

No steno attended.

Minutes sheets on file only.

CITY OF BRIDGEPORT  
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE

TUESDAY, APRIL 21, 2009

6:00 P.M.

ATTENDANCE: Council members: Curwen, Valle, Taylor-Moye, Blunt, de Para, Lyons

OTHERS: Council members: Brannelly, McCarthy

OPED STAFF: Ed Lavernoich; Deputy Director, Bill Coleman

Co-chair de Para called the meeting to order at 6:10 p.m.

Co-chair de Para announced that the agenda would be taken out of order.

**24-08** Proposed Resolution re: Disposition of City Owned Properties to the United Cerebral Palsy Association (UCPA).

Max Perez, OPED stated there was a change to the listing; 674-676 Shelton Street had been deleted and replaced with 144 Ogden Street. He stated the resolution was self-explanatory and pieces of the property was put aside for a project called "Project Independence" for special needs persons. They were selling the property to UPCA for a total of \$6,682.50, which is 5% of the appraisal value. They are putting \$1,747,000.00 into the project. The lots are 50 x 100 and there haven't been any improvements done to date, because they will be done by UPCA.

Council member dePara asked it's a land deal to sell seven (7) pieces of property to UPCA as-is, for 5% of the current assessed value. Mr. Perez said that was correct.

Council member Valle asked if the seven pieces of property were being sold for \$6,000.00. Mr. Perez verified that was correct.

Andre Mezina the UPCA representative present commented that they also developed the old School Commons.

It was further explained that "Project Independence" was for people with disabilities who must live in the home. The project is of a universal design, modular type homes. Council member dePara asked what was meant by a modular home (*a picture was presented to show what the home would look like, a prefabricated building*).

It was explained that once they have the lot and the dollars, they can build all eight houses up within (80-days) after the slab goes down and once they receive funding, a home will be completed every two weeks. The homes will fit in with the character of the neighborhood, they will be scattered and they won't have a clustered housing appearance. The homes will be 1100 sq. ft. and universally designed with two-bedrooms and they will follow HUD guidelines. Overall, they will be beneficial for people in the city with disabilities and they already received 325-calls for 25-apartments. The homes will be a nice way to integrate into the community and they will be maintained by UPCA.

Council member dePara asked about what program dollars were available, what funding stream had been secured. It was stated that expect to secure 80% of the funding and it will be a \$2 million project that will come from HUD, but that hasn't been secured yet. Mr. Perez added that if the project isn't funded, the property reverts back to the city.

Council member dePara asked the likelihood of receiving the grant. It was stated that they had a track record of receiving grants, such as for the old School Commons and other projects. It was further noted that they have typically received most of the funding requested.

Council member dePara asked what the completion timeline was. It was stated that the completion timeline would be in approximately twelve months or less. The HUD process opens up in July, they will be notified in October and then they can begin construction in November.

Council member Valle asked about the property on 144 Ogden Street and if it was an empty lot. Mr. Perez said yes it was an empty lot that was located one block from Knowlton Street.

*Mr. Bill Coleman gave a virtual tour of all the properties discussed via overhead projection.*

Council member Blunt stated that it was a worthwhile program. He asked if they anticipated a future site after the twelve-month period. The response was yes.

Council member Blunt asked how they determined who gets a particular home. The response was that it will be a property management decision based on the guidelines and disability. It will be similar to the affordable housing process.

Council member dePara asked if they thought about possible zoning problems. Mr. Perez said they went before zoning and there they didn't find any problems with the project. Council member dePara said he had a concern about the zoning issue of over-use or a non-conforming lot. Mr. Perez recalled that they went before the P&Z Commission on March 31, 2009 and everything was okay per the 8-24 referral, but they will have to return for the actual construction approval.

It was noted that 34-40 Revere Street will be a 1-family house.

Council member Lyons questioned how they were getting a small amount of money for the properties. She also asked how people will pay for the taxes after they acquire the home. The response was that UPCA pays for the taxes on the home. Council member Lyons asked how the city will benefit then. Mr. Perez explained it is a 7-year program under the Bridgeport Enterprise Zone Benefit Program. They give an abatement on the improvement dollar amount and not the current tax, so the city will collect the dollar amount on the value it is currently. Two years from now, the city will receive 40%.

Mr. Coleman added to be eligible for the program, the person has to be below the median income.

Council member Valle stated there will be seven modular single family homes of 1100 sq. ft. and two bedrooms. She asked if the individual will rent the home. The response was yes, at a cost of approximately \$1,200.00 per month and the amount is subsidized.

Council member Taylor-Moye asked if there will be someone responsible for the upkeep of the property. The response was that UPCA will maintain the property.

Council member Taylor-Moye questioned the disabled person dies, will the rest of the family living in the home have to vacate. The response was that one person over 18-years old has to have the disability and they can have anyone they want living there. Council member Taylor-Moye clarified that her question pertained to the possibility that the disabled person was no longer living there, would other members living in the home have to move out. The response was yes and they would then rent the home to someone else. It was clarified that the home will be specifically rented to a disabled person.

Council member Taylor-Moye asked if the units will meet all the 504-requirements. The response was that the home will be universally designed and there won't be any distinction between the type of disability that qualifies.

Council member Lyons asked why the properties weren't auctioned off. Mr. Perez said the properties were acquired like they were for ACAP housing.

Council member Lyons asked if there was any other way the properties could be sold. She explained that she was asking what the administration's thought process behind them buying these properties. And what encouraged them to stand behind the project instead of selling the lots outright. The response was that the project will bring eight (8) affordable sites into the city. Council member dePara interjected to agree that was true, but he stated that they would only be affordable to a small population of people.

Council member dePara repeated his previous question to ask why they thought this project was the best and highest use. Mr. Perez said the administration thought it was the best and highest use. The terms were negotiated by Alanna Kabel's office.

Council member Blunt stated there was a big demand for this type of housing. He thought it will be a worthwhile cause to live in this type of environment. And even though seven properties were involved, he thought they were seven worthwhile properties and he was in support of the project.

Council member dePara clarified that he wasn't questioning the value of the program. He explained that the city council and the committee were the caretakers of the citizens and they were trusted to find the highest and best use for a property. And while it's a worthwhile cause, there was still the question of why the project was put forward. He noted that the taxes paid for next two to three years will be nominal. Mr. Perez clarified that the same tax benefit was entitled to anyone in the City of Bridgeport, it's not seen as something extra just for this particular project.

Council member Colon stated it was a beautiful development, but she thought the homes being placed in an area with older homes might stand out and not blend in. The response was that more traditional features might help the home blend in better.

Council member dePara stated they needed to amend the listing:

***674-676 Shelton Street removed from the listing and replaced with 144 Ogden Street***

Council member Valle questioned if 674 Shelton Street was before the committee previously with an issue. Council member dePara verified that Shelton Street was never on the agenda before, because it was pulled.

Council member Taylor-Moye commented that she took a tour of the homes and they were nicely designed.

**\*\* COUNCIL MEMBER VALLE MOVED TO AMEND THE LISTING TO REMOVE 674-676  
SHELTON STREET AND REPLACE IT WITH 144 OGDEN STREET**

**\*\* COUNCIL MEMBER BLUNT SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER TAYLOR-MOYE MOVED TO APPROVE AS AMENDED**

**\*\* COUNCIL MEMBER VALLE SECONDED**

**\*\* MOTION PASSED WITH UNANIMOUSLY THREE VOTES IN FAVOR AND ONE VOTE IN  
OPPOSITION (COUNCIL MEMBER LYONS)**

***note: Council member Curwen left the meeting early and didn't participate in the vote.***

57-08 Proposed Resolution re: Disposition of City Owned Properties.

Mr. Coleman stated there were five (5) properties – *he gave some background information to the committee on each property:*

- o 1375 North Avenue; commonly known as Webster School
- o 560 North Washington Ave.; known as Bridgeport Brass condominium units
- o (3) vacant pieces of land on Waterview Avenue} 398, 408 & 420
- o One Stratford Avenue
- o 285 Golden Hill Street - *located to the right of the Eisenhower Center; a pocket of greenery*

Mr. Coleman stated they were looking for authorization to sell the properties.

He noted that an amendment will delete two properties; Elias Howe and Barnum School. – *he gave a presentation of the properties via overhead projector and commented accordingly.* He further noted certain parties that have expressed interest in some of the properties.

Council member Valle stressed that the planters shouldn't be removed from the surrounding streets, for the Waterveiw Avenue properties.

Council member Colon commented that it was important not to sell a property and then let it sit undeveloped as it has happened in the past.

Council member Lyons commented that she wasn't ion agreement with selling a piece of the park property.

Council member dePara requested that the committee allow approval of the Bridgeport Brass property.

**\*\* COUNCIL MEMBER VALLE MOVED TO AMEND THE SELL OF THE HOUSATONIC AVENUE PROPERTY WITH THE STIPULATION THAT THE REMAINING PROPERTIES RETURN BEFORE THE BOARD FOR APPROVAL  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER VALLE MOVED TO AMEND AND REMOVE BARNUM SCHOOL AND GARFIELD SCHOOLS PROPERTIES  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

\*\* COUNCIL MEMBER VALLE MOVED TO ADD THE WORDING "*or such addressed, as the engineer may assign*" FOR THE ONE STRATFORD AVENUE PROPERTY  
\*\* COUNCIL MEMBER LYONS SECONDED  
\*\* MOTION PASSED UNANIMOUSLY

\*\* COUNCIL MEMBER VALLE MOVED TO ACCEPT ITEM 57-08 AS IT WAS AMENDED  
\*\* COUNCIL MEMBER LYONS SECONDED  
\*\* MOTION PASSED UNANIMOUSLY

**67-08** Grant Submission: Lead Poisoning Prevention and Control Program.

Item tabled – no motion made to table. - *see Co-chair dePara for explanation.*

**94-08** Proposed Resolution: re: Disposition of Barnum School and Garfield School to Achievement First.

Mr. Lavernoch referred to the resolution to consummate the agreement between Barnum School and Garfield School to Achievement First the first charter school in the state. He stated that Mayor Finch was present tonight to speak about the agenda item. He explained that the resolution called for them to pay \$350k for the purchase of the schools that will serve the Bridgeport population. The expectation is to open the schools in the near future. The agreement will be between the City of Bridgeport and Achievement First.

Mayor Finch stated that he doesn't normally attend committee meetings, but he was there to speak about how passionate he was about the agreement and how important the opportunity will be to children, regarding the quality of education. He expressed that he was a strong support of public schools, but there are choices within the public school system. He further mentioned that he met with State Representative Ayala and Mr. Debond from Achievement First. He visited the school and saw the same zest for school that he hasn't seen since 1960. He highlighted that there was something special about charter schools. He went on to say that they anticipated seeing the schools go through the RFP process, but the Board of Education budgeted \$1 million off-budget, noting that he believed the most important thing was education. The school has mandatory music and he commented that the jazz band performs at a high school level. Overall, he felt

passionate about giving students every opportunity to succeed. He mentioned that there was a commitment to do kindergarten through 7<sup>th</sup>-grades and fill in the other grades as they go along. He said he was told that there is an 85% success rate of kids doing homework in a charter school environment, which is amazing. He explained that they teach by a specific method. He recalled that dry goods were donated for a charitable cause by the students who themselves don't have much. He further stressed that giving choice to children was essential, but unfortunately, Achievement First can only serve one district. So it was very import to do great things for the kids and empower parents to have a choice.

Mr. Lavernoich clarified that Achievement First has a long-term lease with Waltersville School. If that agreement is relinquished, it will be back in the city's hands to sell if other schools don't pursue it.

Council member Blunt stated that he meant no disrespect towards Achievement First, but his concern was about the process of not going through the RFP process for this project. He pointed out his concern was due to other parties that might have been interested in the building, so he questioned why there wasn't any consistency in bidding out for RFP.

Council member Lyons asked Mr. Lavernoich if he was referring to the old Waltersville School. Mr. Lavernoich said yes.

Council member Valle referred to the resolution, paragraph 6 that outlined "existing improvements". Mr. Lavernoich said this language pertained to the land and buildings.

Council member Valle asked about the terms of the lease and the pre-condition to sale. Mr. Lavernoich said they won't sell unless they know they will be getting Waltersvile School back with the presumption that the BOE will turn it over to the city, to pursue a charter school or some other school.

Council member Valle commented that she loved what Achievement First does and how she wouldn't jeopardize a decision and go against the sale. But she had some reservations due to the fact there are many other needs on the east side of Bridgeport. She emphasized that this has been mentioned to many department heads and she hoped to see Barnum School become a new health department building. Another needs is for a senior citizen center with housing on top. So she was a little disappointed at what's being planned. She reiterated that she did love what Achievement First accomplishes, but she still felt that there was something being taken away from the east side.

Council member Taylor-Moye concurred with Council member Valle's comments. She stated that from talks she has had about the school, she felt it needed to continue, but the charter school will give children an opportunity to excel.

Council member de Para mentioned the Mayor's approach to how Achievement First was selected. He asked why there wasn't an RFP selection process. Mr. Lavernoich said the Mayor thought they achieved a certain level in Bridgeport and he thought this was a trade for a long-term lease for other properties to pursue the vision they ad several years ago.

Council member Walsh stated that he didn't have anything against charter schools, but he thought this was just a way to make people feel better, instead of doing something more to better the public schools and the issues they encountered. He spoke about a past proposal to acquire the building and he now felt they were looking to get out of the agreement. He agreed with Council member Valle's opinion about the need for a new health department going in the building. He stressed that he will have serious reservations when the item comes before the full city council.

Council member Brannelly asked if there was an RFP process for Waltersville School and did Achievement First go through the process. The **response** was no, it was a direct negotiation between the BOE and the City of Bridgeport.

Council member Brannelly continued and expressed that Achievement First was a tremendous opportunity, but she questioned whether they were fast tracking without letting others have an opportunity to do something else with the building.

Council de Para agreed that Achievement First has done wonderful work, but he also questioned why they didn't go through the regular RFP process.

Mr. Ken Paul, the Director of Development for Achievement First, stated the reason the RFP process wasn't done, was because they wanted to expand to Bridgeport and they have a good track record to come to Bridgeport. He explained that charter schools are a function of the state and they have to provide for a facility, so the understanding was that they really wanted to be here and they asked them to consider a favorable lease. At the time Garfield School and Barnum School weren't available and they are thankful to the BOE and the city for letting them come here. They have proven themselves within two years and they need a permanent facilities. And although there is a lot that is needed on the east end, a permanent site is needed for the school and they thought these two schools were the best for that purpose (*he distributed a brochure with information about Achievement First that is located in New Haven*). He further highlighted that test scores for Achievement First has seen an incredible increase in scores.

Council member McCarthy stated that he visited the Harlem Children Zone that is an educational inspiration that President Obama has endorsed. It encompasses everything and involves the students, parents and community. He further expressed how multifaceted the program is, but most importantly, he said there can't be a one aspect solution in the inner city, it has to encompass everything, such as alternative choices. He noted that President Obama will be funding a massive experiment in specific cities and he hoped that Bridgeport will be one of those. Overall, he felt the city was responsible for all kids in every school. He pointed out that should parochial schools shut down in Bridgeport, there will be 2,200 displaced students and the Bridgeport school system couldn't accommodate them. So there needs to be other choices and he asked that everyone think about the students from a financial perspective, in that, there is a value in giving options and creating competition to allow students to thrive. He further noted that

he agreed that they do need a new health department building, but that doesn't mean they shouldn't encourage this project.

Council member Lyons expressed that she took everyone's comments into consideration, but she pointed out that schools are built for a purpose and facilitated for a purpose. She thought that facilitating a school and using it for another purpose could present some problems. She asked if they will now purchase both buildings. Mr. Paul said yes and they will make improvements to meet building codes. He expressed that they were excited about taking Barnum School and extending its life.

Council member Lyons commented that charter schools are good for children, but the biggest concern is when a building isn't constructed properly, this will leave yet another building that won't be taken care of.

Mr. Paul explained that charter schools are public schools that are funded by the state rather than the city. They report to the State Department of Education and they are funded at a lower rate than public schools. He asked everyone to take the position that they will be helping the public school children.

Council member Brannelly agreed with Council member Lyons that once they have a school, it's best to have another school go in. However, she questioned if due diligence was done to find out what needs to be done to get the schools in shape. Mr. Paul said they have begun working with an architect and they intend to have a fully safe, up to code building. He stated their biggest impediment to growth were facilities and buildings. He expressed that of course the best win is for the children.

Council member Blunt said they weren't there to solve the dilemma of urban education tonight. He felt the focus should be whether or not the process was breached. He recalled that from years serving on the city council, there has been emphasis on consistency and transparency and he felt that if they didn't follow that model, it will result in a free for all for everyone.

