources for owners seeking to rehab/ preservation historic properties	Building Dept, Zoning Dept		
Identify adaptive reuse opportunities for abandoned or underutilized historic properties	Land use map review, Zoning map review, City Scan, CT Historical Society	Freeman Houses, Warnaco	
GOAL 3: LONG-TERM ACTION (Main Street)	OPED Planning & Economic Development		
Assist the University of Bridgeport in enhancing their Historic Property Rehabilitation Program	Neighborhood Revitalization Zone University of Bridgeport	University of Bridgeport South End off campus housing	State of CT UB City, Federal Gov
Broaden setbacks and avenues so as to include bicycle and walking lanes.			

4. Parks, Open Space Natural Resources/; Community Resources Goal and objectives

Table 15

GOAL 4: Maintain South End's reputation (in the City and region) as a natural resource and open space destination, as well as manage redevelopment to encourage increased accessibility and recreational amenities along with a mix of complementary uses.

GOAL 4: SHORT-TERM ACTION	Implementing Agencies/Orgs	Location	Funding Sources
Appoint events committee			
Create bicycle route that is connected and extends the Pequonnock Valley route to include the proposed South End route	U. Mass Amherst Plan Parks Department Public Works Events Committee	Seaside Park	
Create beautification committee to landscape vacant areas where building can not occur and where buffers are needed.	DSSD	Highway entrances set-backs and islands. Buffers and sidewalks	Local landscapers & Garden Centers Local, CT DOT
Designate the Landfill a nature preserve			
Identify Community garden opportunities			
GOAL 4: LONG-TERM ACTION (open	Implementing Agencies/Orgs	Location	Funding Sources

[Type text]

Space)			
Place signage designating bicycle route options			
Construct pathways on landfill			
Repair sidewalks and enlarge setbacks to accommodate bicycle traffic			
Create Rose Garden in Seaside Park	Beautification Committee/ Volunteers, DSSD, Parks Dept	Seaside Park	

Table 16

5. Public Safety, Health, Quality of Life: Goals and Objectives

GOAL 5: Work with police and social services to provide all residents a safe and healthy environment in which to live, work and raise a family.

GOAL 5: SHORT-TERM ACTION	Implementing Agencies/Orgs	Location	Funding Sources
Form Block Watch group to report crime including illegal dumping			
Provide outreach for youth and seniors and create program to provide home visits, social programs and medical care			
Request that Police enforce speeding violations and enforce noise ordinances.	Bridgeport Police, Neighborhood watch group		
Work with City agencies to keep the neighborhood clean of debris	Public works Anti-Blight Parks Department; Event organizers	Viaducts, Park Ave, Vacant Lots	
GOAL 5: LONG-TERM ACTION	Implementing Agencies/Orgs	Location	Funding Sources
Enhance Youth Services	Housatonic, UB, City Schools, Churches, South End Community Center, YMCA, Bpt International Academy, UB Entertainment Team Builders with Books, Bpt Hope School, Service for Peace (UB), Unique and Unified		
Create Senior Center	Bridgeport Hospital, City of Bridgeport Housing		
Implement additional Police walking patrols	Police Department, City of Bridgeport,		

and reestablish contact with Police Post overseeing the South End	University of Bridgeport	
Establish Police outreach programs to schools and Citizens to foster trust and understanding and become aware of common goals	Police Department, City of Bridgeport, University of Bridgeport	

Table 17

6. Implementation: Goals & Objectives

GOAL 6: Work to Engage the Political Process. Civic engagement initiative, zoning ordinance and Regulatory Code provides the major implementation tool for the NRZ Plan.

GOAL 6: SHORT-TERM ACTION	Implementing Agencies/Orgs	Location	Funding Sources
Elect Implementation Committee			
Identify and engage partners and resources whose mission and goals adhere to the SE NRZ Plan		NRZ Committee NRZ Committee	
Form information and instructional workshops on land use and zoning ordinances	Relevant City Officials and Zoning	City Hall Library School	
Seek promotional assistance from council persons and state representatives in moving forward projects	City Council State Representatives		
Signage & Beautification			

GOAL 6: LONG-TERM ACTION	Implementing Agencies/Orgs	Location	Funding Sources
Update the Strategic Plan and keep membership up. Follow by-laws closely			

Table 18

[Type text]

RESOURCE OPPORTUNITIES				January 7 deadline
Community Development Block Grant Funds		\$3 million		
Neighborhood Stabilization Funds		\$6 million Stimulus	Leverage \$26.2 million Housing Development funds Stimulus Foreclosed properties	
Bridgeport Lead Elimination Action Plan		\$3 million		No deadline given
Department of Economic & Community Development Funds			Bridgeport is an eligible community	
Congressional Earmark Funds				No deadline given
Historic Tax Credits			projects under construction but not placed in service as of July 1, 2006, may qualify	
Federal Loan Home Bank				July 1 Deadline
CHFA		\$10 Million pr yr	Housing Tax Credit Contribution Program	No deadline given
Community Capital & Housing Development Funds				November 15
City and State Bond Funds				No deadline given
Bridgeport Housing Authority			Sec 8 certificates. Affordable housing. Expect to be placed on a waiting list	No deadline given
Low Income Housing Tax Credits				No deadline given
Private Foundations & Corporations		\$3 Million+		Varies pr Org.
HUD Lead Based Programs				No deadline given
Bridgeport Neighborhood Trust			Housing Development Funds	

Table 1

Additional Sources of Partners and Funding: Appendix , Sec L

IX. NRZ STRATEGY AND IMPLEMENTATION

The first action the South End NRZ Planning Committee must take to commence implementation of the NRZ Plan is to establish a legal entity that will guide the consensus of the neighborhood stakeholders and identify and develop resources for long-term sustainability. This entity will be known as the South End NRZ Implementation Committee and will be charged with and committed to, interact with residents and politicians, at both local and State level, to seek and enact social benefits, preservation of known assets and redevelopment that is in keeping with the goals of the South End NRZ Strategic Plan and the City of Bridgeport Master Plan of Development

1. Create NRZ Implementation Committee

- Nominate Committee to review the existing by-laws and revise the document accordingly to govern the implementation process. Nominate and elect officers. The committee can opt to operate as an adjunct to a legal non-profit organization 501 (c) 3 or as a community organization. If a (501 (c) 3, nominate a committee or individual to review non-profit organization.
- Adopt revised by-laws. The elected Implementation Committee should amend the existing by-laws to reflect changes in membership, quorum requirements, targeted geographic areas and a revised mission statement (if any) to reflect any changes in direction or philosophy.
- Assign implementation committee member to each of the actionable items to interact with City Staff, State Officials, Committees, et al, and the Implementation Committee so as to streamline the communication process.

X. RECCOMENDATIONS: TARGET AREAS

A variety of improvement projects were identified by the South End stakeholders as possibilities to strengthen business, increase residential units and improve the appearance and safety of the community and are as follows:

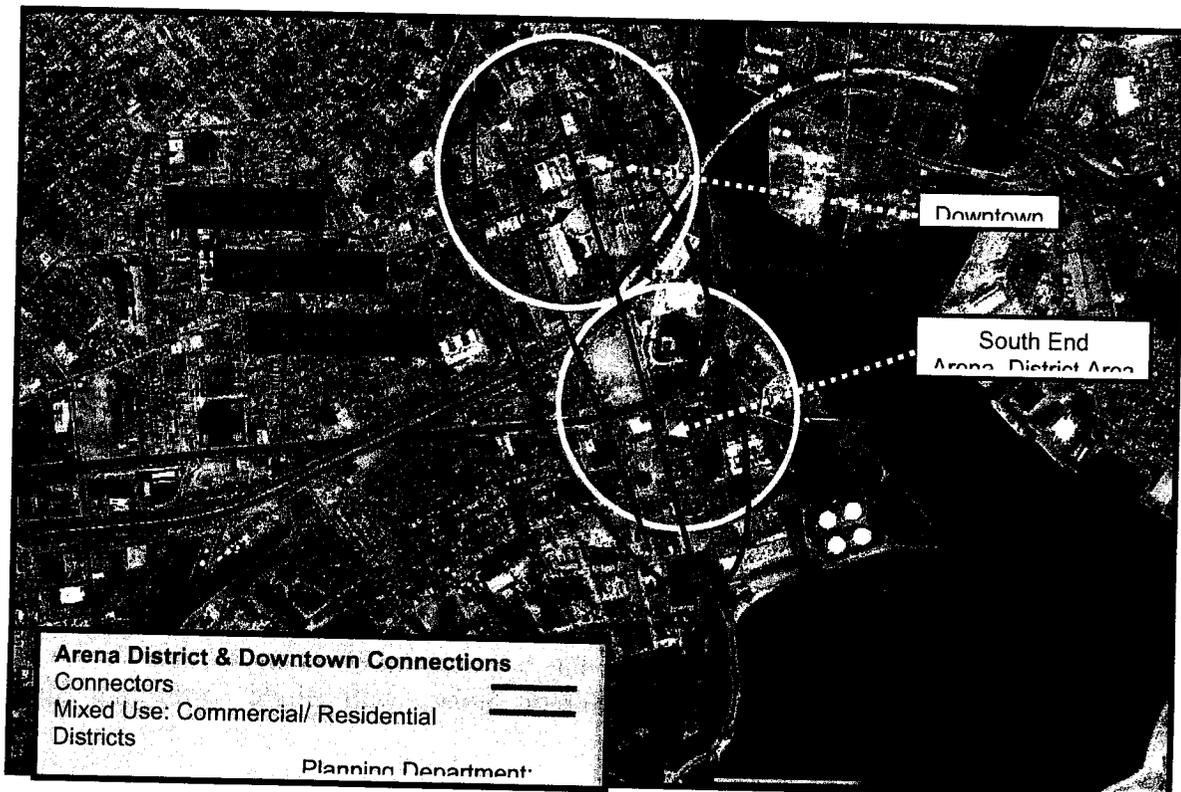
1. Economic and Residential Development Projects
2. Open Space, Recreation & Arts
3. Historic Resources Preservation (Historic Districts and Stand Alone structures)
4. Circulation, Access, Transportation, Parking
5. Beautification (Viaducts, Buffers, Signage)
6. Zoning and Land Use (Accommodate business and Residential goals)
7. Quality of Life: see Sec IX (Safety, Noise, Anti Blight, Pedestrian friendly Environment)

1. Economic and Residential Development Projects

a. Arena District Connection to Downtown

Building off the energy of the Harbor Yard Complex and the development of a mixed-use housing and commercial Pequonnock site, the plan suggests the creation of an “Arena District”, a national trend in which arenas and ballparks are constructed within the context of larger entertainment and mixed-use districts. Plans to provide a mix of retail, entertainment, and housing in the Harbor Yards Complex area, affords the South End an opportunity for a multi-faceted “twenty-four/seven” pedestrian oriented transitional destination district located midpoint between the Downtown and the South End. The Arena District will facilitate the efforts of the DSSD in connecting the entire Downtown Bridgeport to the other amenities located in the heart of the South End.

- The plan envisions the 325-acre, Olmstead-designed Seaside Park and Seaside Beach as a central component in the marketing and re-envisioning of Downtown Bridgeport as a twenty-first century “Park City”.
- Linkages to Downtown via the Transit Connector will re-enforce the perception of the South End as an “urban village” and regional destination point.
- Highlight HCC and UB as central in defining Downtown Cultural arts center.
- An integral component of the retail strategy is to establish Main Street as the thriving retail spine of Downtown.
- Mitigate traffic congestion issues in and around Arena/ Ballfield/ Ferry as cited in the Downtown Master Plan



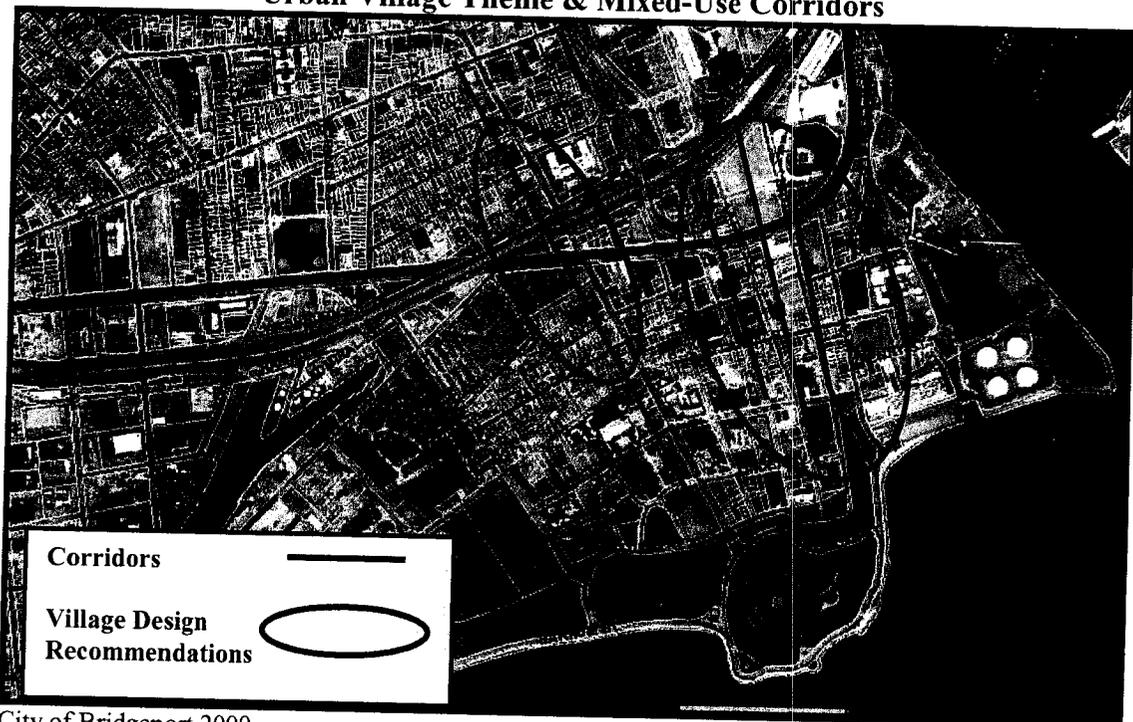
Map7

b. Establish a “Main Street/ Urban Village” theme

The development and establishment of the South End neighborhood *Main Street* and *Village District* Design Guidelines are intended to promote sustainability, and encourage development to compliment the historic elements of the neighborhood by using the best and most appropriate designs and materials possible. In addition design must provide sensible utilitarian design that not only promotes safety, but also promotes environmental responsibility and provides incentive to the development of businesses along designated mixed-use commercial streets and avenues of the South End.

The *Main Street* and *Village District* theme will concentrate on commercial corridors particularly: Park Avenue, Lafayette Street, Broad Street and Main Street as shown below.

Urban Village Theme & Mixed-Use Corridors



City of Bridgeport 2009

Map 8

Architecturally the South End consists of over 270 historic properties, the majority being Victorian, Neo-classical and more recently Cottage structures. It is the intent of the South End to create a human-scale standard for proportion in buildings in both infill applications and multi unit mixed-use mid-rise structures. Developers will be expected to promote “community” streetscapes in the public right of way as one of the South Ends preeminent form of public space and as inviting environs for residents, visitors, business owners and shoppers to interact.

Street patterns must create the greatest number of alternative routes from one part of the neighborhood to another, providing choices and relieving vehicular congestion. The street hierarchy in the South End, from boulevards to lanes must have capacity for all forms of movement consisting not just of two-dimensional

pavement, but also of building frontages, landscaping, sidewalks, lighting, sheltered public transportation stops and benches located sensibly and aesthetically.

Providing a range of transportation options is fundamental and future planning must give equal consideration to all modes of transportation so as to relieve congestion and to provide people with useful, realistic choices in this unique neighborhood.

These guidelines, geared primarily toward privately-owned sites along the corridor, should be meshed with guidelines for streetscape improvements including but not limited to: street lighting, cross-walks, decorative pavers and tree-belt treatment, street trees and tree grates, trash receptacles and decorative planters.

These areas have been identified as being critical to the viability of the neighborhood, to the creation of a destination and sense of 'place' for business owners and their patrons, and to the overall success of economic development initiatives in Bridgeport.

c. Port Jefferson Ferry & Transit Oriented Development Neighborhood

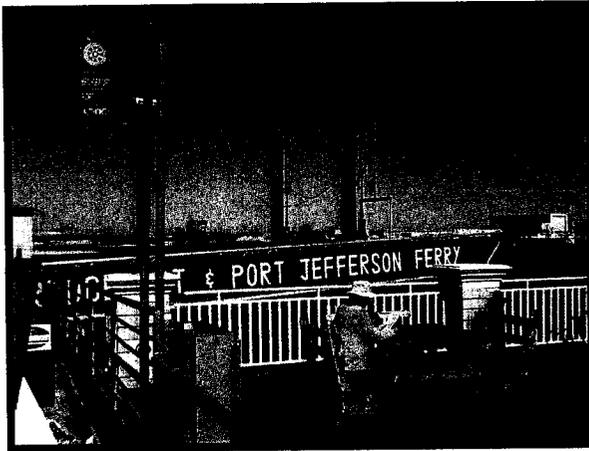
The linkages of the South End and the Downtown Special Service District are a result of each having venues that support the activities of the other. The influx of travelers, commuters, shoppers and arena and sport venue attendees is made possible by the converging of an all encompassing transit system concentrated

Port Jefferson Ferry



along Bridgeport Harbor's southeastern shore in the DSSD to the South End at the Port Jeff Ferry Landing. It is in this City center area where transportation links converge: Amtrak Rail, Metro North Rail, Shoreline East Rail, Transit Authority local and overland bus service, Interstate 95, Route 8-25 expressways and the Port Jefferson Ferry. Farther to the east in Stratford is Sikorsky Airport linked to the City by limo and taxi service.

The economic relationship between the two neighborhoods is symbiotic and is facilitated through this co-opted transportation facility. Travelers have access to entertainment venues that include restaurants, theaters, sports, concerts parks,



beaches, outdoor cultural events and lodging, to name but a few. It is estimated that over one million travelers use the ferry service to and from Long Island, and the majority arrive in Bridgeport, via one of the above noted transportation modes or on the Port Jeff Ferry.

Though no figures currently exist on the dollars spent locally and exclusively by Port Jefferson Ferry travelers, it should be noted that if

1% (10,000) of the one-million Port Jefferson Ferry passengers spent \$100 dollars in Bridgeport restaurants, or attending events and attractions, the City would benefit in the amount of \$1,000,000 dollars gained. Additional patronage procured through active marketing and targeted development would gain the City \$1,000,000 per 1% increase. The South End NRZ must target this primary dollar resource.

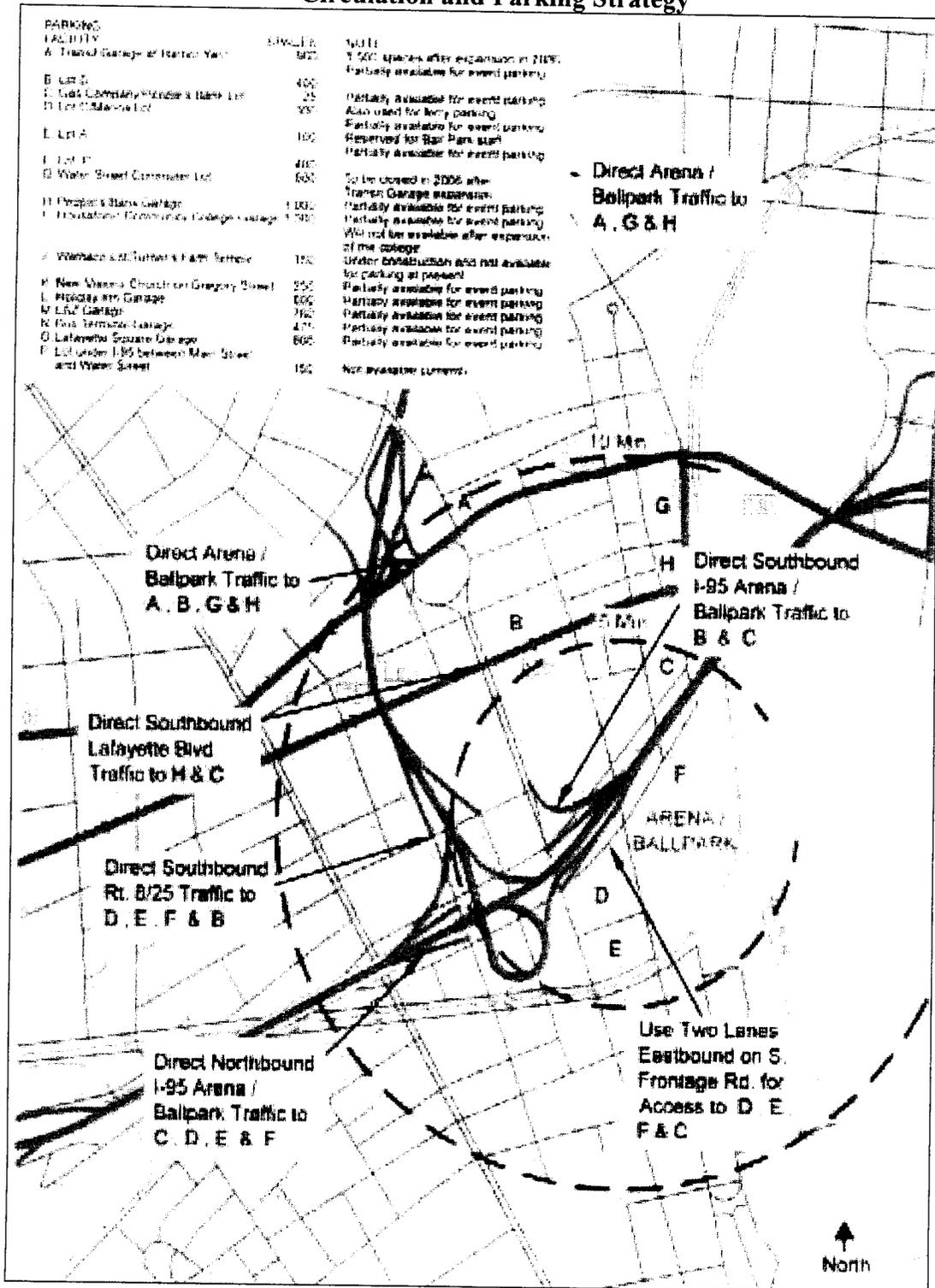
The South End is planning on developing its commercial and recreation links to the downtown and in fact has already moved forward in that effort with the Lofts at Lafayette, the reopening of Conte's Restaurant and the increase in Seaside Park and Harbor Yard venues. In addition, the South End and the DSSD are promoting mixed-use commercial residential complexes which will require, benefit and therefore encourage the components of the TOD to remain fully in tact.



Port Jefferson Ferry Terminal

The State of Connecticut has set aside \$7,000,000 (requiring a City contribution of 20%) for improvements to the site. The Port Authority has noted that restricted vehicular circulation has been problematic, causing problems with incoming and exiting vehicles. It has been suggested by the Downtown Task Force to create a railroad track underpass to more efficiently move traffic in and out of the Port Jefferson ferry landing site. A portion of the funds available through the State should be used for a feasibility study with the intent to seek funds to finance the project.

Downtown Plan for Harbor Yard, Arena and Port Jefferson Ferry Traffic Circulation and Parking Strategy



Visitors for major events at the Arena at Harbor Yard, particularly to sold-out events, are accustomed to experiencing some traffic delays in their pursuit of parking. These

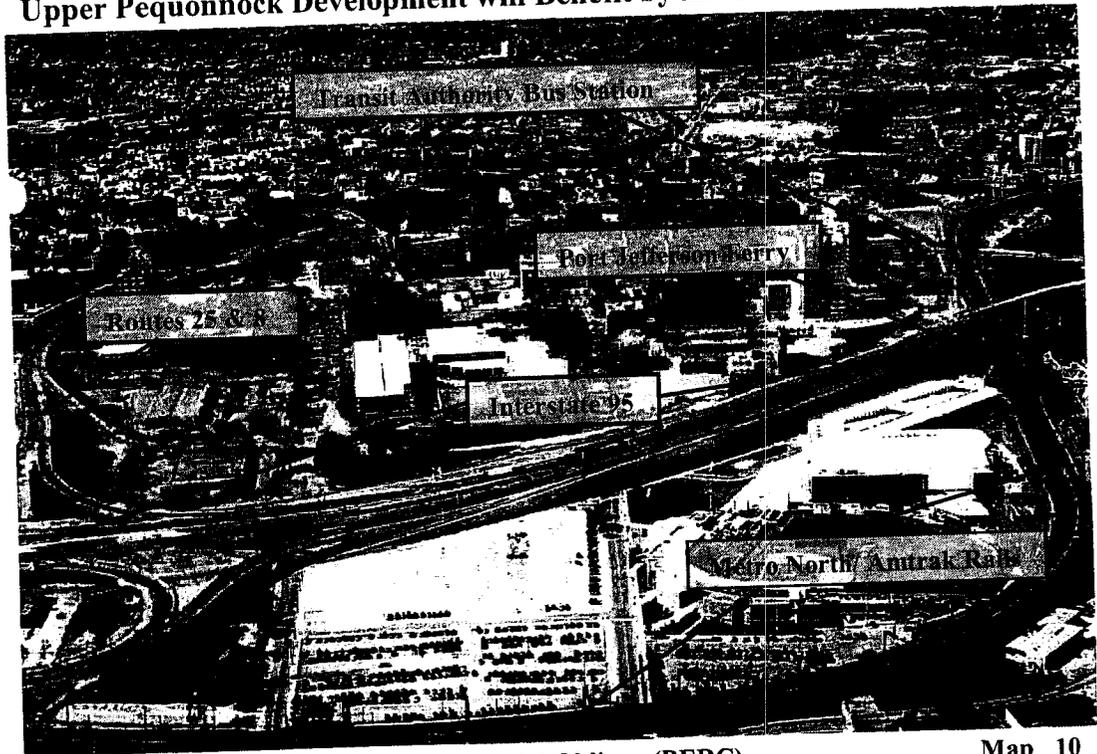
sold-out events occur approximately 15 times per year. When the Arena and Ballpark at Harbor Yard are hosting events on the same evening, traffic congestion in the immediate vicinity of the venues can be further congested. Traffic congestion may have an overall negative impact on one's experience while visiting the venue and the City of Bridgeport, though this was certainly not the intention when the Arena and Ballpark were planned and developed. Traffic congestion and the quest for event parking are manageable problems that can be resolved in the short-term use of Police direction and visible signage. Long term solutions are being designed assuring the Ballpark and Arena to be significant attractions and assets to the City of Bridgeport

d. Encourage Mixed Use Development

The South End is in need of re-stabilization of housing and development of new business opportunities and the services to sustain the neighborhood. Approximately 500 units of housing have been lost over the course of the last fifteen years. Demolition of the Pequonnock Apartments account for the majority loss with 256 units; Marina Village lost 108 units; and demolition due to blight and fire has claimed more than 60 housing units as of year 2000.

Manufacturing operations have been lost to States with low labor costs and low taxes and to countries overseas, especially to Asian, Central American and South American locals. Each business loss is accompanied by population loss which diminishes the neighborhoods ability to attract developers and to finance neighborhood amenities such as a full-size grocery outlet and pharmacy.

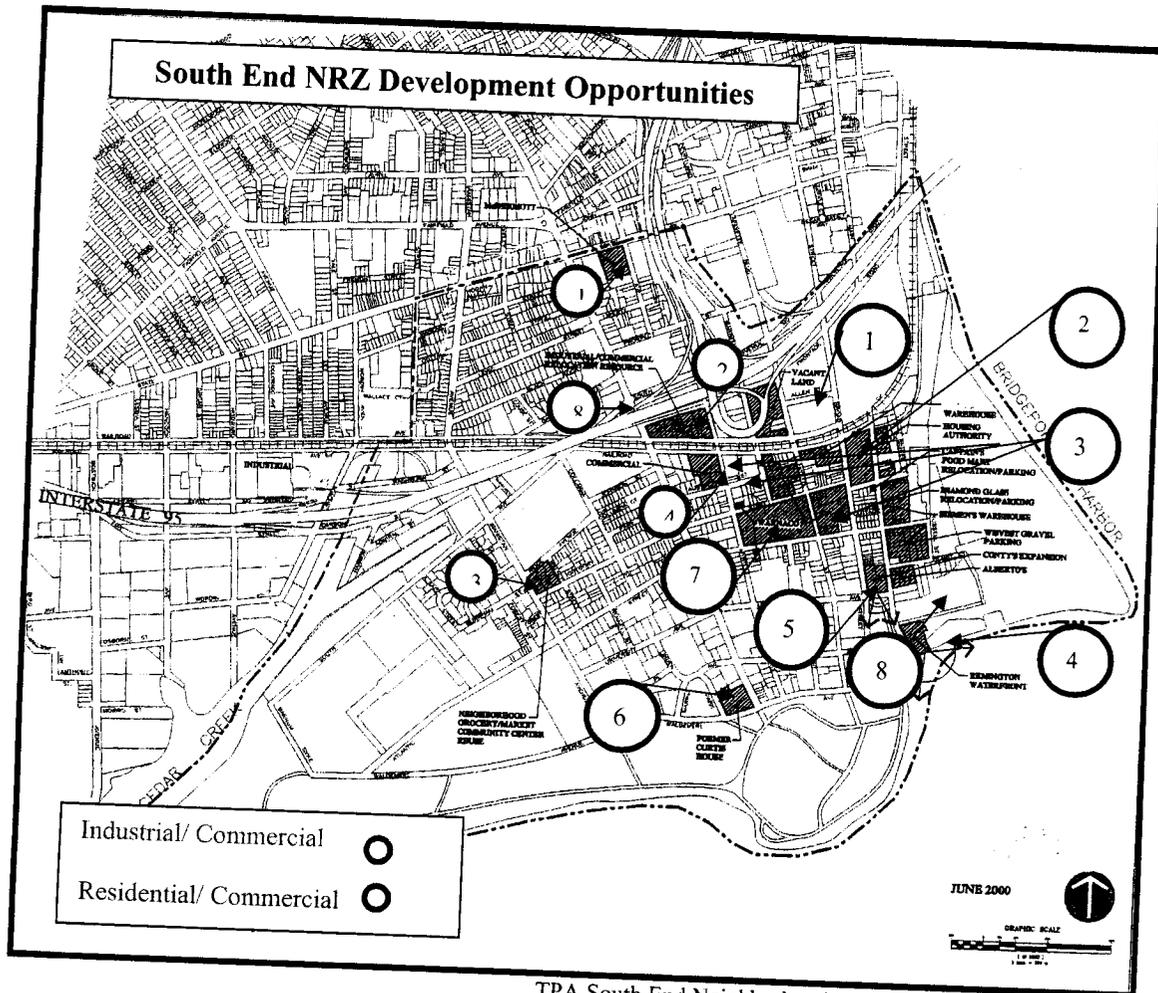
Upper Pequonnock Development will Benefit by Intermodal Infrastructure



South End Aerial Oblique (BERC)

Map 10

Recently, developers have regained interest and commenced utilizing adaptive reuse of industrial properties (Warnaco) to develop housing units. The South End NRZ plan objective is to retain those elements that attract population and actively seek to increase available housing units, affordable and other, to provide an economic support base for commercial concerns.



TPA South End Neighborhood Improvement plan: Map 11

Map 11: Light Industrial/ Commercial:

1. Commercial (McDermott Chevrolet)
2. Industrial/ Commercial Relocations Resource
3. Market/ Community Center
4. Commercial

Map 11: Mixed Use (Residential Commercial):

1. Residential/ Commercial (Pequonnock Site). Block 0507: 14 Allen Street
2. Residential/ Commercial (Pequonnock Site). Block 0506: 524 Lafayette Street
- 3 & 7. Residential/ Commercial (Warnaco)
4. Residential/ Commercial (Remington Shaver)
- 5 & 8. Residential/ Commercial (Alberto's/Conti's)
6. Residential/ Commercial (Curtis House)

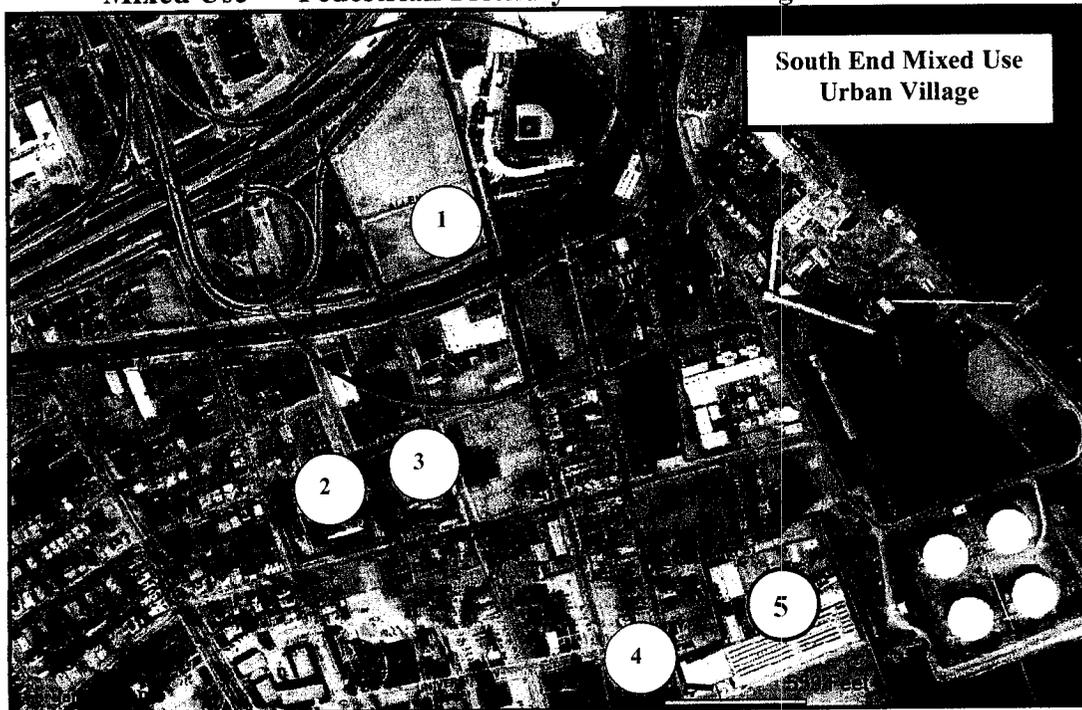
i. Pequonnock: Housing: Block 0516: (375 Main Street)

The northernmost portion of the Pequonnock Apartments Site was razed in 2001 leaving a vacant lot which is presently used as event parking for the Harbor Yard Sport and Arena complex and additionally used to accommodate needs of annual events such as the Barnum Circus and the Vibes Concert held in Seaside Park... The neighborhood is proposing a mixed use application with ground floor commercial outlets and residential units above and the City will be seeking RFP's for the 10 acre site. It is the neighborhood's desire that the height of the building(s) be in restricted to no more than seven floors and the building be in keeping with the existing architecture. Parking and circulation will be of prime concern as to the NRZ. <http://www.americantowns.com/ct/bridgeport>

The Bridgeport Housing Authority is looking to update their housing mission statement to include mixed use supportive services and retail facilities within their development areas. Marina Village and block place Located between Broad Street and Main Street adjacent to Railroad Avenue is a 2.5 acre site will be developed in conjunction with the redevelopment of Marina Village. The Housing Authority anticipates the use of the Hope 6 funding to construct new housing and retail facilities on this site while concurrently relocating families from Marina Village. The Goal of the Housing Authority and the South End neighborhood is to reduce density and de-concentrate poverty.

ii. Lafayette Street Mixed Use Plaza and Residential Complex Conceptualization

Mixed Use - Pedestrian Friendly - Urban Village Destination



Map12

1. Pequonnock Development site and components
2. Warnaco West
3. Lofts on Lafayette
4. Conti Restaurant Site
5. Remington Shaver Factor

The South End NRZ's proposed mixed-use concepts for Broad Street, Lafayette Street and Main Street may be realized through a Lafayette Street plaza that might incorporate a pedestrian green and walkway and the church located in the center to serve as an anchor and beacon. The development may include residential and commercial establishments as well as pedestrian amenities including restaurants, benches and landscaped street. Buildings surrounding the plaza would consist of shops and restaurants at ground floor with housing units located above. Such a core development, combined with the existing Lofts at Lafayette and the proposed

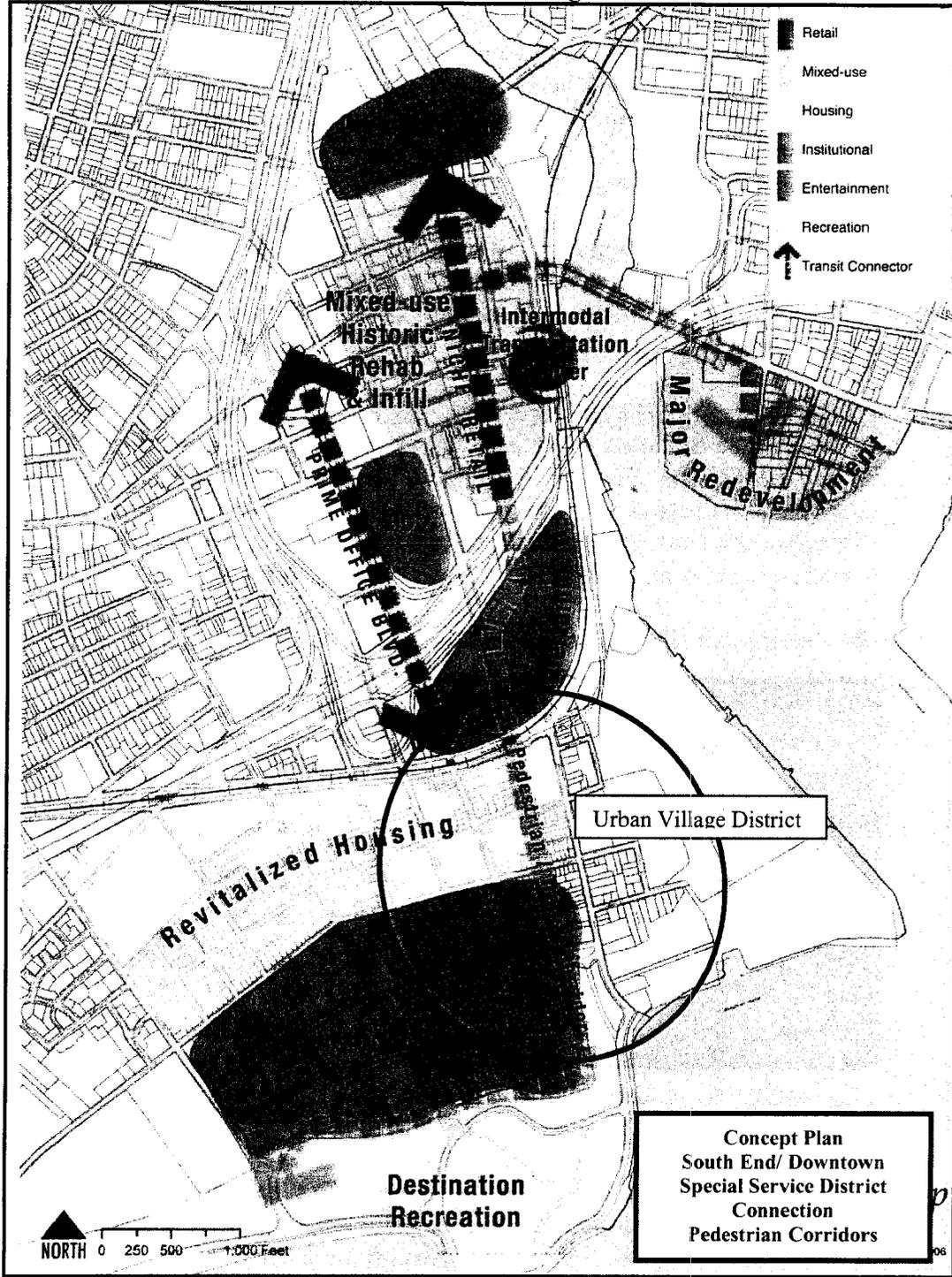
Conceptual view of entering Pedestrian Plaza



Conceptual Rendering: Planning Department Eugene, Oregon **Concept Sketch 1**

Bridgeport Housing Authority's mixed-use development between Broad Street and Main Street, will incentivize South End shop owners and residents to achieve sustainability and move the neighborhood closer towards being an *urban village* destination.

South End and Downtown Destinations along Pedestrian Corridors



Downtown Master Plan by PPSA

Map 13

Future South End development in the area of Lafayette Street, Broad Street and Main Street will consist of lofts, flats and condominiums and will have dedicated parking. Ground floor retail outlets may also include a supermarket, a community center and diversified retail and service shops with dedicated parking.

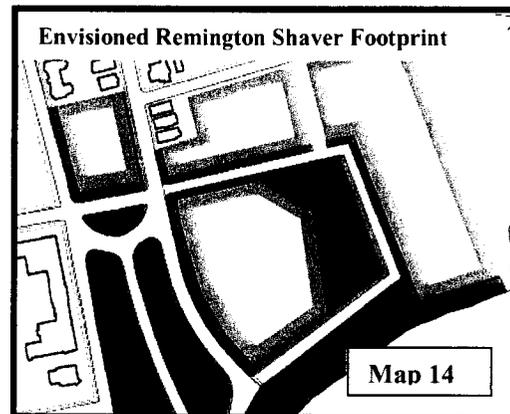
Across Gregory Street to the South is the *Lofts at Lafayette* residential complex that was developed through the adaptive reuse of the Warnaco Industrial Plant. Residents living there will benefit from services provided at the Community center and in turn, those business establishments are further guaranteed success through the presence of a previously established homeownership population to boost the market area buying power

The mixed-use development will provide destinations for residents of both the South End and Downtown, promoting pedestrian and bicycle travel. The high volume of vehicular traffic will be reduced and may be further mitigated through traffic calming devices such as islands, signage, stop-light and police.

iv. Former Remington Shaver Waterfront Site: Block 0542 (60 Main Street)

Located at the Southern most terminus of Main Street, the site has been proposed by the South End NRZ for waterside Mid-Rise housing with apartments and commercial units that will provide a southern anchor to the Broad and Main Street Corridors. The site commands excellent views of Seaside Park and Long Island Sound and is located close to an I-95 exit and the railway station.

The Bridgeport Economic Resource Center (BERC) describes in its *Investors' Handbook* that the Shaver site is offering, among other possibilities as the highest and best use, an ideal location for a corporate headquarters,



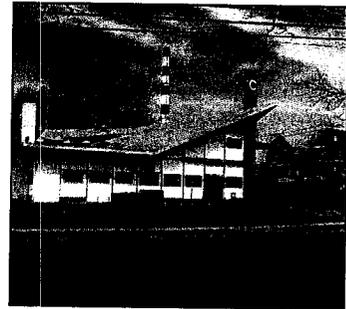
office building or luxury condominiums. However, the site immediately to the north has been proposed for additional power generating facilities. The South End NRZ feels that such an action may render the Remington Site substantially diminished in its highest and best use potential, especially considering its proximity to waterfront and Seaside Park. The

city should consider altering the land use plan for the adjacent site to open up possibilities for luxury residential use.

Design objectives for the development will provide pedestrian access to the waterfront and allow residents and visitors areas in which to congregate and participate in active and passive recreation. The development area will accommodate significant mixed-use applications including an assortment of restaurants with indoor and outdoor dining. Significant new residential and public parking spaces along with alternative transportation accommodations will help revitalize Main Street and will contribute to the an emerging Transit Oriented Residential and Commercial Development

v. Conti Site: Block 0530. (30 University Avenue)

Located at the entrance to Seaside Park between Broad Street and Main Street the Conte Restaurant Site has been slated for housing redevelopment. The property footprint presently allows for a building capacity of seven stories, housing upwards of 70+/- units. Parking is problematic and previously submitted RFP's have suggested belowground parking as well as on street parking. Developers and the City are seeking a proposal that is in compliance with zoning regulations and w Federal, State and City affordability guidelines.