Council member Curwen stated that he appreciated choices in education and that is very important. However, he recalled problems that have plagued the school system in the past. He mentioned that it has been his choice to send his own child to a private school, because he didn't feel the public schools are where they should be. However, he did support the RFP process issue. He questioned if this matter was time sensitive. Mr. Paul said yes, school starts the last week in August and in order to prepare the school, the matter needs to be resolved as soon as possible, due to finalizing contracts etc.. they also need time to prepare the school to occupy in August.

Council member Curwen asked for more details about the cost involved. Mr. Lavernoch said they will pay \$350k for the buildings. He noted that the buildings were never appraised.

Council member Valle asked what grades were planned for each school. Mr. Paul replied that one school will be for elementary grades and the second school will be for middle school students. There are approximately (730) students, kindergarten through 8<sup>th</sup> grade. They are still studying which building will be best for each school.

Council member Valle commended her colleagues for listening to her comments about the east side and her concerns. She noted that if she had a child in grade school, she would send them to Achievement First. She shared a story about a friend's child that wanted to withdraw from Achievement First. He ended up staying and has excelled with honors and plays an instrument. She reiterated that although she wants to see a new health department, she would be willing to give that up for now, for Achievement First.

Council member dePara stated that he had some reservations about the process of acquiring these buildings, although he had nothing personal against Achievement First.

\*\* COUNCIL MEMBER VALLE MOVED TO APPROVE  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
\*\* MOTION PASSED WITH THREE VOTES IN FAVOR AND ONE ABSTENTION (COUNCIL MEMBER BLUNT)  
*\*noted: Council member dePara didn't participate in the vote.*

#### ADJOURNMENT

\*\* COUNCIL MEMBER VALLE MOVED TO ADJOURN  
\*\* COUNCIL MEMBER LYONS SECONDED  
\*\* MOTION PASSED UNANIMOUSLY

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services

CITY OF BRIDGEPORT  
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE

PUBLIC HEARING

WEDNESDAY, APRIL 22, 2009

6:00 P.M.

ATTENDANCE: Council members: Curwen, Valle, Taylor-Moye, Blunt, de Para, Lyons  
OTHERS: Council members: Colon, Baker, Holloway, Silva  
STAFF: Alanna Kabel, Deputy CAO Housing; Diane Toolan, Housing  
CITIZEN'S UNION REP: Rick Cruz

Co-chair Curwen called the meeting to order at 6:14 p.m.

The co-chair announced that the public hearing tonight was for City Department Heads only.

He stated that each person representing a program would be allowed three minutes to make their presentation.

The co-chair introduced the committee members, the staff persons and the members of the Citizens Union.

**91-08 Public Hearing re: Communication from Housing and Community Development re Program Year 35 CDBG, ESG, HOME, HOPWA Programs, CDBG (Recovery Act 2009) and Homeless Prevention and Rapid Re-Housing Program (Recovery Act 2009), CITY AGENCIES.**

❖ *Please note all presentation statements and program descriptions information have been summarized, refer to the Program Year 35 document for a detailed program description*

**#58 – page 17 City of Bridgeport/Housing and Commercial Code Enforcement**

**Request: \$507,065**

Council member Paoletto stated that he was making his presentation as a department head tonight. He expressed that the numbers don't lie. He explained out of the requested amount, only \$15k would go towards office supplies and the remainder would be for salaries. He further noted that the housing department was already short staffed and there are two vacant positions.

**#55 – page 16 City of Bridgeport/Housing & Community Development/Bridgeport Lead Free Families Program**

**Request: \$25,000**

Sabine Kuczo stated that his was the second year requesting the grant amount. The request represents partial salary for a housing specialist. She explained that they need to provide healthy homes with smoke detectors. This is a 3-year proposal.

Council member Holloway asked about the smoke detectors. It was explained that they distribute buckets with materials and resource information in them to make people aware about the importance of smoke detectors.

**#19 – page 6 City of Bpt, Central Grants Office**

**Request: \$100,000**

Kelly McDermott stated that she was the project coordinator for (ACT). They reach out to faith based organizations who work in the area of homelessness. There are three components to the program:

1. Free technical assistance and organizational assessment
2. Run a 12-week training program that covers financial management, etc.
3. Distribute funding to organizations that come into the program to complete projects.

The purpose is to help non-profits in the community become sustainable.

**#18 – page 6 City of Bridgeport/Department on Aging**

**Request: \$41,000**

Rose Hoyt stated she was Executive Director of the program. She said they service hundreds of seniors. They provide social services programs, energy assistance, housing referral, counseling and lunch is served daily by the Salvation Army and volunteer program. Other services available are computer training. They also put together trips and functions. They have two senior aides that also help out. The funding is needed for three part-time salaries.

Council member Lyons asked about any fringe benefits. The response was that this pertained to FICA only, no benefits are offered, the positions will be for part-time only.

Council member Lyons asked how the food was supplied. The response was that Kings Pantry delivers the food. The food and the bread are locked away in cabinets. They also distribute turkeys during the Thanksgiving holiday.

Council member Colon asked the following questions:

- The number of seniors that were served daily. **Response** was that they serve a couple of hundred seniors.
- The number of staff that handled the renters rebate application. **Response** was that they had one person to handle the rebates and they get help from the front desk people.
- How they could obtain the mailing list of all the people in the program. **Response** was that there wasn't a mailing list; they have the information on-file in-house.
- The type of outreach that was done. **Response** was that they go to the person's place if they are unable to get there, but most send the information in.
- Can other seniors utilize the pool? **Response** was yes, any other senior can use the pool.
- The number of senior centers that utilize the pool **Response** the pool is open to everyone.
- What kind of transportation do they offer? **Response** was they have two full-time drivers
- The number of seniors that are served annually. **Response** was 18,000

**#22 – page 7 City of Bridgeport/Human Services/Youth Service Bureau Grant Match**

**Request: \$40,000**

Valerie Sorrentino stated they have requested this amount yearly. The amount funds four program; School-Based Health Centers; Reconnecting Youth; Greater Bridgeport Adolescent Pregnancy Program and Life Choices.

**#21 – page 7 City of Bridgeport/Human Services/East Side Senior Center – Rental of Space**

**Request: \$40,000**

Martha Santiago stated this request was for the senior center for the rental of space. The building is owned by Marrakech, noting that the area is highly populated with African-American and Hispanic seniors. They offer arts & crafts, trips, health screening, speaker series, special events and lunch is provided by the Salvation Army. They serve approximate (60) seniors daily and they are open Monday-Friday 9:00 am-4:00 pm. She expressed that they try to create an atmosphere where the seniors feel welcomed.

**#25 – page 8 City of Bridgeport/Department of Health/Human Services/Office of Veterans Affairs  
Request: \$45,000**

Jill Bruno, Director of Vets Affairs stated they offer transportation to the VA Hospital. They also assist with other services as needed. They established the food pantry for veterans and they work hard to maintain it. They rely on donations and the government to run a successful program. She noted they received donations from fundraisers and she highlighted that pounds of groceries, gift cards have been distributed to veterans. They serve approximately (850) vets. She asked the committee to consider approval of the funding that is essential for the veterans.

Council member Lyons asked about transportation to the medical center in West Haven and if the vehicle had been updated. **Response** the vehicle was in disrepair, but it has since been repaired and running good, they have a grant in to purchase a new one.

**#82 & #83 – page 23 City of Bridgeport/Office of Neighborhood Revitalization/Anti-Blight  
Request: \$172,536**

Tom Coble stated he was there to request the amount in light of the tough economic times. He explained that the properties on list distributed were in total disrepair, but they are now back on-line and fully paying taxes. He noted that implementing this process has made a difference. He further explained that staff works day and night to get the work done and they accomplish more with less. The administration contract request is important for two staff persons and \$132,000 is needed for existing personnel. The other primary issue is the need for the department to have a dedicated inspector that can strictly handle blight issues. He stressed that with this person in place, they could be more successful. He emphasized that this person was strongly needed and he assured the committee that they would see guaranteed results within a year.

Council member Lyons asked the following questions:

- Is the other **Request: \$383,527** for target programs. **Response** was yes.
- Does blight also include properties in transition being sold? **Response** was yes, those properties have been cited and they will continue action and apply a lien if necessary until the matter is resolved.

Council member Taylor-Moye commented that she appreciated the work they were doing in the south and. She especially acknowledged Angie Staltaro's help and she hoped it continued.

Council member Holloway asked the following questions:

- What department does Tom Coble work under? **Response** was that he currently worked within OPED.
- What amount of money does the program bring into the city? **Response** was that it brings in close to \$100k

Council member Holloway stated that if the city wanted to maintain the image of looking clean, he questioned why the money that is brought into the city doesn't go back to the Anti-Blight Department. **Response** from Tom Coble was that he agreed. He said the money should go back into the anti-blight program to maintain it. He clarified that the money that comes into the program goes back to condemnation. The request for the money tonight is to go towards salaries.

Council member Holloway commented that if OPED established the anti-blight office to roam the city and flag properties, and then he thought certain things should be funded and have to be funded through the city.

**#67 – page 19 CoB – Office of Neighborhood Revitalization for the East Side NRZ Planning Committee**

**Request:       #60,000**

Angie Staltaro stated they had volunteers that worked for the city wide clean sweep. They planted trees around the city and they painted murals.

**#68 – page 20 Office of Neighborhood Revitalization for the Black Rock NRZ Committee**

**Request:       \$60,000**

This request is to begin the process for the "*village district*" concept and they are looking to upgrade the area. She explained that the east side NRZ, William Barnum was tied into the renovation of fifty properties. The purpose is to provide rental housing. It will work in conjunction with the anti-blight process.

Council member Lyons asked about Black Rock and if they also apply for the grant money to help with the area. **Response** was that when they receive an e-mail that they are eligible to apply for a grant, they do that. They also seek private funding sources where available.

**#75 – page 21 CoB Public Facilities**

**Request:       \$375,000**

Dawn Twistol stated they were seeking the requested amount for a project at the old Pleasure Beach Bridge to erect a fishing pier that will be used by the community. The project will open up water access and it's a shovel-ready project. They have the DEP permits already, so as soon as the program is funded, the work can begin and should be completed within 3 to 6 months.

Council member Curwen asked if it's the existing pier that's there already. **Response** was yes, it's the old approach and the city owns the property.

Kimberly Ford presented all three programs:

**#37 – page 11 Housing Authority of the CoB/North End Social Services**

**Request: \$50,000**

This is a city wide center open Tuesday – Saturday; 10:00 am -3:00 pm. Children and families attend the program.

**#38 – page 11 Housing Authority of the CoB**

**Request: \$3,000**

This program provides transportation for its residents.

**#39 – page 11 Housing Authority of the CoB/North End Social Services**

**Request: \$12,000**

The Unique and Unified program promotes dignity, self-worth and community ownership for the youth who reside in public housing and the surrounding communities.

Council member Curwen asked about program #37 and what the program was called. **Response** as that it is a City Wide Youth Center, two years funded.

Council member Curwen suggested that the center be renamed the *“David Hall Youth Center”*. **Response** was that the name change would be considered.

Council member Lyons asked if the program was for the youth in the entire city. **Response** was that information was disseminated at grammar schools in the vicinity, but the center is open to all youth in the city.

**#23 – page 7 CoB/Social Services Dept./Emer. Code Viol. Relocate**

**Request: \$75,000**

Veronica Ortiz stated the request will be utilized for the full salary of one full-time Code Enforcement Relocation Coordinator. They also assist families that experience rent hardship.

Council member Lyons asked why they requested the amount of \$75k. **Response** was that the amount will cover salary and transportation for people that may need to be relocated.

Council member Valle asked if the addresses and zip codes of these people were on the list distributed for those persons that were serviced. **Response** was yes.

Council member Taylor-Moye asked the number of people that worked under the person that received the salary. **Response** was that the person worked on her own and in conjunction with other staff.

Council member Taylor-Moye asked the number of families they served weekly. **Response** was that they served approximately six (6) families.

Council member Blunt clarified that the single-person position provided multiple tasks. He emphasized the importance of the work being done.

Council member Curwen asked if the current position was currently being funded through CDBG. **Response** was yes.

**#59 – page 17 CoB/Health Department/Bridgeport Lead Poisoning Prevention Program**

**Request: \$157,000**

Audrey Gaines said the request was for \$152,000. It was corrected that the request read \$157,000 on the document. She explained the request was to cover six (6) staff people who conduct approximately (800) lead poisoning inspections. They follow state and federal guidelines and they also conduct lead screenings. She said that although they could do more, when they began in 1968, there was a high incidence rate, but she has seen it decrease significantly through the years.

Council member Curwen asked if there was any tracking system to show the improvement in numbers. **Response** was that the discontinuance of lead paint being sold was only a few years ago, so this still leaves many homes with lead and it will take time to eliminate it all.

Council member Lyons asked if the request also included salaries. **Response** was yes.

**#71 – page 20 CoB Parks and Recreation Department**

**Request: \$32,000**

Steve Hladun stated the Bridgeport Trees program will focus on designated communities. The program will raise awareness of community plantings in conjunction with Earth Day. It could result in the planting of 30 to 40 trees. And volunteers will help organize the plantings.

Council member dePara asked if the trees will be planted with the new planting process, i.e., not planted straight down and damage the pavement. **Response** was that certain tree species can function in a tight space. They aren't sure what types of species they will plant yet, but he thought they would be maple trees, honey locusts etc.

Council member Curwen asked if the city had a master plan for planting trees. **Response** was they don't have a master plan for this currently.

Council member Curwen expressed that in his thirteen years, he has sat in on lawsuits with residents regarding complaints about trees that grow into the sidewalks. So planting of high rise deep rooted trees should be carefully considered and discussed with the tree warden.

**#74 – page 21 Cob Parks and Recreation Department**

**Request: \$27,000**

This request is for the Newfield Park Site Improvements. It was noted that the park is used for recreational, health and exercise uses.

**#73 – page 21 CoB Parks and Recreation Department**

**Request: \$75,000**

This request is for the Luis Marin Park Water Playground/Park Improvement. Stephen Hladun said the park is under utilized for little kids during the summer. The splash pad will be a first.

Council member Curwen asked about the playground that was supposed to be funded by "Gathering of the Vibes". **Response** was that they never confirmed the funds, the matter has to go through a process. There was an intention by them to fund it, and it has been discussed during meetings.

Council member Curwen questioned if Gathering of the Vibes was going to take care of it, what was the reason for the request. **Response** was to complete the splash pad that will cost \$120k and it will cost approximately \$35k for materials.

Council member Curwen reiterated that he had a big issue with the amount of the request, in view of the Vibes intention to fund the project.

Council member Valle recalled the request for a "soaker park" on the east side, she noted that she is now aware the correct term was "splash pad playground". She expressed that she was excited about the project for the kids in the city as recreation even though Vibes said they would do something and haven't yet.

**#72 – page CoB Parks and Recreation Department**

**Request: \$80,000**

Steve Hladun noted this request was for site improvements to Seaside Park, such as sidewalk repair in a designated area.

**#70- page 20 CoB Office of Planning and Economic Development**

**Request: \$40,000**

Keith Rodgersson said the request was for several farmer markets in the city, such as Marina Village when the program starts on May 30. Most importantly, the program will enable them to have mobile farm stands in neighborhoods where people are underserved. They will also provide double value coupons for locally grown fruits and vegetables. The request is primarily for the purchase of a refrigerator truck.

Council member Valle expressed that she was a big advocate of community gardens that grow fruits and vegetables.

Council member Blunt asked if they would contract with the various farms the produce was coming from. **Response** was yes, they will contract with wholesale companies.

Council member Lyons asked about the north end area and if the program was planned there, due to the many one parent households. **Response** was that a broad coalition of people were working on the farm stand program. They reached out to areas where the need was the greatest, but the program might be offered in the north end.

Council member Taylor-Moye asked if this was the same program that Bob Halstead was involved in. **Response** was yes. It was also noted that the program will create agriculture jobs in Bridgeport. It will be open up to five days per week, depending on the demand in the neighborhood. Mobile units will be one day per week and the fixed stand will be open five days per week. It was further explained that the double value coupons work to help stimulate the economy in conjunction with WIC and the food stamp program. The notion of double-value coupons appeals to most people. Again, it will help areas where there is the most need.

Council member Taylor-Moye asked about people that don't have WIC or EBT. **Response** was that the prices at the farm stand are lower than they usually are at the farmers market. But for this program, double value coupons will be primarily for WIC and food stamp recipients.

Council member Taylor-Moye expressed that she lived in a low-income area, but it was important to provide people with that option also.