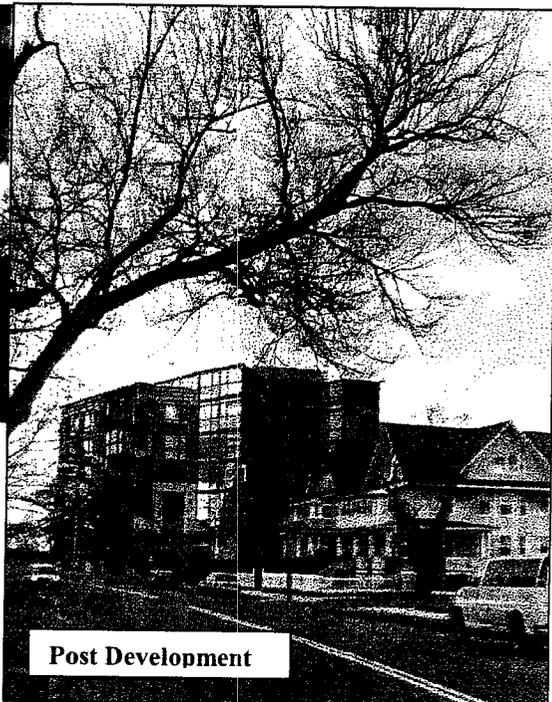
Conti's Restaurant

vi. Waldemere Avenue Site: Block 0423. (250 Waldemere Avenue)

Located at the northern edge of Seaside Park and surrounded by the University of



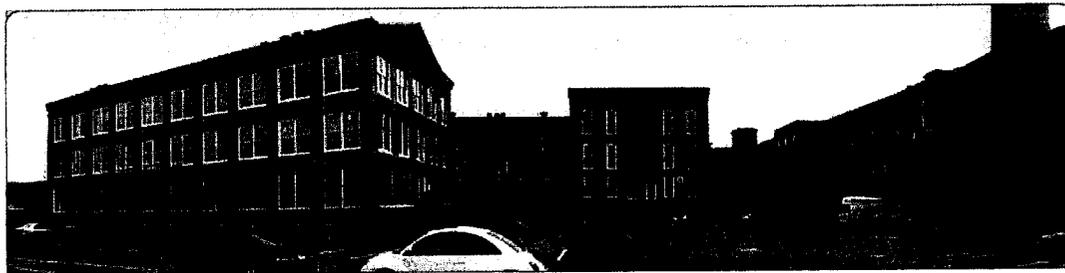
Bridgeport, the site of the former Curtis House at the corner of Waldemere and Park provides an infill opportunity for low to mid-rise housing that could house 70 +/- units of housing and include appropriate ground floor uses for a pedestrian oriented community. The presence of multi-unit housing at the



Parks edge would serve to activate and invigorate the park as a family destination and would provide an anchor at the southernmost terminus of Park Avenue.

vi. Lofts at Lafayette (near completion): Block 0525 (325 Lafayette)

The former "Warnaco" site, once home to the largest undergarment manufacturer in the US, has eleven interconnected brick industrial buildings totaling 160,000 square feet. Prior to acquisition by Lancaster Gate LLC, it had been vacant for about 8 years.

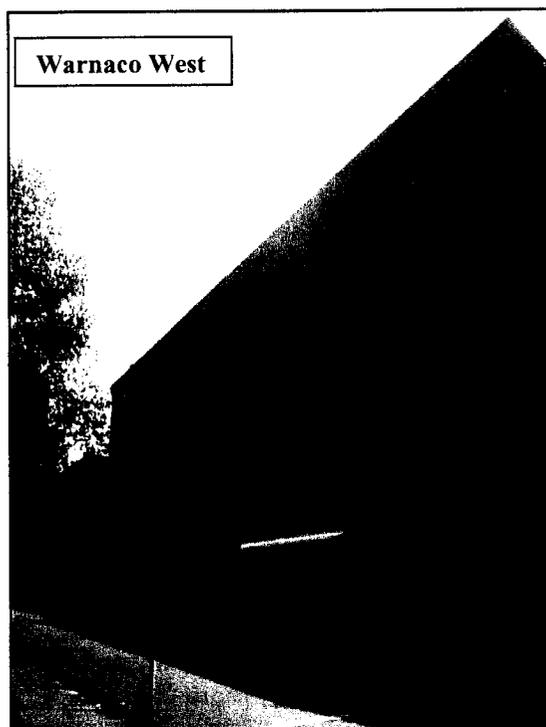


<http://loftsonlafayette.com/history.html>

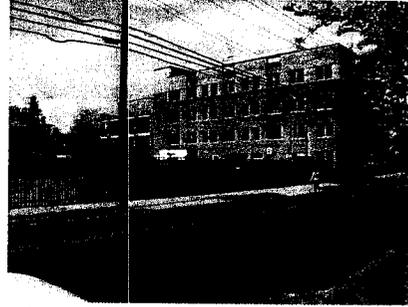
The "Lofts on Lafayette," now a condominium complex of 140 units was renovated in two phases. Phase one included a total of 54 units of studios and two-level townhouses. Phase two is predominately townhouses with rates kept low using the City of Bridgeport Tax Pilot Incentive Program (property taxes locked at a fixed low rate). The project is an excellent example of the South End benefitting from adaptive reuse providing living space and the support system for future commercial redevelopment.

vii. Warnaco West: 330 Myrtle Avenue

Additional units of housing are planned in the rehabilitation of the Warnaco West industrial complex located between Gregory and Atlantic Street west of the Lofts on Lafayette, across the street from the Jefferson School this building has now become a priority for revitalization. The structure is presently vacant and the site is heavily contaminated. Given the state of the economy and the shortage of funding sources for environmental remediation, probability of adaptive reuse or "new-built" is unlikely in the immediate future. The owner however, has retained an architect to propose the residential conversion program.



- ix. Park City Hospital: Block 1161: (695 Park Ave)
The Housing Authority of Bridgeport was awarded \$32 million by for the rehabilitation of the former Park City Hospital on the corner of Garden Street and Park Avenue. The new site will provide affordable and supportive housing for the elderly. This development is projected to open by June of 2010.



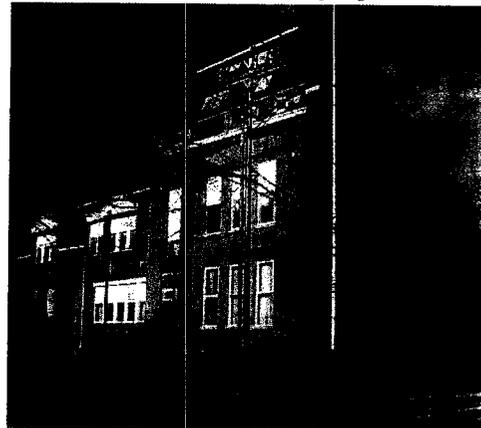
The Bridgeport Housing Authority, The Woman’s Institute for Housing and Economic Development are partnering to develop the former Park City Hospital into 110 units of affordable housing. This \$30 million redevelopment project will create much-needed affordable units for the elderly and for individuals with special needs.

Of the planned 110 one-bedroom units, 62 are intended for the elderly, 35 of which will include services such as meals and housekeeping assistance. All of the elderly units will be fully compliant with the American Disabilities Act. Additionally, elderly housing residents will have access to on-site parking and bus service. Forty-eight units of housing will provide elderly and ADA support services.

The structure has been vacant since Park City Hospital merged into Bridgeport Hospital in 1993. The South End NRZ perceives that this project will bring a positive sustained adaptive re-use to a significant abandoned structure in the South End and will serve the neighborhood as a model to encourage pride in homeownership and community.
<http://www.bridgeporthousing.org>

- ix. Jefferson School Block 0523 (327) Myrtle Avenue

Jefferson School was constructed in two parts. The older section to the rear was opened in 1884; the "new" part opened in 1916. The school was closed in 1975 and has been converted into 27 one and two bedroom condominium lofts. The structure is partially occupied.



Jefferson School

- x. Infill Housing Concepts

The South End Neighborhood consists of numerous smaller streets with period piece structures comprised of single family housing and up to three family units. Infill housing along these pre-automotive era streets should be constructed with Design Standards in mind. Continuity of height, façade, set-backs and landscaping

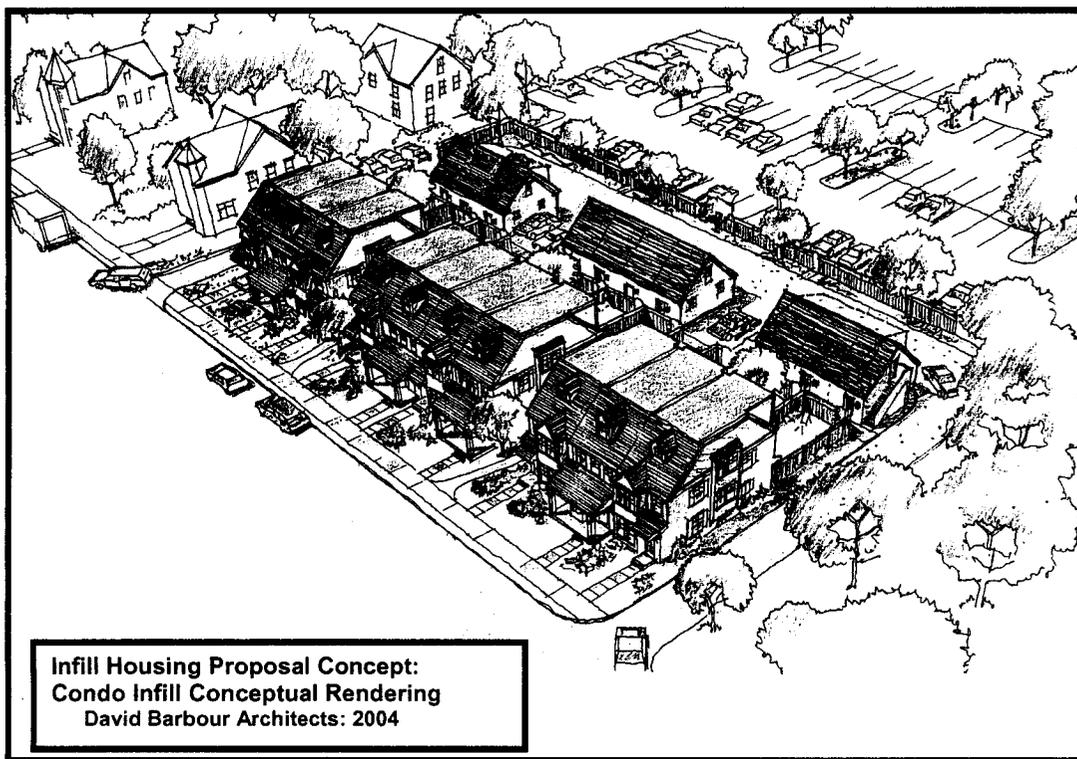


Typical infill lot size

David Barbour Architects: 2004 Sketch 2

will provide a sense of place, scale and relevance. Infill housing proposals for typical residential streets are depicted in proposal sketch 2 while larger infill projects such as the 325 Atlantic Street proposal of 2004 pictured below (sketch 3) should also strive for a neighborhood atmosphere. 325 Atlantic Street now serves as a much needed parking for the UB Student Center .

Multi Unit Condominium Housing



Infill Housing Proposal Concept:
Condo Infill Conceptual Rendering
David Barbour Architects: 2004

Sketch 3

2. Open Space, Recreation & Arts

The South End has three major recreational amenities that draw visitors from across the Fairfield and New Haven region. The Bluefish Ballpark, Harbor Yard Arena and Seaside Park collectively draw over 300,000 people to the South End each year.

In addition to serving Amtrak and Metro-North rail service, the inter- and intra-city bus routes, the path will also serve Bridgeport's Port Jefferson Ferry Terminal. The trail will consist of a 4-foot concrete pedestrian walkway and an 8-foot paved bikeway. The City of Bridgeport is planning a new transportation center, the Bridgeport Intermodal Transportation Center. Upon completion of this project, the Water Street Dock will be the new southern terminus of the trail. In addition, this trail is the first section of the Pequonnock Valley to the Sound Bicycle Path. The trail will continue north from the Berkshire Preservation trail along the old railroad right-of-way, through Beardsley Park and Zoo, and into Trumbull, eventually connecting to the Housatonic Railway Trail in Monroe. (appendix).

b Culture & the Arts

The South End and Seaside Park will be positioned as a result of these linkages, to become a distinguishing attribute that can give Downtown Bridgeport an edge in attracting the next generation of Connecticut residents. Over the long term, the City can explore connecting Seaside Park and Downtown into the network of regional recreational resources, such as the Rail-Trail to Trumbull and creating a "green necklace" of parks and public spaces in and around Bridgeport. The park is the ideal place for biking, rollerblading, running or walking as well as boating, canoeing, kayaking, and fishing. The idea is to link the park to Downtown, the South End, and the University Bridgeport via public transit (i.e., a Transit Connector), parklands, and a pedestrian/retail spine along Broad Street.

Two other valuable assets to Downtown are the learning institutions that anchor Downtown Bridgeport: Housatonic Community College (HCC) housing an impressive collection of "period" and "modern" art and University of Bridgeport (UB) housing Bernhard Center for Arts and humanities, a Broadway show size stage back stage and rehearsal-space. Support for improvements that are planned or underway at these institutions showcase the educational, artistic and cultural amenities of the area will promote the "draw" capacity for the South End and Downtown as regional "destinations."

c. Historic Heritage Walking Tours

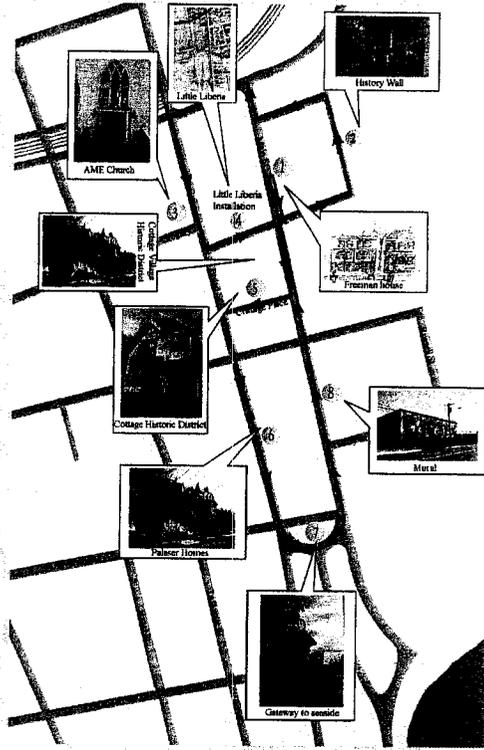
The South End has an abundance of historic sites that provide an opportunity to develop historic walking and bicycling routes throughout the neighborhood and the park. The walking tour routes are within minutes of the South End's Port Jefferson Ferry. The tours compliment Bridgeport's existing downtown walking tour provided by the Fairfield County Convention and Visitors' Bureau and serve to increase connectivity between the South End and the DSSD. The University of Massachusetts at Amherst Planning Department students identified three tours:

Heritage Walking Tours

- Little Liberia Heritage
- Statues, Memorials & Monuments
- Industry & Architecture

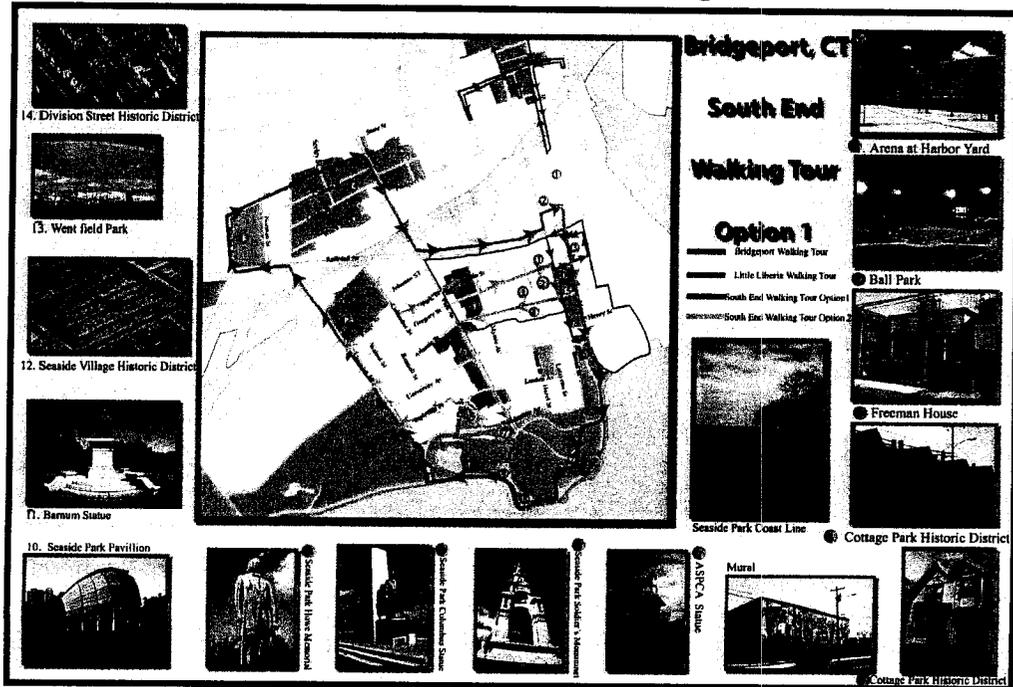
Little Liberia Walking Tour

The goal of this walking tour is to reconnect the South End and Bridgeport with the history of Little Liberia. Though there is little physical evidence of Little Liberia remaining, other than the Freeman homes. When used in conjunction with the public art installations proposed below and other historic elements of the area, there are ample significant sights to warrant a walking tour to highlight history that otherwise might be slipping away. Significant elements include: Mary and E Freeman homes (1); Historic Cobblestones Singer St. (2); Walter's Memorial AME Zion Church (3); Little Liberia (4); Cottage Village Historic District (5); Palliser Homes (6.); Seaside Park Entrance (7) & Mural (8).



Map 16

Statues Memorials & Monuments Heritage Tour

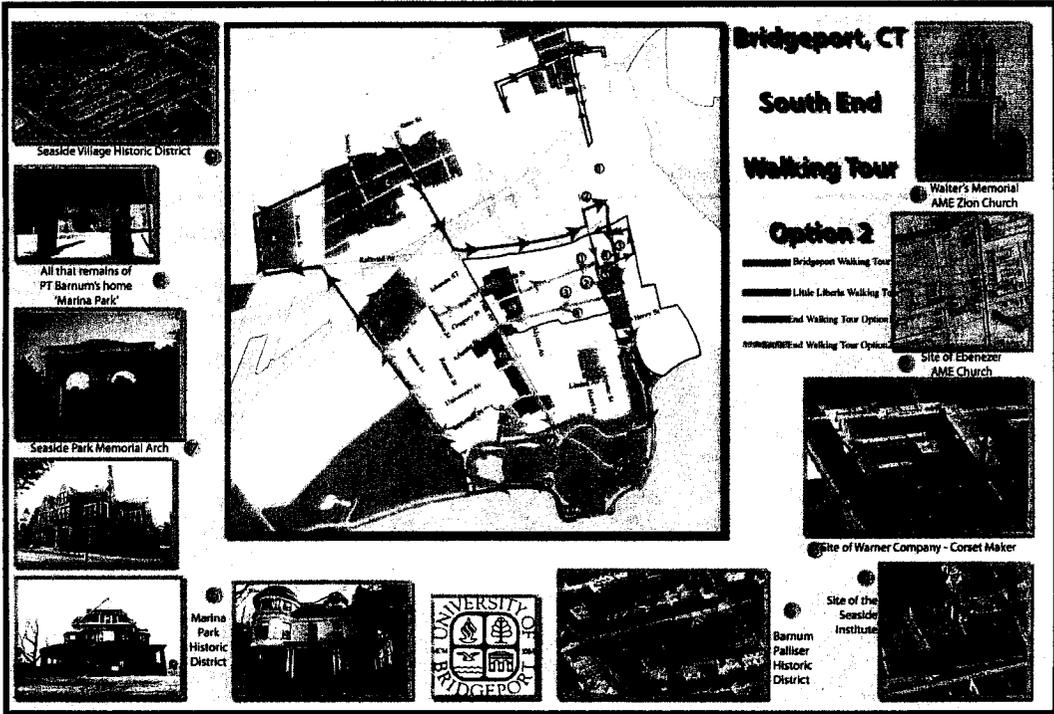


Map17

The Statues, Memorials & Monuments tour starts at the Freeman homes, and connects the Cottage Village Historic District, and Seaside Park, and then connects to Wentfield Park and the Division Street Historic District in Bridgeport's West End. The connection is achieved by following the proposed green streets and bike trails. In addition to another historic district in Bridgeport, the route highlights many statues, memorials and monuments in Seaside Park, and also provides spectacular views of Long Island Sound.

The Industry District and Architecture tour begins in Little Liberia and takes people through the five historic districts located in the south end: Cottage Village Historic District, Barnum Palliser Historic District, Marina Park Historic District, Seaside Village Historic and Seaside Park Historic District. This option highlights the architecture of the South End, along with the industry that was formerly located here. Points of interest include the gateway to Marina Park (all that remains of P.T. Barnum's last home). The University of Bridgeport, the site of Warner Company (corset maker), and the site of the Seaside Institute (an educational institute begun by the Warner Company for their female employees).

Industrial District and Architecture Heritage Tour



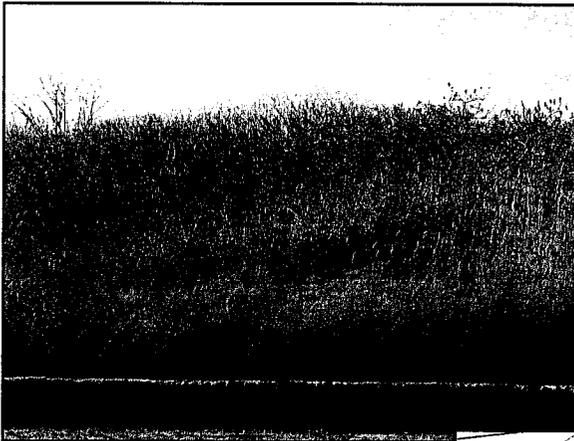
U. Mass Amherst Map 18

The NRZ implementation Committee should make available brochures at Harbor Yard, ferry terminal, railroad station, and Harbor Yard to promote and encourage visits to the South End, to not only to take advantage of the tours, but also to

enjoy South End's other amenities. In addition to having the sites listed on the brochure, along with a brief explanation and history of each site, weekend actors and volunteers dressed in period costumes might conduct tours.

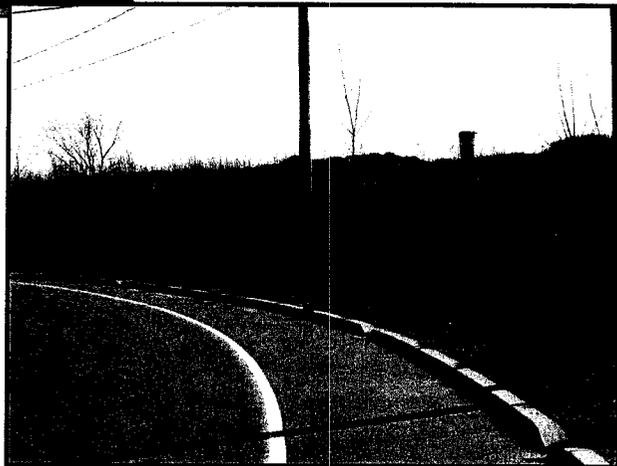
d. Seaside Park "Barnum Dyke" Landfill

Running parallel to the Seaside Beach is the Seaside Park Landfill, a forty-nine acre non-active municipal landfill. The landfill stopped receiving most waste material by 1985 and discontinued accepting demolition debris by 1992. The City has installed three monitoring wells to determine the quality of the groundwater and has remediated the site using environmental controls, thereby making it safe for human activity. The landfill, based on current engineering practices, is not acceptable for structural development due to the non-compacted, non-structural substrata of waste material that would not support the compressive weight of substantial structural development. <http://yosemite.epa.gov>



The South End NRZ plans to use the area as a nature preserve, to provide safe haven for flora and fauna alike. Signage will be added to the Seaside Beach entryway that will include a trail and observation post location map. Trails, rest areas and observation stands will be located and placed in areas not used by wildlife for nesting,

warrens and dens. Areas containing wildflower displays will also be protected. Osprey stanchions may be placed in tidal marshes near to the water while on dry ground, thick brushes, tall grasses and undergrowth will be encouraged and maintained to provide sanctuary for non-aquatic animals.



The South End will encourage the school systems and the local universities to conduct field trips and wildlife studies. Bird watching societies and other animal protection organizations will be invited to participate in the promotion and protection of the area. To assist visitors in identifying the various species of animals and plants, information panels will be displayed showing the various species to be found in the preserve.

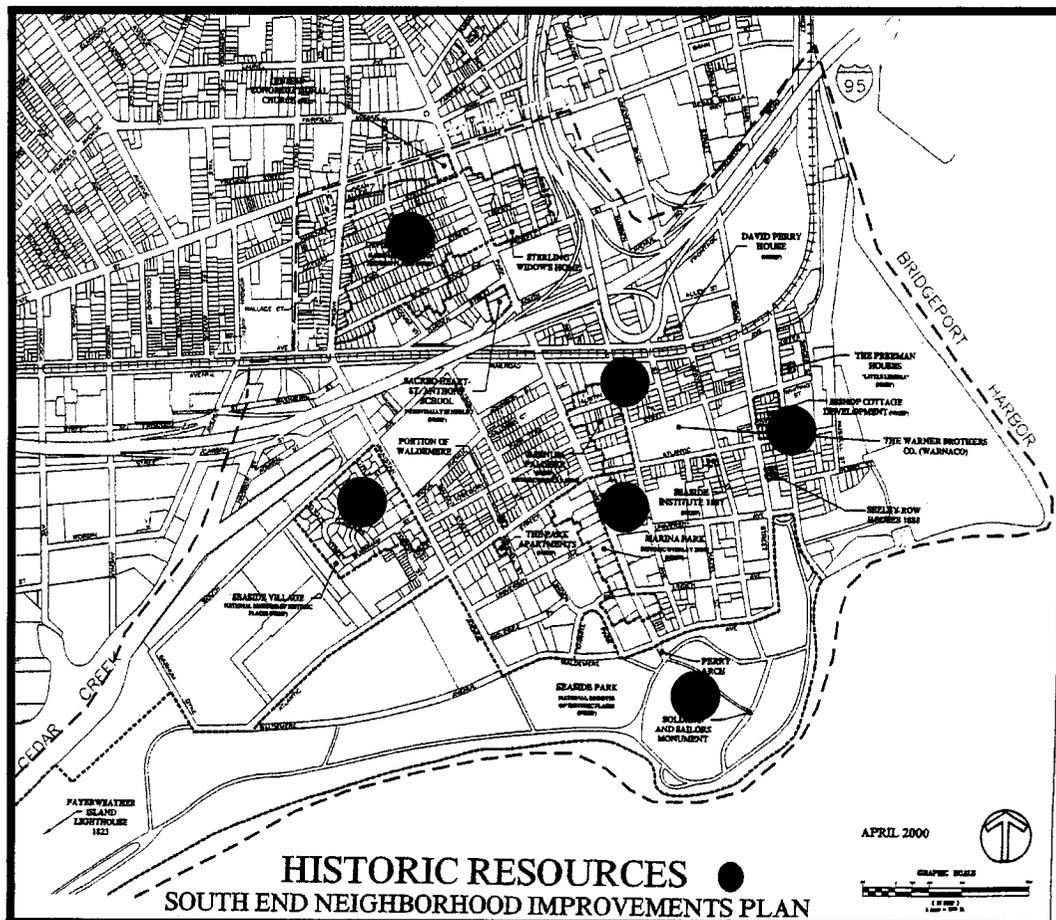
3. Historic Districts

The South End is home to six historic districts and 270 (appendix) historic properties. The historic districts shown in Map 19 are known as:

- | | |
|---------------------|--------------------|
| 1. Division Street. | 2. Seaside Village |
| 3. Barnum Palliser. | 4. Marina Park |
| 5. Bishop Cottages. | 6. Seaside Park |

Other notable historic resources are the Freeman House; Seeley Row, David Perry House; the United Congregational Church; Sacred Heart-Saint Anthony School and the Park Apartments and the Seaside Institute at the corner of Lafayette and Atlantic Street.

SOUTH END HISTORIC DISTRICTS



TPA South End Plan 2000. Map 19

Historic District components and Registry

- i. Division Street Historic District
 - Black Rock Avenue, Cottage Street, Couse Street, Hanover Street, Lewis Street, Park Avenue, Prospect Street, Seeley Street, and West Avenue
 - All Phases of Victorian structures from Mansard to Row Housing
 - National and State recognition

- ii. Seaside Village Historic District
 - Alsace Street, Flanders Street, Burnham Street, Forest Street, Forest Court, Sims Street, Little Street and Iranistan Avenue.
 - World War II housing
 - Local and State Recognition

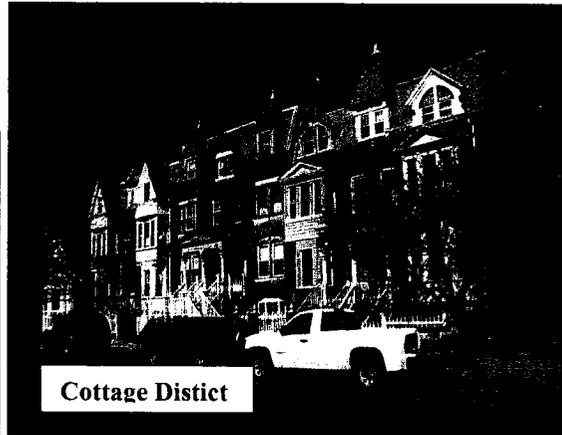
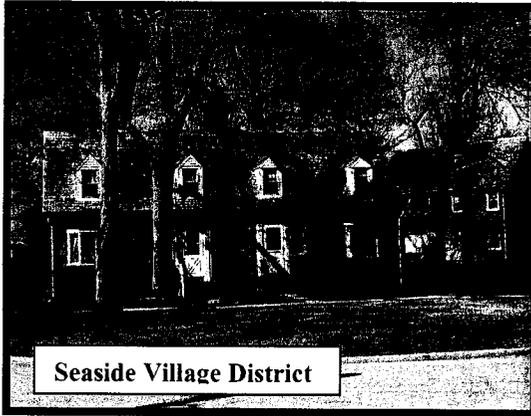
- iii. Barnum Palliser Historic District
 - Austin, Gregory, Myrtle & Atlantic Streets
 - High Victorian (Queen Anne and Italianate)
 - National & Locally recognized

- iv. Marina Park Historic District
 - Park Avenue, University Avenue, Linden Avenue and Atlantic Street
 - High Victorian
 - Nationally, State and Locally recognized

- v. Cottage Development Historic District
 - Broad Street, Atlantic Street & Main Street
 - Mix of industrial, commercial mid-1900's cottages and Victorian structures.
 - Nationally, State and Locally recognized

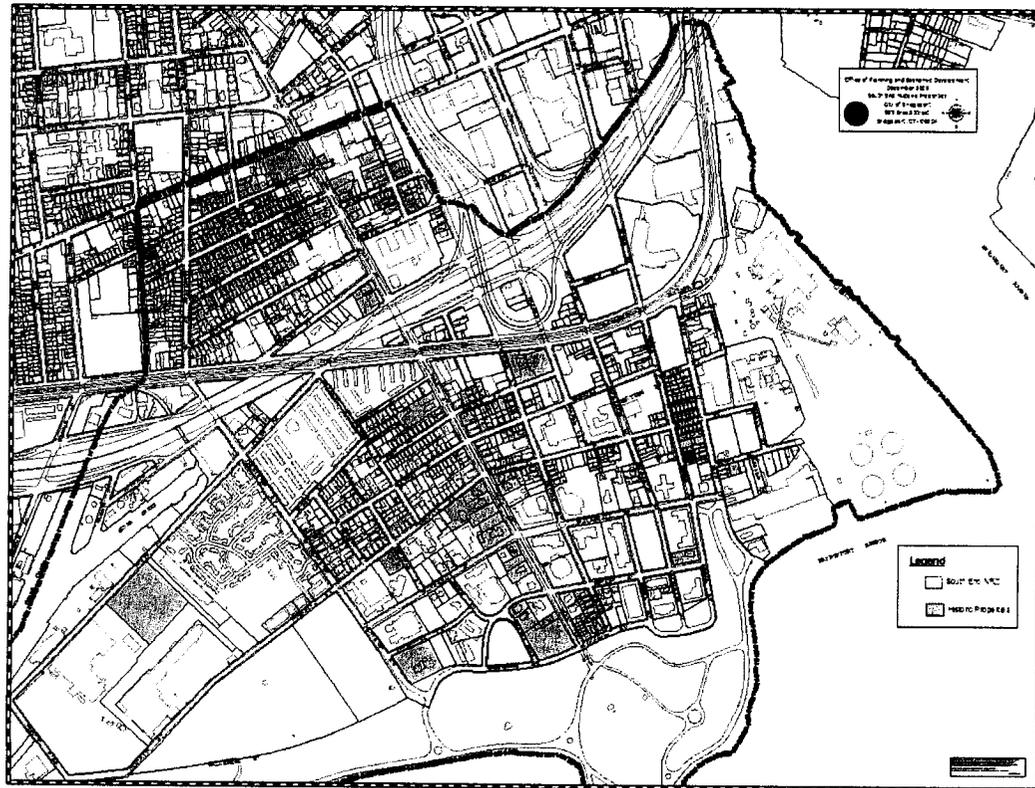
- vi. Seaside Park Historic District
 - Built in 1918
 - Park Avenue, Waldemer Avenue, Atlantic Avenue, Broad Street, Main Street and Main Street extension
 - All of Seaside Park and Beach
 - Nationally, State and Locally recognized

Historic structures in the South End are predominantly residential. It is therefore the intention of the South End NRZ to protect and promote the historic character of the neighborhood by creating awareness of its historic resources, and, to utilize Bridgeport's Historic



Commissions and protective regulatory agencies such as anti-blight and zoning, etc. for protection and enforcement. The NRZ Implementation Committee will also elect a Design Standard committee to review and make suggestions on exterior designs submitted by developers.

All South End Historic Properties



Map 20

4. Develop Neighborhood Gateways, Beautify Viaducts and Improve Vehicular Directional Flow & Pedestrian Safety

a. Gateways

The first impression visitors to the South End encounter are the underpasses and viaducts. These portals belie a negative impression of the South End and offer no hint of the treasures to be found just a few blocks south in the beautiful historic neighborhoods, University of Bridgeport and Seaside Park. Shown below (Map 21) are nine gateway entrances to the South End and Seaside Park. Nearly all north to south entry routes pass under railroad viaducts and Interstate-95 overpasses. These South End entry points are more often than poorly lit, marred with graffiti, heavily littered and are absent of signage providing visitors direction and location information.

Gateways to the South End



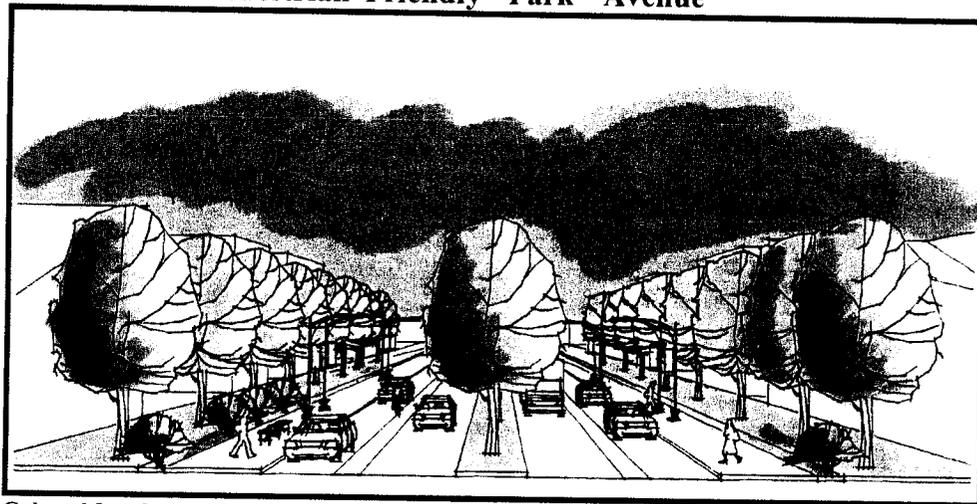
Map 21

The nine most prominent gateways to the South End are located along (1) Park Avenue at State Street; (2) Park Avenue at the I-95 and Railroad overpasses, and; (7) Park Avenue at the Perry Arch. The Lafayette Street gateway is located at; (3) the I-95 underpass. The Iranistan Avenue gateways are located at; (8) Seaside and Marina Village and; (9) the sports fields and Concert Shell. Broad Street gateways are located at; (4) I-95 underpass; (6), the Trolley Stop; (5) Pedestrian Walkway under I-95 and the railroad tracks

i. Park Avenue Gateways 1, 2 & 7

The Park Avenue Gateway located at the corner of State Street and Park Avenue is the northernmost entry to the South End. Signage welcoming visitors will include historic districts, Seaside Park and relevant landmarks. Electrified Reproduction Victorian lamps posts will accent the existing setbacks and sidewalks adding to the appeal of the residential Division Street Historic District neighborhood to be denoted by appropriate signage. The second Park Avenue Gateway considered a high priority entrance, located at the I-95 and Metro North rail overpass presents a dark; often litter strewn area in which pedestrians will not walk due to the perception of crime. Commercial properties between these gateways are in poor condition yet the stretch is anchored by substantial investment and rehabilitation of the Park City Hospital and Roosevelt School. The NRZ seeks to institute a streetscape and façade program to beautify and re-invigorate business and provide pedestrians and bicyclists an enjoyable experience along the Avenue. The NRZ cites issues such as non-conformance, blight, loitering and crime to be critical in recapturing and providing safe passage along this portion of Park Avenue.

Pedestrian Friendly Park Avenue



Cultural Landscapes Landscape Architecture & Regional Planning
University of Massachusetts, Amherst

Concept Sketch

ii. Lafayette Street Gateway.

Lafayette Street will serve as an important entry to blocks above and below Railroad Avenue in addition to the Lofts at Lafayette that, , would serve well as mixed use developments. Envisioned are a pedestrian center with retail shops, residential units, indoor and outdoor eateries and greenspace.

Lafayette Street is presently underutilized. The South End recognizes the opportunity to develop the Street to serve as primary connector, linking Housatonic College to the University of Bridgeport and Seaside Park. Signage and landscaping is needed along the setbacks and at intersections.

iii. Broad Street Gateway

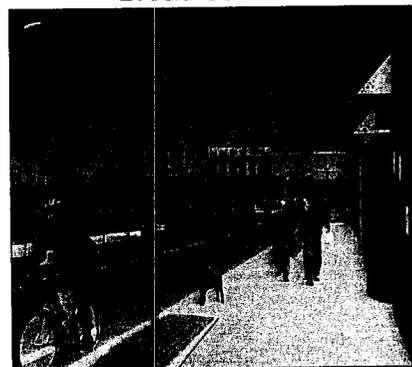
Broad Street is unquestionably the most important connector and gateway into the South End, providing access to the Arena, the Ball Park, the University of Bridgeport, the Cottage Street Historic District and the eastern entrance to Seaside Park known as the as "Trolley Stop Gateway." Broad Street also serves as the Downtown Service District connector and conduit to the Transportation Center. Signage is needed, as is landscape beautification. Event signage should be placed at the I-95 underpass to assist travelers seeking the aforementioned locations and parking. Present signage is small and easily missed. Lighting should be applied to the underpass giving pedestrians a greater sense of security and green barriers should be planted along the western edge of the street until such time that development occurs.

Broad Street



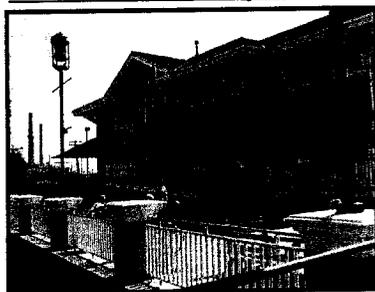
Before Development

Broad Street



After Development

iv. Port Jefferson Ferry & Pedestrian Gateway



The Port Jefferson Gateway provides accessibility from the DSSD Transportation Center from the bus and train station past the Port Jeff Ferry and on to the Arena and Bluefish Stadium. This gateway is heavily used by visitors arriving by public transportation during arena and stadium events, park events and festivals. Signage is

non-existent and installation should be of primary importance. Lighting is weak under the railroad viaduct and along the pier and should also be improved immediately. The neighborhood should work with the Port Authority to make better use of the restaurant facilities and to better facilitate the Port Jeff ferry traffic.

v. Iranistan Avenue Gateway

The two gateways located on Iranistan Avenue are the primary western entrances to the South End are in need of historic district signage denoting Seaside Village Historic District and directional signage to Seaside Park.

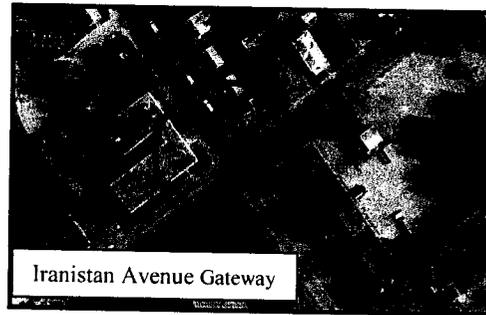
vi. Seaside Park Gateways

Three Seaside Park gateways in the South End are envisioned as centers of activity and potential future development in the neighborhood, creating nodal areas along the network corridors. These gateways will be created at the historic trolley stop on the northeastern tip of Seaside Park, the historic Perry Arch at the entrance to Seaside Park from Park Avenue, and at the intersection of Iranistan Avenue and Atlantic Street on the Western side of the neighborhood.

1. Seaside Park Athletic Fields & Concert Shell Gateway

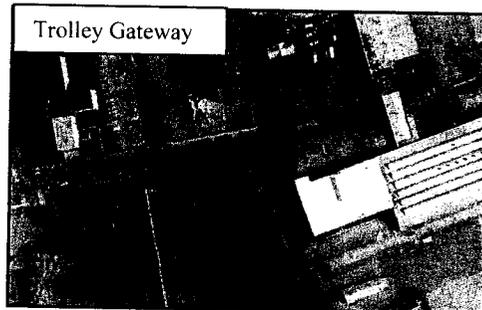
Map 22

This lower Iranistan gateway” is an important visual connection to the Sound as well as an interface between the University of Bridgeport and a more residential section of the South End neighborhood. The architectural character along Iranistan Avenue heading south from the railroad underpass is strong, and there is a built-up quality to the street edge until one reaches this intersection, where an expansive view to the southwest is revealed and Long Island Sound and Seaside Park becomes a prominent visual feature. This gateway will mark an important character change in the streetscape, and act as an important visual connection within the neighborhood.



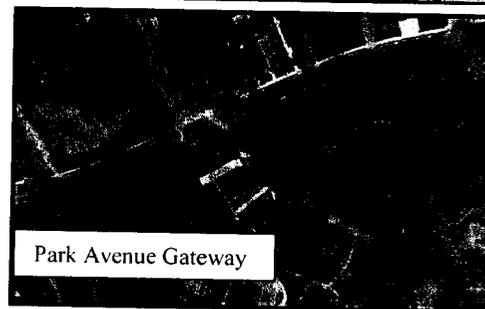
2. The ‘Trolley Gateway’ Map 23

This gateway will act as an interface between the University of Bridgeport, the revitalized Main Street and Broad Street corridors and Seaside Park. It is also an important visual Gateway looking South East out over Long Island Sound and North up the corridor.



3. “Park Avenue Gateway” Map 24

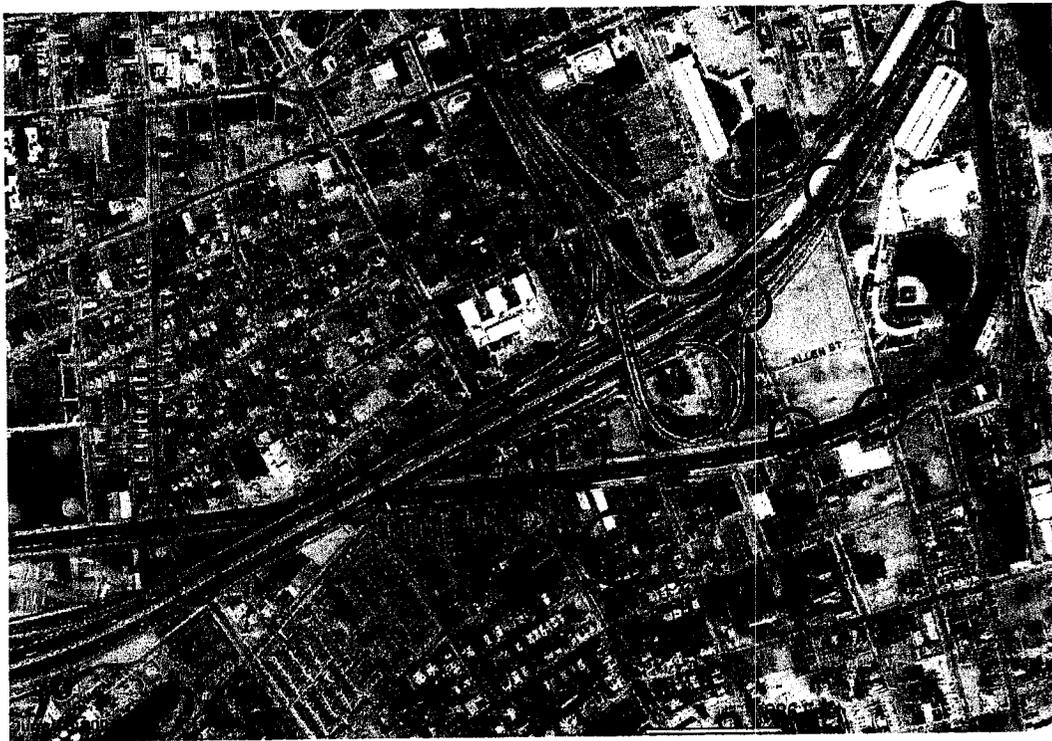
Envisioned as the main recreational hub of the neighborhood. Residents and visitors entering the park at the gateway will enjoy the parks-scape views, recreational loops for biking, running or walking to Seaside Park and other Entertainment amenities. From this gateway, there will also be a series of signs with appropriate mile markers and connections to existing recreational opportunities within the Park.



b. Viaducts & Underpasses

The South End has more viaducts and underpasses than any of the other neighborhoods. These locations, especially the viaducts under the railroad tracks, are frequently flooded, are too low to allow for large trucks to pass through, are dark and often times dirty and covered with graffiti and are problematic in the event of an evacuation. In addition, the viaducts add to the confusion caused by the street layout in the South End. The NRZ recognizes the issues and will seek to beautify these areas and petition the WPCA and the City for improved drainage as well as improved mobility through these areas. The map below shows the locations of the viaducts and overpasses

Viaducts and Underpasses in the South End



Map 25

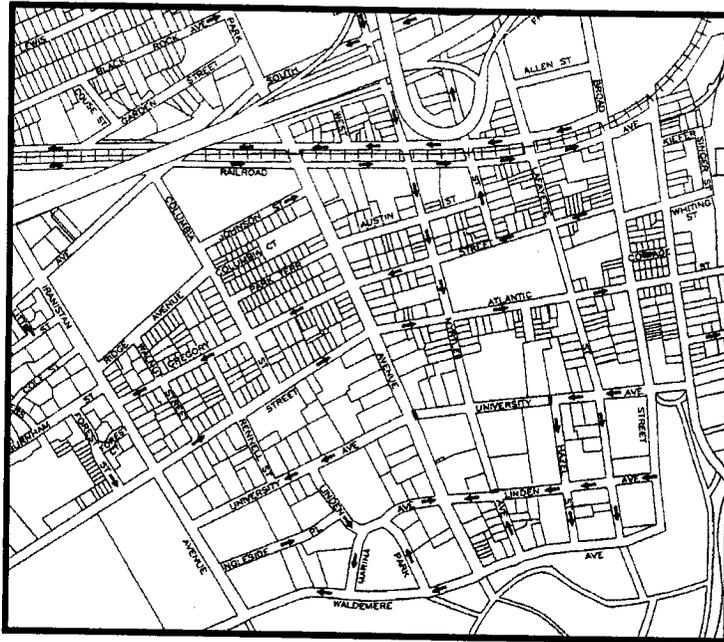
c. Improve Vehicular Infrastructure Directions

The South End vehicular infrastructure was not designed to accommodate the impact of modern day Transportation and service delivery modes, and nowhere in the City of Bridgeport is the impediment of outdated undersized and confusing circulation patterns more keenly felt than in the core of the South End, between Railroad Avenue, Waldemere Avenue, Iranistan Avenue and Broad Street. Many of the streets are one way and/or dead-end, especially in the area of University of Bridgeport.

In order to create efficient circulation flow patterns and create a more accessible visitor friendly community, it is recommended that the following streets become two-way: Atlantic Street, Gregory Street, University Avenue, Howe Drive,

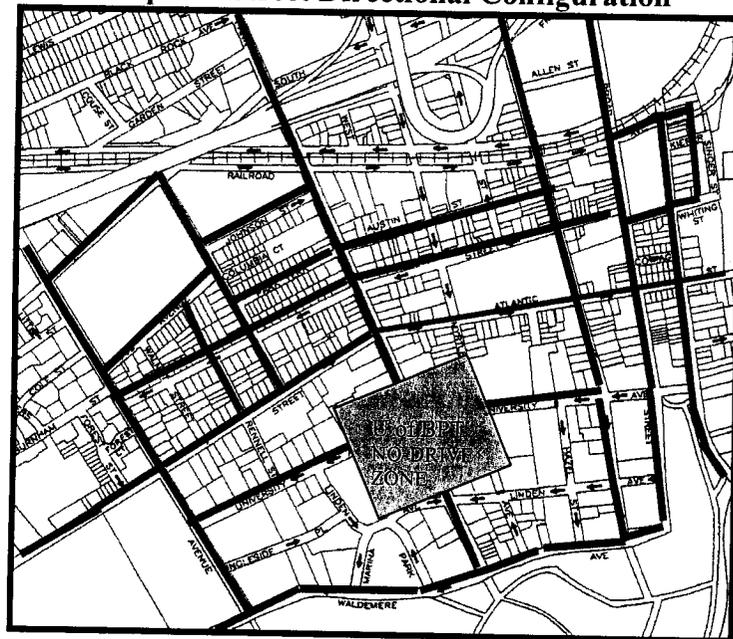
Johnson Street and the southern portion of Lafayette Street. In addition, it is also recommend that the road between Main Street and Broad Street at the northern tip of Seaside Park be closed to vehicular traffic with the exception of special events. The challenge to traffic planners will be to create parking space, both on and off street.

Existing Street Directional Configuration



Map 26

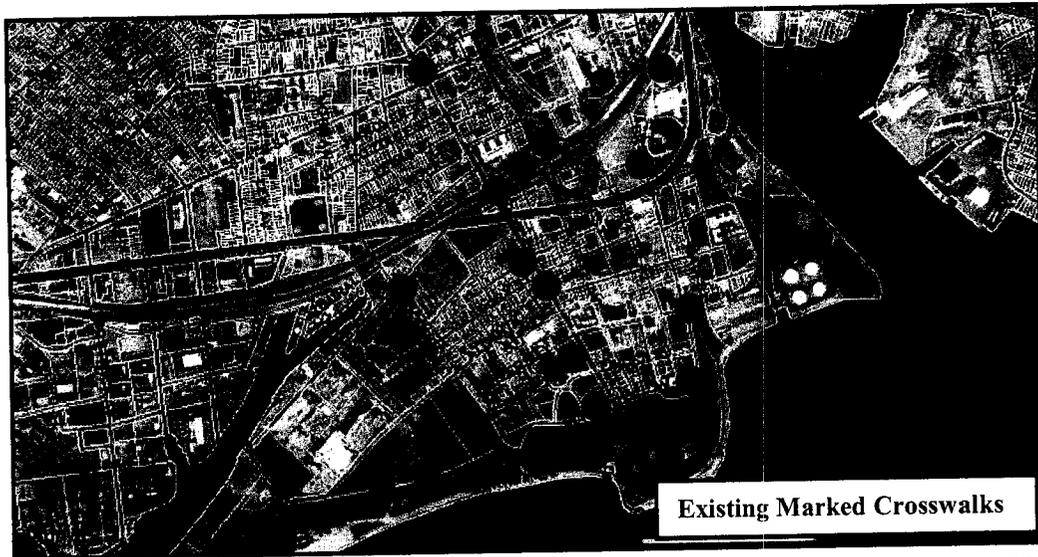
Proposed Street Directional Configuration



Existing Two way — Proposed Two Way — Map 27

d. Pedestrian Safety

South End streets and avenues have been identified as providing inadequate accessibility and protection for non-vehicular movement. Pedestrians and bicycle riders must traverse sidewalks that are in disrepair with poorly or unmarked



Map 28

crossing designation. The South End residents must petition the State and the City to better demarcate cross walks, provide needed lighting and signage and ensure that the pedestrian crossings are visible and acknowledged by passing motorists. Sidewalks should be on either side of the street and constructed wide enough to support student and residential pedestrians.

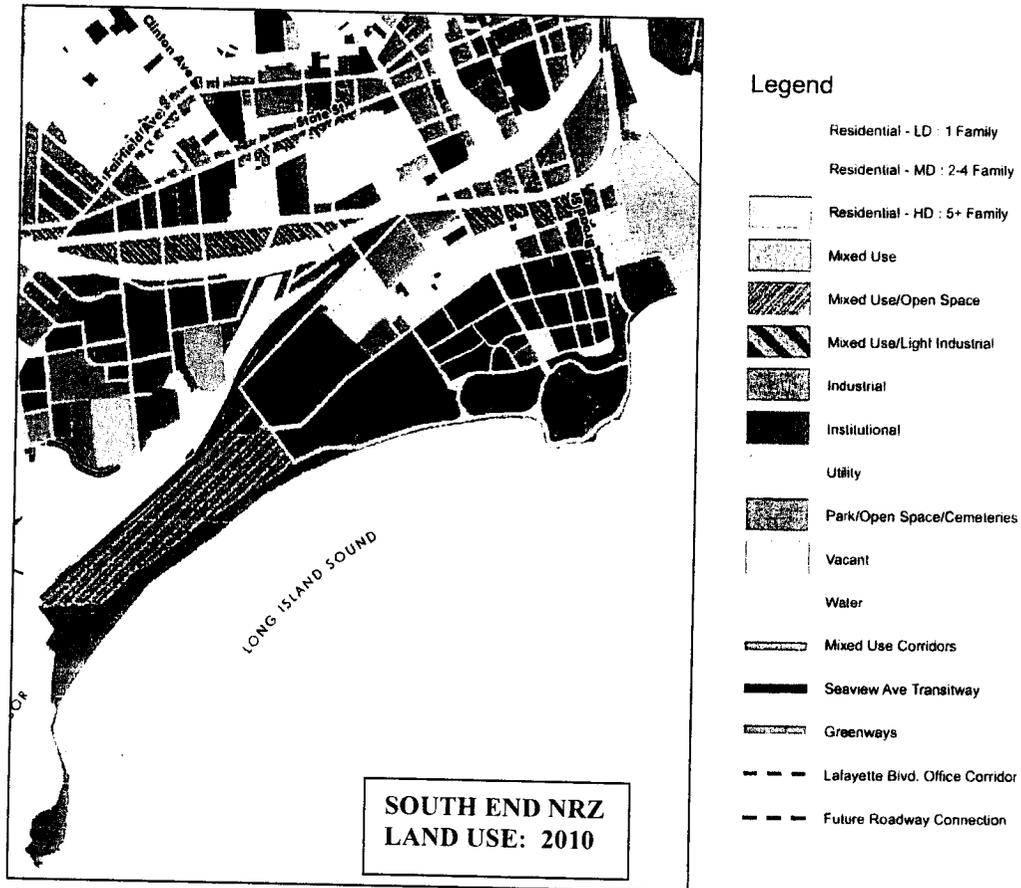
Presently, areas with the fewest marked crosswalks are those with the densest populations. All streets surrounding Marina Village and Seaside Village should be reviewed, including streets and avenues in the area the Lofts at Lafayette, Hanover Street, Cottage and Lewis Streets and Black Rock Avenue.

5. Land Use, Zoning, & Floodplain

a. Land Use

Under the new Land Use designation, the South End Land Use consists of the following approximate uses: park land and open space (Greenways) 45%; Residential 20%; mixed-use/ mixed use light industrial 15%; Heavy industrial 8%; institutional 8 %; Utility 9%; other 3%.

The South End population has decreased over the last two decades, as have manufacturing jobs and workplaces. Under the new land use designations, The South End will have more developable mixed-use properties. The new designation will boost the South End businesses, help achieve a desirable population level and will assist the Downtown Special Service District goal of



Map 29

expanding and connecting the South End to Downtown along Broad Street and along lower Main Street and further south to the “Trolley Stop” entrance of Seaside Park. Mixed-use will play an integral economic factor in achieving the commercial and residential goals of the South End NRZ

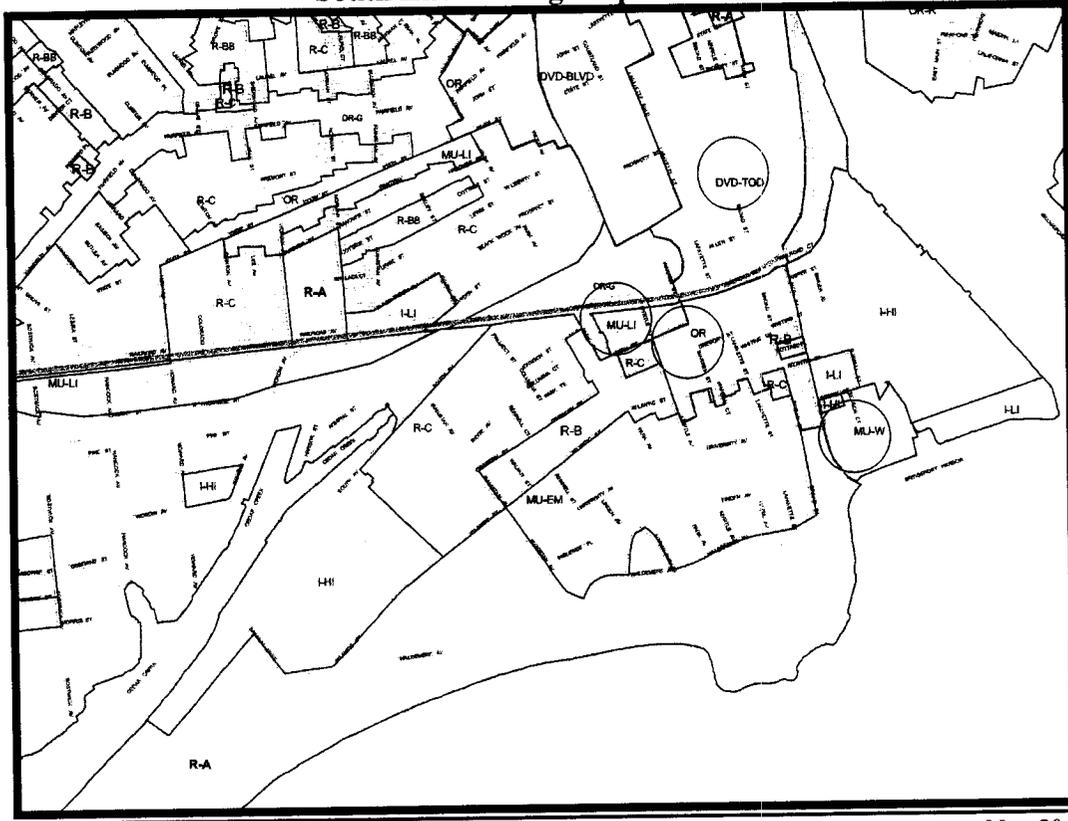
b. Zoning

The new Zoning map has changed significantly above the railroad tracks to the east. The new designation is Transit Oriented District DVD-TOD allowing for housing and commercial uses. Below the railroad tracks, between Park Avenue to Warren Street and south to Austin Street, is now zoned MULI allowing mixed use and light industrial operations for small environmentally friendly manufacturing such as furniture etc. Office Retail is found between Myrtle Avenue and Main Street, Railroad Avenue and on either Atlantic Street. Lastly the Remington Shaver site has been changed from Heavy and Light industrial to Mixed Use Waterfront MU-W.

The mixed use classification allowing for residential and commercial development is hoped to attract restaurants and other pedestrian amenities including commercial activity and neighborhood-sustaining goods and services

outlets. It is the desire of the neighborhood that the mixed-use buildings housing these functions are limited in height to that of mid-rise classifications.

South End Zoning Map: 2010



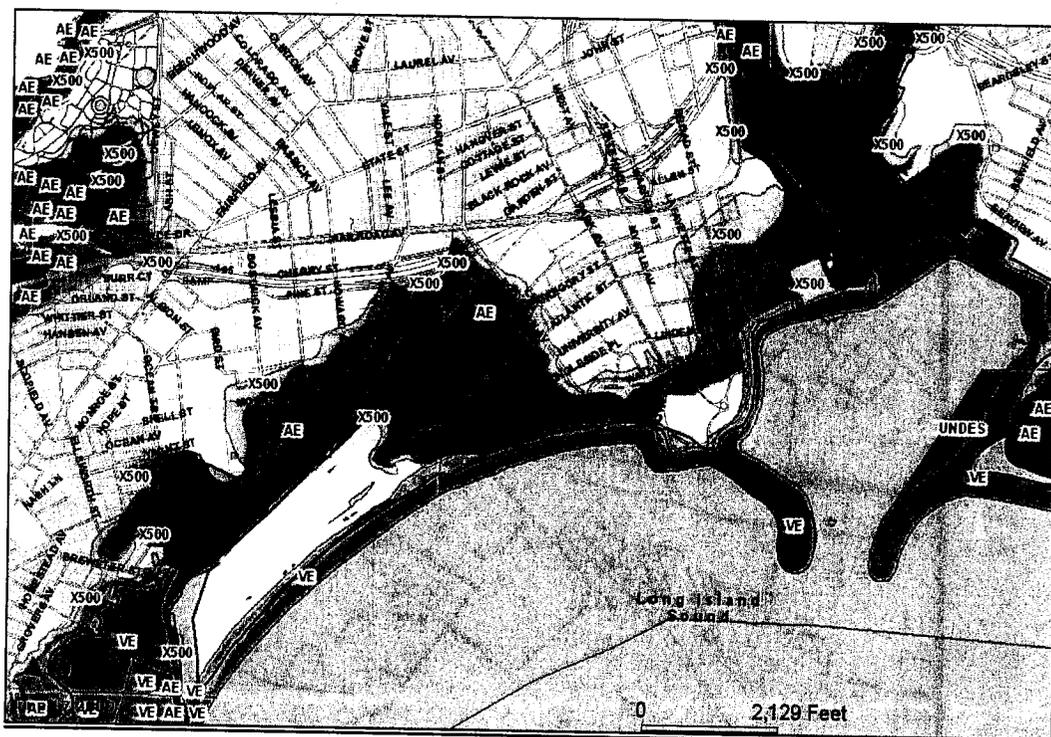
Map 30

Flooding

c. Coastal Management Floodplain Boundaries

The City's current Coastal Site Plan Review procedures are outlined in Article 14.3 and implementation Sections 22a-105 through 22a-109 of the Connecticut General Statutes. There are no specific additional local requirements for implementing the States Coastal Policies. Flood Hazard areas (100—Year Flood Boundary) are located along Bridgeport Harbor to the east, the entirety of the south eastern shore up to Waldemere Avenue and along Broad Street, then Lafayette Street to Atlantic Street and to the west,; the entire length of Cedar Creek with flooding covering all of the Sikorsky Plant north to the railroad tracks and east to Iranistan Avenue. The 500 year floods uniformly 500 feet further inland with the exception of several blocks above Atlantic Street and east of Myrtle Avenue where flooding continues to approximately 500 feet southeast of the railroad tracks.

Buildings in the floodplain must be in compliance with State and Federal code.



Coastal Flood Plan Management

Map 31

XI. QUALITY OF LIFE

Increase Quality of Life; Work with local Social Institutions, Police and City Regulatory Agencies

Several components of regulatory process and quality of life issues are identified as needed by South End Residents:

- Anti-Blight Program
- Crime & Block Watch
- Education & Job Training
- Home Ownership
- Housing Rehabilitation & Code Compliance
- Social & Faith Based Services
- Noise Reduction
- Sidewalk Improvement and Street Lighting
- WPCA: Sewage and Rain Water Run-Off

1. **Anti-Blight**

The South End is fortunate that it does not have a huge number of blighted properties (24) identified in 2007 by City Scan. However, there are a significant number of buildings in need of attention. A full listing of the South End properties can be found in the appendix under *South End Properties*.

To assure the reduction of blighted properties in the South End, the NRZ Committee must work closely with City's Blight and Housing Code Offices. Nationally, it has been proven that City's with Anti-Blight Laws have been able to refurbish many blighted properties that are now productive and positive elements in neighborhoods otherwise heading towards social and economic collapse. Enforcement of laws also ensures that absentee landlords are held accountable for the condition of their property(s), thereby dissuading prospective negligent landlords from purchasing properties in the South End. Conversely, those



Blighted Vacant House



Blighted Vacant Lot

Individuals seeking a safe, clean neighborhood for investment to or in which to raise a family, will be drawn to the South End.

South End Blighted Properties*					
#	Street/ Avenue	Block	Lot	Designation	Type
253-255	Atlantic Street	0532	19	Blighted building	Residential
57-59	Black Rock Ave.	1161	14	Blighted building	Commercial
150	Black Rock Ave.	1160	20	Blighted building	Residential
73-75	Black Rock Ave.	1161	15	Blighted building	Commercial
114	Cottage Street	1155	04	Blighted building	Residential
127	Garden Street	1163	02A	Blighted building	Commercial
95	Garden Street	1163	14	Blighted building	Residential
196-198	Gregory Street	0519	04	Blighted building	Residential
591-593	Gregory Street	0410	12	Blighted building	Residential
425-427	Gregory Street	0407	22A	Blighted building	Residential
69-71	Hanover Street	1155	20	Blighted building	Residential
122	Main Street	0542	02A	Blighted building	Commercial
354	Main Street	0515	05	Blighted building	Residential
309	Main Street	0527	11	Blighted building	Mixed-use
360-366	Main Street	0515	04	Blighted building	Residential
327	Myrtle Avenue	0523	07	Blighted building	Other

#	Street/ Avenue	Block	Lot	Designation	Type
330	Warnaco West	0524		Blighted building	Industrial
401	Park Avenue	0404	14	Blighted building	Commercial
59	Park Avenue	0423	04	Blighted building	Residential
695	Park Avenue	1161	12A	Blighted building	Commercial
81	Ridge Avenue	0405	26	Blighted building	Residential
1095	South Avenue	0427	21	Being Rehabed	Commercial
250	Waldemere Ave.	0423	03	Blighted building	Residential
231	West Avenue	0951	06	Blighted building	Residential
239	West Avenue	0951	07	Blighted building	Residential

Table 19

2. **Cleanup and Beautification**

South End neighborhood groups should work closely with established groups to organize cleanup drives on a regular basis with special efforts targeting graffiti and illegal dumping. This effort should be mobilized by a Block Watch Committee and should work closely with Mayor Bill Finch's "Be Green" beautification initiative and Ground Work Bridgeport that supports youth conservation teams

3. **Housing/ Structure Rehabilitation and Code Compliance**

Numerous properties throughout the South End are in disrepair and/ or not in compliance with local and State building and safety codes. These structures must be repaired and updated to stabilize the neighborhood. The NRZ Committee should work with the City to enact stringent and consistent enforcement with a focus on absentee-owned properties, derelict properties and brownfields.

Adaptive reuse is a planning and development tool through which the neighborhood and developers can salvage and update Industrial buildings that have outlived their original use, replacing their prior functions with productive uses that compliment and facilitate the goals of the South End. If left alone, these buildings become vulnerable and subject to abandonment, blight and crime. In addition, these buildings contain scarce and valuable material resources that when reused, will conserve on the environment and promote historical

The neighborhood should provide additional support to programs promoting health and human services covered under Code and State Statute. Bridgeport Neighborhood Trust is presently utilizing \$2,000,000 of HUD Funding through the City of Bridgeport's Lead Free Families Program Lead Elimination Act to create 160 lead free units. The program will include lead education and abatement procedure and will extend over a three year period.

4. **Home Ownership**

The South End NRZ has a low owner occupancy rate due in part to the multi-unit housing found above Rail Road Avenue and off-campus student housing properties owned by the University of Bridgeport. The NRZ Planning

Committee advocates ownership, recognizing that there is a direct correlation between a well kept neighborhood and homeownership.

Previously mentioned housing stock losses have provided vast tracts of land providing opportunity for new housing. The NRZ seeks to act in partnership with Bridgeport Neighborhood Trust (BNT) to build upon their existing efforts and successes in the South End and to introduce their homeownership counseling program. In addition, BNT, a HUD approved and CHFA certified.

To assist homeowners BNT provides prospective homeowner's one-on-one counseling, monthly Pre-Purchase Homeownership classes and monthly Post-Closing Workshops including Foreclosure Prevention, Financial Literacy and Landlord Tenant Training. The City has selected BNT to serve as the administrator of the Down Payment and Closing Cost Assistance Program providing eligible applicants with up to \$25,000 down payment and closing cost assistance.

BNT has offered to assist the NRZ in a leadership position in matters regarding housing. Their assistance will expedite the process for the South End Neighborhood.

The South End has and will entertain the construction of other forms of housing such as condominiums and duplexes and will seek a number of housing entities such as Mutual Housing Association, the Bridgeport Housing Authority and Habitat for Humanity to support and achieve the NRZ goals.

5. **Crime**

The South End in the year 2006 ranked as one of the safest neighborhoods in Bridgeport reporting 135 felony arrests south of the railroad tracks. However, the Planning Committee has identified that to maintain and improve upon the present low crime status, a Community Block Watch Program must be reinstated to perform the following tasks:

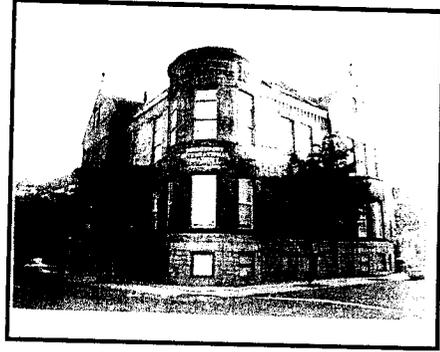
- i. Form four Block Watch groups, two to monitor the area above the railroad tracks and two to monitor the areas below the railroad tracks
- ii. Work with Police to monitor and report illegal dumping, noise and graffiti.

6. **Education and Job Training**

The South End has been identified as having a higher than average high-school dropout rate. The NRZ proposes to act in concert with local schools and Universities and Social Service organizations to explore and utilize programs to help stem and reverse this trend. Through this effort it is hoped that a higher percentage of students will graduate and move on to college and gainful employment. To assist those that are not planning a College career, the NRZ proposes to serve as a resource center to assist graduates (and others) to contact employment agencies and services.

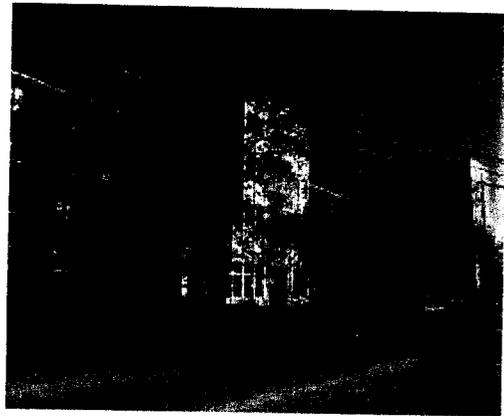
Bridgeport International Academy: 285 Lafayette

The City Master Plan recognizes the loss of heavy Industry and the rise in light industry, especially in the field of Bio-technology and the Health Industry. The NRZ will seek to form partnerships with local medical facilities and training programs to prepare students and others, for careers in the health industry.



The City of Bridgeport has recently completed a \$200 million dollar New Schools and has been committed to the development of magnet schools and the refurbishing of existing educational facilities. Amongst the more recent projects is the University of Bridgeport Swing Space School that houses up to 750 pre-K-7 students who have been displaced while construction is underway at their prospective schools. The cost of the project is estimated at \$35.5 million.

Swing Space School: University of Bridgeport



7. Social & Faith Based Services



The South End Neighborhood is fortunate to have religious institutions and social organizations to assist citizens in community functions and provide a wide range of services to support the social well being of the neighborhood (e.g. food banks, serving dinners, counseling, etc.). They play an important role in promoting civic programs and neighborhood improvement projects as well.

Social organizations also assist the community in maintaining a healthy family oriented environment. The YMCA, for example, located at 850 Park Avenue, provides the community with pre-school childcare programs, sports programs, family fitness programs and special events. In addition, services are provided for those seeking grief counseling, help in overcoming addiction, shelter and food assistance. Twelve social services, 13 churches and 9 educational institutions are available for citizens to address these needs.

8. **Noise Pollution**

The South End is subject to its most severe noise problem along the I-95 exit 26 and Amtrak Railroad corridors. Neighborhood automotive corridors such as State Street, Park Avenue, Atlantic Avenue and Seaside Park also contribute to automotive and motorcycle noise disturbances, especially in the summer months. Other factors contributing to noise are attributed to radios played at high volume and special events.

The NRZ Committee will address Noise issues by requesting additional police patrols, contacting the Mayor's Office, reporting incidents through the Neighborhood Watch and talking with event promoters in the hope of achieving mutually acceptable actions to reduce noise pollution.

9. **WPCA: Sewage and Rainwater Runoff**



The City of Bridgeport, the Water Pollution Control Authority and the State have begun to address the pollution problems caused by discharge of runoff and sewage into Long Island Sound. The South End is particularly vulnerable to the impact of backup of contaminated water. Proximity to Long Island Sound and a low elevation above sea-level make it

particularly vulnerable in coastal storms where tides are driven in and rain water discharge is pushed back by the tidal surge. Exacerbating this problem is the age of the discharge pipes lacking the capacity to handle flow, sections of damaged pipes, and the fact that sewage runs through the same system as the rainwater.

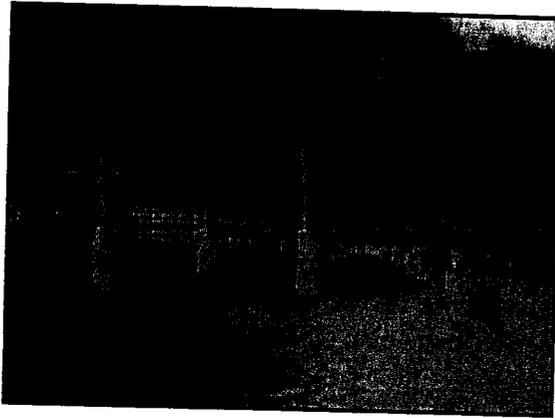
Per example: during every heavy rain of even short duration, Lafayette Street becomes a lake filled with backed up water and sewage due to joint sewage/



storm discharge pipes the lacking the capacity to handle the discharge, thereby flooding Lafayette Street both south and north of Atlantic Street. Cars entering or leaving this area are required to take a detour due to 8 to 12 inches of water that frequently covers the entire street during such a rain.

Frequently the backup of water flows into the Seaside Institute building on the corner of Lafayette and Atlantic Streets, flooding the elementary school and apartments located on the first floor (basement level). Concurrently, the parking lot across the street becomes flooded causing interior damage to cars

parked the and on the street. Iranistan and State Street are also subject to flooding.



After a heavy rainfall, area beaches are sometimes closed to swimming because of high bacteria counts from raw sewage overflowing from treatment plants and from antiquated systems that combine effluence with runoff and then discharge into Long Island Sound. The overflow occurs because rainwater runoff drain basins feed directly into sewage lines resulting in volumes that exceed the

discharge lines and treatment plant capacity.

The South End NRZ Planning Committee considers the repair and reconfiguration of the neighborhood discharge lines to be of primary importance to the viability of the neighborhood's recovery to the status of a healthy and safe environment.

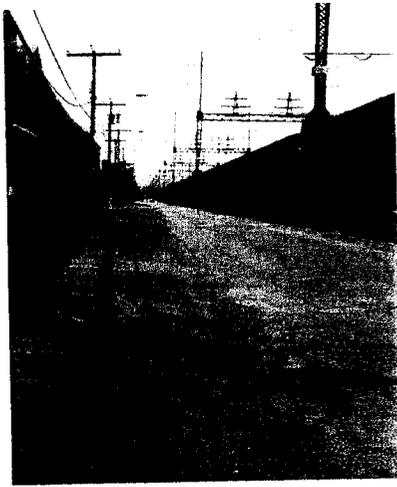
The NRZ Implementation Committee will seek support from City Officials and Offices, the Water Pollution Control Authority, to prioritize the South End as the next Bridgeport neighborhood to be addressed.

The following streets and avenues have been identified by the South End NRZ as impassible or flooded during a heavy rain and are in immediate need of drainage improvements:

South End Streets Regularly Flooded by Heavy Rain	
Iranistan and Railroad Avenues to Black Rock Avenue:	Impassible
Iranistan Avenue between Ridge, Gregory and Forest Court	Impassible
Iranistan Avenue between Cottage Street and Lewis Street	Flooded
Park Avenue and Railroad Avenue:	Impassible
Park Avenue by the Arches at northeast corner	Impassible
Broad Street and Whiting Street	Impassible
Broad Street between Whiting and Atlantic Streets	Often Impassible
Burnham Street at corner of Forest Street Seaside Village	Flooded
Little Street in Seaside Village by Sims Street	Flooded
Austin Street and Warren	Flooded
Warren Street and Railroad	Impassible
Atlantic Street and University on Lafayette Street	Impassible

Table 20

10. Streetscape Improvements



South End neighborhood streetscapes are generally in poor condition. Though some have been upgraded over the past decade many are buckled from frost heaves and tree-roots while others have been damaged and remain in disrepair having been hit snow plows and heavy equipment.

Of great importance is the creation of safe streets, where pedestrian and bicyclists are able to move about without the fear of being struck by a motor vehicle. To reach this goal, setbacks will have to undergo rezoning and roadways will have to be widened.

XII. PHASE STAGES: Conclusion and Wrap-up of Goals & Objectives (Short-Term & Long-Term Objectives & Strategies)

1. Phase I – Community Organization

Short-Term Revitalization Projects 2010 through 2015

a. Establish an NRZ Steering Committee

The Steering Committee will be responsible for implementation of the South End NRZ Strategic Plan and will assure that the NRZ has suitable representation from local neighborhood organizations and the stakeholders that have been involved in the development of the South End Strategic Plan:

- Residents
- Businesses
- Faith-based Organizations
- Law Enforcement
- City Council and State Representatives
- Non-profit organizations (Bridgeport Housing Authority, Habitat for Humanity, Mutual Housing, Bridgeport Neighborhood Trust)
- Educational Institutions (University of Bridgeport)

b. Strategic Plan Document

Publish the South End NRZ Strategic Plan and market it within the community and government officials and agencies

- City leaders & elected officials
- Neighborhood leaders
- Government Offices
- Public buildings (Libraries, City Hall)

c. Block Watch Patrols

Promote the creation of block watch patrols within the South End

- Provide support existing block watch groups
- Support policing and other neighborhood safety organizations.
- Seek training and assistance from the City Police Department.
- Block-watch reports of findings/ activities to the NRZ Committee on a regular basis.

d. Neighborhood Refuse & Debris Clean-up

Work with local neighborhood groups and City Departments to coordinate cleanup efforts within the neighborhood:

- Special focus should be given to Seaside Park, Park Avenue, State Street, Railroad Avenue
- Playing fields
- Viaducts and underpasses.
- Seek assistance from the Parks Department and
- Seek assistance from Public Works
- Report to those Legal and Regulatory relevant City agencies illegal dumping or refuse in the neighborhood.
- Schedule neighborhood cleanups on a quarterly schedule.

e. Communication

Assign a member or sub-committee to keep informed on South End issues proposed or in the regulatory process:

- Support continuation of existing community organizations
- Create membership mailing or website in which meetings, new projects, active project status, neighborhood events, minutes and findings may be posted in English and Spanish.
- Create special committee to work with City and Port Authority so as to retain the Port Jefferson Ferry in the South End

Mid Term Objectives Phase I: 2016 through 2020 (6-10 years)

a. Update NRZ Plan

- Establish updated objectives
- Amend Plan to reflect alterations of objectives
- Reestablish time tables
- Identify new funding sources and Stakeholders
- Senior Assistance programs (Housing, Medical, Security & Emergency Response)
- Youth Services (Police activity support, Medical, Education Assistance)

Long Term Objectives Phase I 2020 through 2030 (11-20 years)

a. Update NRZ Plan

- Establish updated objectives
- Amend Plan to reflect alterations to objectives
- Reestablish time tables
- Identify new funding sources and Stakeholders

2. Phase II – Neighborhood Stabilization

Short-Term Revitalization Projects 2010 through 2015 (1-5 years)

- a. Negotiate Housing Investment Strategy with developers and City
 - Develop market pertinent housing guidelines to assist developers and prospective homeowners alike
 - Establish program to redistribute and de-concentrate pockets of poverty housing

- b. Stabilize density in established residential neighborhoods
 - Promote the use of vacant lots for new housing that is in keeping with street
 - Encourage homeowners through funding sources to rehab buildings in Disrepair.
 - Demolish blighted properties and rebuild structure that conforms with other houses on the street using NRZ historic guidelines
 - Work with the City and developers to strategize parking problems

- c. Seek to increase density along Mixed-Use corridors
 - Reestablish loss of population in the 1980's and 1990's
 - Promote adaptive reuse of vacant buildings, underutilized buildings and vacant sites
 - Accommodate and enhance TOD efforts

- d. Preserve Historic Properties & Seaside Park
 - Work with City Historic District Commission #1
 - Reevaluate architecturally significant buildings that are eligible for the National Registry of Historic Places
 - Identify needs and resources for landfill nature preserve
 - Incorporate historic structure design into building façade guidelines.
 - Establish bicycle route and South End Historic Heritage walking route

Mid-Term Neighborhood Stabilization Phase II: (6- 10 years)

- a. Update NRZ Plan
 - Establish updated objectives
 - Amend Plan to reflect alterations of objectives
 - Reestablish time tables
 - Identify new funding sources and Stakeholders
 - Identify structures entered onto historic lists
 - Identify projected population increase per project and determine infrastructure impact and capital project needs to accommodate population (Roads, sidewalks, crossing lanes, bicycle paths etc)

3. Phase III: Neighborhood Improvement Projects

Short Term Revitalization Projects: 2010 through 2015 (1-5 years)

- a. Retain Port Jefferson Ferry on the South End
 - Continue to petition the City Council and the Port Authority to retain the Port Jefferson Ferry in the South End
 - Actively work with the City and the Port Authority to provide improved circulation to mitigate traffic problems
 - Co-op strategies with the DSSD and the Downtown Task Force.
- b. Economic Development Request for Proposals (RFP)
 - Pequonnock Site
 - Remington Shaver Site
 - Conte Site
 - Lafayette Plaza Site
 - Bridgeport Housing Authority Site
 - Waldemere Avenue Site
- c. Vehicular infrastructure Improvements
 - Work with City Engineering to study & advise NRZ on directional configuration of Streets.
 - Work with City and WPCA to mitigate flooding at viaducts along railroad Avenue
 - Establish bicycle paths
- d. Streetscape Improvements
 - Repair and replace sidewalks
 - Increase depth of setbacks where possible to accommodate pedestrians and outdoor storefront activities
 - Put in place Signage directing people to venues and Historical Attractions
 - Reevaluate streets without crosswalks for pedestrian safety upgrades
 - Beautify viaducts with plantings, proper maintenance and art.
- e. Identify and Secure Additional Funding Sources to promote Projects

Mid-Term Neighborhood Stabilization Phase II: (6-10 years)

- a. Update NRZ Plan
 - Establish updated Objectives
 - Amend Plan to reflect Alterations of Objectives
 - Reestablish Time Tables
 - Identify new Funding Sources and Stakeholders
 - Identify Developers and Plans from RFP'S
 - Request Developers to identify Neighborhood Impact of proposed projects.

4. Phase IV: Economic Revitalization

Short Term Revitalization Projects: 2010 through 2015 (1-5 years)

- a. Mixed Use Development
 - Work with Economic Development to confirm support for redevelopment efforts and good-faith adherence to suggested redevelopment guidelines
 - Work with the Parks Department and the University of Bridgeport to promote connectivity and community.
 - Work with the Downtown Special Service District and the Downtown Task Force to establish a coordinated effort to better link and promote in kind, the South End commercial corridors to the downtown commercial district
 - Begin to actively advocate and enforce the removal of commercial and Industrial uses that are Inappropriate and Inconsistent with the Goals of the South End

- b. Broad Street Corridor Mixed Use Corridor
 - Promote mixed use commercial/ residential development
 - Set forth with design standard application to existing structures
 - Commence Sidewalk and Crosswalk program and road repairs
 - Eliminate bottlenecks through reconfiguration of directional streets
 - Improve public transportation and address parking issues

Mid-Term Economic Revitalization Phase IV: 2016 through 2020 (6-10 years)

- a. Mixed Use Pedestrian Complex
 - Promote mixed use pedestrian complex between Atlantic Street, Railroad Avenue, Lafayette and Myrtle Avenue.
 - Promote Transportation Oriented District and work with transit authority to establish better connectivity to all transportation modes to encourage increased ridership.
 - Improve Municipal Parking and Implement Street Parking regulations that will encourage and promote desirable and zoning compliant commercial activities

Long Term Economic Revitalization Phase IV: (2011-20 years)

- a. Transit Oriented Mixed Use Development
 - Fully functioning TOD with Sustainable commercial/ residential mixed-use development
 - Fully developed Vehicular and Pedestrian Connectivity along primary corridors.
 - Enhancement of previous modifications to Port Authority circulation

- b. Update NRZ Plan
 - Establish need to continue NRZ and if so:
 - Provide updated objectives
 - REAPPLY FOR NRZ STATUS
 - Amend Plan to reflect alterations of objectives
 - Reestablish time tables

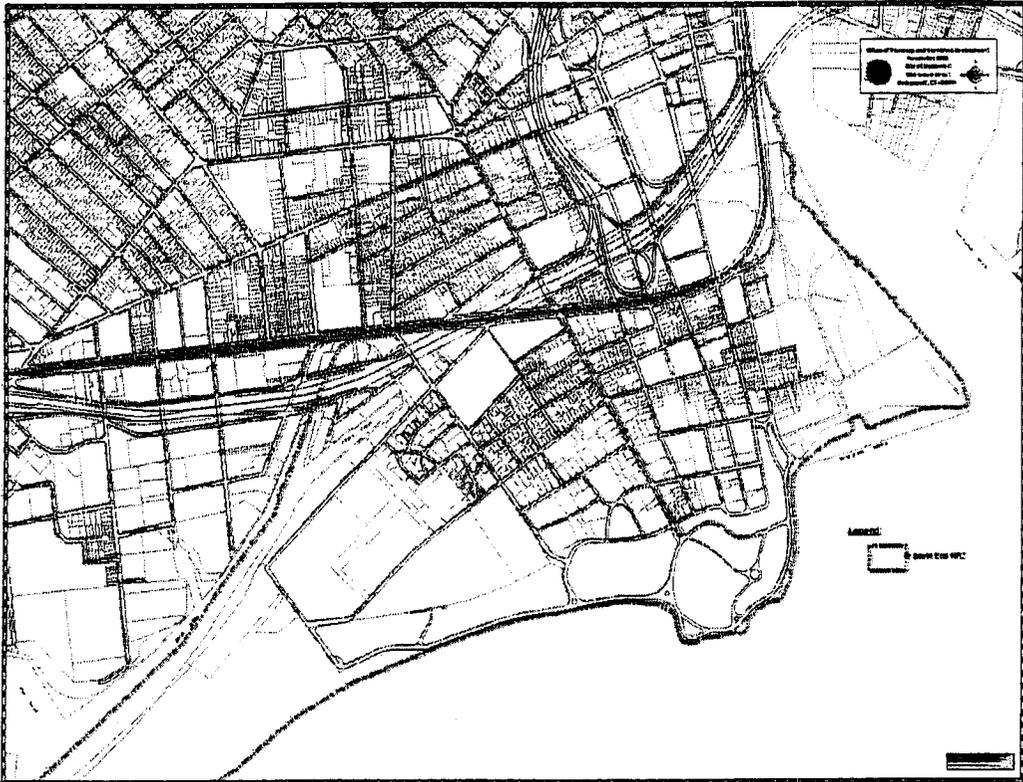
- Identify new funding sources and Stakeholders
- Identify structures entered onto historic lists
- Identify projected population increase per project and determine infrastructure impact and capital project needs to accommodate population (Roads, sidewalks, crossing lanes, bicycle paths etc)

APPENDIX

A

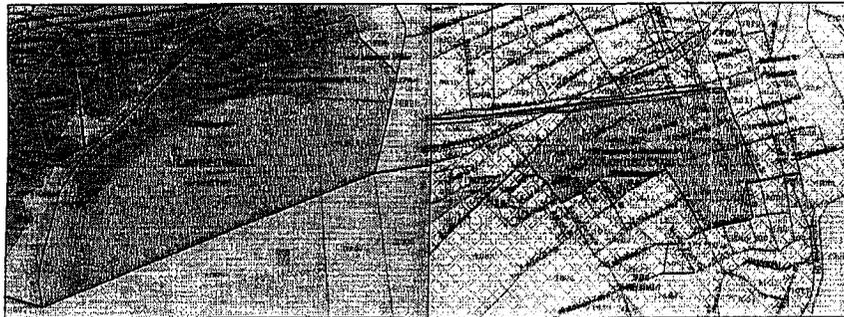
South End Boundary & NRZ Census Tracts

SOUTH END NRZ BOUNDARY



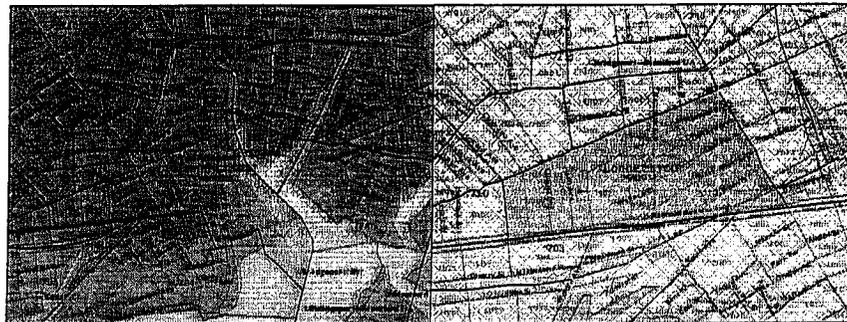
Census Tract 704

Census Tract 705



Census Tract 706

Census Tract 709



APPENDIX

B

South End NRZ Bylaws
Certificate of Incorporation
Vision Statement & Goals

Legal Notice

South End NRZ Bylaws

Pursuant to requirements set forth in the Public Act 06-840, which established a Neighborhood Revitalization Zone Process, this legal notice is hereby given that NRZ Bylaws have been adopted for the South End NRZ that includes the information and planning committee charges with review and approving a strategic plan for the neighborhood.