Council member Curwen stated the original inception of block money is a one to two year start up to obtain their own funds. **Response** was that they were aware of that, but they felt the program would be self-sustaining.

*Council member Brannelly mentioned that the concept for the Farm Stand Program was created by a world renowned chef who resided in Fairfield (he was present tonight). She highlighted his many accomplishments in the area.*

**#69 – page 20 CoB Office of Planning and Economic Development**

**Request: \$110,000**

Bill Coleman explained the request was a for City-wide Façade program that will build upon the East Main Street façade and implement façade improvements along the various commercial corridors in Bridgeport, especially those identified as initiatives in the neighborhood's NRZ plan.

Council member Valle stated that she admired the work being done. She recalled another project last year that was suppose to take place last year but nothing has been done to date. She questioned why they are now taking another chunk of money and spending it on another side of town, when they haven't completed one side yet, such as East Main Street. **Response** was that the only way to make East Main Street work, is to get enough money to complete all the projects.

Council member Lyons asked what the funds they received last year were used for. **Response** was they used the funds for the actual construction work on East Main Street.

Council member Colon stated that when the NRZ began, they walked East Main Street and they were told it would be one of the projects completed, but nothing has been done to date. She asked if there was a special procedure to getting the work done. **Response** was that in terms of the money allocated from CDBG, they used it to fund the consulting services to create the program. But what has occurred has only been administrative work. Now that they have the infrastructure in place, they should see more work come to completion.

Alanna Kabel added that one of the CDBG contracts was inherited, but there wasn't any authority to implement the contract to start the project.

**#24 – page 7 CoB/Small & Minority Business Resource Center**

**Request: \$150,000**

Deborah Caviness stated the request was for Public Service. She updated that they have currently registered (95) businesses in Bridgeport and they held the first construction management training session, where (77) people attended. They also held a business EXPO in February where they showcased over 25-businessess. She further noted that similar programs in other cites had operating budgets that far exceed the amount of this request. The request is primarily to hire a staff person to do outreach to the Hispanic community.

Council member Lyons commented that Deborah currently runs the office alone. She asked if the request was for an additional person to help out. **Response** was absolutely. It was noted that when the office was created, she knew it would be a challenge to get all the work done. She needs a person to do outreach to the small businesses in Bridgeport in the Hispanic community.

Council member Taylor-Moye commended Ms. Caviness on the work she has done to date. She mentioned that the EXPO was great and she urged her to keep up the good work, noting that with another staff person, the office could run even better. She asked if Deborah would consider people that have been laid off in the city for the position. **Response** was yes.

Council member Valle also commended and thanked Ms. Caviness on the work she does.

Council member Colon commended Ms. Caviness on putting together the EXPO that went smoothly. She expressed the need for another person to do outreach, although Deborah is doing an excellent job. She asked if Ms. Caviness has contacted Career Resources for a person to fill the position. **Response** was yes, but there haven't been any candidates to date. She said she may also consider an intern position.

Council member Colon suggested that she also contact the Dept. on Aging to possibly fill the position.

The Citizens Union representative present Rick expressed that they were supportive of the request. He highlighted Deborah's hard work.

Council member Curwen expressed that he always supported the center and will continue to do so. He questioned why the position wasn't funded in the general fund. **Response** was that she didn't know the answer to that. She suggested that the matter be taken up with the Mayor.

Council member Blunt stated that they also needed outreach for people to go on-site and ensure that minority workers are being hired. He expressed that he appreciated all the work Ms. Caviness does.

**Alanna Kabel, Director CAO Housing** commented that it was still unknown how much funding they would receive for 2009. She further updated on the stimulus funds in the amount of \$883,865. She said they don't have any regulation that will allow advancement of the funds. And she noted that she would keep the committee updated as more information is available.

*She updated on the following for information purposes only:*

Re: grant opportunities and potential impacts on the general fund.

- She spoke about merging the formula funds with the competitive funds

- Housing program \$1.4 million
- Stimulus funds
- Staff is working hard and administrative portion of the grant is being put to good use

**ADJOURNMENT**

**\*\* COUNCIL MEMBER VALLE MOVED TO ADJOURN  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services

CITY OF BRIDGEPORT  
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE

PUBLIC HEARING

THURSDAY, APRIL 23, 2009

6:00 P.M.

ATTENDANCE: Council members: Curwen, dePara, Taylor-Moye, Blunt, Lyons  
OTHERS: Council members: Brannelly, McCarthy, Martinez  
STAFF: Alanna Kabel, Deputy CAO Housing; Diane Toolan, Housing  
CITIZENS UNION REP: Rick Cruz

Co-chair Council member dePara called the meeting to order at 6:25 p.m.

The co-chair introduced the committee members, the staff persons and the members of the Citizens Union.

The co-chair stated that next year's application process will change. Each program will receive a lottery# that will hold a space for them to speak at next year's public hearing.

He requested that each person contain their comments to 3-minutes only. It was noted that the time for them to speak would be kept. He asked that they be direct and to the point.

**91-08 Public Hearing re: Communication from Housing and Community Development re Program Year 35 CDBG, ESG, HOME, HOPWA Programs, CDBG (Recovery Act 2009) and Homeless Prevention and Rapid Re-Housing Program (Recovery Act 2009), OUTSIDE AGENCIES.**

*❖ Please note: all presentation statements and program descriptions information have been summarized, refer to the Program Year 35 document for a detailed program description*

**#4 – page 25 Alpha Community Services**

**Request: \$50,000**

Philip Dwyer stated that this was an ESG program that served the homeless. He noted there was another application – *see below*. He relayed that the program dated back to the 1980's when the shelter was established. He gave some background information about the quality of the operation. The amount requested is for the purpose of serving hundreds of families. He said it may seem like a lot, but it's a good bargain for the city.

**#2 – page 29 Action for Bridgeport Community Development, Inc.**

**Request: \$30,000**

Philip Dwyer stated this was an ESG program for case management service to help stabilize families. The staff that works in the shelter work hard to help people get back on their feet and find housing. He urged approval of the request.

- ❖ Ann Carr stated that she was a board member and a former client of the program as a homeless person. She said the largest segment of homelessness are kids under the age of 5; so the shelter is a critical need. They currently have 100% occupancy with eight families on the waiting list. She asked the committee to consider funding the program.

Council member Lyons asked how long someone can stay at the shelter. **Response** was that the average was 60-days; currently it's 60-90 days. Once a family is successfully housed, they work to see that they maintain housing.

Council member Taylor-Moye asked if a family isn't able to transition in the time span, what is done. **Response** was that if a good faith effort is made, they work with the family until they find housing. There is a transitional program at Jean Wallace where a family can stay up to two years if necessary.

**#62 – page 18 Second Stone Ridge Cooperative Housing Corporation**

**Request: \$109,145**

Kimalee Williams, CEO stated this was a housing program with 189-units. They serve an extremely low income level. The request is for a roof replacement. They also need to sustain the integrity of the surrounding homes and they plan to remain an asset to Bridgeport. They also have a number of seniors living there that are on Social Security. They try to keep the carrying charges down, so they can afford to live there.

Council member Blunt asked when the roofs were last replaced. **Response** was that they replaced a portion of the roof, but they ran out of money.

Council member Lyons asked how they pay for other repairs. **Response** was that they pay for other repairs from the carrying charges. It was further noted that the structure was almost 50 years old.

Council member Curwen asked if they completed the roof job for Stoneridge #2. The response was yes.

**#2 – page 25 Action for Bridgeport Community Development, Inc.**

**Request: \$30,000**

Carol Reed stated the request was for Rent Assistance. The money is used for the first month rent to assist domestic violence or homeless shelter persons. They helped (32) families during 2008.

**#1 – page 25 Action for Bridgeport Community Development, Inc.**

**Request: \$40,000**

Carol Reed stated the request was for Energy Assistance. They help families above state and federal funding.

**#3 – page 25 Action for Bridgeport Community Development, Inc**

**Request: \$20,000**

Carol Reed said this request was for the Food Pantry. They help (500) families per month, the cost is leveraged with federal funds. Their mission is to say that whenever people reach out, they can get assistance. Overall, they help those that fall through the cracks.

Council member Lyons asked if United Illuminating and the gas company supplement the energy assistance. **Response** was that they have a 3—way match program, i.e., the customer's contributory will be matched.

Council member Lyons asked how they determined who gets the food. **Response** was that a person must be referred to them, they don't take walk-ins.

Council member Taylor-Moye asked what type of track record they had of the people that obtain the services. She asked if they were the same people each year. She also asked if they were offered assistance on how to get bills paid. **Response** was that for rental assistance they don't qualify for 18-months if they already received assistance. For the food pantry, they can be repeaters until their situation changes. The energy assistance program ends on May 1. She thanked the committee for their time and she urged approval of the requests.

**#3 – page 1 Bethel Recovery Center**

**Request:       \$30,000**

Janice Kelly, Executive Center thanked the citizens committee for their work. She gave some background information that Bethel has served the community for 18 years. They said they needed a 24-hour staff person.

- ❖ April Webster a former client expressed her thanks for Ms. Kelly's vision of Bethel. The program provides a sober and structured environment for women in recovery. The grant is to help the mothers of today and tomorrow. The request is for hiring a computer trainer to assist women to become products in society.

Council member Taylor-Moye asked if they will still be able to do the computer training, if they don't receive the funding in its entirety. **Response** was that they might not be able to do the "Get Ready for Work Smarter " program, but they have other grant opportunities.

Council member Taylor-Moye asked if they considered getting volunteers to do the computer training. She suggested they contact Fairfield University or other institutions for volunteers. **Response** was that they currently work with the masters program students at Sacred Heart and they have other sources that can offer computer training.

**#6 – page 26   Bethel Recovery Center**

**Request:       \$25,000**

- Information for this program was also covered above -

**#7 – page 30   St. Luke's Community Services, Inc.**

**Request:       \$223,303**

Bob Rimmer said they served (500) individuals. It's the first residential program for persons with HIV. They serve many people annually and they receive referrals. The program helps people get stabilized and improve their health. The funds received are critical to the program. 95% of the participants follow a prescribed treatment plan and 65% of them maintain sobriety. There is 88% community support and 53% move into permanent housing.

Council member Curwen asked the number of people they serve in Bridgeport. **Response** was that they serve 29 to 30 people per year, half of them are from Bridgeport.

**#10 – page 3   Burroughs Community Center, Inc.**

**Request:       \$10,000**

Renzie Kim stated the request was for the Quick Start Language Center. Each computer has twelve (12) languages and free lessons are offered to learn English. They hold classes three times per week and the student's progress well.

City of Bridgeport

Economic and Community Development & Environment Committee

CDBG-Program Year 35

Outside Agencies

April 23, 2009

Page 4

- ❖ A participant that has been with the program for one year, expressed that the program has helped him a lot.

Council member Lyons asked if they would be hiring a bi-lingual program director. **Response** was yes, they have 40-students and the request for \$10,000 is to supplement the funds they already received.

**#6 – page 2 Bridgeport Police Activities League**

**Request: \$25,000**

Mike Marella, Executive Director stated this request was for Youth Programs. He recalled that the program began in 1950 and it still exists with numerous programs. They finished the basketball season with (240) youth and they were the drum & bugle corps champions with (47) members.

**#40 – page 12 McGivney Community Center, Inc.**

**Request: \$10,000**

Karen McIntosh said the request was for Public Service program that provides after school and summer programs for (12) kids. She emphasized that successful results have been seen. They also have a scholarship fund for high school kids. She noted they have a great staff. The funding will also cover after school program supplies.

Council member Taylor-Moye commended her for the good work they do.

Council member Lyons asked what the difference was between this program and the Lighthouse Program. **Response** was that the kids stay in the program and return year after year. They have a 1 to 2 tutor ratio program. It's a stand alone program and the parents drop off the child and pick them up. They serve (100) kids in the program; ages six to 14 years old.

Council member Taylor-Moye asked what the program fee was. **Response** was \$100.00

**#9 – page 3 BuildOn (Formerly Building with Books)**

**Request: \$45,000**

Robert Carraro, Director stated the request was for Youth Community Projects and After School Program. The students that were present from the program commented on their involvement with the program. They expressed that they were grateful for being involved with the program, noting that the club builds friendships and leadership skills.

Council member Lyons asked the Director why the Board of Education doesn't offer help for the program. **Response** was that they were trying to work with the BOE to stabilize school relationships, but they aren't interested in funding this type of program right now. Council member Lyons urged him to continue pursuing help from the BOE.

Council member Taylor-Moye asked the number of youth in the program. **Response** was there is an average of (25) kids per school. And they are involved in other communities.

Council member Taylor-Moye asked how long the program has been running. **Response** was the program started approximately six years ago at Kolbe Cathedral High School and three years ago at other schools.

Council member Taylor-Moye agreed with Council member Lyons that she was discouraged that the BOE wasn't helping with the program.

Angie Staltaro mentioned that this program has helped with the city clean up and they also helped with other events, such as the book drive and PUMP program. They provide hundreds of hours of services to the program on a strictly volunteer basis. It was pointed out that the program focus is more on improving the city, than academic achievement.

**#34 – page 10 Greater Bridgeport Adolescent Pregnancy Program, Inc.**

**Request: \$30,900**

Trina Barnes stated the request was for the Mi CASA/My Home program. Each house has eight (8) beds and the money received will help fill in the gap for the empty beds that aren't paid for.

**#3 – page 29 Catholic Charities of Fairfield County, Inc.**

**Request: \$217,463**

Cheryl Bell stated this was a HOPWA program. They serve nineteen families. They currently have (4) individuals and (5) families who receive housing; seven of those families are Bridgeport residents. They provide support services for medical needs and other services. They have been existence for 14 years. During the last couple of years, they have passed with a 100% score on the audit for the services they provided.

**#76 – page 22 Hall Neighborhood House, Inc.**

**Request: \$100,000**

Reggie Walker said the request was for Physical Improvements – Public Facilities. The program has existed for 100-years and they serve families and children. The first request was for the senior center, they were forced to move the facility and they have (40) seniors daily. They provide recreation, arts & crafts and

lunch. The request is for the repair of the heating system. They did research other resources to repair the system.

Council member Lyons asked if they received supplemental finances on other grants. **Response** was that they had capital improvements in the budget, but the cost of the heating system was very expensive.

**#45 – page 13 Ralphola Taylor Community Center YMCA**

**Request: \$70,000**

Esperina Baptiste, Exec. Director said they served over (700) families last year.

- ❖ A participant of the center expressed that they started going to the center 7 ½ years ago. They receive help with homework and athletics. It's a fun environment and the program deters kids from crime and gangs. It was stressed that they are in dire need of funding and they do a lot at the center with very little.

**#50 – page 15 Southwestern Area Health Education Center**

**Request: \$40,000**

Meredith Ferraro said this was the first year they applied. They serve under-represented minorities. The program is Building Health Blocks in Bridgeport. They revised the proposal to accomplish all the services they provide. The funding will also help supplement training for staff members and CPR training.

**#16 – page 5 Child Guidance Center of Greater Bridgeport, Inc.**

**Request: \$40,000**

Dee Jackson said the request was for Hispanic Family Outreach Services. The participants come for case management and the staff is available Monday through Friday, by phone 24-hours. They provide transportation and translation services. The most important part is working with case management and addressing the needs of children. The funds are needed to provide additional services.

**#15 – page 5 Child Guidance Center of Greater Bridgeport, Inc.**

**Request: \$40,000**

Steve said the request was for the Strategic Intervention for High Risk Youth. They also work with the school staff and they work closely with parents.

- ❖ Some participants of the program expressed that it was a good program and they are given things to do to keep busy. It was noted that grades are kept up and the program helps with controlling angry behavior and keep them off the street.

**#33 – page 10 Fairfield '08**

**Request: \$60,000**

David Rich stated the request was for the Supportive Housing Program for Bridgeport NSP – Case Management. The goal is to have 1200-units by 2013. He stressed the need for continued supportive housing and they plan to provide the rental units for the homeless. Those that require services will be provided. They also work with Alpha Community Services. And they provide case management.

Council member Taylor-Moye asked when someone moves in the new home, are they already taking part in any other services. **Response** was that once people leave the shelter and go to independent living, services funding is no longer available. Council member Taylor-Moye emphasized the need for continued services. **Response** was that that would be an ideal situation, but services aren't available, because funding for it isn't available.

**#78 – page 22 Marrakech, Inc.**

**Request: \$25,000**

Jay Korman stated this was a private non-profit program that provides residential for persons with disabilities. They support (1500) persons in the State of CT. The funding request is for masonry work to prevent water intrusion that will protect the renovations in the apartments. It was mentioned that there are various other services Marrakech offers. They are an asset to the east side and they are looking to maintain the building.