A copy of the adopted Bylaws and the Ordinance which request to Community Economic Development Fund project area can be obtained from Dorso Associates, LLC, 350 Fairfield Ave., Bridgeport, CT 06604.

SOUTH END NRZ BY-LAWS

Article I

Section 1. Name

The name of the organization shall be the South End Neighborhood Revitalization Zone Planning Committee, hereinafter referred to as South End NRZ Planning Committee.

Section 2. Offices

The principal location of South End NRZ Planning Committee shall be in South End neighborhood of Bridgeport, Connecticut. All meetings of the South End NRZ Planning Committee shall take place within the South End of Bridgeport.

Article II

Section 1. Mission Statement

In accordance to Public ACT 94-240 of the Connecticut General Statutes, an Act to Establish the Neighborhood Revitalization Zone, the South End NRZ Planning Committee shall be responsible for formulating an NRZ Strategic Plan. The primary mission of the South End NRZ Planning Committee is to improve and preserve the South End through the collaborative efforts of the residents and other stakeholders, including but not limited to, representatives of businesses; non-profit organizations; health and other service providers; cultural and religious institutions; and organized community associations. The main goal is to improve the quality of life, and to protect and advance the well being of the community. The objectives are to increase the income levels of residents by advancing economic development and job creation; to improve educational achievements; to improve housing opportunities including increasing home ownership and providing decent and affordable housing; to address issues associated with blight and poorly maintained streetscapes and property, to facilitate investment and property improvements, to promote environmentally sensitive development, reuse and investment, preserve historical and architecturally significant houses and properties, promote compatible land use, and assist in the promotion and creation of services for the youth, the elderly, and other disadvantaged members of the community. This organization shall not be affiliated with any political party, organization or group. Furthermore, the South End NRZ Planning Committee shall not endorse candidates for political offices.

Section 2. Boundaries

The boundary of the South End Neighborhood Revitalization Zone (NRZ) shall be the existing Neighborhood boundary of South End Neighborhood, as defined by the City of Bridgeport and amended by South End NRZ stakeholders. The South End NRZ Map is attached at the end as "Appendix A" and constitutes as part of these By-laws.

**Article III
Membership**

Section 1. Eligibility

Eligible members of the South End NRZ Planning Committee include residents, owners of properties located in the neighborhood; individuals and representatives of businesses, cultural, educational, social service agencies, religious and citizen organizations located in the South End Neighborhood or have a significant impact on the South End Neighborhood.

**Article IV
Meetings**

Section 1. Notice of Meetings

Written notice of the meetings shall be distributed and received by members at least five days prior to each meeting.

Section 2. Quorum

A majority of Planning Committee Members must be present to constitute a quorum, and at least half of which must be residents.

Section 3. Regular Meetings.

The South End NRZ Planning Committee shall meet at least eight times per year at a location within the neighborhood boundaries and at a time and date agreed upon by the members.

Section 4. Voting

Decision on any question shall be made by a majority vote of those members constituting a quorum. There shall be no voting by proxy. Any member who has a personal, professional, business or other interest in any parcel of property that might be subject to the Strategic Plan shall be required to disclose said interest and shall recuse himself or herself from any vote thereon. All votes shall be recorded by Secretary of the Planning Committee, and together with minutes of meetings, shall be made available to the community-at-large.

**Article V
The Planning Committee**

Section 1. Membership

The Planning Committee shall consist of nineteen (19) persons. At least fifty-one percent (51%) of the Committee's members must be residents of the South End neighborhood. The composition of the Planning Committee shall be as follows:

- 10 Residents (P.A. 95-340 requires that majority of Committee members be residents) of which 1 is a Youth Resident Representative (16-21 years old – must be unrelated to any other resident)
- 1 “Small Business” Representative
- 1 “Large Business” Representative
- 1 Upper Education Representative
- 2 Representatives of Churches or Other Religious Organizations
- 2 Representatives of Community Organizations and Other Non-Profits
- 2 Representatives from the Public Sector that includes a City’s appointed representative and representative from Bridgeport Housing Authority.

For the purpose of this section “small business” is defined as any business operating within the South End with 10 or fewer employees. “Large Business” is defined as any business operating or servicing within the South End with more than 10 employees. *With regard to resident members, individuals will be required to provide proof of residency within the South End (e.g., Driver’s License, State Identification Card, Utility Bills, etc.).*

Section 2. Elections and Eligibility

Resident Property Owners and Resident Tenants must reside within the South End. All other members of the South End Planning Committee may reside outside of the South End, as long as they represent a business, church or other religious organization, community organization or other non-profit, or public sector entity that is located within the South End or substantially impacts the South End community.

Section 3. Election and Representation

Election of representatives to the South End NRZ Planning Committee shall take place once per year. A *Membership Committee* shall be formed to coordinate the selection process. Each constituent group shall determine the method of election for their representative, setting forth its procedure in writing and providing a copy of same to the South End NRZ Planning Committee. Elections of members shall take place within One Hundred Twenty (120 days) of the approval by the City of Bridgeport of a resolution designating the South End community as an NRZ pursuant to state statute.

Section 4. Term of Office

Members of the Planning Committee shall serve for a period of one (1) year, or until such time as an NRZ Strategic Plan has been approved by the City and passed on to an NRZ Implementation Committee, at which time the Planning Committee shall be dissolved, whichever is shorter.

Article VI

Section 1. Motions and Proposals

Proposals may be introduced to the committee by any member or representative of Planning Committee. If more than one group has such an interest, any and/or all of them may introduce a measure. A proposition which is re-introduced after being tabled at a previous meeting may be tabled again if six committee members vote to table it again.

Section 2. Amendments

Amendments to the By-laws may be proposed in writing to the Planning Committee if at least three members of the Planning Committee request amendment to the By-laws. Any amendment shall require a 3/4 vote of all Committee members to take effect.

Article VII Officers and Committees

Section 1. Name and Number

Since the purpose of the NRZ Planning Committee is to formulate a Strategic Plan for the South End, the only officers shall be a Chairman, whose responsibility shall be to preside over meetings of the Committee, a Vice-Chair, who shall act in the Chairman's place in his or her absence, and a Secretary, who shall be responsible for maintaining records of the Planning Committee, recording minutes and votes, and providing notice of meetings to the Planning Committee and notice of public hearings or forums to the community at large. The offices of Chairman, Vice-Chair, and Secretary shall be elected for one-year terms by a majority vote of the members of the Planning Committee.

Section 2. Subcommittees

The South End NRZ Planning Committee shall consist of at least the following Subcommittees, each of which will be assigned tasks and meet according to a schedule determined by the whole: (1) Business and Economic Development; (2) Education; (3) Open Space, Parks & Recreation; (4) Health, Safety & Family; (5) Housing, Blight and Historic Preservation; (6) Infrastructure; (7) Land Use and (8) Outreach and Communications.

Article VIII Presentation of Plan

In no case shall the NRZ Planning Committee present a plan to the City of Bridgeport without first holding at least one public hearing on same, open to all residents and stakeholders within the South End community. Notice of said meeting shall be made in writing, and provided not less than two weeks prior.

Upon approval of the NRZ Strategic Plan by the City of Bridgeport, and presentation of same to the State of Connecticut, the NRZ Planning Committee will dissolve. Any assets of the NRZ Planning Committee, including all work product, will be transferred to the NRZ Implementation Committee, a separate 501 (c) (3) tax exempt organization, whose mission will be to carry out the particulars of the Strategic Plan.

**PROPOSED CERTIFICATE OF INCORPORATION FOR
THE BRIDGEPORT SOUTH END NEIGHBORHOOD REVITALIZATION ZONE, INC.**

Effective April 1, 2008

1. The name of the corporation is the **Bridgeport South End Neighborhood Revitalization Zone, Inc.** (the "South End NRZ").
2. The South End NRZ is organized and shall be operated exclusively for non-profit, charitable, social, educational and community action purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), including the following:
 - (a) to operate and manage a non-profit, neighborhood, community action organization;
 - (b) to provide and promote various neighborhood and community action programs and activities and to communicate the concerns of the people who live and work in the South End of Bridgeport, CT to other people, organizations and agencies; and
 - (c) to otherwise engage in any lawful act and activity consistent with the foregoing for which corporations may be formed under the Connecticut Revised Nonstock Corporation Act (the "Act").
3. The South End NRZ is a nonprofit organization and it shall not have or issue shares of stock or make distributions.
4. The South End NRZ shall not have members. Any one who lives, works or cares about the neighborhood known as the South End of Bridgeport, Connecticut is eligible to attend public meetings sponsored by the South End NRZ.
5. The South End NRZ shall operate under the management of its Board of Trustees, which shall be self-perpetuating. The Board of Trustees shall be elected as provided in the bylaws of the South End NRZ.
6. The bylaws of the South End NRZ may provide that persons occupying certain positions within or without the South End NRZ shall be ex-officio members of the Board of Trustees who may vote and be counted in determining a quorum.

7. The Board of Trustees shall not be divided into two (2) classes, with each class respectively to be designated "Class A Trustees" and "Class B Trustees." In order to implement continuity in the Board of Trustees, the terms of elected members of the Board of Trustees shall be staggered so that approximately an equal number of such members have terms that expire each year. The term of the Trustees in each class shall end as follows:

(a) The initial Class A Trustees shall serve until the first annual meeting of the Board of Trustees after the initial election of Class A Trustees, and thereafter, the Class A Trustees shall serve until the third annual meeting following the end of the previous term of the Class A Trustees.

(b) The initial Class B Trustees shall serve until the second annual meeting of the Board of Trustees after the initial election of Class B Trustees, and thereafter, the Class B Trustees shall serve until the third annual meeting following the end of the previous term of the Class B Trustees.

The Board of Trustees shall designate the Class to which a trustee is a member at the time of his or her election. To maintain each Class's representation at approximately one-third of the Trustees at any given time, the Board of Trustees shall designate a trustee as a member of the class of Trustees with the fewest number of trustees at the time of his or her election.

8. The South End NRZ shall not discriminate against any one on the basis of race, color, gender, national origin, religion, creed, or ethnic origin. The South End NRZ shall admit people of any race, color, gender, religion, creed, national and ethnic origin to all the rights, privileges, programs, and activities generally accorded or made available to people associated with the South End NRZ. The South End NRZ shall not discriminate on the basis of race, color, gender, religion, creed, national origin or ethnic origin in administration of its policies, procedures or programs.

9. Notwithstanding any other provision of this Certificate of Incorporation, the South End NRZ shall not carry on any activities not permitted to be carried on by an organization exempt from federal income tax under Section 501(a) of the Code as an organization described in Section 501(c)(3) of the Code, or by an organization contributions to which are deductible under Section 170(c)(2) of the Code.

10. The net earnings of the South End NRZ or any part thereof may not be distributed to or inure to the benefit of any private individual, trustee or officer of the South End NRZ. However, nothing herein shall restrict the right of the South End NRZ to reasonably compensate any officer or trustee for services rendered to the South End NRZ or to reimburse any officer or trustee for expenses, disbursements or liabilities properly made or incurred, on account of that officer's or trustee's service to the South End NRZ.

11. A substantial part of the activities of the South End NRZ shall not consist of carrying on propaganda or attempting to influence specific legislation. The South End NRZ may not participate in or intervene in (including the publication or distribution of statements) for any political campaign or on behalf of (or in opposition to) to any candidate for public office.

12. Upon dissolution of the South End NRZ, the Board of Trustees shall dispose of and distribute the assets remaining, after payment of all liabilities, exclusively for the purposes of the South End NRZ, to one or more organizations organized exclusively for charitable, social, educational, or community action purposes which shall be then exempt from federal taxation as an organization or organizations described in Section 501(c)(3) of the Code, in such proportions and amounts and in such manner as the Board of Trustees shall determine. No part of the South End NRZ's assets shall ever be distributed to its trustees or to its officers, or inure to the benefit of any one single private individual or organization.

13. The personal liability of a trustee of the South End NRZ to the South End NRZ for monetary damages for breach of duty as a trustee of the South End NRZ shall be limited to the fullest extent permitted by the Act or any other applicable laws presently or hereafter in effect. Without limiting the effect of the preceding sentence, no trustee of the South End NRZ shall be personally liable to the South End NRZ for monetary damages for breach of duty as a trustee of the South End NRZ in an amount greater than the compensation received by the trustee for serving the South End NRZ during the year of the violation if such breach did not (i) involve a knowing and culpable violation of law by the trustee; (ii) enable the trustee, or an associate, as defined in Section 33-840 of the Connecticut General Statutes, to receive an improper personal economic gain; (iii) show a lack of good faith and a conscious disregard for the duty of the trustee to the South End NRZ under circumstances in which the trustee was aware that his or her conduct or omission created an unjustifiable risk of serious injury to the South End NRZ; or (iv) constitute a sustained and unexcused pattern of inattention that amounted to an abdication of the trustee's duty to the South End NRZ.

14. The South End NRZ shall provide to its trustees and to its officers the full amount of indemnification that the South End NRZ is permitted to provide to such Trustees and officers pursuant to Sections 33-1116 to 33-1124, inclusive, of the Act or any other applicable laws presently or hereafter in effect.

15. References in this Certificate of Incorporation to a Section of the Code shall be construed to refer both to such section and to the regulations promulgated thereunder, as they now exist or may hereafter be amended.

16. The Registered Office in the State of Connecticut of the South End NRZ is in care of
and the Registered Agent at that office of the South End NRZ is

APPENDIX

C

South End NRZ Planning Committee Members
Sub-Committees
Guests & Speakers
Meeting Dates

NOMINATING COMMITTEE FOR SOUTH END PLANNING COMMITTEE

Marguerite Williams:	Resident
Dale Ritchey:	Resident
Marylee Ritchey:	Resident
Denise Taylor-Moye	Resident
Earnestine Satawhite:	Business
Effie Reddick:	Resident
Colleen Riddick Arthur:	Resident
Janet Ott	Resident
Al Ziedens:	Business
Dan Comboni:	Resident
Greg Breland	UB/Resident
Paul Boucher:	City of Bridgeport/Resident
Gail Stephen:	Resident
Rolf Weber:	Resident
Tom Corso:	Committee Consultant

COMMITTEE MEMBERS

FORMER COMMITTEE MEMBERS

Effie Reddick	Dan Comboni
Paul Boucher	Melissa Nutant
Gail Stephen	John Klopp
Marguerite Williams	Dianne Marrero
Rolf Weber	Steve Spain
Janet Ott	
Hugh Spurgin	
Earnestine Satawhite	
Greg Breland	
Chris Hempowicz	
Rev. Carl McCluster	
Denise Taylor-Moyer	
Al Ziedens	
Erin Meaney, YMCA	
Laurel Anderson	
Jim O'Leary	
Jada Rivera:	
youth representative	

SUBCOMMITTEES

Parks & Recreation & Open Space	History/Arts/Blight
Paul Boucher	Laurel Anderson
John Klopp	Mary Witkowski
Steve Spain	Melissa Nutant
Al Ziedins	Dan Comboni
Greg Breland	Gail Stephen
Alex Mitropolsky	

Outreach & Communication	Zoning
Hugh Spurgin	Paul Boucher
Marguerite Williams	

GUESTS & SPEAKERS

Captain Leonard Samultusky	Bridgeport Police Department
PPSA Shapiro:	Senior Partner
David Kooris:	Consultant RPA
Lieutenant David Daniels	Bridgeport Police Department. April 28, 2008
Patrolman Nick Ortiz:	Bridgeport Police Department. May 28, 2008
Nicholas Calace, Peter Hance, Kathleen Vila	BHA May 12, 2008
George Estrada- Assoc.VP Facilities	U Bridgeport Jan 8, 2008 & May 19, 2008
Steve Grathwohl	Remington Property
Charles Carroll	Director Parks & Recreation: City of Bpt
Ray Rizio:	Attorney representing Conte Property
Samuel Shaw:	Neighborhood Planner: City of Bridgeport
Thomas Corso:	President AMS Consulting, LLC
Robert Lane,	Director Regional Planning Agency
Thomas Coble,	Deputy Director NRZ/Anti-Blight: Bridgeport
Angie Staltaro,	OPED: City of Bridgeport
Janelle Bosek Phillips:	PPSA June 26, 2007
John Klopp:	Dynergy. November 27, 2007
Nicole Ogg.: Consultant	Philips Price Shapiro: June 26, 2007, Jan 28, 08
Garfield Spencer:	Lofts at Lafayette

MEETING DATES

April 24, 2007	January 8, 2008	June 22, 2009	January 12, 2010
May 22, 2007	January 22, 2008	September 21, 2009	January 20, 2010
June 26, 2007	February 19, 2008	October 8, 2009	February 6, 2010
July 31, 2007	April 21, 2008	October 20, 2009	
August 28, 2007	April 28, 2008		
September 25, 2007	May 5, 2008		
October 30, 2007	May 12, 2008		
November 5, 2007	May 19, 2008		
November 15, 2007	June 9, 2008		
November 27, 2007	June 16, 2008		
December 06, 2007	August 4, 2008		
December 19, 2007	August 31, 2008		
	September 04, 2008		
	October 23, 2008		

APPENDIX

D

South End NRZ Demographics

Racial Composition of South End								
Races	Tract 0704	Tract 0705	Tract 0706	Tract 0709	Total	S. End %	City of Bridgeport	Bridgeport percentage
Caucasian/White	691	471	799	962	2,923	33.12%	63,018	45.16%
African American	238	699	1,099	792	2,828	32.05%	42,478	30.44%
American Indian Alaskan	6	16	7	0	29	0.33%	486	0.35%
Asian	256	189	108	20	573	6.49%	4,492	3.22%
Native Hawaiian Pacific Islander	7	11	21	0	39	0.44%	59	0.04%
Some other race	177	767	347	645	1,936	21.94%	20,519	14.71%
Multi-Racial†	136	117	103	141	497	5.63%	8,477	6.08%
Total	1,511	2,270	2,484	2,560	8,825	100%	139,529	100%

-Racial is defined as persons having two or more races (racial background) in response to the 2000 U.S. Census

Table 1

Hispanic speaking Cultures in the South End = 3997 persons or 45.4% of the population.

Census Tracts	Census Tract 0704	Census Tract 0705	Census Tract 0706	Census Tract 0709	South End NRZ	City of Bridgeport
Average family Size	2.93	3.42	3.15	3.72	3.30	2.7

Table 2

South End Household Occupant Status Years 1990 - 2000							
Census Tracts 704, 705, 706 & 709	2000	%	Bridgeport	%	1990	%	
# Households	2697		50,305		3061		
Ave. Persons per Household	3.30		2.7		2.59		
Single Persons	11.9	42.1	14,568	28.9	1209	39.4	
Couple with Children	322	11.8	8,984	17.9	465	15.4	
Couple without Children	400	14.8	9,172	18.2	374	12.4	
Single Male with Children	51	1.7	1,482	2.9	141	4.1	
Single Female with Children	636	23.5	7,346	14.6	802	26.5	
Grandparent with Children	148	5.4	1,757	3.5	70	2.2	

Table 3

Population in Household Units before & After Pequonnock Apartments

Census Tracts	Population in households	Total Units	Total population	Average unit size
Tract 704	1156	555	1,511	2.93
Tract 705	2301	760	2,270	3.42
Tract 706	2109	*1051	2,484	3.15
Tract 709	2484	752	2,560	3.72
S. End Totals and Average	8050	*3118	8825	3.30
Bridgeport City	135,933	50,307	139,529	2.7

Table 4

- Census tract 706: 500+/- units of Pequonnock Housing units were demolished to make way for future mixed-use development dropping the 3118+/- units to approximately 2600. Restoration of neighborhood factories as condominiums provided some recovery. Presently there are 2800+/- unit. Of the approximately 2,800 units of housing, 23% are owner occupied, 64% are renter occupied. Vacant units constitute 12.2% of the housing stock while 11.4% of all units are overcrowded.

Housing Unit Tenure

Census Tracts	Renter-occupied		Owner occupied		Occupied units
	Unit	%	Unit	%	
Tract 704	253	45.6	302	54.5	555
Tract 705	693	91.2	67	8.8	760
Tract 706	655	87.2	96	12.8	751
Tract 709	540	71.8	212	28.2	752
South End Totals	2,141	(78.3)	677	(21.7)	2,881
Bridgeport : Total	28,552 (56.8)		21,755 (43.2)		50,307

Table 5

Median Household Income Census 2000

Median Household Income	South End	Bridgeport	South End
South End NRZ	Year 2000	Year 2000	Year 1990
Census Tract 0704	\$ 28,295.00		\$ 25,579.00
Census Tract 0705	\$ 15,096.00		\$ 9,790.00
Census Tract 0706	\$ 12,462.00		\$ 9,723.00
Census Tract 0709	\$ 25,926.00		\$ 26,167.00
Average: NRZ Census Tracts	\$ 20,444.00	\$ 34,659.00	\$ 17,814.00

Table 6

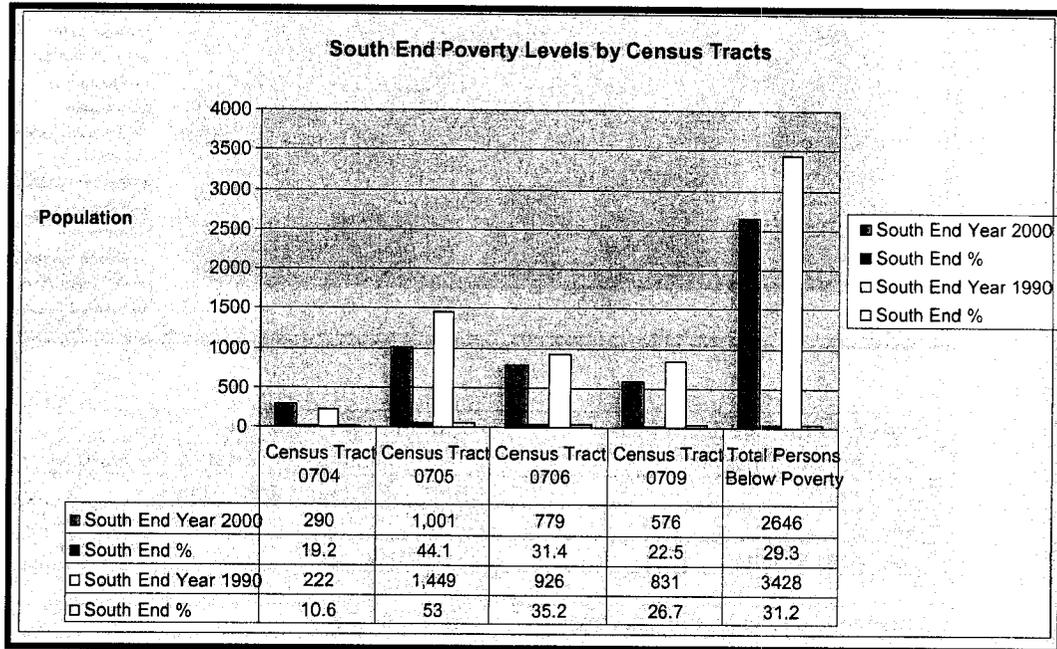
Per Capita Income Census 2000Table

Per Capita Income	South End	Bridgeport	South End
South End NRZ	Year 2000	Year 2000	Year 1990
Census Tract 0704	\$ 15,810.00		\$ 10,619.00
Census Tract 0705	\$ 8,919.00		\$ 6,318.00
Census Tract 0706	\$ 9,775.00		\$ 8,550.00
Census Tract 0709	\$ 10,431.00		\$ 8,840.00
Average: Per Capita Income	\$ 11,233.00	\$ 16,306.00	\$ 8,581.75

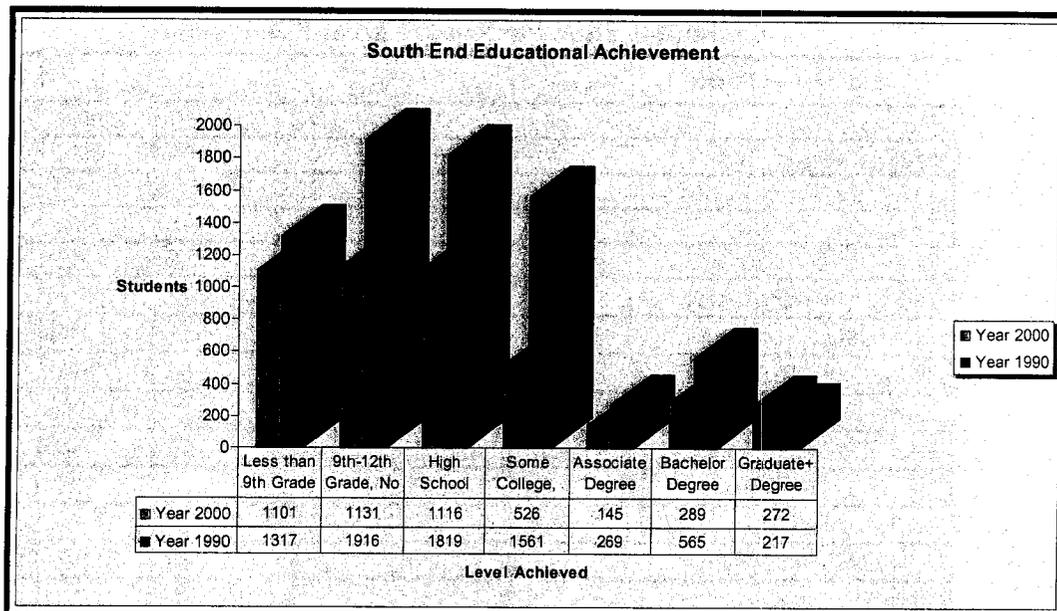
Table 7

Unemployment is a problem in the South End of Bridgeport, as more than one in Three residents (35.4%) were unemployed as of 2000 data. This is perhaps, according to the South End NRZ members, a reflection of the low levels of

South End Poverty by Census Tracts

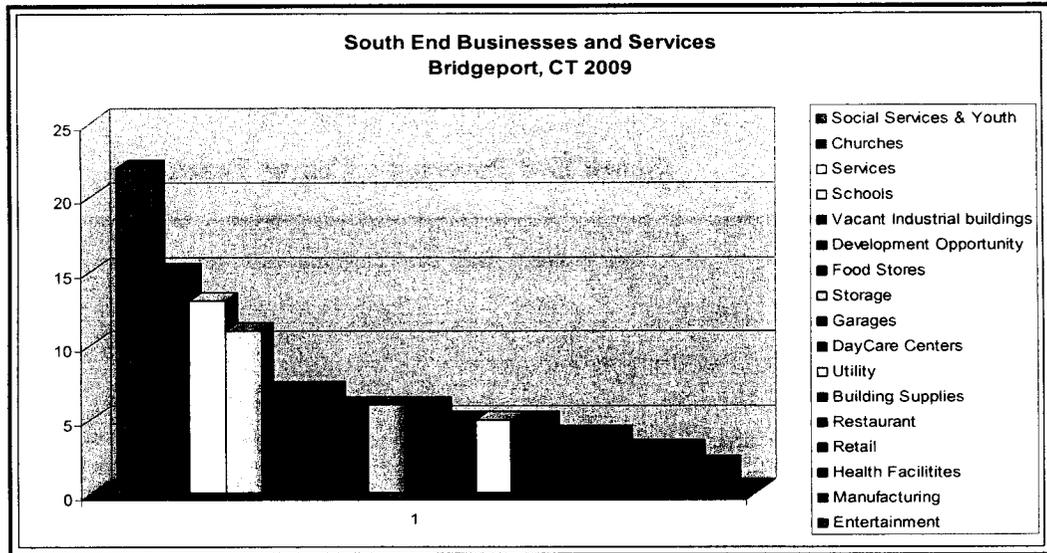


South End Scholastic Achievement



Graph 3

South End Business and Services Profile



Graph 4

Largest South End Employers	Number of Employees
University of Bridgeport	930 (Includes 490 Adjunct Professors)
Santa Fuel	100 – 250 Full & Part Time
Sikorsky	100
PSEG Power Plant	<i>Not available</i>
UI:	100 +/-
Bridgeport International Academy	20 + Full Time
Harbor Yard Arena	16 – 18 full time
Bluefish Stadium	15–25 Part Time: 200 Seasonal
Port Jefferson Ferry	18 Full Time
South End Swing Space School	

Table 8

Commute Time for South End and Bridgeport

Commute to Work	Tract 704	Tract 705	Tract 706	Tract 709	S. End	Bridgeport
Total Workers	492	581	560	810	2443	55272
Did not work at home	486	581	543	800	2410	54509
Travel less than 5 minutes	14	0	29	26	69	1223
Travel 5 to 9 minutes	79	22	74	85	260	5285
Travel 10 to 14 minutes	59	125	81	86	351	9323
Travel 15 to 19 minutes	102	121	72	200	495	10599
Travel 20 to 24 minutes	67	61	59	58	245	8105
Travel 25 to 29 minutes	10	24	32	38	104	2422
Travel 30 to 34 minutes	69	61	104	188	422	7460
Travel 35 to 39 minutes	22	0	15	12	49	921
Travel 40 to 44 minutes	14	18	13	6	51	1474
Travel 45 to 59 minutes	38	87	34	12	171	3195
Travel 60 to 89 minutes	7	44	17	56	124	2959
Travel 90 or more minutes	5	18	13	33	69	1543
Worked at home	6	0	17	10	33	763

Table 9

The majority of South End workers (69 percent), travel to work in vehicles and of that, 72 percent travel alone while the other 28 percent carpool. Commute times for workers living in the South End NRZ (see Table 6) who do not work at home range from less than 5 minutes (fewer than 3 percent) to greater than 90 minute commutes. 56 percent of workers travel between 5 and 24 minutes to work, and an additional 22 percent travel between 25 and 34 minutes.

Transportation Modes

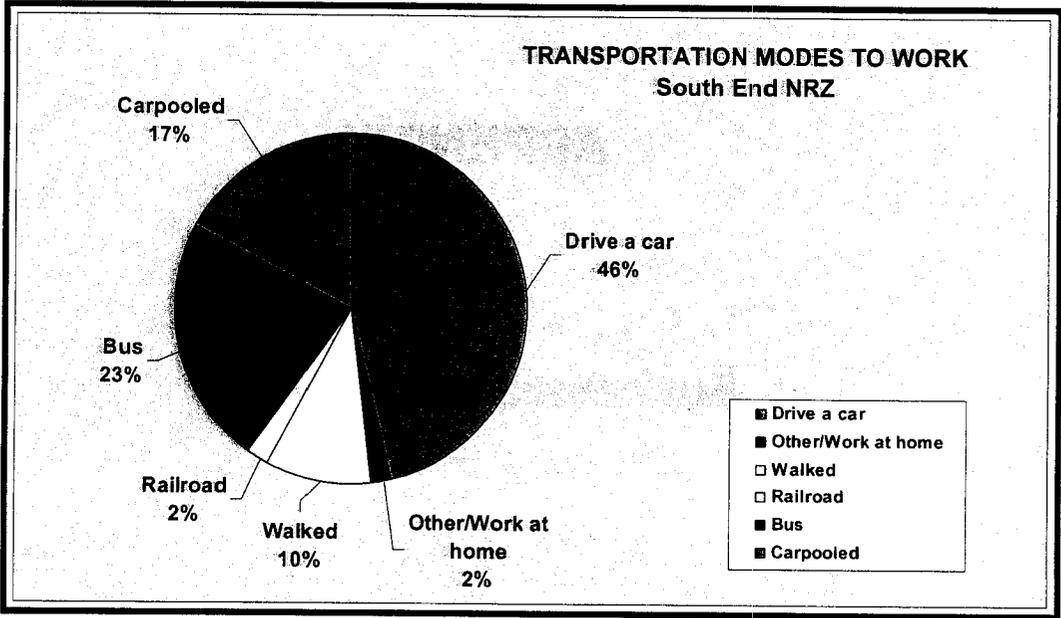


Table 6

APPENDIX

E

Businesses and Services

BUSINESS ESTABLISHMENTS		
South End Neighborhood Revitalization Zone		
Company Name	Address	Type/Zone
Ben's Fuel Service	1 Atlantic St	
United Illuminating	3 Atlantic Street	
Bridgeport Energy LLC	10 Atlantic Street	Commercial
Park City Hospital	57 – 89 Black Rock Avenue	Commercial/Inst
Calzone Brothers	225 Black Rock Ave.	Industrial
Survivor Variety	303 Black Rock Ave.	
Marina Village Market	156-158 Columbia St.	Commercial
Outdoor Design	12 Garden Street	Commercial
Inglesia De Dios	441 – 447 Gregory Street	
Sage Capital	21 Henry Street	Commercial
M&M Fence,	21 Henry Street	Commercial
Oceanside Garage	107 – 109 Henry Street	Residential
Liquor Store	310 Iranistan Ave	Retail
	500 Iranistan Ave	Garage
Self Storage	38 Kieffer Street	
Port Authority	Ferry Access Road	Heavy Industry
Famous Pizza		
Main Street Pizza		
UB Shipping & Receiving	269 Lafayette Street	Commercial
Conchita Grocery	125 Lewis Place	Mixed-Use
Hiram et al	76 Main Street	Light Industry
Pops Grocery	160 – 162 Main Street	Mixed Use
Captain's Food Mart	321 Main St	Mixed-Use
PSEG Power Connecticut	319 Main Street	Mixed-Use
Freeman House	354 Main Street	
PJ Murphy	376 Main Street	Commercial
W. M. Evans Painting	394 Main Street	Commercial
All Star Barber Shop	533 Main St	Mixed-Use
Freeborn Investors LLC	500 Main St	Downtown Dis
Harbor Yard Arena COB	600 Main	Downtown Dis
Gomez & Gomez	500 Park Avenue	Retail
	401 Park Avenue	Garage Shop
Family Garden	561 Park Ave	
South End Mini Mart	560 Park Ave	
Maham Service Station	927 Park Ave	
	840 South Avenue	Garage
Warehouse	816 South Ave	Industrial
Premier Uniform	205 Railroad Avenue	Mixed-Use
Trefz Management	319 Railroad Avenue	Commercial
Casa Del Monte	319 Railroad Avenue	Commercial
RR Properties LLC	345 Railroad Avenue	Mixed Use Ind
Park Distributors	347 Railroad Avenue	Commercial

South End Neighborhood Revitalization Zone Business Establishments		
Company Name	Address	Type/Zone
Gilrod Realty	347 Railroad Avenue	Commercial
ASR Enterprises Inc.	384 Railroad Avenue	Warehouse
	828 Railroad Avenue	Warehouses
Quest Communications Co.	555 State Street	Commercial
Postjn Properties LLC	869 State Street (retail)	retail
Gigante	957 State Street	retail
Salt & Pepper	30 University Ave	Food
54 Washburn Street LLC	32 Washburn Street	Warehouse
	120 Washburn Street	Lumber Yard
New State LLC	329 West Avenue	Warehouse

VACANT COMMERCIAL AND INDUSTRIAL PROPERTIES		
Vacant	160 Columbia Street	Commercial
Vacant	97 Henry Street	Commercial
Vacant	12 – 122 Main Street	Commercial
Vacant	76 Main Street	Commercial
Vacant Factory	330 Myrtle Avenue	Commercial
Vacant	1095 South Avenue	Commercial
Vacant	355 Warren Street	Commercial
Vacant	363 – 365 Warren St.	Commercial
Vacant	387 Warren Street	Commercial
Unavailable	32 Washburn Street	Commercial

APPENDIX

F

South End NRZ
Community Organizations
And
Institutions

-SOUTH END COMMUNITY ORGANIZATIONS SOCIAL SERVICES		
South End Neighborhood Revitalization Zone		
Organization	Location	Misc.
ABCD Lafayette Day Care		
ABCD Inner City Children's Center		
Boy Scouts:		
Bridgeport Board of Education Parent Center		
Bridgeport Health Improvement Partnership		
Community Care Inc.	650 Park Avenue	331-0200
Community Police P.O.S.T (OPERATING?)		
Educational Talent Search		
Family Garden	561 Park Avenue	City owned Lot
Fones Dental Clinic		
Friends of New Beginnings		
Girl Scouts:		
Home of the Brave	Park Avenue	
Marina Village Apartments Assoc.		
Mercy Learning Center	637 Park Avenue	334-6699
Music & Arts Center for the Handicapped		
Naturopathic Medical Center & Chiropractic Health Center		
Park City Residential Care Home	752 Park Avenue	
Park City Primary Care Center	64 Black Rock Ave	
Pequonnock Senior Center		
Pequonnock Apartments Girl Scouts, Boy Scouts		
Prospect House (SRO housing)	Prospect Street	
Salvation Army	30 Fairfield Avenue	
Seaside Village Block Association		
Shiloh Community Development Company	477 broad	<u>579-1504</u>
South End Public Safety Committee	135 Park Avenue	
South End YMCA	650 Park Avenue	
South End Community Center	695 Park Avenue	
Sterling Widow's Home		
United Congregational Youth Academy	Prospect Street	

RELIGIOUS INSTITUTIONS

South End Neighborhood Revitalization Zone

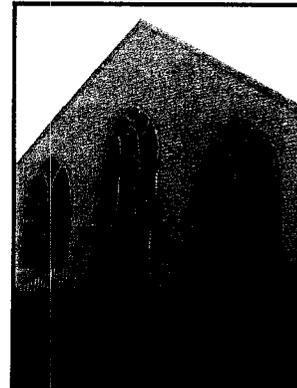
Ame Zion Church	12 Gregory Street	
Cathedral of Praise Church of God	45 Gregory Street	
Congregation of Seaside	330 West Avenue	
Faith Gospel Assembly Church	407 Lafayette Street	
Iglesia Bautista El Calvario	849 State Street	
Rock of Horeb Pentecostal Church	536 Park Avenue	
Saint Georges Roman Catholic Church	443 Park Avenue	
Saint Georges Lithuanian Roman Catholic Church	637 Park Avenue	
Saint John Episcopal Parish	118 Rennell Street	
Walters Memorial African Church	427 Broad Street	
Shiloh Baptist Church	477 Broad Street	
South Bridgeport Congregation	330 West Avenue	
Templo Pentecostal La Hermosa	205 Railroad Ave	
Timothy Chapel UFW Baptist Church	75 Columbia Street	
United Congregational Church	877 Park Avenue	
New Vision International Ministries	130 Gregory Street	
Mercy Learning Center		



Shiloh Baptist Church



Faith Gospel Assembly Church



Walters Memorial African Ch.



Carstensen Interfaith Center



St. Georges RC Church

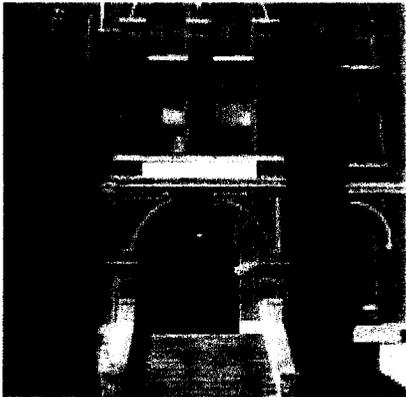


Cathedral of Praise

EDUCATION

South End Neighborhood Revitalization Zone

Bridgeport Hope School	283 Lafayette Street	Private Elementary
Bridgeport International Academy	285 Lafayette Street	Private High School
Columbus School	160 Iranistan Ave	Public Elementary
Park City Alternative School	135 Park Avenue	1ith & 12 th Grades
Roosevelt School (Elementary; Middle School)		To be constructed
Sacred Heart School	637 Park Avenue	
University Bridgeport Bkstr	225 Myrtle Avenue	
University of Bridgeport	380 University Ave	
New Beginnings School	188 Garden Street	
University School	136 Lafayette Street	Public high school
Health Science Center University	60 Lafayette Street	
Walter Project Learn Program	12 Gregory Street	After School 5 th -12 th
Pequonnock Apartments Project Learn		Youth
United Congregational Youth Academy	877 Park Avenue	Outreach
Mercy Learning Center	637 Park Avenue	Literacy/Women



Columbus Elementary School



International Academy

Visions and Goals

City of Bridgeport Planning Department 2009

Revised: March 8, 2009

I. VISION STATEMENT

*The South End's challenge for the future is to leverage its significant assets and take advantage of new opportunities to improve major corridors, housing inventory, and natural resources; while at the same time **preserve and enhance** the urban village quality of life enjoyed by present and future generations of South End residents.*

GOALS AND OBJECTIVES

1. Neighborhood Housing: Goals and Objectives

Protect and enhance South End's established residential areas, while providing a variety of quality housing options to meet the needs of current and future residents.

- Protect the scale, density and character of South End's stable and well-maintained neighborhoods.
- Develop creative strategies to address distressed and blighted residential structures as well as vacant buildings and lots.
- Provide a variety of affordability housing style options to accommodate a diverse population
- Require any redevelopment of large parcels to meet the highest standards for site and building design, mixture of uses and housing types, and protection of historic resources.
- Generate administrative and regulatory changes that advance the City's and community's goals.

2. Transportation Infrastructure: Goals and objectives

Adjust the transportation network to place greater emphasis on pedestrians, bicyclists and

Public transportation (i.e. bus shuttle) while ,being mindful of the potential impact of vehicular congestion and auto-oriented development on the quality of life and image of the South End.

- Maintain roadway efficiency with balanced roadway regulations.
- Enhance the accessibility and convenience of public transportation options.
- Increase and add pedestrian and bicycle amenities citywide, but especially with destinations in mind.

- Improve the appearance of South End's gateways and corridors, including selective development to enhance the commercial corridors.
- Transform transportation infrastructure to significantly enhance and facilitate pedestrian and bicycle use
- Provide traffic-calming devices at "high incidence" intersections.
-

3. "Main Street:" Goal and objectives

Encourage vibrant, pedestrian friendly commercial areas, designed to efficiently accommodate foot and vehicular traffic, compliment the character of historic buildings, and accommodate a mix of appropriate uses and redevelopment for residents and visitors alike.

- Protect and enhance existing commercial corridor's historic scale and character.
- Enrich the mixed-use character of targeted areas in South End.
- Create an "arts, education, and entertainment" district.
- Enhance pedestrian infrastructure and amenities.
- Support the business community's revitalization efforts.
- Address perceived and actual parking problems.
- Improve connections to other South End destinations, residential neighborhoods and existing and proposed Downtown resources

4. Parks, Open Space Natural Resources/; Community Resources Goal and objectives
Maintain South End's reputation (in the City and region) as a natural resource and open space destination, as well as manage redevelopment to encourage increased accessibility and recreational amenities along with a mix of complementary uses.

- Protect natural resources and environmental features that define South End's unique character
- Advance gardening and landscaping beautification efforts throughout South End's residential areas
- Maximize casual and programmatic use of existing open space and recreational resources.
- Create a network of linked resources.
- Create a sustainable neighborhood that is consistent with South End's sense of place and community character.
- Leverage past and future investment to maximize public amenities and benefits.

5. Public Safety and Health: Goals and Objectives

Work with police and social services to provide all residents a safe and healthy environment in which to live, work and raise a family.