Council member Taylor-Moye asked if \$25k would be enough for the repair. **Response** was that the project was bid out and it will be enough.

**#53 – page 16 United Cerebral Palsy Association of Southern CT, Inc.**

**Request: \$33,500**

Phoebe Tucker said this center was for children with autism and al disabilities. She spoke about the program request to help people learn who can't hear, see or smell. She explained the technology they have that assists the children to communicate better and develop through virtual reality techniques. This encourages sensory experiences to help them learn.

Council member Lyons questioned why the BOE wasn't paying for this type of program. She urged her to continue pursuing money from the Bridgeport school system.

Council member Taylor-Moye stated that she took a tour of the facility and she found the technology to be remarkable. It's a peaceful positive environment and she commended her for the work they do. She also agreed with Council member Lyons about pursuing the BOE for funding.

**#54 – page 16 United Cerebral Palsy Association of Southern CT, Inc.**

**Request: \$38,222**

Andre Razzino, Executive Director said the focus of the Skyward Day Program for developmentally disabled adults in Bridgeport, was to help transition people to work, so they can live the best life they can.

**#9 – page 26 The Center for Women and Families of Eastern Fairfield County, Inc.**

**Request: \$27,000**

Susan Schnitzer stated the request was for the Emergency Shelter. They had two proposals for "Safe Home". She said 67% of the clients reside in Bridgeport and Safe Home serves (125 to 150) individuals. In this economic environment, it's more important to maintain their services. She mentioned the incidences of walk-ins looking for domestic violence shelter. She highlighted how they provide crisis intervention and all components of that service. She emphasized that both services were important. She said Katherine Place houses up to (17) people at a time.

Council member Lyons asked about the requests and what they were specifically for. **Response** was that they need to fill two different positions for two different programs. Crisis Services will be a part-time position and the Strengthening Program will be a new position.

Council member dePara commented that they do great work!

**#13 – page 4 The Center for Women and Families of Eastern Fairfield County, Inc.**

**Request: \$37,000**

**Activity: Domestic Violence Family Strengthening Services**

-Details for this program were covered above -

**#30 – page 9 Donna's Little Doves Daycare**

**Request: \$25,000**

The request is for Daycare. They provide services for families that live primarily in Bridgeport. They are staffed Monday – Friday from 6:00 a.m. to 6:00 p.m. The request is for renovations and improvements.

Council member Taylor-Moye asked what fee she charged for daycare and if the state subsidized that. **Response** was that no other funding was received. She currently provides child care at home and she was looking to move. There is one other staff person.

**#12 – page 4 Connecticut Small Business Development Center**

**Request: \$100,000**

Judy Flay stated her business background. She stressed that residents should be able to take advantage of the benefits and reward of exploring the option of small business ownership. She highlighted the small

City of Bridgeport

Economic and Community Development & Environment Committee

CDBG-Program Year 35

Outside Agencies

April 23, 2009

Page 9

business as the backbone of the community. She said they will use the \$100k to stay true to their mission to develop growth to help Bridgeport residents launch and operate a small business.

Council member Lyons asked if she checked with Minority Business Enterprise. **Response** was yes, she spoke with Deborah Caviness and she offered spaced to hold the workshops.

**#11 – page 4 Career Resources, Inc.**

**Request: \$25,000**

Sergio Rodriguez said the program Project View will focus on two components that will be highlighted on the upcoming new Career Resources public access show “Business Beat”. It will be a first in lower Fairfield County. The request for \$25k is to produce segments and pay stipends to those involved.

**New program # not assigned – money allocated**

**Request: \$1,451,000**

Judy Scolare, of the United Way stated they would provide technical assistance and financial support. They were asked to put the program to assist people already in shelters and those out of shelters, to independent living. This program will benefit people and help them obtain self-sufficiency within 18-months. The money will cover three years of expenses. **New Program**

**#7 – page 2 Bridgeport YMCA – Y Nights**

**Request: \$8,400**

Erin Meaney said the request is for Youth Safe Haven Activities program. The funding will help with staffing.

**#8 - page 3 Bridgeport YMCA – South End Community Center**

**Request: \$24,600**

Erin Meaney stated this program serves 16 to 18 year olds who use the gym, fitness center and pool on Saturday night. They provide a safe and productive atmosphere for teens.

**#16 – page 28 United Congregational Church**

**Request: \$25,000**

Maryann Masserack stated that they have been serving the community since January 2007. It's the only program that serves (100 to 180) meals each week. They also have a clothing closet and there is always a lay minister on call for crisis. They also launched a grass roots program for “homework helper” that begins an hour before the meal. She highlighted that they serve full meals.

Council member Taylor-Moye asked the number of people there were on staff. **Response** was that they range between 20 and 30 volunteers and there is not a paid staff. The request is for operational costs.

Council member Lyons asked if entire families benefit from the program. **Response** was yes, sometimes they all sit at a long table.

Council member Lyons asked if flyers could be distributed to get the word out where people can donate clothing etc.

**#47 – page 14 RYASAP – Catalyst for Community Change**

**Request: \$30,000**

Alison Wood stated this program touched every neighborhood in Bridgeport, including the NRZ's. They fund projects that couldn't otherwise be funded through CDBG. The funds are used to oversee the programs.

Council member Taylor-Moye expressed that they should keep up the good work. She commended them for doing all the activities with kids.

Council member Curwen asked if they had matching money. **Response** was yes, in the amount of \$5,000.

**#43 – page 13 Playhouse on the Green**

**Request: \$10,000**

It was stated that they offer dance and voice classes for drop ins. They also provide financial aid for the students as needed.

**#51 – page 15 St. John's Family Center**

**Request: \$10,000**

Rev. Hahneman stated this request was for the Early Childhood Programs. They expanded the family center and they serve at-risk families. They served over 9,000 meals during 2008. They also have parenting computer classes. All of the services are free and they have over 75-hours of volunteer time per week.

**#81 – page 23 St. John's Family Center**

**Request: \$55,000**

This request was for the Sanford House Renovations. – see details above -

**#2 – page 1 ASPIRA of CT**

**Request:       \$20,000**

Vincent Siberan stated the request was to run the program that has been around since 1990. They serves (75) students. He pointed out that only 54% youth make it to college, so this program tries to mitigate that rate. They do receive city funding from the BOE in the amount of \$20,000

**#11 – page 27   Healing Tree Economic Development, Inc.**

**Request:       \$30,000**

Charlene Chambers said this was a non-profit program that has run since November 1990. It was started due to the folks they found living in box houses, so from there, they started serving those in need. She highlighted holiday activities they sponsor and she emphasized that they are the only program that actually goes out to the community. It was projected that they will feed 56,700 during 2009.

**#35 – page 10   Greater Bridgeport Community Enterprises, Inc.**

**Request:       \$15,000**

Andrienne Farrar Houel stated The Green Team – Weatherization Training program. The request is to complement and leverage WIRED grant funding through the Workplace Inc. and the Department of Labor for development of a curriculum, training and employment for Weatherization techniques. She relayed that people in the inner city are ill-prepared to become certified in this field. The pre-apprenticeship will cover auditing and inspection. She stressed that it was extremely important that training takes place.

**#15 – page 28   Catholic Charities/Thomas Merton Center**

**Request:       \$25,000**

Mark Grasso stated the request was for the Thomas Merton House of Hospitality that is a soup kitchen. They also offer educational assistance. The request is due to the high jump in meals served of approximately (300) meals per day.

**#4 – page 30    Mid-Fairfield AIDS Project, Inc.**

**Request:       \$122,408**

Stuart Lane said this program provides Tenant-Based rental assistance housing and supportive services. They provide (14) subsidized scatter sites. They receive referrals from all over Fairfield County. They also assist with utilities, computer training etc.

*A 10-minute recess was taken at 9:15 p.m.*

*The public hearing reconvened at 9:33 p.m.*

**#5 – page 30    Refocus Outreach Ministries, Inc. (New)**

**Request:       \$100,776**

Martha Melvin stated the request was to support 12-single homeless women with substance abuse. They are seeking a night staff person.

Council member Taylor asked if \$10,000 will enough to cover the salary. **Response** was they currently have a part-time person at night and the rest of the staff donates other time during the week. The \$10,000 will subsidize the full-time overnight position.

#### #1 – page 29 AIDS Project Greater Danbury

**Request: \$121,639**

Roberta Stewart sated the project began in 1987 and they provide housing to persons with AIDS who reside in the State of Connecticut. They opened the resident in 1991 with six people. They also provide a commitment for access to support services. The money supports the upkeep of the building and salaries. The house is currently at capacity and the residents pay 30% of their income. She mentioned that they made a request of almost half last year. She emphasized that although they are located in Danbury, the program does serve people from other municipalities. She stressed that they needed to have funding restored to assure the program survives.

Some residents of the program expressed their experience with the program:

- ❖ Jerome said that without the HIV funding, he wouldn't be here.
- ❖ Kenneth expressed that he was diagnosed in 1991 and he has been a client since 2001. And because of the project, the counselors gave him a life and he has been substance free for eight years. The program is a great asset to people living with HIV and AIDS
- ❖ Manny said he was diagnosed over five years ago with HI V and he was thankful for the program.
- ❖ Wally said he was a counselor. He said the project touches many people and it's a unique residential program that offers permanent and transitional housing. They provide a way of life for those in need.

Council member Lyons asked what Danbury was doing to help out the program. **Response** was that they receive funds form the Department of Health and the United Way, approximately \$20k-25k.

Council member Lyons expressed that she heard from many other programs in dire need tonight that are based in Bridgeport.

Council member Taylor-Moye expressed that she was aware that the money was needed, but there are other programs in Bridgeport in need also. She stressed that they shouldn't hold Bridgeport accountable for receiving the funds they need.

**#49 –page 14 Sickle Cell Disease Association of America, Southern CT Inc.**

**Request: \$18,000**

Delores Williams-Edwards stated they have been in existence since 1985. As of February they have visited schools and they were able to educate approximately 300-students. They conduct pre and post testing that many people are unaware of, so education has been key.

Council member Lyons commented that she's a big advocate of the program. She expressed that early testing was crucial to possibly save a child in the future.

**#8 – page 26 Blessed Sacrament RC Church**

**Request: \$10,000**

The representative for this Food Pantry program noted that they were running out of funds to continue to feed people.

Council member Taylor-Moye commented that the food baskets give out were very nice. She said she heard this from many recipients of the baskets.

**#29 – page 9 Divine Mortgage Solutions, Inc.**

**Request: \$40,000**

Marjorie Nunes stated the main goal was to help clients who face losing their home and can't pay the mortgage. They offer free consultations. They also assist with court remediation as required.

**#10 – page 27 East End Community Council**

**Request: \$32,000**

Ted Meekins said the request was for the EECC-Nutrition Health program. He expressed the amount was for basic operating expenses and to run the food bank. They serve over 2,000 meals per month and 3,000 lbs. of food per month is distributed throughout the community. They also hold meetings with residents. He highlighted how they work with everyone in the community and they sponsor other community events also.

Council member Lyons asked if the request will be used for salaries. **Response** was that the food bank is subsidized at times, but the request is for full operational expenses.

**#14 – page 28 Regional Network of Programs**

**Request: \$67,000**

The representative for this program Donna, stated the services they offered were; comprehensive case management, individual and family. They were proposing to renovate 3-dorms and convert them to 4-dorms that will be handicap accessible. She also mentioned the construction portion of the project. The request will also cover six (6) scattered sites.

**#42 – page 12 Original Works, Inc.**

**Request: \$35,000**

Jonas de Guzman, Exec. Director stated the request was for the East End Youth Art Works program. Youth ages 9-18 learn the art of theater, music, dance and videography/film. Kids are recruited from Dunbar School, Tisdale School and Harding High School. They also receive funding from other sources.

Council member Taylor-Moye expressed that she has followed the program and she has seen a couple of the performances. She urged him to keep up the good work.

**#63 – page 18 Third Stone Ridge Cooperative Housing Corporation**

**Request: \$200,000**

Cheryl Kerwin said the funds would be used to replace the roofs of the 16 buildings. It has been over 30 years since they had any roof repairs. She noted that the common charges covered the operating expenses and the property taxes. The grant will prevent deterioration of the buildings.

**#65 – page 19 Bridgeport Community Land Trust**

**Request: \$32,100**

Robert Halstead stated there wasn't a supermarket on the east end, so the community gardens were benefited the community, mostly along the southern part of Bridgeport.

**#27 – page 8 Connecticut Legal Services, Inc.**

**Request: \$25,000**

The request is for the Removing Barriers to Stability program. Richard Tatenbaum explained that this project provides low and moderate income residents with a combination of information related to screening, advice and or representation regarding the various complex assistance programs available. Especially for those chronically or newly out of work to help them survive in the current economic downturn.

**#77 – page 22 MQM Center, Inc.**

**Request: \$100,000**

Doreen Reed explained the request was for a MQM Multi-Media Learning Center to give opportunities to youth to learn the disciplines of music and a skill to carry throughout their life. The program promotes good

citizens and they will have a structure of musical instruments and private lessons will be offered. Concerts will also be held. The focus will be to involve the community and help stimulate the youth.

Council member Lyons asked for additional details about the program and why it was different than another music program requested tonight. **Response** was that Ms. Reed was a gospel recording artist that worked with Pastor Bobby Jones. She has also been associated with the singer Betty Wright and BET, as well as other notable people in the music industry. She pointed out that these people could help the program succeed.

Council member Taylor-Moye remarked that she also had an interest in music marketing. She asked Ms. Reed if the people she knew in the industry have been approached to possibly hold fundraisers. **Response** was that they could be contacted to help out.

Council member Taylor-Moye asked if the center was currently open. **Response** was that the program began five years ago with her own money and she built her own recording studio. She noted that she had a #1 gospel record in Europe, titled "Dozaine". The studio is located on Lindley Street in back of Lincoln Mercury car dealership.

**#44 – page 13 Pivot Ministries, Inc.**

**Request: \$30,000**

Rev. Smith stated this was a long term residential program that has been in existence since 1969. There are three houses located in Bridgeport and Norwalk and a crisis center in Bridgeport and a re-entry house. The request is for a greenhouse that will serve as a vocation for the men to get training. The project will also bring revenue in that will be on the Bridgeport tax role. He believed it will be a great project and he noted that it's a shovel-ready project. He emphasized that when you give someone a vocation, but no jobs to go along with it, it becomes a problem. So their purpose is to employ their own men to grow the greenhouse.

Council member Taylor-Moye asked if he checked with another program called "Ready Willing and Able" who might assist with strengthening training. **Response** was yes.

Council member Taylor-Moye asked if the men would be paid a salary when the greenhouse gets on its feet. **Response** was that the men will be paid out of Pivot Ministries budget. It was noted that they house men up to 18-months.

**#1 – page 1 Ark of Christ Ministries, Inc.**

**Request: \$30,000**

Gloria Smith stated the request was for the Ark Community Residence and Counseling Center. They assist with independent housing when a client is ready. Their population is persons who are dually diagnosed and who might have both a mental illness diagnosis and a history of substance abuse. Many area also afflicted with HIV/AIDS and some may be homeless.

Council member Taylor-Moye asked what other services they offered. **Response** they provide referrals for medical needs also.

### ADJOURNMENT

\*\* COUNCIL MEMBER CURWEN MOVED TO ADJOURN  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
\*\* MOTION PASSED UNANIMOUSLY

The meeting adjourned at 10:45 p.m.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services

CITY OF BRIDGEPORT  
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE

TUESDAY, APRIL 28, 2009

6:00 P.M.

ATTENDANCE: Council members: Curwen, dePara, McCarthy (*sat in for Crowe*), Valle, Taylor-Moye, Blunt, Lyons

OTHERS: Council members: Baker, Brannelly, Brantley, Martinez

STAFF: Alanna Kabel, Deputy CAO, Central Grants and Community Development  
D. Toolan, Senior Housing and Community Development Manager  
Rick Torres, Citizens Union  
Catherine Santossio, Rose Christy, Sabine Kuczo, Sean Archer

Co-chair Curwen called the meeting to order at 6:05 p.m.

**91-08 Program Year 35 Community Development Block Grant Program, ESG, HOME, HOPWA Programs, CDBG (Recovery Act 2009) and Homeless Prevention and Rapid Re-Housing Program (Recovery Act 2009).**

Rick Torres, the Vice Chair of the Citizens Union stated that they worked hard each year to allocate funds for the requests that are made. This year they kept the economy issues in mind and they set forth priorities to focus on those programs that will help the city, in the areas of housing, homelessness and the food pantries. Co-chair Curwen noted that if they had any questions on the recommendations, Mr. Torres was present to answer them.