- Create a neighborhood Block Watch
- Create a clinic where seniors and children have access to medical and social services
- Establish police and community mentoring for at risk children

6. Implementation: Goals and Objectives

The zoning ordinance and City Code provides the major implementation tool for the NRZ Plan. Civic engagement initiatives are also needed

- The overall objective of the zoning update associated with the NRZ Plan is to craft a zoning regulation that:
- Is an effective tool for implementing portions of the South End NRZ plan
- Responds to community concerns about the scale and character of development in residential neighborhoods
- Promotes appropriate redevelopment in targeted area, and allows for mixed use opportunities along specific commercial corridors
- Provides tools to help ensure that historic, scenic and natural resources are respected by any new development
- Presents clear and effective design review and development approval processes
- Complies with State and Federal requirements and current case law
- Is clear, concise, understandable and easy to use.

APPENDIX

C

South End NRZ Planning Committee Members
Sub-Committees
Guests & Speakers
Meeting Dates

Marguerite Williams:	Resident
Dale Ritchey:	Resident
Marylee Ritchey:	Resident
Denise Taylor-Moye	Resident
Earnestine Satawhite:	Business
Effie Reddick:	Resident
Colleen Riddick Arthur:	Resident
Janet Ott	Resident
Al Ziedens:	Business
Dan Comboni:	Resident
Greg Breland	UB/Resident
Paul Boucher:	City of Bridgeport/Resident
Gail Stephen:	Resident
Rolf Weber:	Resident
Tom Corso:	Committee Consultant

COMMITTEE MEMBERS

FORMER COMMITTEE MEMBERS

Effie Reddick	Dan Comboni
Paul Boucher	Melissa Nutant
Gail Stephen	John Klopp
Marguerite Williams	Dianne Marrero
Rolf Weber	Steve Spain
Janet Ott	
Hugh Spurgin	
Earnestine Satawhite	
Greg Breland	
Chris Hempowicz	
Rev. Carl McCluster	
Denise Taylor-Moyer	
Al Ziedens	
Erin Meaney, YMCA	
Laurel Anderson	
Jim O'Leary	
Jada Rivera:	
youth representative	

SUBCOMMITTEES

Parks & Recreation & Open Space	History/Arts/Blight
Paul Boucher	Laurel Anderson
John Klopp	Mary Witkowski
Steve Spain	Melissa Nutant
Al Ziedins	Dan Comboni
Greg Breland	Gail Stephen
Alex Mitropolsky	

Outreach & Communication	Zoning
Hugh Spurgin	Paul Boucher
Marguerite Williams	

GUESTS & SPEAKERS

Captain Leonard Samultusky	Bridgeport Police Department
PPSA Shapiro:	Senior Partner
David Kooris:	Consultant RPA
Lieutenant David Daniels	Bridgeport Police Department. April 28, 2008
Patrolman Nick Ortiz:	Bridgeport Police Department. May 28, 2008
Nicholas Calace, Peter Hance, Kathleen Vila	BHA May 12, 2008
George Estrada- Assoc.VP Facilities	U Bridgeport Jan 8, 2008 & May 19, 2008
Steve Grathwohl	Remington Property
Charles Carroll	Director Parks & Recreation: City of Bpt
Ray Rizio:	Attorney representing Conte Property
Samuel Shaw:	Neighborhood Planner: City of Bridgeport
Thomas Corso:	President AMS Consulting, LLC
Robert Lane,	Director Regional Planning Agency
Thomas Coble,	Deputy Director NRZ/Anti-Blight: Bridgeport
Angie Staltaro,	OPED: City of Bridgeport
Janelle Bosek Phillips:	PPSA June 26, 2007
John Klopp:	Dynergy. November 27, 2007
Nicole Ogg.: Consultant	Philips Price Shapiro: June 26, 2007, Jan 28, 08
Garfield Spencer:	Lofts at Lafayette

MEETING DATES

April 24, 2007	January 8, 2008	June 22, 2009	January 12, 2010
May 22, 2007	January 22, 2008	September 21, 2009	January 20, 2010
June 26, 2007	February 19, 2008	October 8, 2009	February 6, 2010
July 31, 2007	April 21, 2008	October 20, 2009	
August 28, 2007	April 28, 2008		
September 25, 2007	May 5, 2008		
October 30, 2007	May 12, 2008		
November 5, 2007	May 19, 2008		
November 15, 2007	June 9, 2008		
November 27, 2007	June 16, 2008		
December 06, 2007	August 4, 2008		
December 19, 2007	August 31, 2008		
	September 04, 2008		
	October 23, 2008		

APPENDIX

D

South End NRZ Demographics

Racial Composition of South End								
Caucasian/White	691	471	799	962	2,923	33.12%	63,018	45.16%
African American	238	699	1,099	792	2,828	32.05%	42,478	30.44%
American Indian Alaskan	6	16	7	0	29	0.33%	486	0.35%
Asian	256	189	108	20	573	6.49%	4,492	3.22%
Native Hawaiian Pacific Islander	7	11	21	0	39	0.44%	59	0.04%
Some other race	177	767	347	645	1,936	21.94%	20,519	14.71%
Multi-Racial*	136	117	103	141	497	5.63%	8,477	6.08%
Total	1,511	2,270	2,484	2,560	8,825	100%	139,529	100%

*Racial is defined as persons having two or more races (racial background) in response to the 2000 U.S. Census

Table 1

Hispanic speaking Cultures in the South End = 3997 persons or 45.4% of the population.

Census Tracts	Census Tract 0704	Census Tract 0705	Census Tract 0706	Census Tract 0709	South End NRZ	City of Bridgeport
Average family Size	2.93	3.42	3.15	3.72	3.30	2.7

Table 2

South End Household Occupant Status Years 1990 - 2000						
Census Tracts 704, 705, 706 & 709	2000	%	Bridgeport	%	1990	%
# Households	2697		50,305		3061	
Ave. Persons per Household	3.30		2.7		2.59	
Single Persons	11.9	42.1	14,568	28.9	1209	39.4
Couple with Children	322	11.8	8,984	17.9	465	15.4
Couple without Children	400	14.8	9,172	18.2	374	12.4
Single Male with Children	51	1.7	1,482	2.9	141	4.1
Single Female with Children	636	23.5	7,346	14.6	802	26.5
Grandparent with Children	148	5.4	1,757	3.5	70	2.2

Table 3

Population in Household Units before & After Pequonnock Apartments

Tract 704	1156	555	1,511	2.93
Tract 705	2301	760	2,270	3.42
Tract 706	2109	*1051	2,484	3.15
Tract 709	2484	752	2,560	3.72
Bridgeport City	135,933	50,307	139,529	2.7

Table 4

- Census tract 706: 500+/- units of Pequonnock Housing units were demolished to make way for future mixed-use development dropping the 3118+/- units to approximately 2600. Restoration of neighborhood factories as condominiums provided some recovery. Presently there are 2800+/- unit. Of the approximately 2,800 units of housing, 23% are owner occupied, 64% are renter occupied. Vacant units constitute 12.2% of the housing stock while 11.4% of all units are overcrowded.

Housing Unit Tenure

	Unit	%	Unit	%	
Tract 704	253	45.6	302	54.5	555
Tract 705	693	91.2	67	8.8	760
Tract 706	655	87.2	96	12.8	751
Tract 709	540	71.8	212	28.2	752
Bridgeport : Total	28,552 (56.8)		21,755 (43.2)		50,307

Table 5

Median Household Income Census 2000

South End NRZ	Year 2000	Year 2000	Year 1990
Census Tract 0704	\$ 28,295.00		\$ 25,579.00
Census Tract 0705	\$ 15,096.00		\$ 9,790.00
Census Tract 0706	\$ 12,462.00		\$ 9,723.00
Census Tract 0709	\$ 25,926.00		\$ 26,167.00
Average: NRZ Census Tracts	\$ 20,444.00	\$ 34,659.00	\$ 17,814.00

Table 6

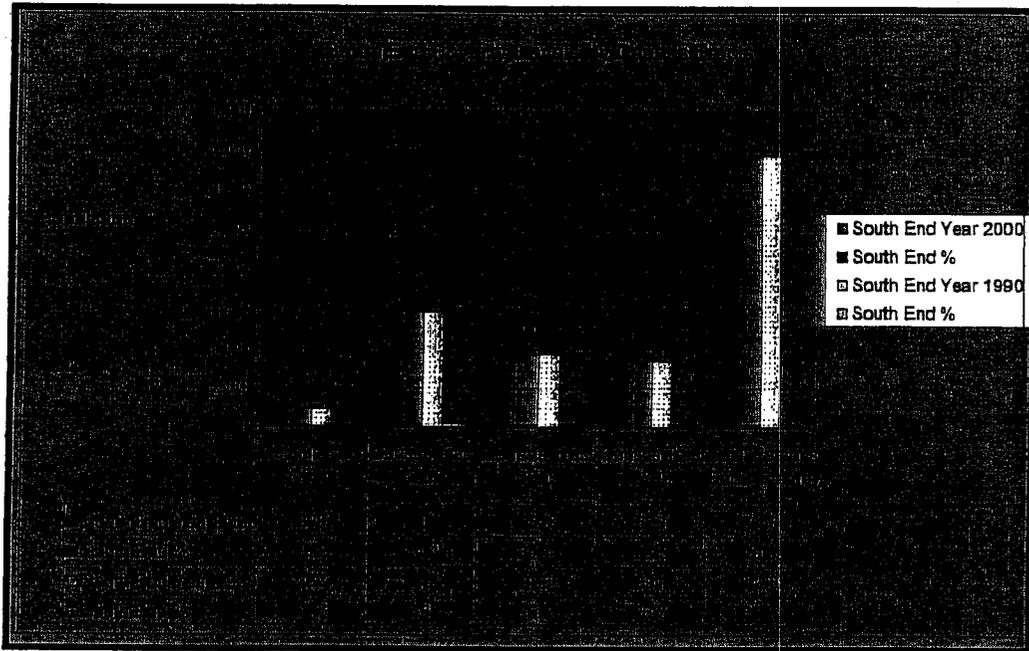
Per Capita Income Census 2000

South End NRZ	Year 2000	Year 2000	Year 1990
Census Tract 0704	\$ 15,810.00		\$ 10,619.00
Census Tract 0705	\$ 8,919.00		\$ 6,318.00
Census Tract 0706	\$ 9,775.00		\$ 8,550.00
Census Tract 0709	\$ 10,431.00		\$ 8,840.00
Average: Per Capita Income	\$ 11,233.00	\$ 16,306.00	\$ 8,581.75

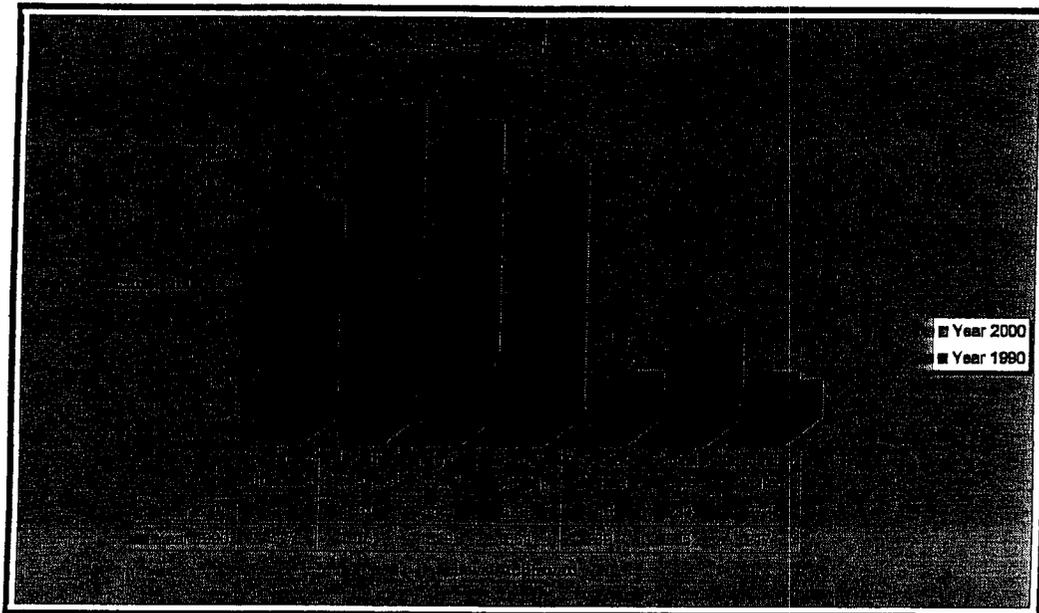
Table 7

Unemployment is a problem in the South End of Bridgeport, as more than one in Three residents (35.4%) were unemployed as of 2000 data. This is perhaps, according to the South End NRZ members, a reflection of the low levels of

South End Poverty by Census Tracts

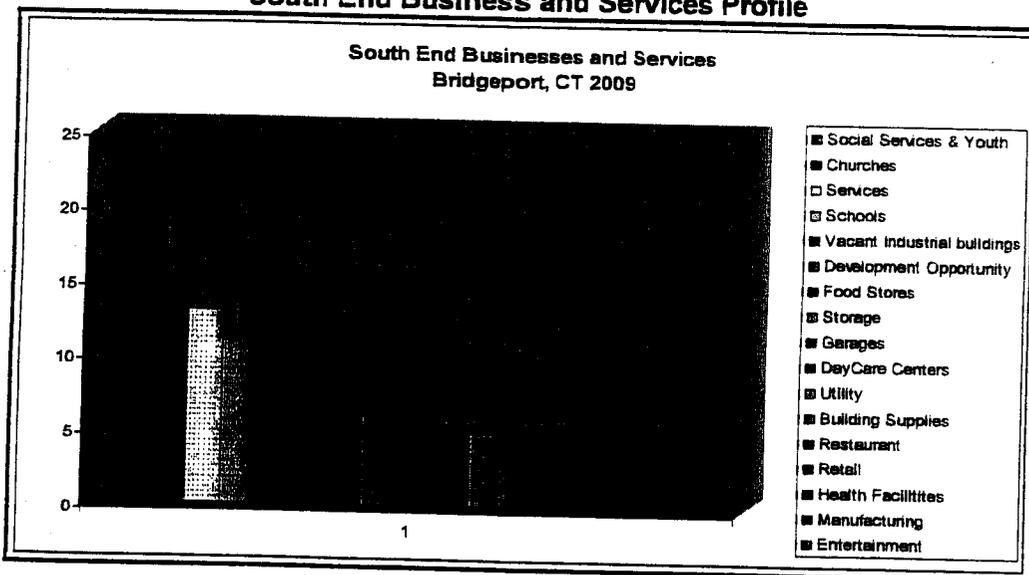


South End Scholastic Achievement



Graph 3

South End Business and Services Profile



Graph 4

Largest South End Employers	Number of Employees
University of Bridgeport	930 (Includes 490 Adjunct Professors)
Santa Fuel	100 - 250 Full & Part Time
Sikorsky	100
PSEG Power Plant	<i>Not available</i>
UI:	100 +/-
Bridgeport International Academy	20 + Full Time
Harbor Yard Arena	16 - 18 full time
Bluefish Stadium	15-25 Part Time; 200 Seasonal
Port Jefferson Ferry	18 Full Time
South End Swing Space School	

Table 8

Commute Time for South End and Bridgeport

Table 9

The majority of South End workers (69 percent), travel to work in vehicles and of that, 72 percent travel alone while the other 28 percent carpool. Commute times for workers living in the South End NRZ (see Table 6) who do not work at home range from less than 5 minutes (fewer than 3 percent) to greater than 90 minute commutes. 56 percent of workers travel between 5 and 24 minutes to work, and an additional 22 percent travel between 25 and 34 minutes.

Transportation Modes

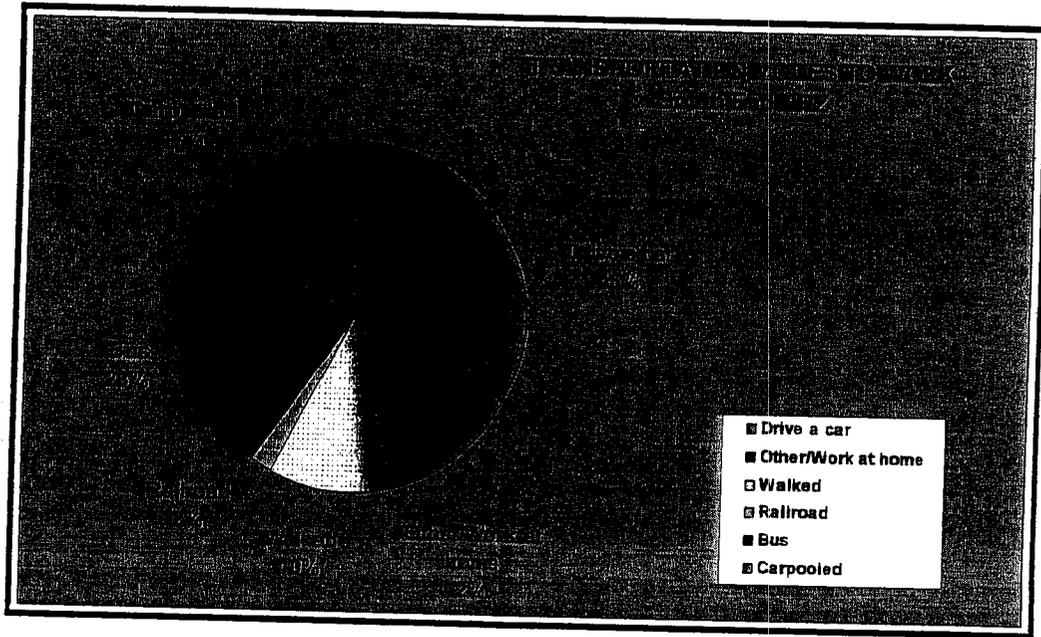


Table 6

APPENDIX

E

Businesses and Services

BUSINESS ESTABLISHMENTS		
South End Neighborhood Revitalization Zone		
Company Name	Address	Type/Zone
Ben's Fuel Service	1 Atlantic St	
United Illuminating	3 Atlantic Street	
Bridgeport Energy LLC	10 Atlantic Street	Commercial
Park City Hospital	57 – 89 Black Rock Avenue	Commercial/Inst
Calzone Brothers	225 Black Rock Ave.	Industrial
Survivor Variety	303 Black Rock Ave.	
Marina Village Market	156-158 Columbia St.	Commercial
Outdoor Design	12 Garden Street	Commercial
Inglesia De Dios	441 – 447 Gregory Street	
Sage Capital	21 Henry Street	Commercial
M&M Fence,	21 Henry Street	Commercial
Oceanside Garage	107 – 109 Henry Street	Residential
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	500 Iranistan Ave	Garage
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	120 Washburn Street	Lumber Yard
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Vacant	76 Main Street	Commercial
Vacant Factory	330 Myrtle Avenue	Commercial
Vacant	1095 South Avenue	Commercial
Vacant	355 Warren Street	Commercial
Vacant	363 - 365 Warren St.	Commercial
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APPENDIX

F

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ABCD Inner City Children's Center		
Boy Scouts:		
Bridgeport Board of Education Parent Center		
Bridgeport Health Improvement Partnership		
Community Care Inc.	650 Park Avenue	331-0200
Community Police P.O.S.T (OPERATING?)		
Educational Talent Search		
Family Garden	561 Park Avenue	City owned Lot
Fones Dental Clinic		
Friends of New Beginnings		
Girl Scouts:		
Home of the Brave	Park Avenue	
Marina Village Apartments Assoc.		
Mercy Learning Center	637 Park Avenue	334-6699
Music & Arts Center for the Handicapped		
Naturopathic Medical Center & Chiropractic Health Center		
Park City Residential Care Home	752 Park Avenue	
Park City Primary Care Center	64 Black Rock Ave	
Pequonnock Senior Center		
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South End Public Safety Committee	135 Park Avenue	
South End YMCA	650 Park Avenue	
South End Community Center	695 Park Avenue	
Sterling Widow's Home		
United Congregational Youth Academy	Prospect Street	

APPENDIX

G

South End NRZ Street Identification

APPENDIX I

SOUTH END NRZ STREETS AND AVENUES

Limited-access highways (interstate or state) in South End:	Address Range	Compass Direction	Length
Governor John Davis Lodge Tpk 1-95		Directions: E-W, SW-NE	Length: 0.86 miles
State Hwy 25 (State Hwy 8)		Directions: N-S, SE-NW	Length: 0.41 miles
State Highways in South End:			
State Hwy 130 (State St)	Address range: 517 to 879	Direction: E-W	Length: 0.46 miles
Avenues and streets:			
Railroad Ave	Address range: 75 to 625	Directions: E-W, N-S, SW-NE	Length: 1.77 miles
Soundview Dr		Directions: E-W, N-S, SE-NW, SW-NE	Length: 1.41 miles
Atlantic St	Address range: 1 to 1200	Directions: E-W, SW-NE	Length: 1.40 miles
South Ave	Address range: 539 to 1299	Directions: E-W, N-S, SW-NE	Length: 1.22 miles
Barnum Dr		Directions: E-W, N-S, SE-NW, SW-NE	Length: 1.16 miles
Waldemere Ave	Address range: 1 to 614	Directions: E-W, SE-NW, SW-NE	Length: 1.12 miles
Iranistan Ave	Address range: 1 to 781	Directions: N-S, SE-NW, SW-NE	Length: 1.02 miles
Park Ave	Address range: 1 to 917	Direction: SE-NW	Length: 0.99 miles
Gregory St	Address range: 1 to 620	Directions: E-W, SW-NE	Length: 0.75 miles
Broad St	Address range: 1 to 733	Directions: N-S, SE-NW, SW-NE	Length: 0.69 miles
Lafayette St	Address range: 27 to 679	Directions: N-S, SE-NW	Length: 0.65 miles
Main St	Address range: 1 to 677	Directions: N-S, SE-NW, SW-NE	Length: 0.62 miles
Myrtle Ave	Address range: 1 to 726	Directions: N-S, SE-NW, SW-NE	Length: 0.56 miles
Linden Ave	Address range: 1 to 446	Directions: E-W, SE-NW, SW-NE	Length: 0.55 miles
S Frontage Rd	Address range: 1 to 681	Directions: E-W, N-S, SW-NE	Length: 0.55 miles
Grove Rd		Directions: E-W, N-S, SE-NW, SW-NE	Length: 0.53 miles
Cedar Creek Dr		Directions: E-W, N-S, SW-NE	Length: 0.51 miles
University Ave	Address range: 1 to 610	Directions: E-W, SW-NE	Length: 0.51 miles
Black Rock Ave	Address range: 1 to 316	Directions: E-W, SW-NE	Length: 0.37 miles
Barnum Dyke	Address range: 1 to 99	Directions: N-S, SE-NW	Length: 0.34 miles
Lewis St	Address range: 1 to 276	Directions: E-W, SW-NE	Length: 0.34 miles
Water St		Directions: E-W, N-S, SE-NW, SW-NE	Length: 0.33 miles
Cottage St	Address range: 1 to 241	Direction: E-W	Length: 0.31 miles

Avenues and Streets	Address Range	Compass Direction	Length
Monument Dr			
Warren St		Directions: E-W, N-S, SE-NW, SW-NE	Length: 0.29 miles
Hanover St	Address range: 190 to 461	Directions: N-S, SE-NW	Length: 0.28 miles
Garden St	Address range: 1 to 216	Direction: E-W	Length: 0.27 miles
West Ave	Address range: 1 to 210	Direction: SW-NE	Length: 0.27 miles
Prospect St	Address range: 1 to 388	Direction: SE-NW	Length: 0.23 miles
Austin St	Address range: 221 to 420	Directions: E-W, SW-NE	Length: 0.22 miles
Columbia St	Address range: 1 to 175	Direction: E-W	Length: 0.22 miles
Ridge Ave	Address range: 1 to 185	Direction: SE-NW	Length: 0.22 miles
Burnham St	Address range: 1 to 175	Direction: SW-NE	Length: 0.20 miles
Ingliside Pl	Address range: 1 to 146	Directions: E-W, SE-NW, SW-NE	Length: 0.19 miles
Marina Park Cir	Address range: 1 to 100	Directions: E-W, SW-NE	Length: 0.19 miles
Rennell St	Address range: 1 to 200	Directions: N-S, SE-NW, SW-NE	Length: 0.18 miles
Johnson St	Address range: 1 to 165	Direction: SE-NW	Length: 0.18 miles
Park Ter	Address range: 1 to 135	Direction: SW-NE	Length: 0.17 miles
Seeley St	Address range: 1 to 135	Direction: SW-NE	Length: 0.17 miles
Walnut St	Address range: 1 to 155	Directions: N-S, SE-NW	Length: 0.16 miles
Sims St			Length: 0.16 miles
Howe Dr	Address range: 1 to 136	Directions: N-S, SW-NE	Length: 0.15 miles
Eames Blvd		Directions: N-S, SW-NE	Length: 0.14 miles
Whiting St		Directions: E-W, SE-NW	Length: 0.14 miles
Henry St	Address range: 1 to 115	Direction: E-W	Length: 0.13 miles
W Liberty St	Address range: 1 to 155	Direction: E-W	Length: 0.13 miles
Flanders St	Address range: 1 to 431	Direction: E-W	Length: 0.13 miles
Forest St	Address range: 89 to 210	Directions: E-W, SE-NW, SW-NE	Length: 0.13 miles
Allen St	Address range: 1 to 116	Direction: SE-NW	Length: 0.13 miles
Alsace St	Address range: 1 to 99	Direction: E-W	Length: 0.12 miles
Frontage Rd	Address range: 89 to 240		Length: 0.12 miles
Cole St		Directions: N-S, SE-NW, SW-NE	Length: 0.12 miles
Hazel St	Address range: 1 to 100	Directions: N-S, SW-NE	Length: 0.11 miles
Singer Ave	Address range: 91 to 196	Direction: SW-NE	Length: 0.11 miles
	Address range: 1 to 69	Direction: N-S	Length: 0.10 miles
		Directions: E-W, N-S, SE-NW	Length: 0.10 miles

Avenues and Streets	Address Range	Compass Direction	Length
Seaside Cross Rd		Directions: N-S, SW-NE	Length: 0.10 miles
Waller Pl		Direction: E-W	Length: 0.09 miles
Vanstone St	Address range: 1 to 99	Direction: E-W	Length: 0.08 miles
Houston St		Direction: E-W	Length: 0.08 miles
Warren Ct	Address range: 1 to 99	Directions: N-S, SE-NW	Length: 0.07 miles
Hazel Ave (Hazel St)	Address range: 1 to 90	Direction: N-S	Length: 0.07 miles
Russell St	Address range: 1 to 83	Direction: N-S	Length: 0.07 miles
Couse St	Address range: 1 to 60	Direction: SE-NW	Length: 0.07 miles
Rennell Ct	Address range: 13 to 37	Direction: SW-NE	Length: 0.07 miles
Cottage Pl	Address range: 1 to 51	Direction: E-W	Length: 0.06 miles
Albert Sq	Address range: 1 to 46	Direction: N-S	Length: 0.06 miles
Columbia Ct	Address range: 1 to 49	Direction: SW-NE	Length: 0.06 miles
Forest Ct	Address range: 2 to 43	Directions: E-W, SW-NE	Length: 0.05 miles
Little St	Address range: 1 to 46	Direction: SE-NW	Length: 0.05 miles
Railroad Ct	Address range: 1 to 55	Direction: E-W	Length: 0.03 miles
Kiefer St	Address range: 1 to 89	Direction: E-W	Length: 0.03 miles
Railroad features:			
Conrail RR		Directions: E-W, N-S, SE-NW, SW-NE	Length: 1.44 miles

APPENDIX

H

South End NRZ

Historic Properties

Historic Properties: Key to information in the index

- S = Surveyed as part of the Statewide Historic Resource Inventory
- NR = Listed on the National Register of Historic Places
- NHL = Designated as a National Historic Landmark
- C = Contributing to the theme of a National Register Historic District
- JNC = Non-Contributing to the theme of a National Register Historic District
- LHD = Designated as a part of a Local Historic District or Property (Local Ordinance)
- NRE = Eligible for the National Register of Historic Places
- E/D = Extant or Demolished
- V/O = Vacant/Abandoned or Occupied
- G/P = Basic Good or Poor Condition

Priority Evaluation:

- 1 = Nationally Significant
- 2 = State Significance
- 3 = Individually Outstanding Resource – State or Local Significance
- 4 = Locally Significant
- 5 = Non-Contributing, Non Historic

Continue to Next Page for Historic Properties Listings

South End Historic Property Inventory
South End Neighborhood Revitalization Zone: yr 2009

Number	Street	Block & Lot	Survey	NR/NHLI	C/NC	LHD	NRE	E/D	V/O	G/P	PE	
100	Alsace Street	↑ ↓	Y	NR	C	No		E	O	G	2	
107 - 129	Alsace Street		Y	NR	C	No		E	O	G	2	
120	Alsace Street		Y	NR	C	No		E	O	G	2	
128 - 152	Alsace Street		Y	NR	C	No		E	O	G	2	
139 - 163	Alsace Street		Y	NR	C	No		E	O	G	2	
168 - 178	Alsace Street		Seaside	Y	NR	C	No		E	O	G	2
169 - 181	Alsace Street		Village	Y	NR	C	No		E	O	G	2
200 - 208	Alsace Street		Y	NR	C	No		E	O	G	2	
201 - 207	Alsace Street		Y	NR	C	No		E	O	G	2	
209 - 217	Alsace Street		Y	NR	C	No		E	O	G	2	
216 - 226	Alsace Street	Y	NR	C	No		E	O	G	2		
219 - 225	Alsace Street	Y	NR	C	No		E	O	G	2		
99	Alsace Street	530-20	Y	NR	C	No		E	O	G	2	
100	Alsace Street	512-7	Y	NR	C	No		E	O	G	2	
105	Alsace Street	530-21	Y	NR	C	No		E	O	G	2	
106	Alsace Street	512-6	Y	NR	C	No		E	O	G	2	
112	Alsace Street	512-5	Y	NR	C	No		E	O	G	2	
113	Alsace Street	530-22	Y	NR	C	No		E	O	G	2	
121	Alsace Street	530-23	Y	NR	C	No		E	O	G	2	
122	Alsace Street	530-23	Y	NR	C	No		E	O	G	2	
127	Alsace Street	530-24	Y	NR	C	No		E	O	G	2	
128	Alsace Street	512-3	Y	NR	C	No		E	O	G	2	
133	Alsace Street	530-1	Y	NR	C	No		E	O	G	2	
134	Alsace Street	512-2	Y	NR	C	No		E	O	G	2	
239	Alsace Street	532-36	Y					E	O	G	2	
247	Alsace Street	532-18	Y				NRE	E	O	G	4	
374 - 384	Alsace Street	523-6A	Y	NR	C	LHD	NRE	E	O	G	4	
392 - 398	Alsace Street	523-6A	Y	NR	C	LHD		E	O	G	2	
404	Alsace Street	523-5	Y	NR	C	LHD		E	O	G	2	
412	Alsace Street	523-4	Y	NR	C	LHD		E	O	G	2	
418 - 420	Alsace Street	523-3	Y	NR	C	LHD		E	O	G	2	
95 - 97	Austin Street	522-13	Y	NR	C	LHD		E	O	G	2	
105 - 107	Austin Street	522-14	Y	NR	C	LHD		E	O	G	2	
113	Austin Street	522-14	Y	NR	C	LHD		E	O	G	2	
116	Austin Street	521-8	Y	NR	C	LHD		E	O	G	2	
119	Austin Street	522-16	Y	NR	C	LHD		E	O	G	2	
125 - 127	Austin Street	522-17	Y	NR	C	LHD		E	O	G	2	
126	Austin Street	521-7	Y	NR	C	LHD		E	O	G	2	
135 - 137	Austin Street	521-7	Y	NR	C	LHD		E	O	G	2	
136 - 140	Austin Street	521-6	Y	NR	C	LHD		E	O	G	2	
145	Austin Street		Y	NR	C	LHD		E	O	G	2	
146 - 148	Austin Street	521-5	Y	NR	C	LHD		E	O	G	2	
115	Broad Street	537-4	Y			No		E	O	G	2	
265	Broad Street		Y	NR	C	No		E	O	G	5	
258	Broad Street	530-7	Y	NR	C	No		E	O	G	2	

South End Historic Property Inventory

South End Neighborhood Revitalization Zone: yr 2009

Number	Street	Block & Lot	Survey	NR/NHLI	C/NC	LHD	NRE	E/D	V/O	G/P	PE
262	Broad Street	530-25	Y	NR	C	No		E	O	G	2
264	Broad Street	530-6A	Y	NR	C	No		E	O	G	2
268	Broad Street	530-6	Y	NR	C	No		E	O	G	2
270	Broad Street	530-5	Y	NR	C	No		E	O	G	2
274	Broad Street	530-4	Y	NR	C	No		E	O	G	2
282 - 288	Broad Street	530-3	Y	NR	C	No		D			
294 - 296	Broad Street	530-2	Y	NR	C	No		E	O	G	2
337 - 341	Broad Street	526-7	Y	NR	C		No	E	O	G	5
360	Broad Street	2803-99	Y	NR	C		No	E	O	G	5
368	Broad Street	527-16	Y	NR	C	No		E	O	G	2
376	Broad Street	527-3	Y	NR	C	No		E	O	G	2
384-390	Broad Street	527-2	Y	NR	C	No		E	O	G	2
423	Broad Street		Y				NRE	E	O	G	4
11	Cole Street		Y	NR	C	No		E	O	G	2
16	Cole Street		Y	NR	C	No		E	O	G	2
20 - 50	Cole Street		Y	NR	C	No		E	O	G	2
29 - 45	Cole Street	Seaside	Y	NR	C	No		E	O	G	2
55 - 71	Cole Street	Village	Y	NR	C	No		E	O	G	2
60 - 82	Cole Street	↓	Y	NR	C	No		E	O	G	2
87	Cole Street		Y	NR	C	No		E	O	G	2
90	Cole Street		Y	NR	C	No		E	O	G	2
45	Columbia St.	408-11	Y				No	E	O	G	5
33	Cottage Street	1156-15	Y	NR	NC	No		D	O	G	2
40 -42	Cottage Street	1155-12	Y	NR	NC	No		E	O	G	
41-43	Cottage Street	1156-16	Y	NR	C	No		E	O	G	5
50	Cottage Street	1155-11	Y	NR	C	No		E	O	G	2
51-53	Cottage Street	1156-17	Y	NR	C	No		E	O	G	2
60	Cottage Street	1155-10	Y	NR	NC	No		E	O	G	5
63-65	Cottage Street	1156-19	Y	NR	C	No		E	O	G	2
67-69	Cottage Street	1156-20	Y	NR	C	No		E	O	G	2
70	Cottage Street	1155-09	Y	NR	NC	No		E	O	G	5
76	Cottage Street	1155-8	Y	NR	C	No		E	O	G	2
85	Cottage Street	115-21	Y	NR	C	No		E	O	G	2
86	Cottage Street	1155-7	Y	NR	C	No		E	O	G	2
89-91	Cottage Street	115-22	Y	NR	C	No		E	O	G	2
94-96	Cottage Street	1155-6B	Y	NR	C	No		E	O	G	2
102	Cottage Street	1155-5	Y	NR	C	No		E	O	G	2
103-105	Cottage Street	1156-23	Y	NR	C	No		E	O	G	2
113-115	Cottage Street	1156-25	Y	NR	C	No		E	O	G	2
114	Cottage Street	1155-4	Y	NR	C	No		E	O	G	2
121-125	Cottage Street	1156-1	Y	NR	C	No		E	O	G	2
122	Cottage Street	1155-03	Y	NR	C	No		E	O	G	2
144	Cottage Street	1154-15	Y	NR	C	No		E	O	G	2
147	Cottage Street	1157-20	Y	NR	C	No		E	O	G	2
156	Cottage Street	1154-14	Y	NR	C	No		E	O	G	2

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South End Neighborhood Revitalization Zone: yr 2009

Number	Street	Block & Lot	Survey	NR/NHLI	C/NC	LHD	NRE	E/D	V/O	G/P	PE
157	Cottage Street	1157-21	Y	NR	C	No		E	O	G	2
162	Cottage Street	1154-13	Y	NR	C	No		E	O	G	2
167	Cottage Street	1157-22	Y	NR	NC	No		E	O	G	5
172	Cottage Street	1154-12	Y	NR	C	No		E	O	G	2
173-175	Cottage Street	1157-23	Y	NR	NC	No		D			
182	Cottage Street	1154-11	Y	NR	C	No		E	O	G	2
185-187	Cottage Street	1157-24	Y	NR	C	No		E	O	G	2
186-188	Cottage Street	1154-10	Y	NR	C	No		E	O	G	2
190	Cottage Street	1154-9	Y	NR	C	No		E	O	G	2
193-195	Cottage Street	1157-25	Y	NR	C	No		E	O	G	2
202	Cottage Street	1154-8	Y	NR	C	No		E	O	G	2
206	Cottage Street	1154-7	Y	NR	C	No		E	O	G	2
209	Cottage Street	1157-26	Y	NR	C	No		E	O	G	2
212-214	Cottage Street	1155-12	Y	NR	C	No		E	O	G	2
215	Cottage Street	1157-27	Y	NR	C	No		E	O	G	2
220-222	Cottage Street	1154-05	Y	NR	C	No		E	O	G	2
223-225	Cottage Street	1157-28	Y	NR	C	No		E	O	G	2
226-228	Cottage Street	1154-4	Y	NR	C	No		E	O	G	2
284	Cottage Street	1153-6	Y			No		E	O	G	2
295-297	Cottage Street	1158-36	Y			No		E	O	G	5
40	Couse Street	1161-2		NR	C			E	O	G	2
75 - 99	Forest Street	Seaside	Y	NR	C	No		E	O	G	2
79 - 90	Forest Street	Village	Y	NR	C	No		E	O	G	2
239 - 241	Gregory Street		Y	NR	C	LHD		E	O	G	2
246 - 248	Gregory Street	522-8	Y	NR	C	LHD		E	O	G	2
247 - 255	Gregory Street	523-10	Y	NR	C	LHD		E	O	G	2
254 - 260	Gregory Street	522-7	Y	NR	C	LHD		E	O	G	2
257 - 259	Gregory Street	523-11	Y	NR	C	LHD		E	O	G	2
264 - 268	Gregory Street	523-11	Y	NR	C	LHD		E	O	G	2
269 - 271	Gregory Street	523-11	Y	NR	C	LHD		E	O	G	2
276	Gregory Street	522-5	Y	NR	C	LHD		E	O	G	2
277 - 281	Gregory Street	523-13	Y	NR	C	LHD		E	O	G	2
286 - 288	Gregory Street	522-4	Y	NR	C	LHD		E	O	G	2
518 - 520	Gregory Street	405-9	Y	NR	C	LHD		E	O	G	2
52-54	Hanover Street	1146-9	Y	NR	NC	No		E	O	G	5
58	Hanover Street	1146-8	Y	NR	C	No		E	O	G	2
68	Hanover Street	1147-7	Y	NR	C	No		E	O	G	2
69-71	Hanover Street	1155-20	Y	NR	NC	No		E	O	G	5
84	Hanover Street	1146-06	Y	NR	C	No		E	O	G	2
85	Hanover Street	1155-22	Y	NR	C	No		E	O	G	2
89-91	Hanover Street	1155-23	Y	NR	NC	No		E	O	G	2
94-96	Hanover Street	1146-5	Y	NR	NC	No		D	O	G	5
99	Hanover Street	1155-24	Y	NR	C	No		E	O	G	5
102-106	Hanover Street	1146-4	Y	NR	C	No		E	O	G	2
114-116	Hanover Stree	1146-3K	Y	NR	C	No		E	O	G	2

South End Historic Property Inventory

South End Neighborhood Revitalization Zone: yr 2009

Number	Street	Block & Lot	Survey	NR/NHLI	C/NC	LHD	NRE	E/D	V/O	G/P	PE
144-146	Hanover Street	1147-9	Y	NR	C	No		E	0	G	2
148-150	Hanover Street	1147-9A	Y	NR	C	No		E	0	G	2
156-158	Hanover Street	1147-7	Y	NR	NC	No		E	0	G	5
163-169	Hanover Street	1154-18	Y	NR	C	No		E	0	G	2
164	Hanover Street	1147-6	Y	NR	C	No		E	0	G	2
171	Hanover Street	1154-19	Y	NR	C	No		E	0	G	2
172	Hanover Street	1147-5	Y	NR	C	No		E	0	G	2
181-183	Hanover Street	1154-20	Y	NR	C	No		E	0	G	2
182-184	Hanover Street	1147-4	Y	NR	C	No		E	0	G	2
193-195	Hanover Street	1154-21	Y	NR	C	No		E	0	G	2
254	Hanover Street	1148-5	Y					E	0	G	5
283	Hanover Street	1153-18A	Y					E	0	G	5
285	Hanover Street	1153-18A	Y					E	0	G	5
289	Hanover Street	1153-19	Y					E	0	G	5
291	Hanover Street	1153-19A	Y					E	0	G	5
295	Hanover Street	1153-20	Y					E	0	G	5
297	Hanover Street	1153-1	Y					E	0	G	5
113 - 121	Henry Street	542-1D	Y				No	E	V	P	5
120	Ingleside Place	↑	Y				NRE	E	O	G	4
239 - 241	Iranistan Ave		Y	NR	C	No		E	O	G	2
263 - 271	Iranistan Ave		Y	NR	C	No		E	O	G	2
285 - 291	Iranistan Ave		Y	NR	C	No		E	O	G	2
321 - 329	Iranistan Ave	Seaside	Y	NR	C	No		E	O	G	2
337 - 347	Iranistan Ave	Village	Y	NR	C	No		E	O	G	2
367	Iranistan Ave		Y	NR	C	No		E	O	G	2
373 - 347	Iranistan Ave		Y	NR	C	No		E	O	G	2
391	Iranistan Ave		Y	NR	C	No		E	O	G	2
419 - 439	Iranistan Ave	↓	Y	NR	C	No		E	O	G	2
700	Iranistan Ave	1160-2	Y				No	E	O	G	5
704	Iranistan Ave	1160-1A	Y				NRE	E	O	G	4
714 - 716	Iranistan Ave	1160-1	Y				NRE	E	O	G	4
780	Iranistan Ave	1157-1	Y				No	E	O	G	5
33	Lewis Street		Y	NR	C	No		D	0	G	2
41	Lewis Street		Y	NR	C	No		D	0	G	2
44	Lewis Street	1156-12	Y	NR	C	No		E	0	G	2
54	Lewis Street	1156-11	Y	NR	C	No		E	0	G	2
61-63	Lewis Street	1160-38	Y	NR	C	No		E	0	G	2
64	Lewis Street	1156-10	Y	NR	C	No		E	0	G	2
67	Lewis Street		Y	NR	C	No		E	0	G	2
72-78	Lewis Street	1156-9	Y	NR	C	No		E	0	G	2
81-89	Lewis Street		Y	NR	C	No		E	0	G	2
82-84	Lewis Street	1156-8A	Y	NR	C	No		E	0	G	2
92	Lewis Street	1156-6	Y	NR	C	No		E	0	G	2
95	Lewis Street	1160-42	Y	NR	C	No		E	0	G	2
98	Lewis Street	1156-5	Y	NR	C	No		E	0	G	2

South End Historic Property Inventory

South End Neighborhood Revitalization Zone: yr 2009

Number	Street	Block & Lot	Survey	NR/NHLI	C/NC	LHD	NRE	E/D	V/O	G/P	PE
99-103	Lewis Street	1160-43	Y	NR	C	No		E	0	G	2
104-110	Lewis Street	1156-4	Y	NR	C	No		E	0	G	2
113	Lewis Street	1160-44	Y	NR	C	No		E	0	G	2
114	Lewis Street	1156-26	Y	NR	C	No		E	0	G	2
117-123	Lewis Street	1160-45	Y	NR	C	No		E	0	G	2
125	Lewis Street	1160-46	Y	NR	C	No		E	0	G	2
141	Lewis Street	1160-47	Y	NR	C	No		E	0	G	2
145-147	Lewis Street	1160-48	Y	NR	C	No		E	0	G	2
153-155	Lewis Street	1160-49	Y	NR	C	No		E	0	G	2
161-163	Lewis Street	1160-50	Y	NR	C	No		E	0	G	2
162	Lewis Street	No Data	Y	NR	C	No		E	0	G	2
164-170	Lewis Street	1157-16	Y	NR	C	No		E	0	G	2
167-169	Lewis Street	1160-51	Y	NR	C	No		E	0	G	2
176-178	Lewis Street	1157-15	Y	NR	C	No		E	0	G	2
179-181	Lewis Street	1160-52	Y	NR	C	No		E	0	G	2
183-195	Lewis Street	1160-53	Y	NR	C	No		E	0	G	2
141	Lewis Street	1160-47	Y	NR	C	No		E	0	G	2
145-147	Lewis Street	1160-48	Y	NR	C	No		E	0	G	2
Number	Street	Blk&Lot	Survey	NR/NHLI	C/NC	LHD	NRE	E/D	V/O	G/P	PE
184-190	Lewis Street	1157-14	Y	NR	C	No		E	0	G	2
198-200	Lewis Street	1157-13	Y	NR	C	No		E	0	G	2
201-203	Lewis Street	1160-55	Y	NR	C	No		E	0	G	2
208	Lewis Street	1157-12	Y	NR	C	No		E	0	G	2
209	Lewis Street	1160-56	Y	NR	C	No		E	0	G	2
217	Lewis Street	1160-57	Y	NR	C	No		E	0	G	2
218	Lewis Street	1157-11	Y	NR	C	No		E	0	G	2
227	Lewis Street	1150-68	Y	NR	C	No		E	0	G	2
228	Lewis Street	1157-10	Y	NR	C	No		E	0	G	2
230	Lewis Street	1157-9	Y	NR	C	No		E	0	G	2
234-236	Lewis Street	1157-08	Y	NR	C	No		E	0	G	2
239-241	Lewis Street	1160-60	Y	NR	C	No		E	0	G	2
405	Linden Avenue		Y				NRE	E	0	G	2
60	Main Street		Y								
77	Main Street										
180 - 182	Main Street		Y				NRE	E	0	G	4
189 - 191	Main Street		Y	NR	C	No		O	G		2
192	Main Street		Y					E	O	G	4
195 - 199	Main Street	530-16	Y	NR	C	No		E	O	G	3
203	Main Street	530-17	N	NR	NC	No		E	O	G	5
211 - 213	Main Street	530-18	Y	NR	NC	No		E	O	G	
225	Main Street	530-19	Y	NR	C	No		E	O	G	2
295	Main Street	527-10	Y	NR	C	No		E	O	G	2
303	Main Street	527-17	Y	NR	C	No		E	O	G	2
309	Main Street	527-11	N	NR	NC	No		E	O	G	5
317 - 321	Main Street		N		NC	No		E	O	G	5

South End Historic Property Inventory

South End Neighborhood Revitalization Zone: yr 2009

Number	Street	Block & Lot	Survey	NR/NHLI	C/NC	LHD	NRE	E/D	V/O	G/P	PE
66	Marina Park	423-2	Y	NR	C	LHD		E	V	G	2
82	Marina Park	423-1	Y	NR	C	LHD		E	V	G	2
25 - 27	Myrtle Avenue	541-6A	Y				No	E	O	G	5
36	Myrtle Avenue	540-3	Y					NRE	O	G	4
49 - 51	Myrtle Avenue	540-3	Y					No	O	G	5
53 - 55	Myrtle Avenue	541-8	Y					No	O	G	5
59 - 61	Myrtle Avenue	541-9	Y					No	O	G	5
65 - 67	Myrtle Avenue	541-10	Y					No	O	G	5
100	Myrtle Avenue	541-10	Y					No	O	G	5
66	Marina Park	423-2	Y	NR	C	LHD		E	V	G	2
82	Marina Park	423-1	Y	NR	C	LHD		E	V	G	2
250	Myrtle Avenue	532-5	Y					No	O	G	5
281	Myrtle Avenue	533-15	Y					No	O	G	5
325	Myrtle Avenue	No Data	Y	NR	C	LHD		E	O	G	2
341	Myrtle Avenue	523-8	Y	NR	C	LHD		E	O	G	2
349 - 351	Myrtle Avenue	523-9	Y	NR	C	LHD		E	O	G	2
373 - 377	Myrtle Avenue	No Data	Y	NR	C	LHD		E	O	G	2
380 - 386	Myrtle Avenue	519-2	Y	NR	C	LHD		E	O	G	2
381	Myrtle Avenue	522-10A	Y	NR	C	LHD		E	O	G	2
383	Myrtle Avenue	522-10B	Y	NR	C	LHD		E	O	G	2
389 - 393	Myrtle Avenue	522-11	Y	NR	C	LHD		E	O	G	2
399 - 401	Myrtle Avenue	522-12	Y	NR	C	LHD		E	O	G	2
419 - 423	Myrtle Avenue	No Data	Y	NR	C	LHD		E	O	G	2
466	Myrtle Avenue	No Data	Y								
681 - 683	Myrtle Avenue	No Data	Y								
250	Myrtle Avenue	532-5	Y					No	O	G	5
693	Myrtle Avenue	953-15	Y				No	E	O	G	5
34	Norman Street	1158 - 14					No	E	O	G	5
167	Norman Street	1152-6					No	E	O	G	5
201	Norman Street	1149-10					No	E	O	G	5
36	Park Avenue		Y	NR	V	LHD		D	O	G	
56	Park Avenue	403-20	Y	NR	C	LHD		E	V	G	2
693	Myrtle Avenue	953-15	Y				No	E	O	G	5
34	Norman Street	1158 - 14					No	E	O	G	5
167	Norman Street	1152-6					No	E	O	G	5
201	Norman Street	1149-10					No	E	O	G	5
36	Park Avenue		Y	NR	V	LHD		D	O	G	
56	Park Avenue	403-20	Y	NR	C	LHD		E	V	G	2
59	Park Avenue	423-4	Y	NR	C	LHD		E	O	G	2
72	Park Avenue	403-18	Y	NR	C	LHD		E	O	G	2
85	Park Avenue	404-22	Y	NR	C	LHD		E	O	G	2
115	Park Avenue	2609-22A	Y	NR	C	LHD		E	O	G	2
135	Park Avenue	419-5	Y	NR	C	LHD		E	O	G	2
149	Park Avenue	419-6	Y	NR	V	LHD		D	O	G	2
185	Park Avenue	419-7	Y	NR	C	LHD		E	O	G	2

South End Historic Property Inventory

South End Neighborhood Revitalization Zone: yr 2009

Number	Street	Block & Lot	Survey	NR/NHLI	C/NC	LHD	NRE	E/D	V/O	G/P	PE
219	Park Avenue	411-6	Y	NR	C	LHD		E	O	G	2
239	Park Avenue	411-7	Y	NR	C	LHD		E	O	G	2
255	Park Avenue	411-8	Y	NR	NC	LHD		E	O	G	5
271	Park Avenue	411-14	Y	NR	C	LHD		E	O	G	2
276	Park Avenue	533-2	Y	NR			NRE	E	O	G	4
285	Park Avenue	411-10	Y	NR	C	LHD		E	O	G	2
296	Park Avenue	533-1	Y	NR			NO	E	O	G	5
324	Park Avenue		Y	NR			NRE	E	O	G	4
340	Park Avenue	523-15	Y	NR			NO	E	O	G	5
408	Park Avenue	522-1	Y	NR	C	LHD		E	O	G	2
425	Park Avenue	403-25	Y				No	E	O	G	5
443	Park Avenue	403-27	Y				NRE	E	O	G	4
459	Park Avenue		Y				NRE	E	O	G	3
637	Park Avenue	1163-8	Y				NRE	E	O	G	4
655	Park Avenue	1163-9	Y				No	E	O	G	5
751	Park Avenue		Y	NR	NC	LHD		E	O	G	
762 - 770	Park Avenue	951-2	Y	NR	C	LHD		E	O	G	2
778	Park Avenue	951-1	Y	NR	NC	LHD		E	O	G	
789	Park Avenue	1156-13	Y	NR	C	LHD		E	O	G	2
798	Park Avenue	950-7	Y	NR	NC	LHD		E	O	G	
814	Park Avenue	950-6	Y	NR	C	LHD		E	O	G	2
824 - 826	Park Avenue	950-5	Y	NR	C	LHD		E	O	G	2
858 - 860	Park Avenue	950-22A	Y	NR	C	LHD		E	O	G	2
866 - 872	Park Avenue	950-2	Y	NR	C	LHD		E	O	G	2
877	Park Avenue	1146-11	Y	NR		LHD		E	O	G	3
?	Park Street		Y								
290	Prospect St	948-7	Y	NR	C	No		E	O	G	2
298	Prospect St	948-6	Y	NR	C	No		E	O	G	2
354	Prospect St		Y	NR	C	No		E	O	G	2
392	Prospect St	951-4	Y	NR	C	No		E	O	G	2
59	Rennell	412-8	Y	NR	C	No		E	O	G	2
21 - 23	Russell		Y	NR	NC	LHD	No	E	O	G	5
79 - 81	Seeley	1154-16	Y	NR	NC	No		E	O	G	5
83 - 85	Seeley	1154-17	Y	NR	C	No		E	O	G	5
86 - 88	Seeley	1155-1	Y	NR	C	No		E	O	G	2
116 - 118	Seeley	1146-2	Y	NR	C	No		E	O	G	2
	Sims Street										
26-Jan	Sims Street	↑ Seaside Village	Y	NR	C	No		E	O	G	2
17	Sims Street		Y	NR	C	No		E	O	G	2
25 - 43	Sims Street		Y	NR	C	No		E	O	G	2
51 - 75	Sims Street		Y	NR	C	No		E	O	G	2
54 - 64	Sims Street		Y	NR	C	No		E	O	G	2
66 - 76	Sims Street		Y	NR	C	No		E	O	G	2
78 - 82	Sims Street		Y	NR	C	No		E	O	G	2
87 - 103	Sims Street		Y	NR	C	No		E	O	G	2

South End Historic Property Inventory

South End Neighborhood Revitalization Zone: yr 2009

Number	Street	Block & Lot	Survey	NR/NHLI	C/NC	LHD	NRE	E/D	V/O	G/P	PE
90 - 102	Sims Street	Seaside Village	Y	NR	C	No		E	O	G	2
104 - 114	Sims Street		Y	NR	C	No		E	O	G	2
116 - 124	Sims Street		Y	NR	C	No		E	O	G	2
117	Sims Street		Y	NR	C	No		E	O	G	2
50	South Avenue						No	E	O	G	5
816	South Avenue	400-5						D			
1101	South Avenue	427-22						D			
8-Feb	Sth. Frontage						No	E	O	G	5
629 - 651	State Street	950 - 21	Y				NRE	E	O	G	4
250	Waldermere	423-3	Y	NR	C	LHD		E	V	G	2
460	Waldermere	421-1	Y					D			
174 - 176	Waldermere	541-5	Y				No	E	O	G	5
186 - 188	Waldermere	541-4	Y				No	E	O	G	5
275	Warren	520-1B						E	O	G	5
218	West Ave	948-5	Y	NR	C	No		E	O	G	2
231	West Ave	951-6	Y	NR	C	No		E	O	G	2
234 - 236	West Ave	948-4	Y	NR	C	No		E	O	G	2
239	West Ave	951-7	Y	NR	C	No		E	O	G	2
246 - 242	West Ave	948-3	Y	NR	C	No		E	O	G	2
251 - 253	West Ave	951-8	Y	NR	C	No		E	O	G	2
273 - 279	West Ave	950-11	Y	NR	C	No		E	V	P	2
276	West Ave	949-9	Y	NR	C	No		E	O	G	2
284 - 290	West Ave	949-8K	Y	NR	C	No		E	O	G	2
289	West Ave	950-13	Y	NR	C	No		D			
294	West Ave		Y	NR	C	No		D			
299 - 301	West Ave	950-14	Y	NR	C	No		E	V	G	2
304 - 306	West Ave		Y	NR	C	No		D			
317	West Ave	950-16A	Y	NR	C	No		D			

APPENDIX

I

South End NRZ

Community Economic Development Fund's
Request for Qualifications:
Neighborhood Planning Consulting Services

Consultant Service Agreement

NOTICE FOR REQUEST FOR QUALIFICATIONS

NEIGHBORHOOD PLANNING CONSULTING SERVICES

Community Economic Development Fund (CEDF) is seeking qualifications-proposals from Neighborhood Planning Consultants or firms for a strategic action plan for the South End Neighborhood Revitalization Zone (NRZ) located in Bridgeport, CT. CEDF is a state-wide non-profit organization with a two fold mission to build local capacity and economic growth within neighborhoods and promote small business development.

Separate sealed proposals for **Neighborhood Planning Consulting Services** for facilitating neighborhood input and preparation of a South End NRZ strategic action plan will be received by CEDF at its office at 430 New Park Avenue, 2nd Floor, West Hartford, CT 06110 until 3:00pm on Wednesday, May 2, 2007. No faxes or e-mails of proposals will be accepted.

Any interested firm or individual can receive a copy of the RFP by contacting Barbara Styrzula, Community Economic Development Fund, at 860-249-3800, ext 306, or download the RFP directly from CEDF web site at www.cedf.com.

CEDF reserves the right to reject any or all proposals.

Attention of bidders is particularly called to the requirement for completion of certification form on conflict of interest included with RFP as part of the submission of proposal.

CEDF is an affirmative action, equal employment contractor, and does not discriminate based on race, color, religion, gender, sexual orientation, marital status, age, disability, or national origin. CEDF particularly encourages proposals from qualified small, minority, women owned, and disadvantaged enterprises.

Community Economic Development Fund
Donna Wertenbach
President/CEO

COMMUNITY ECONOMIC DEVELOPMENT FUND

REQUEST FOR QUALIFICATIONS/PROPOSALS

Planning Consulting Services South End NRZ Strategic PLAN - BRIDGEPORT, CT

Neighborhood Planning Consultant

The *Community Economic Development Fund* (CEDF) is seeking proposals/qualifications from consulting firms or individuals qualified to provide neighborhood planning services in support of the formation of the South End Neighborhood Revitalization Zone (NRZ) in Bridgeport, Connecticut and completion of an NRZ Strategic Plan.

A. Background

The Community Economic Development Fund (CEDF) in partnership with the City of Bridgeport are in a process to establish Neighborhood Revitalization Zones (NRZ's) in targeted neighborhoods in the city and help implement specific projects identified through a community or an NRZ planning process.

The Community Economic Development Fund (CEDF) is a statewide non-profit organization whose mission is twofold: build community capacity for economic development and support small business development. Legislation for creation of Neighborhood Revitalization Zones was passed by the State of Connecticut in 1995 and all NRZ's come under the review of the Office of Policy and Management (OPM). OPM will also be reviewing and approving the South End NRZ strategic plan along with Bridgeport's Common Council.

The NRZ strategic planning approach is designed first and foremost to solicit extensive neighborhood input, involvement and participation towards defining issues, concerns and strengths and ultimately a vision for the community that is supported by priorities for action as part of an implementation plan.

South End Background

Although the South End is one of the larger neighborhoods in the city in land size, it is the smallest in population. Consisting largely of Census Tracts 704 and 705, more than one half the neighborhood is taken up by the Seaside Park, University of Bridgeport, Harbor Yard Stadium and Arena as well as dominant industrial uses found along its waterfront. The neighborhood's most spectacular asset is the 370-acre Seaside Park designed by Frederick Law Olmstead which borders Long Island Sound. The continued upgrade of this park is one of a number of public-oriented projects identified as important for the South End. However, the neighborhood is also beginning to benefit from private investment, principally in the form of new market rate housing (The Lofts at Warnaco complex). Additionally, reinvestment interest and redevelopment strategies has occurred in other parts of the neighborhood, including the former Remington complex and the University of Bridgeport's excess property. Renewed interest has also focused on upgrading the South End's corridors and gateways, including Main Street, Park Street and Iranistan Avenue.

Planning Consultant(s) hired for this assignment will be responsible for working with the South End community on a collaborative process for the creation of an NRZ Strategic Plan. Components includes researching, profiling and developing neighborhood data and background; helping to define issues, opportunities and constraints; and undergoing a process for generating strong community input into defining a strategic plan with identified projects and supported by a realistic implementation plan and schedule. The final deliverable will be a written NRZ strategic plan approved by the NRZ Planning Committee and meeting the standards of the State of Connecticut's Office of Policy and Development for a an NRZ strategic plan that can be submitted to the City of Bridgeport and OPM for approval.

The projected budget for this assignment is \$30,000, all inclusive fixed fee contract.

B. The Assignment

This RFQ/RFP is designed to solicit interest from qualified planning consultant(s) to undertake a neighborhood planning process that will culminate in a Neighborhood Revitalization Zone Strategic Plan for the South End neighborhood of Bridgeport. This RFQ/RFP thus seeks the qualifications of firms or individuals to undertake the following services:

I. Strategic Plan

The Consultant selected for Neighborhood Planning will be responsible for assembling and updating from previous planning studies community, economic development, housing, infrastructure, social and land use data and information, facilitating NRZ planning meetings and workshops, providing outreach and assisting the NRZ in determining issues, needs, opportunities and concerns within the community. In addition the planner will help the community identify a vision for the neighborhood and develop consensus on appropriate actions, priorities and projects needed for addressing issues and achieving desired vision that will be identified in an implementation plan with timetable.

Specific services of the neighborhood planner shall include:

- Preparing a Neighborhood Assessment & Profile
 - Demographic-Economic analysis
 - Housing Assessment
 - Neighborhood Resources (Human, Physical, Community),
 - Land Use Patterns – Zoning Profile
- Identification and Discussion of Status, Issues, Assets, Challenges & Needs in Neighborhood focusing on the following as appropriate:
 - Demographic & Economic Issues
 - Market Issues
 - Existing land use patterns,
 - Zoning and Land use Issues,
 - Housing & Blight,

- Economic Development,
 - Waterfront & Environment,
 - Business Corridor Development
 - Open space/recreation,
 - Public safety,
 - Education and Health,
 - Transportation, Traffic & Access Issues
 - Proposed development and public improvements
 - Redevelopment Opportunities
 - Urban Design Issues
 - Youth & Elderly Issues
 - And other issues as determined by NRZ and Planning Consultant
- Organization of up to four public planning workshops with NRZ neighborhood to present findings of consultant(s) and solicit input on issues, goals and objectives. Focus of workshops shall be determined in coordination with NRZ but could center on housing, waterfront issues, business corridor, economic opportunities and challenges, zoning and land use, public safety, or other as determined. In addition to the community workshops, the neighborhood planning consultant will be responsible for conducting special outreach to businesses and merchants located in the neighborhood.
 - Neighborhood Planner Consultant to provide assistance and facilitate neighborhood process in preparing NRZ vision statement and identifying and prioritizing and gaining consensus on South End NRZ Action items and Implementation Plan.
 - Neighborhood Planner to compile all research and findings and input, action plan, implementation plan, schedule, estimated budgets/or resources and performance and review standards into a Strategic Plan (meeting standards of State OPM) for review by NRZ and the city.
 - Neighborhood Planner to make final presentation for input of South End Strategic Plan to NRZ and community and incorporate such comments and changes with the input of the Planning Committee into a NRZ Strategic Plan for submission to the city.

Planning Deliverable:

1. Neighborhood Resources, Demographics, Economics and Land Use, Infrastructure Assessment Report (with maps as appropriate) with identification of neighborhood benchmarks, issues, concerns and assets.
2. Organization and facilitation of four public workshops; with written summary of feedback, list of attendees and comments from attendees to be included in NRZ document. Community workshops are intended to both review information gathered by consultants and solicit input from neighborhood on issues, concerns and needs of the neighborhood.
3. Written summary of Action Items and Implementation Plan approved by NRZ Planning Committee.

4. Completion and presentation of fully documented **NRZ Strategic Plan document** including description of outreach efforts, neighborhood assessment, goals, objectives and action plan, priority projects or actions, implementation plan, timetable, performance standards in accordance to standards set forth by State of Connecticut's Office of Policy and Management for Neighborhood Revitalization Zone Strategic Plan.
-

C. Submission Requirements

Each proposal must include the following:

- Cover Letter clearly identifying the firm and Service to be provided.
- Background, history and description of primary activities and services of firm or individual.
- Description of past experience with neighborhood planning and/or development particularly as it relates to public outreach efforts.
- Brief one page summary of approach to assignment and expected outcomes.
- Name of principal of the firm. Name of individual(s) or entity performing the service(s) if not the principal.
- Resumes of key individuals to be assigned to project.
- Completed and signed Certification Form (Included with RFP package).
- Three references
- Hourly Fee Schedule by job classification or business title (*Please Note: Although all Contract will be assigned on a Fixed Fee Basis, not hourly fee, the rate schedule will be used to provide a basis for comparison for cost of services).*

D. Due Date for Proposal – South End

One unbound original and six copies of the proposal in response to the RFQ/RFP must be submitted to CEDF by May 2, 2007, at its office no later than 3:00 pm.

Where to Send or Deliver Proposal

ALL Proposals are to be sent or hand delivered and labeled **South End NRZ Planning Services and submitted to:**

Community Economic Development Fund
430 New Park Avenue, 2nd Floor
West Hartford, CT 06110
Attention: Donna Wertenbach, President & CEO
Phone # 860-249-3800

No faxes or e-mail submissions will be accepted.

Questions Regarding RFP

Refer any questions in writing or by e-mail by April 25, 2007 regarding the RFP to AMS Consulting, Project Managers for CEDF at:

Thomas Corso, President
AMS Consulting LLC
350 Fairfield Ave.
Bridgeport, CT 06604
tcorso@amsconsultingllc.com

If you wish to be on a mailing list, for responses to questions submitted, please provide e-mail or address to AMS care of Thomas Corso by the above date.

E. Selection Criteria

The following will be used to evaluate selection of consultant or service provider:

- Experience and Professional Credentials in Neighborhood-Community Planning
- Past Experience with neighborhood and/or grass roots planning and outreach
- Presentation Skills and Capacity (mapping a plus)
- Capacity to Undertake Assignment.
- Responses from references
- Rate or Fee Structure
- Results of Interview (shortlist candidates)

Based on submissions, CEDF & South End NRZ will be shortlisting finalists for interviews before the Selection Committee comprising of South End stakeholders and representatives of CEDF.

F. Suggested Guideline for Structure of NRZ plan

The following represents a guideline that can be adapted as issues are defined for the NRZ plan including the issues and topics to be covered by NRZ planning process and organization of the plan for final review. Some coordination with the City Master Planning process currently on-going is expected as part of process. *This is to be used only as a suggested outline and to be adjusted as appropriate based on the direction of the planning effort and needs and issues identified by the community.*

1. *Purpose and Background of NRZ strategy*
2. *NRZ Boundaries (& map)*
3. *NRZ characteristics and economic profile*
 - a. Demographic trends
 - b. Housing characteristics
 - c. Income characteristics
 - d. Workforce & employment
 - e. Resources in Community
4. *Economic Development & Market Assessment & Issues*
 - a. Economic Base
 - b. Emerging Economic Development Opportunities & Issues
5. *Review of Land Use Issues*
 - a. Identification of land use districts and zones (MDP, historic, UEZ, ect. -Map)
 - b. Discussion of issues related to zoning and land use
6. *Neighborhood Assessment & Needs (as determined)*
 - a. Assets & Challenges
 - b. Blight & Property Abandonment (CityScan)
 - c. Housing Needs & Resources
 - d. Waterfront & Environmental Issues
 - e. Business Corridor & Gateway Issues
 - f. Recreation, Open & Public Space, Youth & Senior services
 - g. Jobs & Employment, Small Business needs
 - h. Linkages, Transportation, Parking and Access
 - i. Urban Design Issues; Historic Resource Issues
 - j. Infrastructure Issues
 - k. Impact of Recent & proposed Private Developments
 - l. Public Safety & Public Health Issues
7. *Targeted Development Issues and Opportunities*
8. *Summary of Defined Issues and NRZ Vision Statement*
9. *NRZ Strategy (Action Items, Priorities and Implementation Plan, Schedule as determined)*
 - a. Waterfront
 - b. Housing
 - c. Economic Development
 - d. Gateways & Business Corridor
 - e. Public Infrastructure
 - f. Land Use & Environment
 - g. Small Business Development
 - h. Transportation, Traffic & Access.
 - i. Public Safety & Health
 - j. Arts & Entertainment
 - k. Public & Community Facilities
 - l. Youth & Senior Services
 - m. Parks & Recreation **and/or Others as determined**
10. *Performance & Review Standards*

Appendix:

- Bylaws & Notices
- Documentation of outreach efforts
- List of members of NRZ committees
- Articles, communications

G. Certification Form

The following Certification Form is to be signed by the principal of the submitting firm or individual consultant and included with Proposal.

**Representations of Offerors Regarding Proposal For
Technical or Planning Services
Community Economic Development Fund**

1. Contingent Fee Representation and Agreement

(a) The bidder/offeror represents and certifies as part of its bid/ offer that, except for full-time bona fide employees working solely for the bidder/offeror, the bidder/offeror:

(1) [] has, [] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [] has, [] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a) (2) above is affirmative, the bidder/offeror shall make an immediate and full written disclosure to Donna Wertenbach, President of Community Economic Development Fund (CEDF).

(c) Any misrepresentation by the bidder/offeror shall give the CEDF the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

2. Small, Minority, Women-Owned Business Concern Representation

The bidder/offeror represents and certifies as part of its bid/ offer that it:

(a) [] is, [] is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) [] is, [] is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) [] is, [] is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are: (Check the block applicable to you)

- | | |
|---|---|
| <input type="checkbox"/> Black Americans | <input type="checkbox"/> Asian Pacific Americans |
| <input type="checkbox"/> Hispanic Americans | <input type="checkbox"/> Asian Indian Americans |
| <input type="checkbox"/> Native Americans | <input type="checkbox"/> Hasidic Jewish Americans |

3. Certificate of Independent Price Determination

(a) The bidder/offeror certifies that—

(1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offeror or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offeror, directly or indirectly, to any other bidder/offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder/ offeror to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

(1) Is the person in the bidder/offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any

**Representations of Offerors Regarding Proposal For
Technical or Planning Services
Community Economic Development Fund**

1. Contingent Fee Representation and Agreement

(a) The bidder/offeror represents and certifies as part of its bid/ offer that, except for full-time bona fide employees working solely for the bidder/offeror, the bidder/offeror:

(1) has, has not employed or retained any person or company to solicit or obtain this contract; and

(2) has, has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a) (2) above is affirmative, the bidder/offeror shall make an immediate and full written disclosure to Donna Wertenbach, President of Community Economic Development Fund (CEDF).

(c) Any misrepresentation by the bidder/offeror shall give the CEDF the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

2. Small, Minority, Women-Owned Business Concern Representation

The bidder/offeror represents and certifies as part of its bid/ offer that it:

(a) is, is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) is, is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) is, is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are: (Check the block applicable to you)

- | | |
|---|---|
| <input type="checkbox"/> Black Americans | <input type="checkbox"/> Asian Pacific Americans |
| <input type="checkbox"/> Hispanic Americans | <input type="checkbox"/> Asian Indian Americans |
| <input type="checkbox"/> Native Americans | <input type="checkbox"/> Hasidic Jewish Americans |

3. Certificate of Independent Price Determination

(a) The bidder/offeror certifies that—

(1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offeror or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offeror, directly or indirectly, to any other bidder/offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder/ offeror to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

(1) Is the person in the bidder/offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any

action contrary to subparagraphs (a)(1) through (a)(3) above; or

- (2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above (insert full name of person(s) in the bidder/offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder/offeror's organization);
- (ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above;
- (iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

- (c) If the bidder/offeror deletes or modifies subparagraph (a)2 above, the bidder/offeror must furnish with its bid/offer a signed statement setting forth in detail the circumstances of the disclosure.

4. Organizational Conflicts of Interest Certification

(a) The bidder/offeror warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and a prospective contractor's organizational, financial, contractual or other interest are such that:

- (i) Award of the contract may result in an unfair competitive advantage;
- (ii) The bidder/offeror's objectivity in performing the contract work may be impaired; or
- (iii) That the bidder/offeror has disclosed all relevant information and requested CEDF to make a determination with respect to this Contract.

(b) The bidder/offeror agrees that if after award he or she discovers an organizational conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to CEDF which shall include a description of the action which the bidder/offeror (and then Contractor) has taken or intends to take to eliminate or neutralize the conflict. CEDF may, however, terminate the Contract for the convenience of CEDF if it would be in the best interest of CEDF.

(c) In the event the bidder/offeror was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to CEDF, CEDF may terminate the Contract for default.

(d) The bidder/offeror (and then Contractor) shall require a disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to CEDF and shall include any necessary provisions to eliminate or neutralize conflicts of interest in consultant agreements or subcontracts involving performance or work under this Contract.

5. Authorized Negotiators (RFPs only)

The bidder/offeror represents that the following persons are authorized to negotiate on its behalf CEDF in connection with this request for proposals: (list names, titles, and telephone numbers of the authorized negotiators):

6. Conflict of Interest

In the absence of any actual or apparent conflict, the bidder/offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflicts of Interest."

7. Bidder/Offeror's Signature

The bidder/offeror hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

Signature & Date:

Typed or Printed Name:

Title:

Val Ferro
TPA Design Group
85 Willow Street
New Haven, CT 06511

Carol Gould
Fitzgerlad & Halliday
72 Cedar Street
Hartford, CT 06106

John Shapiro
Abeles, Priess Shapiro
434 6th Street
New York, NY 10011

Phil Michowlowski
HMA
2911 Dixwell Ave.
Hamden, CT 06518

Glen Chalder
Planimetrics
31 Ensign Drive
Avon, CT 06001

Vince Ferrandino
Ferrandino & Assoc.
3 West Main St.
Elmsford, NY 10523

Regina Winter
Zared Architecture
233 Blatchely Ave. – 3rd Fl
New Haven, CT 06511

Alan Platus
Urban Design Group
1203 Chapel St.
New Haven, CT 06520

Paul Buckhurst
BFJ & Associates
422 Summer St.
Stamford, Ct 06901

June 9, 2007

Nicole Ogg
Philips Preiss Shapiro Associates, Inc.
434 Sixth Avenue
New York, NY 10011

RE: South End NRZ Plan – Bpt., CT

Dear Ms Ogg:

It is my pleasure to inform you Philips Preiss Shapiro Associates, Inc. (PPSA) has been selected by the South End NRZ Planner Selection Committee to produce the South End NRZ Plan.

PPSA's experiences in general, and specifically knowledge of Bridgeport's planning and economic development initiatives, we believe, shall greatly assist local stakeholders throughout the NRZ Planning Process.

I shall call in the near future to arrange a contract and discuss schedules. The next South End Stakeholders meeting is scheduled for June 26th at 6:30 p.m. and your introduction to the group and a short presentation and Q. & A. would be an excellent start.

Again, congratulations and we look forward to working with your team.

Sincerely,

Thomas S. Corso
President

TSC/mgc

Cc: South End Planner Selection Committee.

MEMO TO FILE

RE: South End NRZ Consultant Selection

FROM: Samuel Shaw

DATE: June 08, 2007

On June 6 & 7 the Consultant Selection Committee interviewed four Planning Consulting firms to lead the NRZ Planning Committee in the development of the NRZ Strategic Plan: The consulting Firms, in the order of presenting, are as follows

1. Zared
271 Howard Avenue
New Haven, CT 06519
(203) 773-0747
Principals: Regina Winters
- Capstan Group
PO Box 207163
New Haven CT 06520
(203) 907-9217
Elizabeth Grossman
- Excellent: Score 85

2. Ferrandino & Associates Inc.
Terry Elm Business Center
3 West Main Street
Elmsford, New York 10523
(914) 517-2521
Principal: Vince Ferrandino
- Good: Score 66

3. Shapiro Associates Inc
434 Sixth Avenue
New York, NY 10011
David Kooris
- Regional Plan Assoc
4 Irving Place, 7th Floor
New York, Ny 10003
Team Leader: Nicole Ogg
(212) 475-3030
- Excellent: Score 81

4. Saratoga Associates
299 Broadway, Suite 900
New York, NY 10007
Principal: William Kuhl
(212) 260-0250
- Poor: Score 20



Community Economic Development Fund

CONSULTING SERVICES AGREEMENT

THIS AGREEMENT is entered into on the ___ day of July, 2007 by and between The Community Economic Development Fund (CEDF) and Phillips Preiss Shapiro Associates, Inc. (P.P.S.A.)

WHEREAS, South End NRZ has received funding to undertake a strategic planning process that will result in a plan with clearly defined projects and initiatives.

WHEREAS, said funds would provide South End NRZ with consulting services to undertake planning in support of their NRZ formation and development of a strategic plan.

WHEREAS, CEDF serves as the NRZ project manager for South End NRZ overseeing the strategic planning effort including hiring and managing consultants.

WHEREAS, to effect the terms of the grant, CEDF is entering into this Consulting Services Agreement with P.P.S.A.

NOW THEREFORE, the parties agree as follows:

I. Scope of Services

Review of Previous, Studies, Plans and Reports

The Consultant will review the key findings, data and recommendations of previous studies, reports and plans as it relates to strategic planning issues for South End.

Preparation of Analysis Map

A base map of the South End NRZ shall be prepared that identifies key assets, opportunities, results of analysis, and planning initiatives.

Neighborhood Assessment and Profile

Consultant shall prepare a Neighborhood Assessment & Profile for the Strategic Plan that identifies and evaluates the following:

- Demographic & Economic Trends
- Housing Assessment (including City Scan if available)
- Business Profile & Conditions
- Neighborhood Resources/Assets (Human, physical, educational, & community)
- Neighborhood organizations & activities
- Land Use & Zoning Profile & patterns
- Planned and proposed developments

Define Issues, Strengths, Challenges and Needs

Consultant will undertake research and facilitate community workshops to identify and define issues, challenges and needs for South End. These will include as appropriate:

- Zoning and Land Use issues
- Impact of Proposed Redevelopment Projects
- Transportation, traffic and access issues
- Housing Needs & Blight
- Historic Assets and Preservation
- Waterfront Preservation & environment
- Business Corridor improvement/development
- Open space and recreation
- Education and Health
- Urban design issues
- Arts & Entertainment
- Youth & elderly issues
- Proposed public and private improvements and development
- Public Safety
- Other issues as defined by Consultant and/or South End

Public Workshops/Charettes

In order to solicit neighborhood input for the above, Consultant will organize and facilitate four public planning charrettes/workshops with NRZ committee and public at large to present findings of consultants and solicit input on issues & needs.

Merchant & resident surveys

Consultant shall develop survey instrument and analyze results of surveys targeting local residents and merchants. Consultant will work with NRZ on best approach to distribution and collection of surveys. As appropriate, one on one interviews will be conducted to supplement surveys.

Draft Strategic Action Plan

Based on public input, research and analysis, and planning evaluation Consultant shall prepare action plan, implementation plan, schedule, estimated budgets/or resources and performance and review standards into a Strategic Plan (meeting standards of State OPM) for review by NRZ planning committee and the city.

Final Plan & Presentation

Consultant to make public presentation of draft South End NRZ Strategic Plan to NRZ, South End community and invited public and incorporate such comments and changes with the input of the Planning Committee into a NRZ Strategic Plan for submission to the city for adoption.

Scope of Services Deliverables:

1. Neighborhood Resources, Demographics, Economics and Land Use, Infrastructure Assessment Report (with maps as appropriate) with identification of issues, concerns and recommendations
2. Organization and facilitation of four public workshops; with written summary of feedback, list of attendees and comments from attendees to be included in NRZ document. Community workshops are intended to both review information gathered by consultants and solicit input from neighborhood on issues, concerns and needs of the neighborhood.
3. Written summary of Action Items and Implementation Plan reviewed by NRZ Planning Committee.
4. Completion and presentation of fully documented **NRZ Strategic Plan document** including description of outreach efforts, survey results, neighborhood assessment, goals, objectives and action plan, priority projects or actions, implementation plan, timetable, performance standards in accordance to standards set forth by State of Connecticut's Office of Policy and Management for the preparation of a Neighborhood Revitalization Zone Strategic Plan. Consultant shall provide five bound copies and one unbound copy of Strategic Plan as well as copy of report on CD. In addition, Consultant will provide two sets of maps and schematics for use by the NRZ.

Payment of Services

All of the services noted above shall be completed by December 30, 2007 unless so amended in writing by CEDF. Total fee for services is as follows:

Total Fee:..... \$30,000.00

FEE Breakout	
DELIVERABLE	FEE
Interim Reports	
Neighborhood Assessment & Profile	\$5,000
Stakeholder Interviews – Results of Survey	\$2,500
Workshops/Charrettes/Public Meetings	
Workshop #1- summary	\$1,500
Workshop #2-summary	\$1,500
Workshop #3-summary	\$1,500
Charette-summary	\$3,000
Public Meeting – Presentation of Draft Plan	\$2,500
Completion of NRZ Strategic Plan	
Completion of Draft Plan	\$10,000
Delivery of Final Plan	\$2,500
TOTAL	\$30,000

Schedule of Payments

CEDF shall make payments to P.P.S.A. based upon above Fee Schedule with monthly submission of invoice that includes activity report and documentation of deliverables. All invoices shall be submitted to CEDF's community development project manager for review and approval before processing. No other payment will be made by CEDF hereunder for services, expenses or otherwise, unless agreed to by CEDF in writing. Invoices and documentation of services shall be submitted by P.P.S.A.

General Requirements

- I. All of the services described above are to be reasonably acceptable to CEDF. CEDF and its Project Manager will monitor the work of P.P.S.A. and if the services provided are not acceptable, CEDF will notify P.P.S.A. in writing, within 10 business days of receipt of the evidence of the service or other activity undertaken by CEDF to monitor the service. In its notice, CEDF will specify why the service is not acceptable and P.P.S.A. will correct the deficiency within 10 business days of its receipt of the notice.
- II. CEDF and the South End NRZ shall own all reports, notes and all other material generated by P.P.S.A. under the terms of this Agreement.
- III. Either party may terminate this Agreement on 15-business day written notice to the other party. If this Agreement is terminated, all notes and other materials generated by P.P.S.A. or otherwise in the possession of P.P.S.A. in connection with this Agreement shall be delivered to CEDF within a week of the termination.
- IV. All of the services to be provided hereunder by P.P.S.A. shall be provided by P.P.S.A. personally or under their direct supervision.

In addition CEDF and P.P.S.A., (Contractor) agrees as follows:

I. Section 3 Clause

- A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be directed to lower income residents of the Project area and contracts for work in connection with the Project be awarded to business concerns which are located in, or owned in substantial part, by persons residing in the area of the Project.
- B. The Contractor shall comply with the provisions of said Section 3 and the regulations pursued thereto by the Secretary of Housing and Urban Development set forth in 24 CFR part 135, which implement section 3, and all applicable rules and orders of the Department issued thereunder prior to the execution of this Contract. The Contractor certifies and agrees that it is under no contractual or other impediment that would prevent it from complying with these requirements.
- C. The Contractor agrees to include these provisions concerning said Section 3 in every subcontract for work in connection with the Project and will, at the

direction of CEDF, take appropriate action, as provided in an applicable provision of the subcontract upon a finding that the subcontractor is in violation of the regulations in 24 CFR. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations under 24 CFR, and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

2. Equal Employment Opportunity

- (a) This Contract is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352; 42 U.S.C., 2000d et. seq.) and the regulations thereunder prohibiting discrimination on the ground of race, color or national origin, in the participation in, denial of the benefits of, or be subject to discrimination under any program or activity receiving federal financial assistance. See 15 C.F.R., Part 8 (Commerce), 24 C.F.R., Part 1 (HUD), 45 C.F.R., Part 80 (HHS and Education), 49 C.F.R., Part 21 (Transportation)
- (b) During the performance of this Contract, the Contractor agrees as follows:
 - (i) To comply with all provisions of Executive Order 11246 and Executive Order 11375; Connecticut Fair Employment Practices Act, and the contract compliance ordinance of the City of Bridgeport, including all applicable standards and regulations which are promulgated by the government authorities who established such acts and requirements are incorporated herein by reference;
 - (ii) Not to discriminate against any employee or applicant for employment because of race, color, religion, age, sex, physical disability, marital status, sexual orientation or national origin. The Contractor will take affirmative action to ensure that applicants are treated during employment without regard to race, color, religion, sex, age or national origin and physical handicap. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, lay-off or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship;
 - (iii) To post, in conspicuous places available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause;

- (iv) To state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, physical disability, or national origin;
- (v) To utilize labor department and the City sponsored manpower programs as a source of recruitment and to notify the contract compliance unit and such programs of all job vacancies.
- (vi) To take affirmative action to negotiate with qualified minority contractors, women business enterprises, and disadvantaged business enterprises for any work which may be proposed for subletting, or for any additional services, supplies, or work which may be required as a result of this Contract;
- (vii) To cooperate with City departments in implementing required Agreement obligations for increasing the utilization of minority business enterprises, women business enterprises and disadvantaged business enterprises.
- (viii) To furnish all information and reports required by the Agreement, and to permit access to the Contractor's books, records and accounts by the contracting agency, the Contract Compliance Officer, and the Secretary of Labor for purposes of investigation to ascertain compliance with the program;
- (ix) To take such action, with respect to any subcontractor, as the City may direct as a means of enforcing the provisions of sub-sections (i) through (xiii) of this equal opportunity clause, including penalties and sanctions for noncompliance, provided however that, in the event the Contractor becomes involved in or is threatened with litigation as a result of such direction by the City, the City will intervene in such litigation to the extent necessary to protect the interests of the City and to effectuate the City's Equal Employment Opportunity Program. In the case of contracts funded directly or indirectly, in whole or in part, under one or more federal assistance programs, the Contractor or the City may ask the United States to enter into such litigation to protect the interests of the United States;
- (xi) To file, along with all subcontractors, if any, such compliance reports requested with the City in the form and to the extent prescribed in Contract by the Contract Compliance Director of the City of Bridgeport. Compliance reports filed at such times as directed shall contain information as to the employment practices,

policies, programs and statistics of the Contractor and all subcontractors if any;

- (xii) To include the provisions of sub-paragraphs (i) through (xii) of this equal opportunity clause in every subcontract or purchase order so that said provisions will be binding upon each such subcontractor or vendor;

IN WITNESS WHEREOF, the parties have signed this Agreement on the date first stated above.

Community Economic Development Fund

Phillips Preiss Shapiro Associates
Nicole Ogg
434 Sixth Avenue, 5th Floor
New York, NY 10011
nogg@ppsaplanning.com
ph: 212.475.3030
fax: 212.475.0913



Donna Wertenbach, President & CEO

Nicole Ogg, Associate

9/18/07

Date

Date

Project Manager
AMS Consulting, LLC
350 Fairfield Avenue
Bridgeport, CT 06604
Ph: 203.372.1200
Fax: 203-339-4719
tcorso@amsconsultingllc.com

policies, programs and statistics of the Contractor and all subcontractors if any;

- (xii) To include the provisions of sub-paragraphs (i) through (xii) of this equal opportunity clause in every subcontract or purchase order so that said provisions will be binding upon each such subcontractor or vendor;

IN WHITNESS WHEREOF, the parties have signed this Agreement on the date first stated above.

Community Economic Development Fund

Phillips Preiss Shapiro Associates
Nicole Ogg
434 Sixth Avenue, 5th Floor
New York, NY 10011
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ph: 212.475.3030
fax: 212.475.0913

Donna Wertenbach, President & CEO

Richard M. Preiss

~~Nicole Ogg, Associate~~
Richard Preiss, Vice-President

Date

July 31, 2007

Date

Project Manager
AMS Consulting, LLC
350 Fairfield Avenue
Bridgeport, CT 06604
Ph: 203.372.1200
Fax: 203-339-4719
tcorso@amsconsultingllc.com

APPENDIX

J

CHAPTER 118 NEIGHBORHOOD REVITALIZATION ZONES Section 7-600 through Section 7-608

CHAPTER 118

NEIGHBORHOOD REVITALIZATION ZONES

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- Sec. 7-600. Neighborhood revitalization zones: Establishment.
- Sec. 7-601. Neighborhood revitalization planning committee. Strategic plan.
- Sec. 7-602. Approval of strategic plan. Amendments.
- Sec. 7-603. Legislative finding: exercise of power of eminent domain in neighborhood revitalization areas.
- Sec. 7-604. Reuse and resale of property acquired by eminent domain.
- Sec. 7-605. Waiver of codes and regulations.
- Sec. 7-606. Receiver of rents.
- Sec. 7-607. Duties of Office of Policy and Management re neighborhood revitalization zones.
- Sec. 7-608. Neighborhood Revitalization Zone Advisory Board. Duties. Neighborhood revitalization zone grant-in-aid program.
- Secs. 7-609 to 7-619.

Sec. 7-600. Neighborhood revitalization zones: Establishment. (a) Any municipality may by resolution of its legislative body establish neighborhood revitalization zones, in one or more neighborhoods, for the development by neighborhood groups of a collaborative process for federal, state and local governments to revitalize neighborhoods where there is a significant number of deteriorated property and property that has been foreclosed, is abandoned, blighted or is substandard or poses a hazard to public safety. The resolution shall (1) provide that the chief executive official facilitate the planning process for neighborhood revitalization zones by assigning municipal staff to make available information to neighborhood groups and to modify municipal procedures to assist neighborhood revitalization zones and (2) establish a process for determination of the boundaries of neighborhood revitalization zones.

(b) Public buildings in the municipality shall be available for neighborhood groups to meet for neighborhood revitalization purposes as determined by the chief executive official.

(c) As used in this section "deteriorated property" means property in serious noncompliance with state and local health and safety codes and regulations.