Co-chair Curwen commented that they he met with Co-chair dePara and they reached out to the other committee members to compile a list of district and council member requests, to make a fair and equitable process. He said it was their wish to be as equal as possible and provide services to all districts and ethnicities.

*Below are the funding categories that were reviewed and discussed, to determine the Final Council Approval allocations – see the final allocations listing attached*

*Council member Curwen explained that they would review all the sections first and then make any changes at the end.*

## PUBLIC SERVICES

Council member Curwen stated that the total allocation for this category was \$456,444.00; there was \$31,500.00 not on the table that remained to allocate to other programs.

Council member Baker asked if the co-chair made the final decision to allocate the funds. Council member Curwen explained that the co-chairs made the recommendations to the committee. They will be voted on by the committee as a whole.

He continued and said the funds were allocated to Public Services and they needed to review the remaining document. He asked the committee members if they wanted to take each category line item by line item. – *It was determined to go line by line.*

Council member Taylor-Moye said she had an issue with no funds allocated to the Center of Women & Families and the Small/Minority Bus. Dev. Resource Center. Council member Curwen explained that they collectively discussed this and they came up with an idea to take care of this request under another funding source.

Council member Taylor-Moye said she also had an issue with the East End NRZ and the Build on Youth Program.

Council member McCarthy clarified that the committee decided if they wanted to make changes, then they can be made. He expressed that there were a number of people that provided comments to the co-chairs and that's the list that will be reviewed tonight. He reminded them that they had \$31,500.00 remaining to allocate to other services, but in order to do that, they will need to take the funds from another program.

Council member Valle referred to page 3 of 9 #50 – RYASAP – Catalyst for Community. Her request was to increase the allocation by \$5,000.00.

Council member Taylor-Moye referred to page 2 of 9 #33- East End NRZ to allocate \$5,000.00. She referred to page 1 of 9 #9- Build on Youth program to allocate \$5,000.00.

Council member Valle commented that due to the sensitive nature of this meeting, she questioned if there was anything to prevent comments being made during the meeting that might disrupt their relationship with any agency. She questioned if this was the case, was it legal to do that. She suggested that they go into executive session to avoid that. Council member McCarthy clarified that they couldn't enter into executive session because it was a meeting of public information. He stressed that the committee made the bottom line decisions. Council member Curwen agreed that it was up to the committee to get the process up and

running, work off the working document and consider the co-chairs recommendations. He emphasized that that they tried to identify programs that haven't been previously funded in past years. He expressed that they made sure the neediest received funding and those that truly work in the communities. He explained the pie was slit among the five or six districts throughout the city. He further noted that it was a tough economical climate, so he asked the committee to be as flexible as possible.

Council member McCarthy stated that the CDBG process only worked if everyone gives a little. He pointed out that they wouldn't make everyone happy. He cautioned the committee again about requesting funds to go to another program, the amount needed to be taken from another program.

Council member Lyons questioned some of the BOE program. She asked for an explanation why they were funding some of those programs. Such as ASPIRA of CT – Youth Leadership Dev. Prog. Ms. Kabel explained that this program wasn't funded by the BOE; the funds augment what the BOE does.

Council member Lyons asked about the Autism and Build on Books programs. The response was that these programs came from YCPA and the services they provide are beyond what the BOE provides.

Council member Curwen recapped that \$31,500.00 was left to allocate, per Council member Lyon's question about allocating to other programs. He recapped that there were considerations to consider; RYSAP, East End NRZ and Build on Youth programs; all in the amount of \$5,000.00

Council member Valle referred to page 2 of 9; #29 CT Legal Svs. Removing Barriers to Stability. She pointed out the allocation was for \$20k, but she requested to allocate zero dollars because it was a new program. Ms. Toolan explained that this program offered resources to low income persons who need legal assistance.

Council member Taylor-Moye asked if the program received any other funding. Ms. Toolan said they receive funds from the state, but in this economical climate, there has been an upsurge of people needing help, so they need to supplement their budget. It was recommended that the allocation be lowered to \$10,000.00.

Council member Curwen explained that the Small/Minority Bus. Dev. Resource Center would be funded through the general budget. Council member Valle recalled that they gave this office some money last year and there was a statement made that the Budget & Appropriations Committee would look into funds to help the office, but they never received any money to get things moving. Council member Curwen disputed this comment. He stated that \$300k was put into the capital budget, but the Mayor didn't fund it, because of a bonding matter. Council member Valle said she understood this, but she asked that they be vigilant in assuring that the office is definitely funded this year. Council member Curwen repeated that the committee

did their part last year, but the Mayor didn't follow up. He gave his word that the office will be funded in the capital budget and then the city council will need to pass it. He explained that was the reason they took it out of the CDBG funding source because it can be budgeted in the general fund.

Council member Lyons referred to page 3 of 9; #52 Sickle Cell Disease Association-Outreach, she recommended that they allocate \$5,000.00. Ms. Kabel explained that they received a few thousand dollars from the CT Finance Authority last year and they do well running the program.

Council member Valle referred to page 2; #47 PIVOT Ministries – The Crisis Center. She explained that the program was looking to build a greenhouse that will primarily assist the clients. Council member dePara questioned why they weren't in the Public Facilities funding category. Ms. Kabel said it was because the funds won't be used to actually build the greenhouse. The request is to develop, operate and support the program only.

Council member Brannelly mentioned the Burroughs Community Ctr-Language program, page 1; #10. She explained that this program allowed non-English speaking persons to learn English. The parents and kids take advantage of the program. She felt they deserved more consideration. Ms. Kabel stated this program needed additional staff to meet the increase in need. She said if they received some money, they will be able to provide additional services.

\*\* COUNCIL MEMBER McCARTHY MOVED TO ALLOCATE AN ADDITIONAL \$2,500.00 TO THE  
BURROUGHS COMMUNITY CTR-LANGUAGE PROGRAM  
\*\* COUNCIL MEMBER dePARA SECONDED  
\*\* MOTION PASSED UNANIMOUSLY

Council member McCarthy stated that Hall Neighborhood House was recommended to be funded for the entire \$15,000. They also requested funds for a new HVAC system, but the amount requested will only pay for the assessment.

Council member Valle recommended they take half of the \$15,000 allocated to HNH and allocate it to HNH-Senior Center, page 2; #38. And the RYSAP-Catalyst for Community program, page 3; #50.

Council member Blunt mentioned NE Housing Authority, page 2 #39. He requested an increase of \$4,000.

*Council member Curwen recapped and reviewed the list for all the funding changes.*

\*\* COUNCIL MEMBER dePARA MOVED TO ACCEPT THE CHANGES  
\*\* COUNCIL MEMBER McCARTHY SECONDED  
\*\* MOTION PASSED UNANIMOUSLY

❖ *See the final allocations on the attached list*

## HOUSING

\*\* COUNCIL MEMBER dePARA MOVED TO APPROVE HOUSING ALLOCATIONS CATEGORY;  
PAGE 3

\*\* COUNCIL MEMBER McCARTHY SECONDED

\*\* MOTION PASSED UNANIMOUSLY

*\*It was noted that the ECDE Committee recommended what the staff recommended. There weren't any changes made to the amounts allocated.*

Alanna Kabel explained about the Public Services/Administrative Reprogram Funds. She said they can appropriate up to 15% of the grant for Public Services and 20% for Administrative. When you have reprogram funds, HUD doesn't allow putting money into Public Services or Administration funds, the funds have to go to another source, such as economic development, housing, blight etc.

## PUBLIC FACILITIES/Infrastructure

Council member Lyons mentioned the Farm Stand Program. She asked if they could allocate funds to this program. Council member Curwen stated there wasn't any money left over to allocate to the program

It was explained that the Farm Stand Program involved a refrigerated truck and they weren't sure it was eligible. When the representative spoke at the ECDE public hearing, he mentioned an entirely different arrangement, it will be similar to a mobile library. So there was a question about the purchase of the equipment and whether it will have to be tied back into the Public Services section.

Council member Valle requested an increase to the Community Land Trust. She suggested they take some money from the Tree Planting Program. Ms. Kabel explained that the Tree Planting Program would like to create and bring more green to the urban environment, so they asked to plant trees in designated areas that are on file with HUD. This program will enable the city to bring greenery to urban corridor.

Council member Lyons stated revamping has been done in the north end, but the trees that were planted are dead now. She questioned if new trees were planted, will they be maintained. Council member Curwen suggested that she contact the tree warden (Charles Carroll) about the dead trees. It was noted that the trees for the planting program will be low-planted to encourage a longer life span.

Council member McCarthy expressed that he was in favor of the tree program as a worthwhile project. He

didn't support taking any money from the program.

Council member Valle suggested taking \$15,000 from the Tree Planting program and allocated it to the Bpt. Comm. Land Trust Gardens that will allow a garden in the north end, per Council member Lyons previous request.

\*\* COUNCIL MEMBER VALLE MOVED TO APPROVE

\*\* COUNCIL MEMBER LYONS SECONDED

\*\* MOTION FAILED WITH TWO VOTES IN FAVOR AND FOUR VOTES IN OPPOSITION

\*\* COUNCIL MEMBER dePARA MOVED TO APPROVE PUBLIC FACILITIES/INFRASTRUCTURE CATEGORY

\*\* COUNCIL MEMBER McCARTHY SECONDED

\*\* MOTION PASSED WITH FOUR VOTES IN FAOVR AND TWO VOTES IN OPPOSITION  
(COUNCIL MEMBERS: LYONS and VALLE)

### ANTI-BLIGHT/SLUM ELIMINATION

*Council member Curwen stated there weren't any changes to the staff recommendations. ECDE agreed with the recommendations.*

Council member Blunt recalled that Tom Coble requested funds for a code enforcement officer to carry out enforcement and make better progress. Council member Curwen asked if he wanted to take money from another program to allocate more money to anti-blight.

Other funding categories were reviewed to determine if funds could be taken from another source. Council member Curwen suggested that Council member Blunt approach the Mayor to fund the program in the general fund. Council member Blunt suggested that Mr. Coble contact the Housing Department for assistance in hiring an enforcement officer.

There was a request to open up the vote again to review other funding categories for the purpose of allocating more monies to anti-blight. Housing and Public Facilities categories were reviewed to accomplish this.

Council member Valle suggested taking money from the Homeowner Rehab program. Ms. Kabel stated that her office received a lot of calls from disabled and the elderly for needed home repairs. Council member Brantley asked about another program that offers funds to rehabilitate homes. Ms. Kabel explained that that program was to assist with foreclosures.

Council member McCarthy asked how much was needed for the anti-blight enforcement officer. Mr. Coble stated that the department needed \$74k to hire a dedicated inspector that can handle anti-blight issues. The allocation request was broken out to include: \$33k for benefits; \$41k for an inspector, for a total of \$74k.

Council member Curwen stated that it was possible Reprogram funds would be received to possibly fund the hiring of an anti-blight inspector.

- \*\* COUNCIL MEMBER McCARTHY MOVED TO TAKE \$72K FROM THE REPROGRAM FUNDS/HOMEOWNER REHABILITATION PROGRAM AND REALLOCATE THE MONEY TO THE ANTI-BLIGHT/NRZ ADMINISTRATION PROGRAM
- \*\* COUNCIL MEMBER dePARA SECONDED
- \*\* MOTION PASSED UNANIMOUSLY

ECONOMIC DEVELOPMENT - It was noted that there was no dollar amount requested for this category.

PLANNING/ADMIN - the amount recommended was \$650,592.00

- \*\* COUNCIL MEMBER dePARA MOVED TO APPROVE
- \*\* COUNCIL MEMBER McCARTHY SECONDED
- \*\* MOTION PASSED UNANIMOUSLY

SECTION 108 - the amount recommended was \$985,507.00

- \*\* COUNCIL MEMBER dePARA MOVED TO APPROVE
- \*\* COUNCIL MEMBER LYONS SECONDED
- \*\* MOTION PASSED UNANIMOUSLY

EMERGENCY SHELTER GRANT - the amount recommended was \$144,968.00 - this allocation cannot exceed \$144,968.00

- \*\* COUNCIL MEMBER BLUNT MOVED TO APPROVE
- \*\* COUNCIL MEMBER dePARA SECONDED
- \*\* MOTION PASSED UNANIMOUSLY

HOPWA – This allocation cannot exceed \$771,000.00

Ms. Kabel explained that HOPWA funds were different. She said it was incumbent upon them to make sure that the funds appropriated, so that every part of the county adequately serves the AIDS community. However, there wasn't a certain percentage that had to go to a specific community. It was further noted that HUD rejected last year's complaint from the AIDS Project Greater Danbury for not being funded.

*\*A statement was made by the committee that the city council wants to fund the AIDS Project Greater Danbury at an adequate level.*

Council member Valle mentioned that Alpha Community Services wasn't allocated any money. She suggested taking \$1,000.00 from the Refocus Outreach Ministries, Regional Network of Programs and St. Lukes Community Services and allocate it to Alpha Community Services. Council member McCarthy asked the committee to avoid taking funds from the Regional Network of Programs allocation. *Council member Lyons read the program description.*

Ms. Kabel explained that Alpha Community Services was a new project looking to be funded. The projects will include the Jessica Tandy project and Catholic Charities housing for (18) families.

Council member McCarthy suggested taking \$1,000.00 from Refocus Outreach Ministries and allocate it to Alpha Community Services.

\*\* COUNCIL MEMBER BLUNT MOVED TO APPROVE

\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED

\*\* MOTION PASSED UNANIMOUSLY

Ms. Kabel briefed the committee about the HOME ALLOCATION PLAN – cannot exceed \$1,378,739.00

She explained this was the largest block grant and allocation by type for housing development. Shawn Archer added that the program assisted support housing for low income families. They were given \$1.3 million to run the program yearly; but in terms of need, in view of the economy, rental and assisted housing is a crucial component. They were also looking to help the HOME Program.

Council member Curwen reviewed the allocations listed, noting there weren't any changes. Council member Valle asked if any money could be transferred to this program. Ms. Kabel and Mr. Archer both responded no.

\*\* COUNCIL MEMBER BLUNT MOVED TO APPROVE

\*\* COUNCIL MEMBER dePARA SECONDED

\*\* MOTION PASSED UNANIMOUSLY

### OTHER BUSINESS:

Ms. Kabel spoke about a new 3-year program. Homelessness Prevention and Rapid Re-Housing Program.

Ms. Toolan explained that the city has been notified that it will receive \$1,351,004.00 as a result of the Recovery Act. They are working with the United Way and they will be focused on keeping people housed, assist with rent and utilities for homeless persons, to provide temporary financial assistance. In order to access the funds, the city has to prepare an amendment. The key component was designed to be a housing piece to prevent homelessness, so they needed approval of the amendment.

**\*\* COUNCIL MEMBER BLUNT MOVED TO ACCEPT THE DRAFT OF SUBSTANTIAL AMENDMENT HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM**

**\*\* COUNCIL MEMBER McCARTHY SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER LYONS MOVED TO APPROVE THE ACTUAL TOTAL HPRP AMOUNT BUDGETED IN THE AMOUNT OF \$1,351,004.00**

**\*\* COUNCIL MEMBER BLUNT SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

Council member Curwen stated that what was approved was the plan that everyone agreed upon.

Ms. Kabel stated that they were in contact with Washington, but they weren't sure that the numbers were the same. She said they should use the numbers they worked with tonight, and if the funds turn out to be less than anticipated, then some of the programs might have to be cut.

Council McCarthy stated that depending on whether they received more or less funds, so that they can avoid this entire allocation process again, he suggested that if they receive more funds, they should develop a priority list. And if they receive fewer funds, they can figure out what the percentage is and then reduce each award by 2% across the board.

Council member Curwen stated if there are reductions to be made, he agreed they should take a percentage from each line item across the board. He emphasized, that they should keep in mind other programs that weren't funded - *a summary was submitted of those programs.*

Council member McCarthy said if fewer funds were received, he suggested that language be crafted relative to PY35-funding allocations. - *the tentative language was discussed among Ms. Kabel, Ms. Toolan and the committee. There was open discussion regarding the best way to approach the final entitlement amounts, should they differ from the Program Year -34 figures. There was also some discussion of which funding sources the monies would go to.*

\*\* COUNCIL MEMBER McCARTHY MOVED TO APPROVE EXHIBIT-3 WITH THE MODIFICATION TO THE LANGUAGE TO READ "*INCREASE WILL BE ALLOCATED TO A CONTINGENCY ACCOUNT FOR FUTURE CITY COUNCIL ACTION, BASED UPON THE APPLICATIONS PREVIOUSLY RECEIVED AND CONSIDERED DURING THE PY35 PROCESS*"

\*\* COUNCIL MEMBER BLUNT SECONDED

\*\* MOTION PASSED UNANIMOUSLY

*\*It was noted that the correct language would be submitted to the city clerk's office on Wednesday.*

\*\* COUNCIL MEMBER dePARA MOVED TO ACCEPT THE ENTIRE DOCUMENT AS AMNEDED DURING THE COMMITTEE MEETING

\*\* COUNCIL MEMBER BLUNT SECONDED

*\*It was noted that the modified document will be submitted to the city clerk's office by Alanna Kabel.*

\*\* MOTION PASSED UNANIMOUSLY

Council member dePara thanked the staff, committee members and everyone else that were involved in this process. He expressed that it was a long process and their time was appreciated.