(P.A. 95-340, S. 1.)

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Sec. 7-601. Neighborhood revitalization planning committee. Strategic plan. (a) Upon passage of a resolution pursuant to section 7-600, a neighborhood revitalization planning committee may organize to develop a strategic plan to revitalize the neighborhood. The membership of such committee shall reflect the composition of the neighborhood and include, but not be limited to, tenants and property owners, community organizations and representatives of businesses located in the neighborhood or which own property in the neighborhood. A majority of the members shall be residents of the neighborhood. The chief executive official may appoint a municipal official to the committee who shall

be a voting member. The committee shall adopt bylaws which shall include a process for consensus-building decision-making. Notice of adoption of such bylaws and any amendments thereto shall be published in a newspaper having a general circulation in the municipality not more than seven days after adoption or amendment.

(b) The neighborhood revitalization planning committee shall develop a strategic plan for short-term and long-term revitalization of the neighborhood. The plan shall be designed to promote self-reliance in the neighborhood and home ownership, property management, sustainable economic development, effective relations between landlords and tenants, coordinated and comprehensive delivery of services to the neighborhood and creative leveraging of financial resources and shall build neighborhood capacity for self-empowerment. The plan shall consider provisions for obtaining funds from public and private sources. The plan shall consider provisions for property usage, neighborhood design, traditional and nontraditional financing of development, marketing and outreach, property management, utilization of municipal facilities by communities, recreation and the environment. The plan may contain an inventory of abandoned, foreclosed and deteriorated property, as defined in section 7-600, located within the revitalization zone and may analyze federal, state and local environmental, health and safety codes and regulations that impact revitalization of the neighborhood. The plan shall include recommendations for waivers of state and local environmental, health and safety codes that unreasonably jeopardize implementation of the plan, provided any waiver shall be in accordance with section 7-605 and shall not create a substantial threat to the environment, public health, safety or welfare of residents or occupants of the neighborhood. The plan may include components for public safety, education, job training, youths, the elderly and the arts and culture. The plan may contain recommendations for the establishment by the municipality of multiagency collaborative delivery teams, including code enforcement teams. The plan shall assign responsibility for implementing each aspect of the plan and may have recommendations for providing authority to the chief executive official to enter into tax agreements and to allocate municipal funds to achieve the purposes of the plan. The plan shall include a list of members and the bylaws of the committee.

(c) The neighborhood revitalization planning committee shall conduct a public hearing on the proposed strategic plan, notice of the time and place of which shall be published in a newspaper having a general circulation in the municipality at least twice at intervals of not less than two days, the first not more than fifteen days nor less than ten days and the last not less than two days prior to the day of such hearing. The proposed plan shall be submitted to the Secretary of the Office of Policy and Management for review. The secretary may submit comments on the plan to the neighborhood revitalization planning committee.

(d) The strategic plan shall be adopted in accordance with the bylaws of the neighborhood revitalization planning committee. The committee shall submit the approved strategic plan to the legislative body of the municipality for adoption by ordinance pursuant to section 7-602.

(P.A. 95-340, S. 2; P.A. 06-196, S. 44.)

History: P.A. 06-196 made a technical change in Subsec. (b), effective June 7, 2006.

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Sec. 7-602. Approval of strategic plan. Amendments. (a) The strategic plan shall not be implemented unless approved by ordinance of the legislative body of the municipality. Such ordinance

shall create a neighborhood revitalization zone committee for the neighborhood and establish the membership of the committee, provided the categories of membership shall be consistent with the categories of membership of the neighborhood revitalization planning committee and consistent with any recommendations of the neighborhood revitalization planning committee.

(b) The neighborhood revitalization zone committee shall submit a report on the implementation of the strategic plan to the chief executive official and the legislative body of the municipality and to the Secretary of the Office of Policy and Management at intervals of six months in the first year after adoption of the ordinance and annually thereafter. Any amendment to the strategic plan made subsequent to the date of enactment of the ordinance shall be adopted by the neighborhood revitalization zone committee and the municipality in accordance with the procedures set forth in subsections (c) and (d) of section 7-601 and shall be submitted to the Secretary of the Office of Policy and Management for review. After the date of approval of the amendment by the legislative body of the municipality, any report required to be made pursuant to this section shall include information concerning the amendment. An amendment to a strategic plan shall be deemed to be a concept or proposal not reflected within the scope of the plan as originally adopted by ordinance of the municipality.

(P.A. 95-340, S. 3; P.A. 99-35, S. 1, 3.)

History: P.A. 99-35 amended Subsec. (a) to require categories of membership on the neighborhood revitalization committee to be consistent with recommendations of the neighborhood revitalization planning committee and to repeal authority of the local legislative body to specify powers of the neighborhood revitalization committee and amended Subsec. (b) to add provisions re amendments to the strategic plan, effective July 1, 1999.

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Sec. 7-603. Legislative finding; exercise of power of eminent domain in neighborhood revitalization areas. It is found and declared that there has existed and will continue to exist in municipalities of the state substandard, insanitary and blighted neighborhoods in which there are significant properties that have been foreclosed, and are abandoned, which constitute a serious menace to the environment, public health, safety and welfare of the residents of the state; that the existence of such conditions in neighborhoods contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, and the existence of such conditions constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities and retards the provision of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise and government without the powers herein provided; that the acquisition of the property because of the substandard, insanitary and blighted conditions thereon, the removal of structures and improvement of sites, the disposition of the property for revitalization incidental to accomplish the purposes of sections 7-600 to 7-607, inclusive, the exercise of powers by municipalities acting to create neighborhood revitalization zones as provided in sections 7-600 to 7-602, inclusive, and any assistance which may be given by any public body in connection therewith, are public uses and purposes for which public money may be expended and the power of eminent domain exercised; and that the necessity in the public interest for the provisions of this section and section 48-6

is declared to be a matter of legislative determination.

(P.A. 95-340, S. 4.)

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Sec. 7-604. Reuse and resale of property acquired by eminent domain. In the reuse and resale of residential property acquired by a municipality pursuant to subsection (c) of section 48-6, the municipality shall give preference to persons who declare an intent to reside in such property. The municipality may establish financial penalties for failure to reside in such residential property when a declaration has been made. In establishing such penalties the municipality shall take into consideration any mitigating factors.

(P.A. 95-340, S. 6.)

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Sec. 7-605. Waiver of codes and regulations. (a) After enacting a resolution establishing a neighborhood revitalization zone, a municipality may establish a process to request that a state or local official waive the application of any provision of state and local environmental, health and safety codes and regulations that unreasonably jeopardize implementation of a strategic plan adopted under section 7-602, except a provision necessary to comply with federal law. Any waiver shall not create a substantial threat to the environment, public health, safety or welfare of the residents and occupants of the neighborhood. Any request for a waiver shall identify the state or local code or regulation for which the waiver is sought and shall include recommendations for alternate requirements to replace the standard being waived in the existing code or regulation.

(b) A neighborhood revitalization zone committee may determine, by a majority vote of the members present at a meeting scheduled for such purpose and conducted within the boundaries of the zone, if practical, that a provision of a state or local environmental, health or safety code or regulation jeopardizes implementation of the strategic plan and may request a waiver of such provision, provided such request complies with subsection (a) of this section. The committee shall forward such waiver request to the chief executive official of the municipality. Within five business days of receipt of the request, the chief executive official shall forward a copy thereof to the local official responsible for code enforcement, if any, and to the Secretary of the Office of Policy and Management. If the request is for waiver of a state code or regulation, the Secretary of the Office of Policy and Management shall, within five business days of receipt, notify the state official responsible for enforcement of the code or regulation that a provision of such code or regulation is requested to be waived. The state official or local official shall conduct a public hearing on the waiver within thirty calendar days of receipt of the request at a place determined by the chief executive official. Within fifteen business days of the conclusion of the hearing, the state official or local official shall notify, in writing, the chief executive official of his decision. The decision of the state official or local official shall be final.

(c) Any abandoned or vacant property located in a neighborhood revitalization zone established pursuant to sections 7-600 to 7-602, inclusive, shall be deemed to be in continuous use for purposes of enforcement of state or local environmental, health and safety codes or regulations.

History: P.A. 99-35 amended Subsec. (a) to require identification of the state or local code or regulation for which a waiver is sought, and made technical changes to the waiver process, and amended Subsec. (b) re waiver requests by neighborhood revitalization zone committees, changed hearing requirement from 10 to 30 calendar days and notification requirement from 5 to 15 business days, effective July 1, 1999.

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Sec. 7-606. Receiver of rents. (a) Any municipality in which a neighborhood revitalization zone has been established pursuant to sections 7-600 to 7-602, inclusive, may petition the Superior Court or a judge thereof, for appointment of a receiver of the rents or payments for use and occupancy for any deteriorated property, as defined in section 7-600, located within the neighborhood revitalization zone to assure that environmental, health and safety standards established in state and local codes and regulations are met and to prevent further deterioration of such property. Any such petition shall be in accordance with the strategic plan adopted pursuant to sections 7-601 and 7-602. The court or judge shall immediately issue an order to show cause why a receiver should not be appointed, which shall be served upon the owner, agent, lessor or manager in a manner most reasonably calculated to give notice to such owner, agent, lessor or manager as determined by such court or judge, including, but not limited to, a posting of such order on the premises in question. A hearing shall be had on such order no less than three days after its issuance and not more than ten days. The purpose of such a hearing shall be to determine the need for a receiver of the property, the condition of the property and the cost to bring it into compliance with such state and local codes and regulations or into compliance with any waivers approved under section 7-605. The court shall make a determination of such amount and there shall be an assignment of the rents of such property in the amount of such determination. A certificate shall be recorded in the land records of the town in which such property is located describing the amount of the assignment and the name of the party who owns the property. When the amount due and owing has been paid, the receiver shall issue a certificate discharging the assignment and shall file the certificate in the land records of the town in which such assignment was recorded. The receiver appointed by the court shall collect rents or payments for use and occupancy forthcoming from the occupants of the building in question in place of the owner, agent, lessor or manager. The receiver shall make payments from such rents or payments for use and occupancy for the cost of bringing the property into compliance with such state and local codes and regulations or into compliance with any waivers approved under section 7-605. The owner, agent, lessor or manager shall be liable for such reasonable fees and costs determined by the court to be due the receiver, which fees and costs may be recovered from the rents or payments for use and occupancy under the control of the receiver, provided no such fees or costs shall be recovered until after payment for current taxes, electric, gas, telephone and water services and heating oil deliveries have been made. The owner, agent, lessor or manager shall be liable to the petitioner for reasonable attorney's fees and costs incurred by the petitioner, provided no such fees or costs shall be recovered until after payment for current taxes, electric, gas, telephone and water services and heating oil deliveries have been made and after payments of reasonable fees and costs to the receiver. Any moneys remaining thereafter shall be turned over to the owner, agent, lessor or manager. The court may order an accounting to be made at such times as it determines to be just, reasonable and necessary.

(b) Any receivership established pursuant to subsection (a) of this section shall have priority over any other rights to receive rent and shall be terminated by the court upon its finding that the property

complies with state and local environmental, health and safety codes and regulations or is in compliance with any waivers approved under section 7-605.

(c) Nothing in this section shall be construed to prevent the petitioner from pursuing any other action or remedy at law or equity that it may have against the owner, agent, lessor or manager.

(d) Any owner, agent, lessor or manager who collects or attempts to collect any rent or payment for use and occupancy from any occupant of a building subject to an order appointing a receiver after due notice and hearing, shall be found to be in contempt of court.

(e) If a proceeding is initiated pursuant to sections 47a-14a to 47a-14h, inclusive, or sections 47a-56 to 47a-56i, inclusive, or if a receiver of rents is appointed pursuant to chapter 735a or pursuant to any other action involving the making of repairs to real property under court supervision, rent or use and occupancy payments shall be made pursuant to such proceeding or action without regard to whether such proceeding or action is initiated before or after a receivership is established under this section, and such proceeding or action shall take priority over a receivership established under this section in regard to expenditure of such rent or use and occupancy payments.

(P.A. 95-340, S. 8.)

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Sec. 7-607. Duties of Office of Policy and Management re neighborhood revitalization zones.

The Office of Policy and Management, within available funds, shall be the lead agency for coordination of state services to neighborhood revitalization zones. On or before January 1, 1996, the Secretary of the Office of Policy and Management may develop guidelines for state departments, agencies and institutions to provide technical assistance to neighborhood revitalization zones. Such guidelines may provide for multiagency collaboration as well as a process to make funds, technical support and training available to neighborhoods and may recommend models for community outreach, job training and education, conflict resolution, environmental and health performance standards, new technologies and public safety strategies.

(P.A. 95-340, S. 9.)

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Sec. 7-608. Neighborhood Revitalization Zone Advisory Board. Duties. Neighborhood revitalization zone grant-in-aid program. (a) There is established a Neighborhood Revitalization Zone Advisory Board. The board shall consist of the following voting members: (1) The Secretary of the Office of Policy and Management; (2) the President of the Connecticut Institute of Municipal Studies; (3) the chancellor of the Regional Community-Technical Colleges; (4) the heads of those state agencies deemed appropriate by the secretary; (5) the chief executive officer of a municipality in which a neighborhood revitalization zone planning committee, pursuant to this chapter, was established on or before July 1, 1998; and (6) one member of each such neighborhood revitalization zone planning committee appointed by the chief executive officer based upon recommendations submitted to him by such committee. In a municipality having more than one neighborhood revitalization zone planning

committee, each committee shall submit its recommendations to the chief executive officer and he shall choose the board member to be appointed from such recommendations. Each member of the board may designate a person to represent him on said board. The membership of the board shall be increased on September 1, 1999, and annually thereafter, to reflect the addition of a municipal chief executive officer and a member of a neighborhood revitalization zone planning committee having been established in the preceding twelve months, in a municipality not previously represented on said board. The members of the board shall serve without compensation.

(b) The Secretary of the Office of Policy and Management shall serve as chairman of the board and shall convene the first meeting of the board not later than September 1, 1998. At the meeting the board shall adopt bylaws for the conduct of its business. Subsequent to said meeting or any continuation thereof, the board shall meet on a quarterly basis. The Office of Policy and Management shall provide staff support to the board.

(c) The board shall promote neighborhood self-sufficiency and economic development and assist neighborhood revitalization zone planning committees in developing and implementing strategic plans. The board shall make recommendations regarding the disbursement of moneys in accordance with subsection (d) of this section. The board may serve as a clearinghouse for information about neighborhood revitalization zones, including information on (1) linkages with technical experts for the development of strategic plans, (2) innovative neighborhood success models, and (3) training and mentoring opportunities for members of neighborhood revitalization planning zone committees. The board may also conduct seminars or conferences and establish collaborative partnerships with public or private entities, including, but not limited to, financial institutions, nonprofit or religious organizations, state and private institutions of higher learning and libraries.

(d) There is created a neighborhood revitalization zone grant-in-aid program to be administered by the Secretary of the Office of Policy and Management, for the purpose of providing financial assistance for the benefit of neighborhood revitalization zone planning committees. Such financial assistance, within available appropriations, shall be used for activities that promote neighborhood organizational development, economic development and business planning, specialized curriculum development, leadership training, the use of technology, property management, landlord-tenant relations, intergovernmental relations and such other activities as the board may deem appropriate. The secretary shall review recommendations regarding the disbursement of moneys made by the board and shall make a determination concerning the awarding of such financial assistance. Upon making a determination, the secretary shall certify to the State Comptroller the amount payable and the recipient of such grant. Not later than five business days after such certification, the State Comptroller shall draw his or her order on the State Treasurer, who shall pay such grant. The secretary shall not certify a grant in an amount exceeding ten thousand dollars.

(e) The board shall periodically monitor a recipient's use of such grant, to ensure full compliance with the provisions of this section. Each grant recipient shall, for a period of two years following receipt of such moneys, maintain all invoices, purchase orders and other evidence of expenditures related to the use of such grant.

(P.A. 98-223, S. 1, 2; P.A. 07-213, S. 11.)

History: P.A. 98-223 effective July 1, 1998; P.A. 07-213 amended Subsec.(d) to change "fifteen days" to "five business days" and make technical changes, effective July 10, 2007.

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APPENDIX

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CITY-SCAN PROPERTY IDENTIFICATION

StNum	Street	Block	Lot	Condition	Use	Units	Occupied	BusName
54	Admiral Street	0415	03A			0	FALSE	
56	Admiral Street	0415	02			0	FALSE	
606-610	Atlantic Street	0408	05	Needs Attention	Residential	3	TRUE	
600-602	Atlantic Street	0408	06	Needs Attention	Residential	2	TRUE	
810	Atlantic Street	0433	09A	Needs Attention	Residential	32	TRUE	
682-684	Atlantic Street	0409	13	Needs Attention	Residential	2	TRUE	
914	Atlantic Street	0427	21A			0	FALSE	
960	Atlantic Street	0427	20B			0	FALSE	
832	Atlantic Street	0433	08A	Needs Attention	Residential	12	TRUE	
662-664	Atlantic Street	0409	15	Needs Attention	Residential	2	TRUE	
245-247	Atlantic Street	0532	18	Needs Attention	Residential	1	TRUE	
652-654	Atlantic Street	0409	04	Needs Attention	Residential	2	TRUE	
574	Atlantic Street	0407	02			0	FALSE	
526-528	Atlantic Street	0407	06	Needs Attention	Residential	2	TRUE	
518-520	Atlantic Street	0407	07	Needs Attention	Residential	3	TRUE	
399-401	Atlantic Street	0533	13	Needs Attention	Residential	2	TRUE	
378	Atlantic Street	0523	06K-08	Needs Attention	Residential	1	TRUE	
333-337	Atlantic Street	0532	34			0	FALSE	
271-273	Atlantic Street	0532	28			0	FALSE	
253-255	Atlantic Street	0532	19	Blighted building	Residential	1	TRUE	
173	Atlantic Street	0531	22			0	FALSE	
170-172	Atlantic Street	0526	05	Needs Attention	Residential	2	TRUE	
128	Atlantic Street	0512	03	Needs Attention	Residential	1	TRUE	
105	Atlantic Street	0530	21	Needs Attention	Residential	1	TRUE	
106	Atlantic Street	0512	06	Needs Attention	Residential	1	TRUE	
378	Atlantic Street	0523	06K-01	Needs Attention	Residential	1	TRUE	
378	Atlantic Street	0523	06K-02	Needs Attention	Residential	1	TRUE	
378	Atlantic Street	0523	06K-03	Needs Attention	Residential	1	TRUE	
378	Atlantic Street	0523	06K-04	Needs Attention	Residential	1	TRUE	
378	Atlantic Street	0523	06K-05	Needs Attention	Residential	1	TRUE	
378	Atlantic Street	0523	06K-06	Needs Attention	Residential	1	TRUE	
378	Atlantic Street	0523	06K-07	Needs Attention	Residential	1	TRUE	
10	Atlantic Street	0528	03	Needs Attention	Commercial	1	FALSE	Bridgeport Energy
113	Austin Street	0522	15	Needs Attention	Residential	2	TRUE	
0	Barnum Dyke	0424	02A			0	FALSE	
240	Black Rock Ave	1160	10	Needs Attention	Residential	1	TRUE	
57-59	Black Rock Ave	1161	14	Blighted building	Commercial	1	FALSE	Park City Hospital
83-89	Black Rock Ave	1161	16			0	FALSE	Park City Hospital
97-101	Black Rock Ave	1161	17	103 OR 97?		0	FALSE	
114-116	Black Rock Ave	1160	23	Needs Attention	Residential	2	FALSE	
128	Black Rock Ave	1160	22	Needs Attention	Residential	2	TRUE	
150	Black Rock Ave	1160	20	Blighted building	Residential	2	FALSE	
160	Black Rock Ave	1160	19			0	FALSE	
159	Black Rock Ave	1161	23	Needs Attention	Commercial	2	TRUE	
204-206	Black Rock Ave	1160	14			0	FALSE	
220	Black Rock Ave	1160	12	Needs Attention	Residential	1	TRUE	
252	Black Rock Ave	1160	09	Needs Attention	Residential	4	TRUE	

StNum	Street	Block	Lot	Prop Type	Use	Units	Occupied	BusName
263-265	Black Rock Ave	1162	19	Needs Attention	Residential	2	TRUE	
297	Black Rock Ave	1162	23	Needs Attention	Residential	1	TRUE	
73-75	Black Rock Ave	1161	15	Blighted building	Commercial	1	FALSE	Park City Hospital
97-101	Black Rock Ave	1161	17			0	FALSE	Park City Hospital
303	Black Rock Ave	1162	01	Needs Attention	Commercial	1	FALSE	Survivor Variety
461	Broad Street	0517	16	Needs Attention	Commercial	1	FALSE	
477	Broad Street	0517	15A	Well-maintained	Other	1	TRUE	Shiloh Baptist Church
390	Broad Street	0527	01	Needs Attention	Residential	1	TRUE	
384	Broad Street	0527	02	Needs Attention	Residential	1	TRUE	
282-288	Broad Street	0530	03			0	FALSE	
294-296	Broad Street	0530	02	Needs Attention	Residential	2	TRUE	
270	Broad Street	0530	05	Needs Attention	Residential	1	TRUE	
268	Broad Street	0530	06	Needs Attention	Residential	1	TRUE	
264	Broad Street	0530	06A	Needs Attention	Residential	1	TRUE	
262	Broad Street	0530	25	Needs Attention	Residential	1	TRUE	
258	Broad Street	0530	07	Needs Attention	Residential	1	TRUE	
21	Columbia Court	0403	04			0	FALSE	
41-43	Columbia Court	0403	05B			0	FALSE	
40-42	Columbia Court	0403	06			0	FALSE	
36-38	Columbia Court	0403	07			0	FALSE	
32	Columbia Court	0403	08			0	FALSE	
16-18	Columbia Court	0403	09			0	FALSE	
160	Columbia Street	0403	02B	Needs Attention	Commercial	1	FALSE	Vacant
156-158	Columbia Street	0403	02A	Needs Attention	Mixed-use	2	TRUE	Marina Village Market
131-137	Columbia Street	0405	19			0	FALSE	
134-136	Columbia Street	0403	10			0	FALSE	
99-101	Columbia Street	0405	15	Needs Attention	Residential	4	TRUE	
104	Columbia Street	0404	01			0	FALSE	
76-88	Columbia Street	0404	02			0	FALSE	
45	Columbia Street	0408	11	Needs Attention	Residential	3	TRUE	
41-43	Columbia Street	0408	10	Needs Attention	Residential	3	TRUE	
34	Cottage Place	0527	05	Needs Attention	Residential	1	TRUE	
28	Cottage Place	0527	06	Needs Attention	Residential	1	TRUE	
10-12	Cottage Place	0527	08	Needs Attention	Residential	2	TRUE	
40	Cottage Place	0527	04			0	FALSE	
39	Cottage Place	0512	01	Needs Attention	Residential	1	TRUE	
53	Cottage Street	1156	18	Needs Attention	Residential	1	TRUE	
89	Cottage Street	1156	22	Needs Attention	Residential	2	TRUE	
278	Cottage Street	1153	07	Needs Attention	Residential	1	TRUE	
209	Cottage Street	1157	26	Needs Attention	Residential	2	TRUE	
202	Cottage Street	1154	08	Needs Attention	Residential	1	TRUE	
186-188	Cottage Street	1154	10	Needs Attention	Residential	2	TRUE	
172	Cottage Street	1154	12	Needs Attention	Residential	1	TRUE	
173	Cottage Street	1157	23			0	FALSE	
167	Cottage Street	1157	22	Needs Attention	Residential	1	TRUE	
114	Cottage Street	1155	04	Blighted building	Residential	1	FALSE	

StNum	Street	Block	Lot	Prop_Type	Use	Units	Occupied	BusName
103	Cottage Street	1156	23	Needs Attention	Residential	1	TRUE	
127	Garden Street	1163	02A	Blighted building	Commercial	1	FALSE	
136-138	Garden Street	1161	04	Needs Attention	Residential	2	TRUE	
95	Garden Street	1163	14	Blighted building	Residential	1	FALSE	
83	Garden Street	1163	13			0	FALSE	
94-106	Garden Street	1161	06			0	FALSE	
61-65	Garden Street	1163	11			0	FALSE	
73	Garden Street	1163	12			0	FALSE	
120	Garden Street	1161	05	Needs Attention	Commercial	1	TRUE	Outdoor Design
68-70	Garden Street	1161	09			0	FALSE	
82-84	Garden Street	1161	07			0	FALSE	
74-76	Garden Street	1161	08			0	FALSE	
196-198	Gregory Street	0519	04	Blighted building	Residential	2	FALSE	
247-255	Gregory Street	0523	10	Needs Attention	Residential	2	TRUE	
254-260	Gregory Street	0522	07	Needs Attention	Residential	2	TRUE	
257-259	Gregory Street	0523	11	Needs Attention	Residential	2	TRUE	
269-271	Gregory Street	0523	12			0	FALSE	
266-268	Gregory Street	0522	06	Needs Attention	Residential	4	TRUE	
279-281	Gregory Street	0523	13			0	FALSE	
286-288	Gregory Street	0522	04	Needs Attention	Residential	2	TRUE	
351-355	Gregory Street	0407	15	Needs Attention	Residential	2	TRUE	
354-356	Gregory Street	0404	11	Needs Attention	Residential	2	TRUE	
359-361	Gregory Street	0407	16	Needs Attention	Residential	2	TRUE	
382-388	Gregory Street	0404	08	Needs Attention	Residential	3	TRUE	
393-395	Gregory Street	0407	20	Needs Attention	Residential	2	TRUE	
399	Gregory Street	0407	21	Needs Attention	Residential	1	TRUE	
411-417	Gregory Street	0407	22			0	FALSE	
425-427	Gregory Street	0407	22A	Blighted building	Residential	1	FALSE	
441-447	Gregory Street	0407	01	Needs Attention	Mixed-use	3	TRUE	Inglesia de Dios
461-465	Gregory Street	0408	12			0	FALSE	
485	Gregory Street	0408	13	Needs Attention	Residential	1	TRUE	
506	Gregory Street	0405	10	Needs Attention	Residential	2	TRUE	
518-520	Gregory Street	0405	09			0	FALSE	
519-525	Gregory Street	0409	09			0	FALSE	
548-552	Gregory Street	0405	05			0	FALSE	
583-585	Gregory Street	0410	11A			0	FALSE	
591-593	Gregory Street	0410	12	Blighted building	Residential	2	FALSE	
556-558	Gregory Street	0405	04	Needs Attention	Residential	4	TRUE	
23	Hanover Street	1155	14K-05	Needs Attention	Residential	1	TRUE	
59-61	Hanover Street	1155	18A			0	FALSE	
283	Hanover Street	1153	18	Needs Attention	Residential	1	TRUE	
243	Hanover Street	1153	13			0	FALSE	
164	Hanover Street	1147	06	Needs Attention	Residential	1	TRUE	

StNum	Street	Block	Lot	Prop_Type	Use	Units	Occupied	BusName
148	Hanover Street	1147	09A	Needs Attention	Residential	2	TRUE	
69-71	Hanover Street	1155	20	Blighted building	Residential	2	FALSE	
25	Hanover Street	1155	14K-06	Needs Attention	Residential	1	TRUE	
27	Hanover Street	1155	14K-07	Needs Attention	Residential	1	TRUE	
285	Hanover Street	1153	18A	Needs Attention	Residential	1	TRUE	
289	Hanover Street	1153	19	Needs Attention	Residential	1	TRUE	
291	Hanover Street	1153	19A	Needs Attention	Residential	1	TRUE	
295	Hanover Street	1153	20	Needs Attention	Residential	1	TRUE	
297	Hanover Street	1153	01	Needs Attention	Residential	1	TRUE	
21	Henry Street	0542	07	Needs Attention	Commercial	2	TRUE	M&M Fence, Sage Capital
37-41	Henry Street	0542	09			0	FALSE	
51	Henry Street	0542	10			0	FALSE	
57-65	Henry Street	0542	12A			0	FALSE	
113	Henry Street	0542	01D			0	FALSE	
107-109	Henry Street	0542	16	Needs Attention	Residential	1	TRUE	Oceanside Garage
97	Henry Street	0542	15	Needs Attention	Commercial	1	FALSE	Vacant
740	Iranistan Avenue	1157	06	Needs Attention	Residential	3	TRUE	
641-643	Iranistan Avenue	1158	18	Needs Attention	Residential	3	TRUE	
664-666	Iranistan Avenue	1160	06	Needs Attention	Residential	2	TRUE	
674	Iranistan Avenue	1160	04A	Needs Attention	Mixed-use	1	FALSE	
687-689	Iranistan Avenue	1158	23	Needs Attention	Residential	2	TRUE	
714-716	Iranistan Ave	1160	01	Needs Attention	Residential	3	TRUE	
743	Iranistan Ave	1158	29	Needs Attention	Residential	3	TRUE	
818-822	Iranistan Ave	1154	03	Needs Attention	Residential	2	TRUE	
	Iranistan Ave	0400	08			0	FALSE	
119-123	Johnson Street	0403	01			0	FALSE	
109-111	Johnson Street	0403	39	Needs Attention	Residential	2	TRUE	
105-107	Johnson Street	0403	38	Needs Attention	Residential	3	TRUE	
521	Lafayette Street	0505	21			0	FALSE	
511-515	Lafayette Street	0505	20			0	FALSE	
473-475	Lafayette Street	0518	17			0	FALSE	
476	Lafayette Street	0517	17			0	FALSE	
465	Lafayette Street	0518	16	Needs Attention	Residential	3	TRUE	
463	Lafayette Street	0518	16A	Needs Attention	Residential	3	TRUE	
421	Lafayette Street	0518	11			0	FALSE	
422-424	Lafayette Street	0517	05	Needs Attention	Residential	4	TRUE	
294-300	Lafayette Street	0531	01	Needs Attention	Residential	4	TRUE	
286-292	Lafayette Street	0531	02	Needs Attention	Residential	4	TRUE	
269	Lafayette Street	0532	14	Needs Attention	Commercial	2	FALSE	UB shipping/receiving
253-255	Lafayette Street	0532	13	Needs Attention	Residential	2	TRUE	
245-247	Lafayette Street	0532	37	Needs Attention	Residential	2	TRUE	
547	Lafayette Street	0505	24A				FALSE	
						0		
575	Lafayette Street	0505	0			0	FALSE	

StNum	Street	Block	Lot	Prop_Type	Use	Units	Occupied	BusName
125	Lewis Place	1160	46	Well-maintained	Mixed-use	3	TRUE	Conchita Grocery
231	Lewis Place	1160	59			0	FALSE	
230	Lewis Place	1157	09	Needs Attention	Residential	1	TRUE	
233	Lewis Place	1160	59A			0	FALSE	
153	Linden Avenue	0540	08	Needs Attention	Other	2	TRUE	St. Damaris Convent
165	Linden Avenue	0540	01	Needs Attention	Residential	1	TRUE	
50	Main Street	0542	20	Needs Attention	Commercial	1	FALSE	Vacant
76	Main Street	0542	05	Needs Attention	Commercial	1	FALSE	Vacant
12	Main Street	0542	19	Needs Attention	Commercial	1	FALSE	Vacant
110	Main Street	0542	04	Needs Attention	Commercial	1	FALSE	Vacant
122	Main Street	0542	02A	Blighted building	Commercial	1	FALSE	Vacant
146-148	Main Street	0542	01A	Needs Attention	Residential	4	TRUE	
149-153	Main Street	0530	12	Needs Attention	Residential	2	TRUE	
167	Main Street	0530	13			0	FALSE	
160-162	Main Street	0542	01C	Needs Attention	Mixed-use	3	TRUE	Pops Grovery, 2 res. units
203	Main Street	0530	17	Well-maintained	Residential	1	TRUE	
211-213	Main Street	0530	18			0	FALSE	
354	Main Street	0515	05	Needs Attention	Residential	1	FALSE	Freeman House
309	Main Street	0527	11	Needs Attention	Mixed-use	2	FALSE	Abandoned
360-366	Main Street	0515	04	Needs Attention	Residential	1	FALSE	
376	Main Street	0515	03	At-risk building	Commercial	1	TRUE	PJ Murphy
394	Main Street	0515	01A	Well-maintained	Commercial	1	TRUE	Wm Evans Painting
420-422	Main Street	0513	03			0	FALSE	
60	Marina Park Cir.	0423	02	Needs Attention	Residential	4	FALSE	
0	Marina Village			Needs Attention	Residential	100	TRUE	
349-351	Myrtle Avenue	0523	09	Needs Attention	Residential	6	TRUE	
330	Myrtle Avenue	0524	01A	Needs Attention	Commercial	20	FALSE	Vacant factory
713	Myrtle Avenue	0953	17	Needs Attention	Residential	2	TRUE	
	Myrtle Avenue	0953	10			0	FALSE	State of CT
715	Myrtle Avenue	0953	18	Needs Attention	Residential	2	TRUE	
701	Myrtle Avenue	0953	16	Needs Attention	Residential	2	TRUE	
389-393	Myrtle Avenue	0522	11	Needs Attention	Residential	3	TRUE	
681-683	Myrtle Avenue	0953	14	Needs Attention	Residential	1	TRUE	
693	Myrtle Avenue	0953	15	Needs Attention	Residential	1	TRUE	
370-372	Myrtle Avenue	0519	03			0	FALSE	
341	Myrtle Avenue	0523	08	Needs Attention	Residential	4	TRUE	
327	Myrtle Avenue	0523	07		Residential	1	TRUE	Condominiums
282-286	Myrtle Avenue	0532	01	Needs Attention	Residential	2	TRUE	
267	Myrtle Avenue	0533	11	Needs Attention	Residential	1	TRUE	
49-51	Myrtle Avenue	0541	07	Needs Attention	Residential	2	TRUE	
53-55	Myrtle Avenue	0541	08	Needs Attention	Residential	2	TRUE	
38	Myrtle Avenue	0540	02	Well-maintained	Residential	1	TRUE	
59-61	Myrtle Avenue	0541	09	Needs Attention	Residential	2	TRUE	
212	Norman Street	1148	04	Needs Attention	Residential	1	TRUE	
150-154	Norman Street	1153	04	Needs Attention	Residential	3	TRUE	

StNum	Street	Block	Lot	Property_Type	Use	Units	Occupied	BusName
443-453	Park Avenue	0403	27	Needs Attention	Other	3	TRUE	St. George R. C. Church
32-34	Park Terrace	0403	23	Needs Attention	Residential	3	TRUE	
79-81	Park Terrace	0404	21	Needs Attention	Residential	2	TRUE	
102-104	Park Terrace	0403	14	Needs Attention	Residential	2	TRUE	
103	Park Terrace	0404	25	Needs Attention	Residential	2	TRUE	
109-111	Park Terrace	0404	26	Needs Attention	Residential	2	TRUE	
117-119	Park Terrace	0404	27			0	FALSE	
72-74	Park Terrace	0403	18	Needs Attention	Residential	2	TRUE	
298	Prospect St	0948	06	Needs Attention	Residential	1	TRUE	
205	Railroad Ave	0518	21	Needs Attention	Mixed-use	1	TRUE	Premier Uniform
195	Railroad Ave	0518	20			0	FALSE	
185	Railroad Ave	0518	19			0	FALSE	
347	Railroad Ave	0521	01B	Well-maintained	Commercial	3	TRUE	Park Distribs, Gird Realty,
179	Railroad Ave	0518	18			0	FALSE	Universal Relay
345	Railroad Ave	0521	13	Needs Attention	Commercial	1	FALSE	
186-192	Railroad Ave	0505	19			0	FALSE	
384	Railroad Ave	0501	05	Needs Attention	Commercial	1	TRUE	ASR Enterprises Inc.
746-750	Railroad Ave	1162	05	Well-maintained building	Residential	4	TRUE	
408	Railroad Ave	0501	03			0	FALSE	
394-398	Railroad Ave	0501	04			0	FALSE	
790-792	Railroad Ave	1162	02A	Needs Attention	Residential	4	TRUE	
756-766	Railroad Ave	1162	04		Commercial	1	FALSE	Trefz Management
770	Railroad Ave	1162	03			0	FALSE	Trefz Management
778-780	Railroad Ave	1162	02B	Needs Attention	Residential	2	TRUE	
194-206	Railroad Ave	0505	18			0	FALSE	
210-212	Railroad Ave	0505	17			0	FALSE	
320	Railroad Ave	0502	50			0	FALSE	
319	Railroad Ave	0521	12A	Well-maintained building	Commercial	1	TRUE	Casa Del Monte
25-27	Rennell Court	0405	31			0	FALSE	
33-35	Rennell Court	0405	30	Needs Attention	Residential	2	TRUE	
42	Rennell Street	0411	13			0	FALSE	
129-131	Rennell Street	0409	07	Needs Attention	Residential	4	TRUE	
123	Rennell Street	0409	17	Needs Attention	Residential	1	TRUE	
29-35	Ridge Avenue	0405	20K	Needs Attention	Residential	10	TRUE	
99-103	Ridge Avenue	0405	29			0	FALSE	
81	Ridge Avenue	0405	26	Blighted building	Residential	2	TRUE	
45-51	Ridge Avenue	0405	22	Needs Attention	Residential	4	TRUE	
91-93	Ridge Avenue	0405	27			0	FALSE	
95-97	Ridge Avenue	0405	28			0	FALSE	
1109	South Avenue	0427	22A			0	FALSE	
1101	South Avenue	0427	22			0	FALSE	
1014	South Avenue	0424	09A			0	FALSE	
1095	South Avenue	0427	21	Blighted building	Commercial		FALSE	Vacant

StNum	Street	Block	Lot	Prop_Type	Use	Units	Occupied	BusName
30	University Ave	0530	11A	Needs Attention	Commercial	1	FALSE	Restaurant
250	Waldemere Ave	0423	03	Blighted building	Residential	0	FALSE	
184-188	Walnut Street	0405	03B			0	FALSE	
189	Walnut Street	0406	10			0	FALSE	
118-120	Walnut Street	0409	12			0	FALSE	
6-8	Warren Court	0532	26	Needs Attention	Residential	2	TRUE	
355	Warren Street	0503	09A	Needs Attention	Commercial	3	FALSE	Vacant
320-338	Warren Street	0505	14			0	FALSE	
363-365	Warren Street	0503	10A	Needs Attention	Commercial	3	FALSE	Vacant
387	Warren Street	0503	11A	Needs Attention	Commercial	3	FALSE	Vacant
32	Washburn St.	0414	07A	Needs Attention	Commercial	1	TRUE	Unavailable
246	West Avenue	0948	03	Needs Attention	Residential	2	TRUE	
306	West Avenue	0949	05			0	FALSE	
286	West Avenue	0949	08K-03	Needs Attention	Residential	2	TRUE	
218	West Avenue	0948	05	Needs Attention	Residential	1	TRUE	
234-236	West Avenue	0948	04	Needs Attention	Residential	3	TRUE	
231	West Avenue	0951	06	Blighted building	Residential	1	FALSE	
239	West Avenue	0951	07	Blighted building	Residential	1	FALSE	
252	West Avenue	0948	01	Needs Attention	Residential	2	TRUE	
284	West Avenue	0949	08K-01	Needs Attention	Residential	1	TRUE	
304	West Avenue	0949	06			0	FALSE	
251-253	West Avenue	0951	08	Needs Attention	Residential	2	TRUE	
166-168	West Liberty St.	0950	10	Needs Attention	Commercial	2	TRUE	
	West Liberty St.	0949				0	FALSE	
77	Whiting Street	0527	13	Needs Attention	Residential	1	TRUE	
28	Whiting Street	0515	07			0	FALSE	



BILL FINCH
Mayor

City of Bridgeport, Connecticut
**DEPARTMENT OF CENTRAL GRANTS AND
COMMUNITY DEVELOPMENT**

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Telephone (203) 332-5662
Fax (203) 332-5657

ANDREW J. NUNN
CAO

ALANNA C. KABEL
Deputy CAO of Central Grants
and Community Development

COMM. # 82-09 Referred to ECD & Environment Committee (05/17/2010)

MEMORANDUM

TO: CITY CLERK
FROM: RENU GUPTA, CENTRAL GRANTS & COMMUNITY DEVELOPMENT
REF:: CITY COUNCIL RESOLUTION SUBMISSION
DATE: MAY 12, 2010

Attached, please find one resolution for City Council submission and referral to the appropriate City Council Subcommittee.

- Dial a ride program

Please call me at 576-7732 if you have any questions or require further information. Thank you.

ATTEST
CITY CLERK
RECEIVED
CITY CLERKS OFFICE
10 MAY 12 PM 4:10

March 26, 2010

To: Fleeta Hudson
From: Valerie Sorrentino
Re: **2019 – 2011 Dial-A-Ride Program**

The Department of Human Services seeks authorization for Mayor Finch or his designee to enter into contract with the Connecticut Department of Transportation and the Greater Bridgeport Transit Authority for a Municipal Grant Program (Dial-A-Ride) and to sign all related documents, contracts and resolutions.

The Dial-A-Ride program, through assignment to the Greater Bridgeport Transit Authority, provides group transportation, free of charge, for Bridgeport seniors and people with disabilities. Destinations include various shopping centers; movie theatres; restaurants; outdoor concerts, ballgames and picnics. Dial-A-Ride also serves as a back-up for the Veterans bus which transports Bridgeport vets to the VA Hospital in West Haven. The grant is matched through City of Bridgeport in-kind funds.

Thank you for your attention to this matter and please feel free to call me at X7110 with any questions.

VLS/

RESOLUTION

WHEREAS, the State of Connecticut, through the Department of Transportation, is authorized to extend financial assistance to municipalities in the form of appropriations; and

WHEREAS, this funding has been made possible through the Ct. General Statutes, Section 13b-38bb; State matching grant program for elderly and disabled demand responsive transportation; and

WHEREAS, funds under this grant are appropriated to municipal governments to be used for Dial-A-Ride program services; and

WHEREAS, the Dial-A-Ride program will provide needed transportation services to senior citizens and persons with disabilities; and

WHEREAS, the City of Bridgeport has been appropriated \$94,433; and

WHEREAS, the City of Bridgeport does not currently operate a Dial-A-Ride program and will grant the sum of \$94,433 to the Greater Bridgeport Transit Authority to support the Dial-A-Ride program; and

WHEREAS, the City of Bridgeport is required to provide a one hundred percent (100%) match of \$94,433 which will be in-kind and Now therefore, be it

RESOLVED BY THE CITY COUNCIL:

1. That it is cognizant of the City's contract with the Greater Bridgeport Transit Authority, which will grant the sum of \$94,433 appropriated from the Ct. Department of Transportation to the GBTA for operation of the Dial-A-Ride program.
2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and accept State appropriated funds and allocate these funds to the Greater Bridgeport Transit Authority and to provide such additional information to execute such other contracts and documents as may be necessary under this program.



**EXECUTIVE SUMMARY
FOR ALL CITY COUNCIL AGENDA COMMUNICATIONS**

PROJECT TITLE : DOT Municipal Grant Program – “Dial-A-Ride” Transportation Program

RENEWAL X NEW

DEPARTMENT SUBMITTING INFORMATION: Human Services Department

CONTACT NAME: Valerie Sorrentino

PHONE NUMBER: 576-7110

PROJECT SUMMARY/DESCRIPTION:

The Dial-A-Ride program, through sub-contract with the Greater Bridgeport Transit Authority, provides group transportation, free of charge, for Bridgeport seniors and people with disabilities. This is the 4th year that Human Services will be administering this program. Approximately 6,000 rides are provided each year to destinations such as various shopping centers; movie theatres; restaurants; outdoor concerts, ballgames and picnics. If funds allow, the program may be expanded to include individual transportation to medical appointments. Dial-A-Ride also serves as a back-up for the Veterans bus which transports Bridgeport vets to the VA Hospital in West Haven. The grant is matched through City of Bridgeport in-kind funds.

CONTRACT DATES: July 1, 2010 – June 30, 2011

PROJECT GOALS AND PROCEDURES:

1. To provide free group transportation for Bridgeport seniors and people with disabilities so that they can participate in social and recreational activities and remain as healthy and independent as possible
2. To provide back-up transportation for the Office of Veterans Affairs so that the veterans can keep their scheduled medical appointments at the VA Hospital in West Haven.

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):

Federal:
State: \$94,433
City:
Other:

FUNDS REQUESTED

Salaries/Benefits:
Supplies:
Transportation/Travel:
Other (explain): GBTA
Subcontracts: Yes ___ No ___
If yes, supply listing and dollar amount
(please attach)

Funds are assigned to GBTA. \$89,433 will be used for group trips; \$5,000 will be issued back to the City for gasoline for the Veterans bus.