Council member Blunt commented that the process was improved from prior years. He thanked everyone and he expressed that it showed what could be accomplished when they work together.

Council member McCarthy stated that he never saw the process work better as it did this year. He applauded the co-chairs for the work they did in trying to assure that the money was spent well to result in a fair document. He particularly thanked the work that the Citizens Union did.

Rick Torres, of the Citizens Union spoke for himself and the other Citizen Union members. He commented that the process was improved this year and they were glad that everyone was able to work together.

Council member Curwen recalled the chaos that occurred in the past working through the process. He thanked Co-chair dePara, Council President McCarthy, Alanna Kabel's office including Diane Toolan for their response in supplying the numerous requested documents and for the preparation. He said he appreciated their professionalism. He further expressed that although there are disagreements at times, he felt that everyone did a good job and worked well together.

ADJOURNMENT

\*\* COUNCIL MEMBER McCARTHY MOVED TO ADD THE ITEM TO THE CONSENT CALENDAR  
\*\* COUNCIL dePARA SECONDED  
\*\* MOTION PASSED UNANIMOUSLY

\*\* COUNCIL MEMBER LYONS MOVED TO ADJOURN  
\*\* COUNCIL dePARA SECONDED  
\*\* MOTION PASSED UNANIMOUSLY

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Diane Graham

Telesco Secretarial Services

*See the separate attachment – outlining the Final Council Approval Allocations*

CITY OF BRIDGEPORT  
ECONOMIC and COMMUNITY DEVELOPMENT *and* ENVIRONMENT COMMITTEE

TUESDAY, APRIL 28, 2009

5:45 P.M.

ATTENDANCE: Council members: Curwen, dePara, Valle, Taylor-Moye, Blunt, Lyons, McCarthy (sat in for Crowe)

Co-chair Curwen called the meeting to order at 5:45 p.m.

24-08 Disposition of City Owned Properties to the United Cerebral Palsy Association (UCPA) for purposes of ordering a public hearing.

\*\* COUNCIL MEMBER CURWEN MOVED TO ORDER A PUBLIC HEARING  
\*\* COUNCIL MEMBER McCARTHY SECONDED  
\*\* MOTION PASSED UNANIMIOUSLY

94-08 Disposition of Barnum School and Garfield School to Achievement First for purposes of ordering a public hearing.

\*\* COUNCIL MEMBER CURWEN MOVED TO ORDER A PUBLIC HEARING  
\*\* COUNCIL MEMBER VALLE SECONDED  
\*\* MOTION PASSED UNANIMIOUSLY

ADJOURNMENT

\*\* COUNCIL MEMBER CURWEN MOVED TO ADJOURN  
\*\* COUNCIL MEMBER McCARTHY SECONDED  
\*\* MOTION PASSED UNANIMIOUSLY

The meeting adjourned at 5:50 p.m.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services

**MINUTES  
ECD&E COMMITTEE  
MAY 19, 2009**

**ATTENDANCE:** Angel DePara, Chairman; Tom McCarthy; Denese Taylor-Moye; Michelle Lyons.

**STAFF:** Lisa Trachtenburg, City Attorney's Office; Alanna Kabel, Deputy CAO; Bill Coleman, Office of Planning & Economic Development; Audrey Gaines, Health Department; Jon Urquidi, City Engineering; Max Perez, OPED; Ed Lavernoch, OPED; Valerie Sorrentino, Human Services.

The meeting was called to order at 6:31 p.m. by the Chairman.

**APPROVAL OF COMMITTEE MINUTES OF APRIL 21, 2009**

**\*\* COUNCILMEMBER MCCARTHY MOVED APPROVAL.  
\*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

**APPROVAL OF COMMITTEE MINUTES OF APRIL 22, 2009 (PUBLIC HEARING)**

**\*\* COUNCILMEMBER MCCARTHY MOVED APPROVAL.  
\*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

**APPROVAL OF COMMITTEE MINUTES OF APRIL 23, 2009 (PUBLIC HEARING)**

**\*\* COUNCILMEMBER MCCARTHY MOVED APPROVAL.  
\*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

**APPROVAL OF COMMITTEE MINUTES OF APRIL 28, 2009 (SPECIAL MEETING)**

**\*\* COUNCILMEMBER MCCARTHY MOVED APPROVAL.  
\*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

**APPROVAL OF COMMITTEE MINUTES OF APRIL 28, 2009 (PY35 BLOCK GRANT)**

- \*\* COUNCILMEMBER MCCARTHY MOVED APPROVAL.**
- \*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.**
- \*\* MOTION PASSED UNANIMOUSLY.**

**67-08 GRANT SUBMISSION: LEAD POISONING PREVENTION AND CONTROL PROGRAM**

Ms. Gaines, Program Director, asked for \$33,832. She said without these funds, they will have to lay people off. She noted there is no match. All of the money will come from the grant, not from the city.

Councilmember Lyons said this program was important to keep in place.

- \*\* COUNCILMEMBER LYONS MOVED TO APPROVE THE GRANT SUBMISSION.**
- \*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.**
- \*\* MOTION PASSED UNANIMOUSLY.**

**99-08 PROPOSED RESOLUTION RE: 2009 NEIGHBORHOOD ASSISTANCE ACT**

Ms. Sorrentino reviewed her memo and distributed an amendment to include two programs inadvertently left off of the list.

- \*\* COUNCILMEMBER MCCARTHY MOVED TO AMEND THE PROPOSED RESOLUTION TO ADD BRIDGEPORT AREA YOUTH MINISTRY – COMPUTER GENESIS - \$100,000 AND WORKPLACE, INC. – GREEN JOBS INITIATIVE - \$150,000.**
- \*\* COUNCILMEMBER LYONS SECONDED.**
- \*\* MOTION PASSED UNANIMOUSLY.**
  
- \*\* COUNCILMEMBER MCCARTHY MOVED TO APPROVE AS AMENDED.**
- \*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.**
- \*\* MOTION PASSED UNANIMOUSLY.**

This item will go onto the consent calendar.

**100-08 GRANT SUBMISSION RE: 2009-2010 DIAL-A-RIDE  
TRANSPORTATION PROGRAM WITH THE CT. DEPARTMENT OF  
TRANSPORTATION**

Ms. Sorrentino reviewed her memo. It was noted that, at this time, they are only doing group trips.

Councilmember Lyons said there is a senior center on Jewett Avenue and asked if the bus will go there. Ms. Sorrentino said their bus is probably not the same one that Councilmember Lyons was referring to in terms of receiving complaints. Ms. Sorrentino will check.

Councilmember Taylor-Moye said this dial-a-ride program has provided rides for housing authority residents and senior citizens.

- \*\* COUNCILMEMBER LYONS MOVED TO APPROVE.
- \*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.
- \*\* MOTION PASSED UNANIMOUSLY.

**105-08 AGREEMENT WITH NATIONAL DEVELOPMENT COUNCIL (NDC)  
FOR PROFESSIONAL SERVICES**

Mr. Lavernoich reviewed the resolution. He said that, in the fall, they asked that the City Council approve the contract as they have in past years and it was suggested that his office solicit for proposals. They developed an issued an RFP, requesting minority participation and received four submissions. There was an internal selection commission, consisting of the OPD Director, the Deputy CAO of Grants and the senior person from his office. They unanimously chose this firm in every area. The Board of Public Purchases unanimously endorsed the process the selection commission went through. The one big difference between this resolution and the ones in previous years is that he is asking for a three year approval, subject to availability of funds, because of the huge amount of time this process took. In addition, Mr. Lavernoich said the detailed work that goes into these types of deals requires more expertise than they have on staff.

Councilmember McCarthy said he supported this firm originally because they do a wonderful job, are very reputable and do it for a very good price. He appreciates the process that was undertaken.

The Chairman said he has seen this particular firm several times and they are highly professional; he is in full support.

Councilmember Lyons reviewed the process that had been undertaken. Mr. Lavernoich said this firm was clearly the best of the four companies that responded. There wasn't another consultant that could provide all that they were asking for. There is a strategic partnership between G.L. Blackstone. Councilmember Lyons suggested when this is

presented to the City Council, Mr. Lavernoich include the RFQ, minority contracting, internal selection process, etc. on one sheet of paper for the councilmembers to review.

- \*\* COUNCILMEMBER MCCARTHY MOVED TO APPROVE THE AGREEMENT WITH NATIONAL DEVELOPMENT COUNCIL.**
- \*\* COUNCILMEMBER LYONS SECONDED.**
- \*\* MOTION PASSED UNANIMOUSLY.**

This item will go on consent.

**96-08 PROPOSED RESOLUTION RE: DISPOSITION OF CITY OWNED PROPERTIES BY AUCTION**

Mr. Perez asked that 144 Ogden Street be removed from the list to correct a typo.

- \*\* COUNCILMEMBER MCCARTHY MOVED TO AMEND THE RESOLUTION TO REMOVE 144 OGDEN STREET.**
- \*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.**
- \*\* MOTION PASSED UNANIMOUSLY.**

Mr. Perez reviewed the following properties:

1. 166 Holister Avenue
2. 73 Hanover Street
3. 107 Bowe Street
4. 119 Bowe Street
5. 186 Willian Street
6. 223 Remington Street
7. 276 Woodlawn Avenue

Councilmember Lyons said abutting property owners should get first choice on these properties. Mr. Perez agreed; he sends them a letter but has received no responses. Councilmember Lyons asked about the building lots, noting that in the past, they had seen a slide show of the properties. Mr. Coleman said they brought the projector the last time because they had large lots. Mr. Perez said they can do that in the future. The Chairman said it gives councilmembers a better understanding of what is in the area. Councilmember McCarthy said the maps don't provide a lot of information; the overhead is very helpful.

Councilmember Lyons asked about the size of a lot. Mr. Perez said most are 50X100, regular lot size. Whoever buys them has to stay within the zoning regulations. He will be talking to the Council members from these areas. Councilmember Lyons said they need to speak to the council members from these areas. The Chairman pointed out that this can be handled through the public hearing. Mr. Perez said he would have those conversations with council members prior to the public hearing.

**\*\* COUNCILMEMBER MCCARTHY MOVED TO ORDER A PUBLIC HEARING ON 96-08 AS AMENDED.**  
**\*\* COUNCILMEMBER LYONS SECONDED.**  
**\*\* MOTION PASSED UNANIMOUSLY.**

**\*\* COUNCILMEMBER MCCARTHY MOVED TO APPROVE THE RESOLUTION AS AMENDED.**  
**\*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.**  
**\*\* MOTION PASSED UNANIMOUSLY.**

**\*\* COUNCILMEMBER MCCARTHY MOVED TO SUSPEND THE RULES TO ADD 116-08, CDBG RECOVERY ACT 2009, TO THE AGENDA.**  
**\*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.**  
**\*\* MOTION PASSED UNANIMOUSLY.**

**116-08 CDBG RECOVERY ACT 2009**

Ms. Kabel said that HUD said they will receive \$883,094 in CDBG funds. This has to be accepted by June 5<sup>th</sup>. There was a seven day public notice. CDBG stimulus funds must be used for shovel-ready projects. Contracts must be awarded within 120 days of July 1<sup>st</sup>. There are prohibitions against what this money can be used for. They are looking for projects to help aid the economic recovery of the country and help energy independence. Ms. Kabel distributed and reviewed a list of potential projects:

PUBLIC SERVICES: Energy Conservation	\$ 95,000
BAYM	5,000
CT Free Shakespeare	12,464
Public Service Contingency	20,000
SUBTOTAL	132,464
PUBLIC FACILITIES: Congress St. Bridge	600,000
Bpt. Tree Program	20,000
ADA Site Improvements –	
Hollow	20,000
Contingency	22,321
SUBTOTAL	662,321
PLANNING & ADMINISTRATION: Administration	88,309
TOTAL	\$883,094

She noted that there is still \$22,321 left to be distributed.

Councilmember McCarthy said that the original version was spread out, but the co-chairs realized the need for money for the demolition of the Congress St. Bridge. This is a historic moment. He said that he is completely in support of this.

Councilmember Lyons said the Congress Street Bridge is important, and she respects that, but the Oxbroke project affects everyone's lives. There are homes filled with mold. People are suffocating from mold. They need to start addressing Oxbrooke.; the children in Bridgeport are being killed. Councilmember McCarthy said he agreed with Councilmember Lyons but pointed out that these have to be shovel ready projects. The Chairman noted that the fact that the projects have to be shovel ready is what tied his hands. Councilmember Lyons said she knew that, but they have to concentrate on Oxbrooke.

Discussion took place on various projects.

**\*\* COUNCILMEMBER MCCARTHY MOVED TO AMEND AS FOLLOWS:  
\$20,000 OF PUBLIC SERVICES CONTINGENCY - \$10,000 FOR  
MINORITY BUSINESS ENTERPRISE, \$5,000 FOR PLAYHOUSE ON  
THE GREEN AND \$5,000 FOR ORIGINAL WORKS, INC., WITH THE  
CAVEAT THAT IF THE MONEY IS NOT ABLE TO BE USED BY  
ORIGINAL WORKS, IT WILL GO BACK INTO THE CONTINGENCY  
FUND.**

**\*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**\*\* COUNCILMEMBER TAYLOR-MOYE MOVED TO AMEND THE  
PUBLIC FACILITIES CONTINGENCY FROM \$22,321 FROM THE  
CONTINGENCY LINE AND SPEND IT ON NEWFIELD PARK  
IMPROVEMENTS.**

**\*\* COUNCILMEMBER LYONS SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**\*\* COUNCILMEMBER MCCARTHY MOVED TO APPROVE 116-08 AS  
AMENDED.**

**\*\* COUNCILMEMBER LYONS SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

This will go onto consent.

**\*\* COUNCILMEMBER MCCARTHY MOVED TO SUSPEND THE RULES  
TO ADD 114-08 TO THE AGENDA.**

**\*\* COUNCILMEMBER TAYLOR-MOYE SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**114-08 WEBSTER SCHOOL, 1375 NORTH AVENUE**

Mr. Coleman said they have been in front of this committee twice. The last time, they were told they could move forward if they bring back specific recommendations for improvements. They would like to move on the Webster School on 1375 North Avenue. They have released an RFP and expect results on May 26<sup>th</sup>. There is an open house there tomorrow from 11 a.m. to 3 p.m. The minimum price is \$250,000.

Councilmember McCarthy said it is across the street from his district. The parking there is not fantastic and it is a very dense neighborhood, which should be kept in consideration. There has to be a good plan for parking.

Mr. Coleman said they will bring their recommendation to the Council on June 1<sup>st</sup> and ask that a special meeting be scheduled by June 9<sup>th</sup>.

**\*\* COUNCILMEMBER MCCARTHY MOVED TO ADJOURN.  
\*\* COUNCILMEMBER LYONS SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Cheryl Telesco  
Telesco Secretarial Services

CITY OF BRIDGEPORT  
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE

MONDAY, JUNE 8, 2009

6:00 P.M.

ATTENDANCE: Council members: dePara, Valle, Taylor-Moye, \*Lyons, \*\*Curwen

\* = arrived 6:30 p.m.

\*\* = arrived 7:10 p.m.

OTHERS: Council President: McCarthy (*sat in to make a quorum before Council member Curwen and Lyons arrived*)

Council members: Brannelly, Silva

OPED STAFF: Bill Coleman, Max Perez

Co-chair dePara the meeting to order at 6:10 p.m.

Approval of Committee Minutes of May 19, 2009.

\*\* COUNCIL MEMBER MCCARTHY MOVED TO ACCEPT THE MINUTES

\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED

\*\* MOTION PASSED UNANIMOUSLY

**24-08** Disposition of City Owned Properties – United Cerebral Palsy Association (UCPA).

Max Perez, OPED stated that the resolution was requested to be withdrawn. They will resubmit it at a later date with a more complete resolution. The request was made to address the concern for revision of the properties.

**121-08** Grant Submission: Re: 2009-2011 Youth Service Bureau Grant with State Department of Education.

Valerie Sorrentino stated this item pertained to the Youth Service Bureau Grant from the State Department of Education. They have received the grant for over 30 years that provides for salaries and fringe benefits. It also funds eight programs. It requires a dollar-

for-dollar match, from CDBG and in-kind space. The monies have already been allocated through CDBG according to Alanna Kabel. It was noted that one of the programs was the Unique and United Program held in Marina Village.

\*\* COUNCIL MEMBER McCARTHY MOVED TO APPROVE  
\*\* COUNCIL MEMBER VALLE SECONDED  
\*\* MOTION PASSED WITH THREE VOTES IN FAVOR AND ONE ABSTENTION  
(COUNCIL MEMBER TAYLOR-MOYE)

\*Consent calendar

125-08 Disposition of City-Owned Property re: Former Webster School; 1375 North Avenue; Block 1007-Lot 13.

Bill Coleman and Max Perez, OPED presented this item.

Council member McCarthy stated that he was in favor of this item before he left the meeting.

Mr. Coleman gave an overview of the neighborhood where the property was located, per overhead projection. General comments were made as he familiarized the committee to the property:

- The property has ample parking on North Avenue
- He pointed out different views of the property and what is surrounding
- The sidewalk area will be kept wide to allow for retail, restaurants etc., and it will be kept clear for pedestrians

*Council member McCarthy returned to the meeting at 6:45p.m.*

It was noted that there are some areas of the building that need to be cleaned up.

Mr. Coleman reviewed the process that was conducted by him and Mr. Perez. he referred to pages 2, 3 and 4 of the handouts that outlined the RFP process, Webster School Outreach and Outreach to (24) developers that came through the building. He mentioned that the building was shown to anyone that was interested. He said that out of the (24) developers, (8) of them took a close look at the property. He noted the developers that decided not to submit an RFP. He further reviewed page 5 of the handout that outlined the proposals submitted. The recommendations were submitted and they are now in committee for review.

Mr. Coleman updated that the *#1 purchase price came from G&M Development, Mahesh Bangalore* in the amount of \$301k; however, he only proposed to invest \$700k to develop. So they saw more value from a mixed-use proposal that was submitted by Viade-Primrose. He explained that the way the proposal would work, is that they will pay \$275k and agree by contract to reach an

investment of \$1.6 million. He noted that staff will carry out the design review rights and the right to dictate the unit mix. He had a site plan draft to show how the parking will be situated (*he reviewed it with the committee to clarify how the residents will circulate the property*).

Council member Valle asked if the building will be demolished. Mr. Coleman said no.

Council member Taylor-Moye asked if the apartments will be comparable to the market rate for the area. Mr. Coleman said the market rate was approximately \$1,100.00 per month, but the thought the rent for these units would be approximately \$900.00.

Mr. Coleman referred to the resolution and he reviewed the language highlighted in pink. He said that if they don't close out the deal with Viade-Primrose, they want the approval to approach any one of the other developers.

Council member Lyons had some concerns how the agreement would work out in the long run, if they decided on Viade-Primrose and they didn't work out; and then they approach G&M Development. Mr. Coleman answered that since they had a proposal that they liked, they ranked the other proposals in response to the RFP. And although recognized there might be some issues with the others, if one proposal doesn't close, and if they're told by the developer that they can't commit to the contractual agreement, then it will be passed over and they will go on to the next best developer proposal.

Council member Taylor-Moye said she was concerned about the other three proposals. She said the #1 proposal sounded great. She asked if there was anyway to ensure that the developer will do what he proposed to do. Mr. Coleman said it they don't close based on what was proposed, and then they will consider another proposal.

Council member Taylor-Moye asked if they had to go to another developer proposal, could they expect them to agree to the same amount of money for development as the #1 proposal. Mr. Coleman said that would be their expectation.

Council member Valle commented that the documents Mr. Coleman and Mr. Perez put together were well done. Council member McCarthy also applauded them for the process of putting together the information.

Council member McCarthy said he was in favor of the #1 and #3 proposals. However, he mentioned that since there were some hesitation among the other committee members, he questioned if #1 proposal failed, would they have time to negotiate a secondary proposal before the next city council meeting. Mr. Coleman thought it could be accomplished in two weeks.

Council member Lyons commented that they did a great job compiling the information. However, she expressed her concern about the closing being as expeditious as they think it will. Mr.

Coleman said he could report back to the committee if there is a problem closing with the #1 proposal. He also suggested that if they had to default to the #2, 3 or 4 proposals, he thought it might be a good idea for a committee member to attend the negotiation.

Council member dePara stated that he understood the concerns from the committee regarding the closing with a specific developer.

Council member Taylor-Moye asked about the #3 proposal, Bridgeport Neighborhood Trust and the fact that they are a non-profit organization and whether or not they have the cash to put up by June 19. Mr. Coleman said they had the cash.

Council member dePara asked if they could change the language that will allow the city to apply pressure on the #1 developer. He suggested the language should read *–If the developer is unable to close by a certain date, then the developer's option will be lost.* Mr. Coleman said they could add or delete words so all that will be on the table for consideration will be the #1 proposal.

Council member McCarthy suggested language devised that - *If they decide on the #2 proposal, the price will go up and the density must go down.*

Council member Valle commented that she preferred the #1 developer proposal Viade-Primrose; because of the layout etc. she questioned why there was any consideration for the other three proposals, since #1 was willing to invest the most money of \$1.6 million.

Council member McCarthy repeated that they should revise the language and wording to assure that they receive the most responsible and feasibly attractive proposal. Mr. Coleman noted for his information, what the different concerns were, that included investment, density and finance. He read the suggested modified language that he thought might address those concerns.

Council member Brannelly asked if the per unit cost was the development costs. Mr. Perez said yes and all the units will be for rent.

Council member Taylor-Moye felt that the #1 developer was fine, but again, she had concerns about #2, 3 and 4 proposals. She said she would be satisfied with changes to the language though.

Council member Silva stated that Mr. Coleman and Mr. Perez did a great job. He said he had a concern about setting a precedent that they have four developers and three to default to, if the #1 developer doesn't work out, he didn't think it was a good precedent to set. He said he personally liked the #3 proposal (Bridgeport Neighborhood Trust), but he was okay with the #1 proposal. If given a choice, he said he would want to go with the #1 or #2 proposals if they were properly negotiated.

Council member Curwen believed the only way for the city to get out of the dilemma they are in financially is to put properties back on the tax role. He felt this could be done through private investment. He said he was in support of the #1 developer Viade-Primrose. He said he was aware of all the good projects they did in the past. However, he clarified that he wasn't supportive of a non-profit entity, primarily because of the tax issue.

Mr. Coleman stated that if they were more comfortable, he could recommend acting on the #1 developer only. He said they could do that with the authorization of the committee.

*There was some open discussion regarding the matter.* The consensus was that the committee would be okay with the language changes to the resolution to include that:

- ECDE be involved in the review committee process
- OPED will provide a report on how the process works at the end of the process

**\*\* COUNCIL MEMBER McCARTHY MOVED TO AMEND THE RESOLUTION TO ADD THE FINAL REVISED LANGUAGE THAT WILL BE SUBMITTED BY MR. COLEMAN TO THE CITY CLERK'S OFFICE ON WEDNESDAY, JUNE 9, 2009**

**\*\* COUNCIL MEMBER CURWEN SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER McCARTHY MOVED TO APPROVE AS AMENDED  
\*\* COUNCIL MEMBER VALLE SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**126-08** Grant Submission: Re: Bridgeport Coalition to Reduce Alcohol and other Drug Use among Youth to the U.S. Substance Abuse and Mental Health Services Administration.

Alanna Kabel stated this item pertained to a \$125k grant from the U.S. Substance Abuse and Mental Health Services Administration. It requires an in-kind match. The application is a high priority to address substance abuse and the drug coalition.

Council member Taylor-Moye asked if the grant was ever submitted before. Ms. Kabel said they worked with the agency before, but haven't been allocated to this program.

Council member Taylor-Moye asked how the services were that were previously provided Sorrentino said they have an underage drinking coalition and there are three areas that they address:

- Easy access of alcohol
- Low perception of harm

- Low commitment to schools

They will be kicking off a major media campaign this summer to address these issues.

Council member McCarthy stated that since the money would go to the City of Bridgeport and the coalition as a volunteer group; he questioned if this posed a conflict of any committee members voting.

*It was noted that Council member Valle would abstain from the vote.*

\*\* COUNCIL MEMBER McCARTHY MOVED TO APPROVE  
 \*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
 \*\* MOTION PASSED WITH THREE VOTES IN FAVOR AND ONE ABSTENTION (COUNCIL MEMBER VALLE)

\*Consent calendar

127-08 Grant Submission: Energy Efficiency and Conservation Formula Block Grant funding to the U.S. Department of Energy.

Alanna Kabel stated that this item will receive stimulus funds from the Department of Energy in the amount of \$1,257,600.00. She stated that they need to apply to the Dept. of Energy by June 25, 2009 and she hoped that they would meet the deadline. She explained that youth will be going door to door to get the word out about the activities that will be implemented. The purpose of the grant will be used toward projects that reduce fossil fuel emissions in a manner that is environmentally sustainable. She further noted that weatherization improvements will be made in the amount of \$250k. They will also implement a GE Home Initiative Program.

Council member McCarthy asked if the program had any income requirements. Ms. Kabel replied no. The monies will be used for the following:

- \$40k - solar powered recycling compactors
- \$100k - sewage treatment and energy facilities – *they plan to do a feasibility study*
- \$35k - for a green energy park

*Council member Lyons arrived at 6:30 p.m.*

- \$75k - seed money for the development of a strategic energy plan (*this will identify the City of Bridgeport as an energy district and as a result, they can receive grant funds*)

She noted that the priorities list needed to be devised. It will be submitted by the deadline date of June 25, 2009.

It was also noted that \$750k will be spent for energy efficient lighting in municipal buildings - *this will include replacing boilers, retrofit work etc.*

Council member Valle asked who decided where the funds will go. Ms. Kabel said her staff sat down and discussed the priorities, in accordance with the Dept. of Energy guidelines for varied energy efficient improvements.

Council member Lyons asked if \$35k was going to be used for the wind study analysis. Ms. Kabel said yes, noting that that this program may be implemented in the future. First they need to determine feasibility and that's the reason for the study being done.

Council member Valle commented that she liked the wind study concept.

**\*\* COUNCIL MEMBER LYONS MOVED TO APPROVE**

**\*\* COUNCIL MEMBER VALLE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

*Council member McCarthy left the meeting at 6:40 p.m. to make a quorum at the Budget & Appropriations Committee meeting.*

**ADJOURNMENT**

**COUNCIL MEMBER VALLE MOVED TO ADJOURN**

**\*\* COUNCIL LYONS SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 7:41 p.m.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services

**CITY OF BRIDGEPORT  
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE**

**TUESDAY, JULY 21, 2009**

**6:00 P.M.**

ATTENDANCE: Council members: dePara; Lyons, Valle, Taylor-Moye  
OTHERS: Council President McCarthy, Council member Brannelly  
CITY ATTORNEY: Mark Anastasi

Co-chair dePara called the meeting to order at 6:14 p.m.

Council member dePara stated that any comments should be reserved by the public.

Co-chair dePara introduced the committee members.

He noted that the agenda would be taken out of order.

Approval of Committee Minutes of June 8, 2009.

**\*\* COUNCIL MEMBER McCARTHY MOVED TO ACCEPT THE  
MINUTES**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**141-08** Grant Submission: re: State of Connecticut Department of Mental Health & Addiction Services: 2009-2010 Substance Abuse Prevention Program.

Valerie Sorrentino, Director Health & Human Services stated this was a renewal grant. The grant is for \$8,230.00 for RYSAP prevention oriented programs, which raise awareness about substance abuse, smoking and prevention activities. There is no match required.

Council member McCarthy thanked Ms. Sorrentino for holding a great event recently. Ms. Sorrentino commented that Council members Valle and Taylor-Moye also attended the event.

**\*\* COUNCIL MEMBER McCARTHY MOVED TO APPROVE**  
**\*\* COUNCIL MEMBER VALLE SECONDED**  
**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**142-08** Grant Submission: re: 2009-2010 Southwestern CT Agency on Aging East Side Senior Center Grant.

Ms. Sorrentino stated this was a renewal grant for \$18k+ for an east side senior center. The grant will pay for a salary and trips and parties for the seniors. It will be matched with a portion of salaried person through the general fund.

**\*\* COUNCIL MEMBER VALLE MOVED TO APPROVE**  
**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**  
**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**143-08** Grant Submission: State of Connecticut Department of Education re: 2009-2010 Youth Services Bureau Enhancement Grant.

Ms. Sorrentino stated this was a \$10k grant. She noted that it's not in the state budget, so she wasn't sure if they would receive it yet. The grant was given last year and it's used to support Central High Leadership, which is a group that consists of 400 to 500 students who have pledged not to drink or use.

**\*\* COUNCIL MEMBER VALLE MOVED TO APPROVE**  
**\*\* COUNCIL MEMBER LYONS SECONDED**  
**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**139-08** City and Town Development Act; renewal of local powers.

Ed Lavernoich, Deputy Director OPED stated that a resolution will be sent to voters in November. It's a renewal of the City and Town Development Act that includes development for housing and re-housing projects that are contained in that act. He explained that if they issue bonds for development projects, they will be dependent on the City and Town Development Act. But they will have to go before the city council for each project for approval, for property acquisitions and dispositions.

Council member McCarthy asked if the item would be on the ballot. Mr. Lavernoich said yes, if it's approved, it will be done in August.

Mr. Lavernoich distributed a copy of the document titled "Vote Yes". *The document was entered into the record as exhibit-I*

- \*\* COUNCIL MEMBER McCARTHY MOVED TO ACCEPT EXHIBIT-I INTO THE RECORD**
- \*\* COUNCIL MEMBER LYONS SECONDED**
- \*\* MOTION PASSED UNANIMOUSLY**

Mr. Lavernoich reiterated that many development projects in the city were dependent on the this Act. He noted that it must be approved no less than 60-days and no more than 90-days, before it goes on the ballot. He further noted it was similar to the resolution they approved in 1994 and 1999.

Council member Lyons asked if all the projects have to come back to the city council. Mr. Lavernoich said yes, all the projects that utilize the Act have to come back.

Council member McCarthy stated that this gives the city council the opportunity to use the Act and it also benefits the voters.

- \*\* COUNCIL MEMBER McCARTHY MOVED TO APPROVE**
- \*\* COUNCIL MEMBER LYONS SECONDED**
- \*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**130-08** Disposition of City Owned Properties – United Cerebral Palsy Association (UCPA).

Max Perez, OPED stated that he was there to request a public hearing be scheduled to sell seven (7) pieces of property to UPC. He introduced Maureen Linderfelt who was present to give additional details about the item.

Council member dePara stated that the item was previously before the committee. There was a request to clean up the resolution and address the issues with some of the properties. *The Project Independence Narrative was entered into the record as exhibit-1*

**\*\* COUNCIL MEMBER McCARTHY MOVED TO ACCEPT EXHIBIT-1 INTO THE RECORD**

**\*\* COUNCIL MEMBER LYONS SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

*A petition related to this item was entered into the record as exhibit-2*

**\*\* COUNCIL MEMBER McCARTHY MOVED TO ACCEPT EXHIBIT-2 INTO THE RECORD**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

*2 pages of pictures of properties to be acquired were entered into the record as exhibit-3*

**\*\* COUNCIL MEMBER McCARTHY MOVED TO ACCEPT EXHIBIT-3 INTO THE RECORD**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

Maureen Linderfelt stated that there was some confusion at the prior meeting and she tried to address some of the questions the committee had. She referred to the narrative that explained the process. She said the history consisted of a report that outlined 34,000 people in Connecticut with disabilities. They already invested a sizable amount of money in the project and they were coming upon a limited window to apply in order to meet the grant deadline.

Council member McCarthy recalled a request to remove a property from the list. And there was also a question about the amount remaining stable. Mr. Lavernoich said that based on the formula, they can pay so much for a property. Ms. Linderfelt clarified that this pertained to the cost of the property.

Council member McCarthy asked if a dollar amount is asked for a property, and then it shrinks, what happens. Mr. Perez clarified that the property would be replaced.

Council member Lyons asked if the council members for the districts that the properties are in were notified. Mr. Perez said yes.

Council member Lyons asked how much the properties were sold for. Mr. Perez said they were sold for \$6,682.50 - *this was outlined in paragraph 4 of the resolution.*

Ms. Linderfelt said they were offering \$1.6 million to \$1.7 million as a total investment and the properties will be on the tax role. Mr. Perez said that UPC has a one year from the day of approval to start the project. If it's not financed, then everything reverts back to the city. Ms. Linderfelt added that if the item goes through city council approval, it will be 30-days to process and 45-days to issue the award. She said the project will take 180-days to complete. They will complete a house every two weeks. She noted that they will be modular homes. She mentioned that they work with HUD and CHFA and strict guidelines applied.