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ANDREW J. NUNN
CAO

BILL FINCH
Mayor

ALANNA C. KABEL
Deputy CAO of Central Grants
and Community Development

COMM. # 83-09 Referred to ECD & Environment Committee (05/17/2010)

MEMORANDUM

TO: CITY CLERK
FROM: RENU GUPTA, CENTRAL GRANTS & COMMUNITY DEVELOPMENT
REF:: CITY COUNCIL RESOLUTION SUBMISSION
DATE: MAY 12, 2010

Attached, please find one resolution for City Council submission and referral to the appropriate City Council Subcommittee.

- Elderly Hispanic Grant Program

Please call me at 576-7732 if you have any questions or require further information. Thank you.

RECEIVED
CITY CLERKS OFFICE
10 MAY 12 PM 4: 10
ATTEST
CITY CLERK

May 11, 2010

TO: Fleeta Hudson, City Clerk
FROM: Iris N. Molina, Director of Social Services
RE: **Elderly Hispanic Grant Program – FY 2011**
DATE: May 11, 2010

The Social Services office seeks authorization for Mayor Bill Finch to enter into contract with Southwestern Connecticut Agency on Aging (SWCAA) for an Elderly Hispanic Grant program. This will allow the signing and sealing of grant contracts, resolutions and all other related grant documents.

The program, in the amount of \$50,000 will provide much needed information & assistance services to Bridgeport elderly residents with priority given to the elderly Hispanic population. **No city funds are involved.**

Thank you for your consideration and if you have any questions, please contact me at extension 7471.



**EXECUTIVE SUMMARY
FOR ALL CITY COUNCIL AGENDA COMMUNICATIONS**

PROJECT TITLE: Elderly Hispanic Grant Program – FY 2011

RENEWAL X NEW

DEPARTMENT SUBMITTING INFORMATION: Social Services

CONTACT NAME: Iris Molina

PHONE NUMBER: 576-7471

PROJECT SUMMARY/DESCRIPTION:

This program will provide information and referral services to seniors focusing on Hispanic population who encounter the challenges of language and complicated medical terminology

CONTRACT DATES:

October 1, 2010 – September 30, 2011

PROGRAM GOALS AND OBJECTIVES

The goal of the proposed project is to improve the quality of life to approximately 250 low-income Hispanic elders by providing information and performing needs assessment to address their needs. The expectation would be that every individual who access our Elderly Hispanic Information & Assistance Services Program would have received appropriate services within the project period. Our Bi-lingual Outreach Worker will address the problems associated with the target population on a case by case basis as it relates to the services associated with the Elderly Hispanic Outreach Project.

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):

Federal:
State:
City:
Other: \$50,000 (SWCAA)

FUNDS REQUESTED

Salaries/Benefits: \$46,768
Office/ Supplies/Travel: \$ 3,332

Subcontracts: Yes No X

If yes, supply listing and dollar amount
(please attach)

WHEREAS, the Southwestern Ct Agency on Aging is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible through the Southwestern Ct Agency on Aging Title III funds and,

WHEREAS, funds under this grant will be used to provide Information and Referral Services to Seniors in Bridgeport and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Central Grants Office, submit an application to the Southwestern Ct Agency on Aging in an amount not to exceed \$50,000 ; and

NOW THEREFORE, BE IT RESOLVED BY THE City Council:

1. That it is cognizant of the City's grant application and contract to the Southwestern Ct Agency on Aging for funds to provide Information and Referral Services to Seniors

2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and file such application with the Southwestern Ct Agency on Aging for the Information and Referral Services to Seniors and, to provide such additional information and to execute such other contracts and documents as maybe necessary under this program.



City of Bridgeport, Connecticut
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ANDREW J. NUNN
CAO

BILL FINCH
Mayor

ALANNA C. KABEL
Deputy CAO of Central Grants
and Community Development

COMM. # 84-09 Referred to ECD & Environment Committee (05/17/2010)

MEMORANDUM

TO: CITY CLERK
FROM: RENU GUPTA, CENTRAL GRANTS & COMMUNITY DEVELOPMENT
REF:: CITY COUNCIL RESOLUTION SUBMISSION
DATE: MAY 12, 2010

Attached, please find one resolution for City Council submission and referral to the appropriate City Council Subcommittee.

- Chore Services for Seniors

Please call me at 576-7732 if you have any questions or require further information. Thank you.

RECEIVED
CITY CLERKS OFFICE
10 MAY 12 PM 4: 09
ATTEST
CITY CLERK

May 11, 2010

To: Fleeta Hudson

From: Renu Gupta

Re: 2010 – 2011 SWCAA Grant Application – Chore Services for Seniors

The Central Grants Department seeks authorization for Mayor Finch or his designee to enter into contract with the Southwestern Ct. Agency on Aging for Chore Services Grant and to sign all related documents, contracts and resolutions.

The Chore services grant assists seniors in Bridgeport area to maintain their independence by providing assistance in performing simple home maintenance services

Thank you for your attention to this matter. Please feel free to call me at X7732 with any questions.



**EXECUTIVE SUMMARY
FOR ALL CITY COUNCIL AGENDA COMMUNICATIONS**

PROJECT TITLE : Senior Chore Services

RENEWAL X NEW

DEPARTMENT SUBMITTING INFORMATION: Central Grants

CONTACT NAME: Renu Gupta

PHONE NUMBER: 576-7732

PROJECT SUMMARY/DESCRIPTION:

The Program will provide chore services to low income Bridgeport senior Citizens. Approximately 14,000 seniors aged 65 and over, live in Bridgeport. Most are living on a fixed income and 18% are living below the poverty level. They are struggling to maintain their homes and their independence. Most cannot afford to hire help for the simple chores that are critical to maintain safe homes. The Senior Chore Program assists these seniors with these simple chores at little to no cost to them. Handymen, screened by the City of Bridgeport will perform tasks such as: cleaning gutters, changing screens, installing and removing air conditioning units, changing curtains, cleaning windows, moving furniture, and minor home repairs.

CONTRACT DATES:

October 1, 2010 – September 30, 2011

PROGRAM GOALS AND OBJECTIVES

The overarching goal of the project is to provide seniors with the necessary support services in home maintenance so that they can remain in their homes as long as possible without causing an injury to themselves by performing these tasks. By offering the services of a handyman to perform routine tasks that they can no longer take care of themselves, seniors will be able to retain the independence that is critical to their safety, mental and physical well-being.

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):

Federal:
State:
City:
Other: \$22,000 (SWCAA)

FUNDS REQUESTED

Salaries/Benefits: \$14,890
Printing/travel/ Supplies: \$ 5,610
Tools: \$1,500
Subcontracts: Yes No X
If yes, supply listing and dollar amount
(please attach)

WHEREAS, the Southwestern Ct Agency on Aging is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible through the Southwestern Ct Agency on Aging Title III funds and,

WHEREAS, funds under this grant will be used to provide Chore Services to Seniors in Bridgeport and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Central Grants Office, submit an application to the Southwestern Ct Agency on Aging in an amount not to exceed \$22,000 ; and

NOW THEREFORE, BE IT RESOLVED BY THE City Council:

1. That it is cognizant of the City's grant application and contract to the Southwestern Ct Agency on Aging for funds to provide Chore Services to Seniors

2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and file such application with the Southwestern Ct Agency on Aging for the Chore Services to Seniors, to provide such additional information and to execute such other contracts and documents as maybe necessary under this program.



BILL FINCH
Mayor

City of Bridgeport, Connecticut
**DEPARTMENT OF CENTRAL GRANTS AND
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ANDREW J. NUNN
CAO

ALANNA C. KABEL
Deputy CAO of Central Grants
and Community Development

COMM. # 85-09 Referred to ECD & Environment Committee (05/17/2010)

MEMORANDUM

TO: CITY CLERK
FROM: RENU GUPTA, CENTRAL GRANTS & COMMUNITY DEVELOPMENT
REF:: CITY COUNCIL RESOLUTION SUBMISSION
DATE: MAY 12, 2010

Attached, please find one resolution for City Council submission and referral to the appropriate City Council Subcommittee.

- Senior Transportation Services

Please call me at 576-7732 if you have any questions or require further information. Thank you.

RECEIVED
CITY CLERKS OFFICE
10 MAY 12 PM 4: 09
ATTEST
CITY CLERK



**EXECUTIVE SUMMARY
FOR ALL CITY COUNCIL AGENDA COMMUNICATIONS**

PROJECT TITLE : Senior Transportation Services

RENEWAL ___ NEW X

DEPARTMENT SUBMITTING INFORMATION: Central Grants

CONTACT NAME: Renu Gupta

PHONE NUMBER: 576-7732

PROJECT SUMMARY/DESCRIPTION:

To manage transportation effectively and efficiently, this project is proposing to bring all senior transportation services under Human Services and manage it by hiring a part time dispatcher (19 hours) who will be responsible for taking phone calls and requests from seniors for transportation services and dispatching the drivers for pickup and drop off. The program will establish the policies and procedures for dispatcher, drivers and the entire transportation services. It will establish the guidelines for transportation use including the priorities for transportation services.

CONTRACT DATES:

October 1, 2010 – September 30, 2011

PROGRAM GOALS AND OBJECTIVES

The overarching goal of the project is to provide seniors with the necessary transportation services. The priority will be given for their medical appointments, to the senior center for nutritious meals and for grocery shopping.

By providing transportation services, elderly will be able to remain in their homes as long as possible. They will be able to retain the independence that is critical to their safety, mental and physical well-being.

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):

Federal:
State:
City:
Other: \$27,000 (SWCAA)

FUNDS REQUESTED

Salaries/Benefits:
Fuel: \$ 750

Subcontracts: Yes X No ___
Contracted services \$26,250
(35hrs for 50 wks @ \$15/hour)

WHEREAS, the Southwestern Ct Agency on Aging is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible through the Southwestern Ct Agency on Aging Title III funds and,

WHEREAS, funds under this grant will be used to provide Senior Transportation Services in Bridgeport and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Central Grants Office, submit an application to the Southwestern Ct Agency on Aging in an amount not to exceed \$27,000 ; and

NOW THEREFORE, BE IT RESOLVED BY THE City Council:

1. That it is cognizant of the City's grant application and contract to the Southwestern Ct Agency on Aging for funds to provide dispatch transportation services to seniors

2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and file such application with the Southwestern Ct Agency on Aging for the Senior Transportation Services, to provide such additional information and to execute such other contracts and documents as maybe necessary under this program.



City of Bridgeport, Connecticut
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ANDREW J. NUNN
CAO

BILL FINCH
Mayor

ALANNA C. KABEL
Deputy CAO of Central Grants
and Community Development

COMM. # 86-09 Referred to ECD & Environment Committee (05/17/2010)

MEMORANDUM

TO: CITY CLERK
FROM: RENU GUPTA, CENTRAL GRANTS & COMMUNITY DEVELOPMENT
REF:: CITY COUNCIL RESOLUTION SUBMISSION
DATE: MAY 12, 2010

Attached, please find one resolution for City Council submission and referral to the appropriate City Council Subcommittee.

- Historic Documents Preservation Grant

Please call me at 576-7732 if you have any questions or require further information. Thank you.

RECEIVED
CITY CLERKS OFFICE
10 MAY 12 PM 4: 10
ATTEST
CITY CLERK _____

May 11, 2010

To: Fleeta Hudson

From: Renu Gupta

Re: 2011 -Historic Documents Preservation Grant Program

The Central Grants Department seeks authorization for Mayor Finch or his designee to enter into contract with the Connecticut State Library for Historic Documents Preservation Grant Program and to sign all related documents, contracts and resolutions.

Thank you for your attention to this matter. Please feel free to call me at X7732 with any questions.



**EXECUTIVE SUMMARY
FOR ALL CITY COUNCIL AGENDA COMMUNICATIONS**

PROJECT TITLE : 2011 -Historic Documents Preservation Grant Program

RENEWAL NEW X

DEPARTMENT SUBMITTING INFORMATION: Central Grants

CONTACT NAME: Renu Gupta

PHONE NUMBER: 576-7732

PROJECT SUMMARY/DESCRIPTION:

The Town Clerk will continue with the map archival process of scanning and computerizing the tens of thousands of maps held currently in the office. By archiving these paper maps in digital format, it will aid both map preservation and retrieval of map data for constituents.

CONTRACT DATES:

October 1, 2010 – September 30, 2011

PROGRAM GOALS AND OBJECTIVES

This year, the city is proposing to digitize 500 maps and get them printed. For this effort, the city will contract with Info Quick Solutions (IQS).

To address fire protection and proper storage of these maps, the Town clerk's office would like to purchase a cabinet for storage. A HEPA vacuum will also be purchased

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds): FUNDS REQUESTED

Federal:

State:

City:

Other: \$9,000

Salaries/Benefits:

Equipment /supplies \$3025

Subcontracts: Yes X No

Contracted services \$5,975

WHEREAS, the Connecticut State Library is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible through the Connecticut State Library's Historic Documents Preservation Program and,

WHEREAS, funds under this grant will be used to provide Preservation of town's maps and storage equipment and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Central Grants Office, submit an application to the Connecticut State Library in an amount not to exceed \$9,000 ; and

NOW THEREFORE, BE IT RESOLVED BY THE City Council:

1. That it is cognizant of the City's grant application and contract to the Connecticut State Library for funds to provide archival and digitization of the maps in Town Clerk's office.

2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and file such application with the Connecticut State Library for the 2011 -Historic Documents Preservation Grant Program, to provide such additional information and to execute such other contracts and documents as maybe necessary under this program.



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ANDREW J. NUNN
CAO

ALANNA C. KABEL
Deputy CAO of Central Grants
and Community Development

BILL FINCH
Mayor

COMM. # 87-09 Referred to ECD & Environment Committee

(05/17/2010)

MEMORANDUM

TO: CITY CLERK
FROM: RENU GUPTA, CENTRAL GRANTS & COMMUNITY DEVELOPMENT
REF:: CITY COUNCIL RESOLUTION SUBMISSSION
DATE: MAY 12, 2010

Attached, please find one resolution for City Council submission and referral to the appropriate City Council Subcommittee.

- East Side Senior Center

Please call me at 576-7732 if you have any questions or require further information. Thank you.

RECEIVED
CITY CLERKS OFFICE
10 MAY 12 PM 4: 10
ATTEST
CITY CLERK

May 11, 2010

To: Fleeta Hudson
From: Valerie Sorrentino
Re: 2010 – 2011 SWCAA Grant Application – East Side Senior Center

The Human Services Department seeks authorization for Mayor Finch or his designee to enter into contract with the Southwestern Ct. Agency on Aging for an East Side Senior Center Grant and to sign all related documents, contracts and resolutions.

The East Side Senior Center is operated and staffed by the City of Bridgeport and hosts a nutrition program, arts and crafts, sewing, line dance, dominoes, bingo and special activities. In addition, the center offers educational speakers; healthy cooking classes; multi-ethnic programs; blood pressure/cholesterol and diabetes screenings and field trips.

Thank you for your attention to this matter. Please feel free to call me at X7110 with any questions.

VLS/



**EXECUTIVE SUMMARY
FOR ALL CITY COUNCIL AGENDA COMMUNICATIONS**

PROJECT TITLE : East Side Senior Center

RENEWAL X NEW

DEPARTMENT SUBMITTING INFORMATION: Human Services

CONTACT NAME: Valerie Sorrentino

PHONE NUMBER: 576-7110

PROJECT SUMMARY/DESCRIPTION:

In April 2007, the City opened up the East Side Senior Center at the former SADA site on the corner of East Main and Arctic Street. The center has a variety of recreational, cultural and health activities and an average daily attendance of 70 seniors. CDBG covers the cost of rent and SWCAA pays for program expenses.

CONTRACT DATES:

October 1, 2010 – September 30, 2011

PROGRAM GOALS AND OBJECTIVES

The goal of the program is to assist older people to remain in their homes with maximum independence by providing an array of integrated health and social support services. This is accomplished by the provision of social, recreational and health services at the East Side Senior Center. The center offers a variety of activities that are culturally sensitive and relate to the special needs and interests of this culturally diverse community. The grant objectives include:

- Provide culturally sensitive programs for Hispanic and other culturally diverse seniors.
- Collaborate with area churches and social services providers to build a strong network of community-based services.
- Promote better nutrition among older people, especially those with chronic health problems, to teach them to eat healthy and within their dietary restrictions.

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):

Federal:
State:
City:
Other: \$25,000 (SWCAA)

FUNDS REQUESTED

Salaries/Benefits: \$14,544
Office/Cleaning Supplies: \$ 3,956
Special Events/Refreshments: \$6,500
Subcontracts: Yes No X
If yes, supply listing and dollar amount
(please attach)

WHEREAS, the Southwestern Ct Agency on Aging is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible through a grant for the East Side Senior Center and,

WHEREAS, funds under this grant will be used to provide recreational, cultural and health services for seniors; and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Human Services Department, submit an application to the Southwestern Ct Agency on Aging in an amount not to exceed \$25,000 for the purpose of providing recreational, cultural and health services for seniors; and,

NOW THEREFORE, BE IT RESOLVED BY THE City Council:

1. That it is cognizant of the City's grant application and contract to the Southwestern Ct Agency on Aging to provide recreational, cultural and health services for seniors; and,
2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and file such application with the Southwestern Ct Agency on Aging for a grant for the East Side Senior Center, to provide such additional information and to execute such other contracts and documents as maybe necessary under this program.



City of Bridgeport, Connecticut
**DEPARTMENT OF CENTRAL GRANTS AND
COMMUNITY DEVELOPMENT**

999 Broad Street
Bridgeport, Connecticut 06604
Telephone (203) 332-5662
Fax (203) 332-5657

ANDREW J. NUNN
CAO

BILL FINCH
Mayor

ALANNA C. KABEL
Deputy CAO of Central Grants
and Community Development

COMM#89-09 Referred to Public Safety & Transportation Committee
on 5/17/10

May 12, 2010

To: City Clerk
From: Alexandra B. McGoldrick
Re: City Council Resolution Submissions

Attached, please find one resolution for City Council submission and referral to the appropriate City Council Subcommittee.

- FY 2009 FEMA Port Security Grant

Please do not hesitate to contact me at x 5665 if you have any questions or require further information.

RECEIVED
CITY CLERKS OFFICE

10 MAY 12 PM 4:58

ATTEST
CITY CLERK

WHEREAS, the State of Connecticut Department of Emergency Management and Homeland Security, through the U.S. Department of Homeland Security is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible through the U.S. Department Homeland Security and,

WHEREAS, funds under this grant will be used to support Maritime law enforcement, firefighting, and Maritime Group Dive Operations in a manner exceeding current capabilities, and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport to submit an application to the U.S. Department of Homeland Security in an amount not to exceed \$3,529,587 for the purpose addressing the implementation of a Maritime Support Network, supporting Maritime law enforcement, firefighting, and Maritime Group Dive Operations in a manner exceeding current capabilities and expanding the current large scale medical & rescue capabilities.



GRANT SUMMARY

PROJECT TITLE: _____ FEMA Port Security Grant 2009 _____

RENEWAL _____ NEW

DEPARTMENT SUBMITTING INFORMATION:

CONTACT NAME: Alexandra McGoldrick

PHONE NUMBER: _____ 203-332-5665 _____

PROJECT SUMMARY/DESCRIPTION: 1. The City of Bridgeport requests funding for a 36 ft. Response Vessel with CBRNE detection/operation, EMS and firefighting capabilities. 2. The goal of this project is to upgrade forty-one existing surveillance cameras placed within the Bridgeport Port Area and add twenty new cameras on critical infrastructures around areas of the Port. 3. The City of Bridgeport requests funding for a 44 ft. Multi-Use law Enforcement Patrol and Response Vessel with EMS capabilities. The request includes related training costs of the Harbor Patrol Unit as well.

CONTRACT DATES: 24-month Grant Period

PROJECT GOALS AND PROCEDURES: 1. This vessel would support Maritime firefighting, and Maritime Group Dive Operations in a manner exceeding current capabilities. This vessel would be the largest detection and response platform currently available in the port. Stationed in Bridgeport Harbor, it would be available as a regional resource. 2. The existing system is outdated and requires constant repair. It does not allow us to maintain reasonable sustainability in a cost effective way. The current system is also limited in its ability to share information with stakeholders. The proposed system is new technology that is web-based and has the capability to make information available to all stakeholders. This would be a major step forward in addressing the implementation of a Maritime Support Network. 3. This vessel would be the largest response platform currently available in the port expanding the current large scale medical & rescue capabilities. Stationed in Bridgeport Harbor, it would be available as a regional resource.

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):

Federal: \$3,529,587

State:

City:

Other:

FUNDS REQUESTED

Salaries/Benefits:

Supplies:

Transportation/Travel:

Other (explain):

Subcontracts: Yes _____ No

Note: A waiver request of the 20% match has been submitted to FEMA.



BILL FINCH
Mayor

City of Bridgeport, Connecticut
**DEPARTMENT OF CENTRAL GRANTS AND
COMMUNITY DEVELOPMENT**

999 Broad Street
Bridgeport, Connecticut 06604
Telephone (203) 332-5662
Fax (203) 332-5657

ANDREW J. NUNN
CAO

ALANNA C. KABEL
Deputy CAO of Central Grants
and Community Development

COMM#90-09 Referred to Public Safety & Transportation Committee
on 5/17/10

May 12, 2010

To: City Clerk
From: Alexandra B. McGoldrick
Re: City Council Resolution Submissions

Attached, please find one resolution for City Council submission and referral to the appropriate City Council Subcommittee.

- FY 2010 FEMA Port Security Grant

Please do not hesitate to contact me at x 5665 if you have any questions or require further information.

RECEIVED
CITY CLERKS OFFICE
10 MAY 12 PM 4: 57
ATTEST
CITY CLERK

WHEREAS, the State of Connecticut Department of Emergency Management and Homeland Security, through the U.S. Department of Homeland Security is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible through the U.S. Department Homeland Security and,

WHEREAS, funds under this grant will be used to support long-term maintenance of the investments made to protect the Port area; and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport to submit an application to the U.S. Department of Homeland Security in an amount not to exceed \$304,825 for the purpose of funding sustainability costs, tune-ups and/or extended warranties on various equipment and required training on equipment purchased under Port Security Grant Programs; and,

NOW THEREFORE, BE IT RESOLVED BY THE City Council:

1. That it is cognizant of the City's grant application and contract to the U.S. Department of Homeland Security for funds to support long-term maintenance of the investments made to protect the Port area.

2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and file such application with the U.S. Department of Homeland Security for the Port Security 2010 Program, to provide such additional information and to execute such other contracts and documents as maybe necessary under this program.



GRANT SUMMARY

PROJECT TITLE: FEMA Port Security Grant 2010

RENEWAL NEW x

DEPARTMENT SUBMITTING INFORMATION:

CONTACT NAME: Alexandra McGoldrick

PHONE NUMBER: 203-332-5665

PROJECT SUMMARY/DESCRIPTION: 1. The Bridgeport Port Authority requests funding for sustainability costs, tune-ups and/or extended warranties on various equipment and required training on equipment purchased under Port Security Grant Programs. These include a VideoRay ROV System, Side Scan Sonar System, Thermal Imaging Surveillance Camera System, and Ingersoll Rand.

CONTRACT DATES: 24-month Grant Period

PROJECT GOALS AND PROCEDURES: 1. Sustainability on the equipment requested in this funding application assists in the long-term maintenance of the investments made to protect the Port area.

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):

Federal: 304,825
State:
City:
Other:

FUNDS REQUESTED

Salaries/Benefits:

Supplies:

Transportation/Travel:

Other (explain):

Subcontracts: Yes 304,825 No

If yes, supply listing and dollar amount (please attach) subcontracts for extended maintenance agreements and service for existing equipment previously purchased.



BILL FINCH
Mayor

City of Bridgeport, Connecticut
**DEPARTMENT OF CENTRAL GRANTS AND
COMMUNITY DEVELOPMENT**

999 Broad Street
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Telephone (203) 332-5662
Fax (203) 332-5657

ANDREW J. NUNN
CAO

ALANNA C. KABEL
Deputy CAO of Central Grants
and Community Development

COMM#91-09 Referred to Public Safety & Transportation Committee on
5/17/10

May 12, 2010

To: City Clerk
From: Alexandra B. McGoldrick
Re: City Council Resolution Submissions

Attached, please find one resolution for City Council submission and referral to the appropriate City Council Subcommittee.

- FY 2008 FEMA Port Security Grant

Please do not hesitate to contact me at x 5665 if you have any questions or require further information.

RECEIVED
CITY CLERKS OFFICE

10 MAY 12 PH 4: 58

ATTEST
CITY CLERK

WHEREAS, the State of Connecticut Department of Emergency Management and Homeland Security, through the U.S. Department of Homeland Security is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible through the State of Connecticut Department of Emergency Management and Homeland Security and,

WHEREAS, funds under this grant will be used to support Maritime law enforcement, Maritime firefighting, and Maritime Group Dive Operations in a manner exceeding current capabilities and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport to submit an application to the U.S. Department of Homeland Security in an amount not to exceed \$1,199,216 for the purpose of purchasing equipment and services necessary to enhance port security capabilities; and,

NOW THEREFORE, BE IT RESOLVED BY THE City Council:

1. That it is cognizant of the City's grant application and contract to the U.S. Department of Homeland Security for funds to support Maritime law enforcement, Maritime firefighting, and Maritime Group Dive Operations capabilities .
2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and file such application with the U.S. Department of Homeland Security for the Port Security 2008 Program, to provide such additional information and to execute such other contracts and documents as maybe necessary under this program.



GRANT SUMMARY

PROJECT TITLE: _____FEMA Port Security Grant 2008_____

RENEWAL _____ NEW x_____

DEPARTMENT SUBMITTING INFORMATION:

CONTACT NAME: Alexandra McGoldrick

PHONE NUMBER: 203-332-5665_____

PROJECT SUMMARY/DESCRIPTION:

1. The City of Bridgeport requests funding for a 36 ft. Multi-Use Patrol and Response Vessel with CBRNE detection/operation, EMS and firefighting capabilities. 2. The City of Bridgeport requests funding for three replacement motors for the Bridgeport Police and Harbormaster vessels. The current vessels operated by both entities have reached their service life and are in need of replacement. The motors would support Maritime Law Enforcement, and Maritime Group Dive Operations in a manner exceeding current capabilities. 3. This project would provide for the acquisition, installation, and integration of computer and wireless internet capability that would allow the uplink and downlink of CCTV video to command posts and EOCs as appropriate. 4. This project includes the fixed installation of radiological detection equipment that detects and categorized the presence of radiological sources.

CONTRACT DATES: 24 month grant period.

PROJECT GOALS AND PROCEDURES: 1. This vessel would support Maritime law enforcement, Maritime firefighting, and Maritime Group Dive Operations in a manner exceeding current capabilities. This vessel would be the largest response platform currently available in the port expanding the current large scale medical & rescue capabilities. Stationed in Bridgeport Harbor, it would be available as a regional resource. 2. The replacement of the engines on these vessels is vital to maintaining the current level of port security. 3. This would be a major step forward in addressing the implementation of a Maritime Support Network. 4. The acquisition and installation of this equipment addresses an initiative listed in the implementation of Maritime Support Network strategy by giving us the means by which a background radiation profile of the port could be determined.

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):

Federal: \$1,199,216

State:

City:

Other:

FUNDS REQUESTED

Salaries/Benefits:

Supplies:

Transportation/Travel:

Other (explain):

Subcontracts: Yes _____ No

Note: A waiver request for the 20% match requirement has also been approved by FEMA.



BILL FINCH
Mayor

City of Bridgeport, Connecticut
**DEPARTMENT OF CENTRAL GRANTS AND
COMMUNITY DEVELOPMENT**

999 Broad Street
Bridgeport, Connecticut 06604
Telephone (203) 332-5662
Fax (203) 332-5657

ANDREW J. NUNN
CAO

ALANNA C. KABEL
Deputy CAO of Central Grants
and Community Development

COMM#92-09 Referred to ECD&E Committee on 5/17/10

May 12, 2010

To: City Clerk
From: Alexandra B. McGoldrick
Re: City Council Resolution Submissions

Attached, please find one resolution for City Council submission and referral to the appropriate City Council Subcommittee.

- FY 2010 CT Clean Cities Future Fuels Project

Please do not hesitate to contact me at x 5665 if you have any questions or require further information.

RECEIVED
CITY CLERKS OFFICE
10 MAY 12 PM 4:58
ATTEST
CITY CLERK

WHEREAS, the U.S. Department of Energy is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this funding has been made possible through the U.S. Department of Energy and,

WHEREAS, funds under this grant will be used to convert Public Facilities vehicles to fuel efficient vehicles and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Central Grants Office, submit an application to the U.S. Department of Energy in an amount not to exceed \$622,121 for the purpose of the conversion of existing City Public Facilities vehicles to fuel efficient vehicles.

NOW THEREFORE, BE IT RESOLVED BY THE City Council:

1. That it is cognizant of the City's grant application and contract to the U.S. Department of Energy for funds the conversion of City Public Facilities vehicles to fuel efficient vehicles for energy savings and environmental benefits.
2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and file such application with the U.S. Department of Energy for the CT Clean Cities Future Fuels Project, to provide such additional information and to execute such other contracts and documents as maybe necessary under this program.



GRANT SUMMARY

PROJECT TITLE: _____ U.S Dept. of Energy 2010 Connecticut Clean Cities Future Fuels Project _____

RENEWAL _____ NEW _____

DEPARTMENT SUBMITTING INFORMATION:

CONTACT NAME: Alexandra McGoldrick

PHONE NUMBER: 203-332-5665 _____

PROJECT SUMMARY/DESCRIPTION: contract for the conversions, including the training, drive away service and the special tool required for hook-up/diagnostics.

CONTRACT DATES: One Year Project Period

PROJECT GOALS AND PROCEDURES:

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):

Federal: \$662,121

State:

City:

Other:

FUNDS REQUESTED

Salaries/Benefits:

Supplies:

Transportation/Travel:

Other (explain):

Subcontracts: Yes _____ No

If yes, supply listing and dollar amount
(please attach)

77-09

RESOLUTION

By Council member(s): Angel dePara, Jr., D-136th
Co-sponsors: James Holloway, D-139
Andre Baker, D-139

**Introduced at a Meeting
of the City Council, held:**

May 17, 2010

Referred to: ECD&E Committee

Attest: _____
City Clerk

Re: A resolution presented by Council Member dePara re Request that regular informational updates will appear and remain on the Economic and Community Development and Environment Committee Agenda regarding the current status and progress of the development project known as the Steel Pointe Harbor Development.

(See attached)

Referrals Made:

STEEL POINTE

Whereas, the City Council of the City of Bridgeport has a civic and ethical obligation to represent, lead and safeguard the best interest of the City and its residents; and

Whereas, the City Council can only make that "best interest" decision when it has been properly and totally informed and prepared on any and all matters details and progress and/or the lack thereof; and

Whereas, the City Council endeavors to make the City of Bridgeport the greatest and best city that it can be, not for the glory or to garner vote, but because it is the right thing to do; and

Whereas, the City and its residents deserve and need a more proactive responsible and dynamic city council; and

Whereas, the City of Bridgeport's success and restoration to its former glory, in the 21st century is strongly connected to the quality, amount and responsible Economic Development that takes place in the city; and

Whereas, the largest single project of Economic Development taking place in the City of Bridgeport current in 2010, is the STEEL POINTE HARBOR Development; and

Whereas, the STEEL POINTE HARBOR Development "Effects" both positively or negatively every man woman and child that lives work or visits the City of Bridgeport; and

Whereas, the STEEL POINTE HARBOR Development is of vital importance to the Economic Development of the East Side, East End and the Downtown Communities, but also to the "Whole" City; and

Whereas, the communities of the East Side East End were adversely affected by the Land acquisition that decades later has made way for the current STEEL POINTE HARBOR Development; and

Whereas, the City Council through its designated subcommittee, the Economic and Community Development and Environment Committee deals with Economic Development in the City of Bridgeport; Now Therefore be it

Resolved, that regular information updates will appear and remain on the Economic and Community Development and Environment Committee agenda, regarding the current status and progress of the development project known as the STEEL POINTE HARBOR Development; and be it further

Resolved that the regular informational updates as to the "Current" status of the Development project known as the Steel Pointe Harbor Development by but not limited to the following persons, City Departments and Agencies OPED, City Attorney, Land Use and Construction Review, Zoning, Police, City Engineer, Building, Fire, EPA, State traffic, Tax assessor, Tax Collector and the duly authorized representatives from Bridgeport Landing Development LLC, will be called before the Economic and Community Development and Environment subcommittee of the City Council to give verbal and written testimony as to the current status as the STEEL POINTE HARBOR Development. Said testimony attesting to the current progress of the development will be presented to the committee and the entire city council in a timely fashion, as to provide ample time to prepare for the publicly notice Informational update before the ECDE subcommittee understanding the possibility within legal and financial matters for the use of discretion when the appropriate circumstances call for such; and be it further

Resolved, that the informational updates regarding the "current" status on the STEEL POINTE HARBOR Development will become a "standing agenda item" on the Economic Community Development and Environment item agenda.

RESOLUTION - 79-09

City Council Member(s): Andre Baker 139 District (D)
Robert Walsh 132 District (D)

RE: Resolution concerning Personal Services Contracts and the Procurement Ordinance.

Introduced at a meeting of the City Council, held:
May 17, 2010

Referred to: Ordinance Committee

Whereas, published reports have indicated a number of personal services contracts have been awarded recently that did not go through a competitive bidding process; and

Whereas, some of these contracts were issued on a "not to exceed basis" and the payments made may have exceeded those established limits; and

Whereas, based on the information made public these awards may be in violation of procurement procedures outlined in city ordinances; and

Whereas, the lack of competitive bidding does not provide the public with sufficient transparency to ensure that the most qualified and cost effective bidders are being selected; and

Whereas such process may violate the minority contracting requirements or at least violate the spirit of the minority contracting requirement;

Be it resolved that the city forward to the Ordinance Committee a list of all contracts awarded in the past 6 month in excess of \$10,000. Such list shall include:

- 1) Procuring officer
- 2) The bidding process, i.e. informal, formal, Bid Sync, advertised, sole source exception, etc.
- 3) Minority outreach efforts / consideration
- 4) Total value of contract or "not to exceed" value
- 5) Term of the contract

This list should include contracts / engagements entered into by the City Attorney regardless of whether or not charter allows such exception.

Be it further resolved that in light of this report that the Ordinance Committee initiate a complete review of ordinance rule and regulations as well as reporting requirements to ensure full transparency

Attest:

City Clerk

CITY CLERK

73:1 PM 21 MAY 01
RECEIVED CLERKS OFFICE CITY

RESOLUTION - 88-09

City Council Member(s): Andre Baker 139 District (D)
Robert Walsh 132 District (D)

RE: Resolution concerning the Private Sale of City Owned Property Below
Market Value

Introduced at a meeting of the City Council, held:
May 17, 2010

Referred to: Miscellaneous Matters Committee

Whereas, published reports have indicated that the city of Bridgeport sold in 2009 a piece of city-owned property in a non-competitive sale that the city valued at \$45,000 for \$200 and

Whereas, such a sale would be in violation of city procurement practices; and
Whereas, if the sale did take place in the manner reported and it is shown to be in violation of city rules then the sale should be voided and bid in an open competitive manner;

Be it resolved that the city council investigate the facts relative to the sale of property that abuts 236 Monroe Street and determine if such sale was made in violation of city policy.

Be it further resolved that the City Council determine the corrective steps to be taken to remedy the situation.

Attest: _____
City Clerk

CITY CLERK
ATTEST

16:47 PM 21 MAY 01
CITY CLERKS OFFICE
RECEIVED 05/21/2010

**PROPOSED RESOLUTION FOR THE CREATION OF A PROJECT TO PROVIDE A
REPLACEMENT FOR HARDING HIGH SCHOOL:**

Timing: On the agenda for 5/17

Whereas the long term plans and objectives of the Board of Education include the continued use of the Harding High School with a projected enrollment of 800 students located at 1734 Central Ave;

Whereas the existing facility requires updating and additional square footage needs to be modified to accommodate the additional students;

Whereas State Statutes require authorization be given by the local legislative body to enable the Superintendent to pursue grant funding for school construction projects and that a building committee be designated to oversee the design and construction of such facilities;

RESOLVED, that the Bridgeport City Council authorizes the Bridgeport Board of Education to apply to the commissioner of Education and to accept or reject a grant for the replacement to Harding High School.

RESOLVED, the Bridgeport School Building Committee is hereby established as the building committee with regard to the Replacement of Harding High School

RESOLVED, that the Bridgeport City Council hereby authorizes at least the preparation of the schematic drawings and outline specifications for the Replacement of Harding High School

RESOLVED, that the Bridgeport City Council authorizes the City of Bridgeport to Bond said project for the amount of \$18,500,000.00 as listed and approved on the Bridgeport Capital Plan.

ATTEST
CITY CLERK

RECEIVED
CITY CLERKS OFFICE
10 MAY 18 AM 9:22

94 - 09

RESOLUTION

By Council Member James Holloway, D-139th

Introduced at a meeting
of the City Council, held:

May 17, 2010 OFF THE FLOOR

Referred for IMMEDIATE CONSIDERATION



Attest: _____
City Clerk

Approved: _____
MAYOR

Re: Creation of a project to provide for renovations to
the Dunbar Elementary School.
(SEE ATTACHED)

Referrals Made:

PROPOSED RESOLUTION FOR THE CREATION OF A PROJECT TO PROVIDE FOR RENOVATIONS TO THE DUNBAR ELEMENTARY SCHOOL:

Timing: On the agenda for 5/17

Whereas the long term plans and objectives of the Board of Education include the continued use of the Dunbar School located at 445 Union Ave;

Whereas the existing facility requires updating to meet the current codes and technology;

Whereas State Statutes require authorization be given by the local legislative body to enable the Superintendent to pursue grant funding for school construction projects and that a building committee be designated to oversee the design and construction of such facilities;

RESOLVED, that the Bridgeport City Council authorizes the Bridgeport Board of Education to apply to the commissioner of Education and to accept or reject a grant for the Renovations to Dunbar Elementary School.

RESOLVED, the Bridgeport School Building Committee is hereby established as the building committee with regard to the Renovations to Dunbar Elementary School

RESOLVED, that the Bridgeport City Council hereby authorizes at least the preparation of the schematic drawings and outline specifications for the Renovations to Dunbar Elementary School

RESOLVED, that the Bridgeport City Council authorizes the City of Bridgeport to Bond said project for the amount of \$4,000,000.00 as listed and approved on the Bridgeport Capital Plan.

ATTEST
CITY CLERK

RECEIVED
CITY CLERKS OFFICE
10 MAY 18 AM 9:22

PROPOSED RESOLUTION FOR THE CREATION OF A CENTRAL HIGH SCHOOL ADDITION AND RENOVATIONS PROJECT:

Timing: On the agenda for 5/17

Whereas the long term plans and objectives of the Board of Education include the continued use of the Central High School. Present space does not meet academic requirements the future enrollment located at 1 Lincoln Blvd;

Whereas the existing facility requires updating and additional square footage needs to be added to accommodate the future student enrollment;

Whereas the present facility does not meet the current accreditation requirements;

Whereas State Statutes require authorization be given by the local legislative body to enable the Superintendent to pursue grant funding for school construction projects and that a building committee be designated to oversee the design and construction of such facilities;

RESOLVED, that the Bridgeport City Council authorizes the Bridgeport Board of Education to apply to the commissioner of Education and to accept or reject a grant for the Addition and Renovations to Central High School.

RESOLVED, the Bridgeport School Building Committee is hereby established as the building committee with regard to the Addition and Renovations to Central High School

RESOLVED, that the Bridgeport City Council hereby authorizes at least the preparation of the schematic drawings and outline specifications for the Addition and Renovations to Central High School

RESOLVED, that the Bridgeport City Council authorizes the City of Bridgeport to Bond said project for the amount of \$16,000,000.00 as listed and approved on the Bridgeport Capital Plan.

RECEIVED
CITY CLERKS OFFICE
10 MAY 18 AM 9:22
ARREST
CITY CLERK

RESOLUTION

By Council Member James Holloway, D-139th

Introduced at a meeting
of the City Council, held:

May 17, 2010 OFF THE FLOOR

Referred for IMMEDIATE CONSIDERATION

Re: Creation of a project to provide for addition and
renovations to the Black Rock Elementary School.
(SEE ATTACHED)

Attest:


City Clerk

Approved: _____

MAYOR

Referrals Made:

**PROPOSED RESOLUTION FOR THE CREATION OF A PROJECT TO PROVIDE FOR
ADDITION & RENOVATIONS TO THE BLACK ROCK ELEMENTARY SCHOOL:**

Timing: On the agenda for 5/17

Whereas the long term plans and objectives of the Board of Education include the continued use of the Black Rock School located at 545 Brewster Street;

Whereas to increase the population to 500 students;

Whereas the existing facility requires updating to meet the current codes and technology;

Whereas State Statutes require authorization be given by the local legislative body to enable the Superintendent to pursue grant funding for school construction projects and that a building committee be designated to oversee the design and construction of such facilities;

RESOLVED, that the Bridgeport City Council authorizes the Bridgeport Board of Education to apply to the commissioner of Education and to accept or reject a grant for the Renovations to Black Rock Elementary School.

RESOLVED, the Bridgeport School Building Committee is hereby established as the building committee with regard to the Renovations to Black Rock Elementary School

RESOLVED, that the Bridgeport City Council hereby authorizes at least the preparation of the schematic drawings and outline specifications for the Renovations to Black Rock Elementary School

RESOLVED, that the Bridgeport City Council authorizes the City of Bridgeport to Bond said project for the amount of \$4,000,000.00 as listed and approved on the Bridgeport Capital Plan.

ATTEST
CITY CLERK
RECEIVED
CITY CLERKS OFFICE
10 MAY 18 AM 9:22

***43-09 Consent Calendar**

Resolution request that Railroad Avenue northbound adjacent to the Metro North Railroad, be ceremonially recognized and honorary named: William and Grace Kenney Boulevard.

**Report
of
Committee
on**

Public Safety and Transportation

Submitted: May 17, 2010

Adopted: _____

Attest: _____



City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

***43-09 Consent Calendar**

Resolution approving Railroad Avenue signage to include the ceremonial name of William and Grace Kenney Boulevard.

WHEREAS, Rev. William D. Kenney served as Pastor of the Shiloh Baptist Church in the South End of Bridgeport for more than 37 years; and

WHEREAS, Rev. Kenney sought to improve his understanding and knowledge of both secular and spiritual affairs through study and preparation in numerous institutions of higher learning and education; and

WHEREAS, Rev. Kenney shared that education and knowledge unselfishly through serving as a founding member of the Board for the Connecticut Institute of Christian Religion, providing religious training and education to more than 1,000 members of the broader Connecticut community; and

WHEREAS, Rev. Kenney shared was blessed in marriage with a marvelous and talented partner in the personage of Grace Kenney and they were further blessed through the birth of their son Douglas; and

WHEREAS, Rev. Kenney promoted racial harmony and collaboration in turbulent times, standing as a champion for civil and religious rights, partnering as a predominantly African-American congregation in an urban area with predominantly European-American congregations in suburban areas to provide services and support for citizens of the area; and

WHEREAS, Rev. Kenney promoted numerous institutes for the betterment of the South End Community and Greater Bridgeport, including the first daycare center for resident children; and

WHEREAS, Rev. Kenney is deserving of the highest praise and thanks for all of his outstanding efforts in the Church and in the Community, noting that Shiloh Baptist Church and her people have prospered under his leadership, that the community has been irrevocably and positively touched through his providing strong spiritual guidance to all those in need; and Now, therefore be it

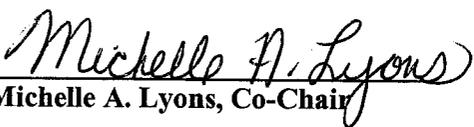
RESOLVED, that Railroad Avenue northbound, adjacent to the Metro North Railroad, be ceremonially recognized and named: William and Grace Kenney Boulevard.

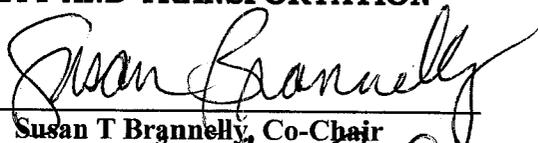


Report of Committee on Public Safety and Transportation
***43-09 Consent Calendar**

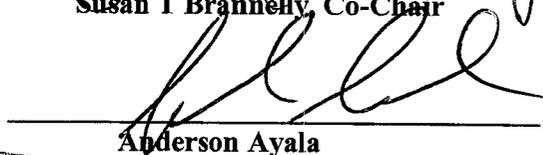
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Respectfully submitted,
THE COMMITTEE ON PUBLIC SAFETY AND TRANSPORTATION


Michelle A. Lyons, Co-Chair


Susan T Brannelly, Co-Chair


Richard Bonney


Anderson Ayala


M. Evette Brantley


Manuel Ayala


Denese Taylor-Moye