Ms. Linderfelt noted the cost has been brought down to be affordable for people with disabilities. She further noted that there are (550) people between the ages of 40 and 50 that must be taken out of nursing homes. And (150) of them are located in this area. Overall, there are approximately 5,500 people in need.

Council member Valle referred to the pictures that related to the existing conditions. She requested that the existing condition should be that the area must be cleaned up before the project starts. She requested this for the residents and kids that live in the area. Mr. Perez said he would contact Tom Coble and Charles Carroll to work something out, as far as cleaning up the area.

Council member Lyons asked about the concern regarding the person that has lived in the rental property and if that person should pass away, then the other resident(s) have to move. Ms. Linderfelt explained that one person living in the home has to be over 18 years old with a disability.

Council member dePara stated there were strict qualifications. Ms. Linderfelt said there were definitely guidelines to follow.

Council member Lyons asked why the homes were only being sold for \$6,682.50. Mr. Perez said the cost was based on the amount of points they receive on a grant. He

explained that in order to get the \$1.5 million, they need at least 95% of the value of the property to be donated. Council member Lyons asked why they couldn't get more money for the pieces of property. Mr. Perez said there hasn't been a lot of interest in the lots at the last auction. The average asking price was \$20k. Ms. Linderfelt said the lots are legal but nonconforming, so they will have to reconfigure some of the lots. Mr. Perez added that at the last auction, there weren't any bidders and the asking prices was \$20k. Although the auction was advertised for a month, there weren't any bidders.

Council member Taylor-Moye asked if there will be a time frame to move for a non-disabled person that lived in the house, should the primary resident pass away. Ms. Linderfelt said she wasn't sure about that, but she will research it and let the committee know. Council member Taylor-Moye commented that it was a good project that people with disabilities will be integrated with other people.

Council member McCarthy commented that he hoped there was a transition period, should a non-disabled person have to leave the residence if the primary resident with the disability leaves. He further commented that the project was supported for various reasons, such as providing new homes and they will be back on the tax role.

**\*\* COUNCIL MEMBER TAYLOR-MOYE MOVED TO APPROVE**

**\*\* COUNCIL MEMBER McCARTHY SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**\*\* COUNCIL MEMBER McCARTHY MOVED TO SCHEDULE A PUBLIC HEARING BEFORE THE NEXT CITY COUNCIL MEETING**

**\*\* COUNCIL MEMBER LYONS SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**135-08** Notice of Comment Period Concerning "Bridgeport 2020: A Vision for the Future Master Plan of Conservation & Development" Statutory Review Pursuant to CGS Sec. 23-8(f)(2).

Don Eversley, Director OPED approached the committee. He noted that Mike Nidoh, Director Planning Dept.; Lynn Haig, Ed Lavernoich, William Minor and Frank Fisch who helped prepare the master plan were present tonight to address this item.

Mr. Eversley stated that Connecticut law requires that they have a plan in place that communities update. In 2006, there was an opportunity taken to revisit the master plan

City of Bridgeport

Economic and Community Development & Environment Committee

July 21, 2009

Page 6

to set forth broad policy goals and to ensure uses meet high quality design standards and complement a community. The plan needs to be submitted to the city council and then the Planning & Zoning Commission votes on it. The plan was voted on in February 2008 and it was submitted to the city council in the prior year. It was brought back today, because it never made it to the full city council agenda so they could move forward. He explained that the document was a product of a fourteen month process, nine public meetings and hearings and a 65-day public comment hearing, then the P&Z Commission voted during January 2008. The plan was drafted over nine months that included a broad variety of previous planning efforts that included housing policy plan for the downtown plan. All aspects of the plan were disseminated and it was voted upon. Presentations were made at public meetings and the website allowed public comments. The master plan centered on five major components:

- downtown area
- jobs (15,000 new jobs)
- neighborhoods
- infrastructure
- environment for a greener Bridgeport

Mr. Eversley clarified that the document is not about zoning. The document they are discussing tonight is about broad polices, guidelines and not zoning or zoning changes. He stated that the zoning portion will be done at the end of the summer. He went on to say that the city council has 65-days to provide comments to the P&Z Commission.

Council member Lyons commented that she had some exceptions to them master plan in relation to specific areas in the city and her district:

- ◆ the area surrounding Wentworth Avenue to Minturn Road to Old Town Road – *she wants the area to remain A-Residence zone*
- ◆ Madison Avenue should remain without commercial development
- ◆ not in favor of the 250 foot setback
- ◆ the Zoning Department should hold public hearing to hear the residents concerns
- ◆ not in favor of zone changes from residential to commercial

She read some past comments she made from the minutes of past meetings regarding this issue. - *she entered the comments into the record as exhibit-1*

**\*\* COUNCIL MEMBER LYONS MOVED TO SUBMIT EXHIBIT-1 OF HER STATEMENT MADE AT THE P&Z COMMISSION MEETING HELD ON NOVEMBER 10, 2008**

**\*\* COUNCIL MEMBER McCARTHY SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER LYONS MOVED TO SUBMIT A PETITION WITH 110-SIGNATURES INTO THE RECORD AS EXHIBIT-2**  
**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**  
**\*\* MOTION PASSED UNANIMOUSLY**

Council member Lyons concluded that she won't be in favor of the item unless her exceptions are incorporated into the master plan.

Council member Valle reiterated what Council member Lyons said in keeping the residential areas residential and not interrupting those areas with commercial development. She added that the east side shouldn't be disrupted either.

Council member McCarthy asked if in dealing with the master plan, the city council has the ability to say nay or yea. Mr. Eversley responded that this was incorrect. He explained that they are empowered to enact the master plan and the city council has 65-days to comment.

City Attorney Anastasi elaborated and said that the city council shall endorse or reject the master plan and they can submit comments or changes. The master plan is required to be submitted to the city council within 65-days. He noted that the P&Z Commission will be scheduling a public hearing. However, if the city council overrides the master plan or does nothing, the P&Z Commission can still act on it with a two-thirds vote.

Council member McCarthy questioned if the city council makes recommendations, is this considered only a suggestion or will it hold any power. Attorney Anastasi said their comments are only considered suggestions.

Attorney Anastasi clarified that any plan not endorsed by the city council, requires a two-thirds vote by the P&Z Commission.

Council member dePara asked if specific comments had to be addressed by the P&Z Commission. Attorney Anastasi said no, they can consider the recommendations, but they don't have to address them. **The city council does not have the power to amend the plan.**

Council member McCarthy asked if they make recommendations, what happens on the part of the P&Z Commission. Attorney Anastasi said that depends on whether they were endorsing or rejecting the master plan.

Council member dePara asked if they endorsed the plan with comments, what happens. Attorney Anastasi said the P&Z Commission doesn't need a two-thirds vote then.

Council member McCarthy asked if they could reject the plan with comments. Attorney Anastasi said yes.

Council member McCarthy asked how the city council could exert more power in regard to the master plan. Attorney Anastasi said each has a role to abide by. He repeated that all the resources that were in place relative to the implementation of the master plan by the P&Z Commission, as they were mentioned by Mr. Eversley.

Mr. Eversley reiterated that there were thirteen public meetings during a 14-month period before the final document was devised.

Council member McCarthy stated that they don't accept the fact that the plan was before them previously.

Attorney Anastasi said the P&Z Commission did what they needed to do

Council member Lyons said she agreed with some of the things in the master plan, but she will not accept it if the areas she mentioned are going to be changed.

Mr. Eversley clarified that the zoning analysis is the result of the zoning regulations and process isn't finalized yet. He clarified that what they were speaking of tonight pertained to the broad policy goals.

Attorney Anastasi commented that what was involved in the past year has been a zoning rewrite effort.

Council member Lyons said she understood that, but she felt that both aspects worked in conjunction and affected what ultimately comes to pass. She repeated her request to support her issues about changing specific areas.

Attorney Anastasi stated that the P&Z Commission receives comments from the city council, then a public hearing is held.

Council member dePara stated that valid concerns and comments were made by Council member Lyons. He asked how to comment on them to the P&Z Commission. Attorney Anastasi said the concerns will have to be adopted by the full city council. And

a council person could appear at the public hearing to state their concerns. But right now, they could include the comments as part of the report. Mr. Eversley said they had 65-days to comment, so they needed to submit the comments from the city council within that time frame.

Council member Taylor-Moye asked if the master plan was a done deal yet. Attorney Anastasi said no, it needed to be voted on by the P&Z Commission.

Council member Brannelly questioned if they rejected the master plan with comments and it went back to the P&Z Commission, can they make amendments to the plan and does the approval process start again. Attorney Anastasi said even if they make comments and changes, the matter is considered whether they accept or reject the plan. But if they reject the plan, then this raises the threshold of the P&Z Commission's outcome.

Frank Fisch stated he was familiar with the law. He submitted a document to clarify how the process works. He noted that at the end of the process, any comments made would either be considered for adoption or not. He explained that every municipality has a similar process. In Bridgeport it's the Regional Planning Agency and the legislative body, namely the city council, where the law requires the plan be submitted for comments. And then the P&Z Commission considers the comments and accepts or rejects them. He said the plan has fifteen chapters, but none of them pertained to zoning. The plan doesn't get into the specifics of zoning parcel by parcel. As a general document, it sets policies and goals of the city as a whole. He further noted that there is a separate process going on for the zoning regulations. He emphasized that the plan they were talking about tonight was **not** a zoning plan.

Council member Brannelly asked her question again. She asked if they reject the plan with comments and the P&Z Commission applies the comments to the master plan, what happens then in terms of the process. Attorney Anastasi said then it's the end of the process and it goes for a vote. He explained that while it changes the vote threshold, it doesn't require that they implement any of the changes.

Council member dePara asked if the city council vote could be heard at the public hearing. Attorney Anastasi said that the Mayor requested that the P&Z Commission hold a public hearing and he thought they intended to do that, although they aren't obligated to do so.

Attorney Anastasi stated that there will be another public hearing for the master plan and they may have a hearing on the zoning regulations rewrite, which will be concluded soon.

Council member McCarthy commented that this matter wasn't merely a housekeeping issue. He asked if they rejected the plan, provided recommendations, sent it back to the P&Z Commission and they didn't get a two-thirds vote, what happens then. Attorney Anastasi said to the extent there aren't any amendments to the new master plan, then the old existing plan will remain in place. Although there will be some question as to why they haven't adopted it in a timely manner. He reiterated that the city council doesn't make amendments and there is no guarantee that their comments will be incorporated into the document. He cautioned that if the new plan is not adopted, it will leave the city with an outdated master plan.

Council member Lyons requested to add that another public hearing be held before the master plan is voted upon. She said all the changes should go through the process just like anything else and not just be added as an amendment arbitrarily. Attorney Anastasi said the statute empowers the P&Z Commission to further revise the master plan, even after the final public hearing. So they have the final say and the ability to amend it at the end of the entire process.

Mr. Eversley relayed that in this competitive environment with other cities and the fact that the current document is 20 years outdated, they have three projects hinging on the new downtown district. The master plan sets forth the frame work for that, so it's critical that the process is moved to conclusion so they can move ahead. In view of developers looking at our city for potential projects, they are hampered right now by the current policies.

Council member dePara stated that they will allow comments from the public. Attorney Anastasi interjected to state that this meeting wasn't a noticed public hearing. And to the extent it turns into a public hearing, he said they would be doing a disservice to those that aren't present tonight.

**\*\* COUNCIL MEMBER MCCARTHY MADE A MOTION TO ALLOW ONE SPOKESPERSON FROM THE PUBLIC TO ADDRESS THE COMMITTEE**

**\*\* COUNCIL MEMBER LYONS SECONDED**

*She requested that the following persons be allowed to address the committee:*

- Michael Voytek

- State Representative Caruso
- State Representative Hennessey
- Mr. Eigenbodt
- Eugene Allen

\*\* **MOTION PASSED UNANIMOUSLY**

**Michael Voytek** stated that as an attorney, they can look at the statutes and interpret them differently. Sometimes they get them right or wrong, but he was looking for the committee to make recommendations, reject the master plan and make comments. He said he wasn't suggesting that they throw out the entire plan, but they needed to address a couple of corridors in the city as they were mentioned by Council member Lyons. In addition to this, he noted areas that weren't included on the zoning map. He said they were looking to conclude with the city council and then take their plight to the P&Z Commission. Lastly, he requested that a public hearing be scheduled.

**Eugene Allen** stated that he was there before elected officials, although he's not involved in politics. He recalled a battle with the P&Z Commission three years ago regarding an issue on Wentworth Street that involved an inappropriate development. The residents fought and this resulted in keeping the master plan as it was. He requested a public hearing scheduled. He further expressed that there is a lot frustration among the public and they wanted to be heard.

Council member dePara commented that he appreciated everyone attending the meeting tonight. But he recalled that at a prior meeting, it was clearly indicated that the committee was agreeable and amicable to their concerns. He also recalled that they did agree that only one spokesperson from the public would address the committee.

**State Representative Hennessey** stated that everyone has worked together for years to protect their neighborhoods. He expressed the importance of protecting the rights of the residents, noting that's the reason he got into politics. He commented that where there is smoke, there is fire!

**Mr. Eigenbrodt** stated that the city council has the opportunity to speak on behalf of the residents, so they needed to rejected the master plan with comments and send it back to the P&Z Commission. He asked that the committee help give the people a voice.

**Cesar Codero** stated that the master plan favored the Greenwood Street area, but the Main Street side, where the 250 ft. setback is recommended will severely affect other

peoples backyard. He stressed that they need to avoid a domino effect that will hurt everyone. He said if the plan was rejected, it will send a message to the P&Z Commission to rethink the matter, but it must be open to the public.

**State Representative Caruso** apologized for his outburst, he blamed his frustration with this issue for his behavior. He noted that there were two issues they were talking about, which was the zoning map and the master plan. He recalled the matter of taking the Zoning Board of Appeals to court over the lack of adhering to the master plan. He made reference to the land use map for the city on *page-205* that corresponded with the master plan and indicates what could be developed in the area, based on density, traffic etc., but now all that is being changed, such as making Testo's Restaurant in a commercial area. He gave other examples of doing the same thing. He further mentioned the problem that the process wasn't complete and they were advised of that. He emphasized that zoning map changes were being made to only benefit certain people. He commented that there were two standards, one for the public and one for political contributors and those behind the scenes. He went on to say that that OPED prepared a map for commercial development along the main corridors, but they haven't been able to review it, although he was told it's FOI (*Freedom of Information*). He further expressed that the committee could stand up with the people of the city and stand up to the P&Z Commission to express their concerns. He stressed the lack of accountability, public hearings and the lack of governing that contributes to people coming out for this type of forum they are holding tonight. He urged the committee to send the master plan back to the "arrogant" P&Z Commission. He further addressed the problem of implementing commercial development in appropriate areas. He said if they were looking to do more commercial development, then they should start with downtown and show some action there. But commercializing Main Street is not the wave to the future. He stressed shame on the city attorney and his associates for not holding public hearings. He said it was time for the city council to stand up and make some decisions. He felt that if the city council could show they are behind the residents, then when they go before the P&Z Commission, they will have more input. He concluded that all falls on the committee.

Attorney Anastasi replied that with respect to the master plan, the statute requires the P&Z Commission to conduct a public hearing. With respect to the zoning rewrite, the Mayor requested a public hearing scheduled. As far as the master plan, they can make comments and decide whether to accept it or reject it. With respect to the comments by the attorneys, they have their roles, the same as other advocates do.

Council member McCarthy expressed that they made sure the master plan came before them with comments, so the city council is behind the issue. He also thanked Council member Lyons for leading the charge on this matter.

Council member Lyons acknowledged the other members of the public that came out tonight.

**\*\* COUNCIL MEMBER LYONS MOVED THAT THE FOLLOWING RECOMMENDATIONS BE MADE TO THE MASTER PLAN:**

- 1. Not to change the zone between Minturn Road and Old Town Road and leave it as residential**
- 2. Palameto street should be kept as residential**
- 3. Main street to Rocton Street and Wentworth avenue and Terri Place should remain residential**
- 4. There shall be no commercial development on Madison Avenue**
- 5. Greenwood Avenue should be kept as residential**
- 6. The 250 foot setback should not be implemented**
- 7. Assure that a public hearing is held for the master plan**
- 8. A public hearing should be held for the zoning regulations and new amendments**

Attorney Anastasi commented that the request to hold a public hearing for the zoning regulations was inappropriate to recommend.

**\*\* COUNCIL MEMBER McCARTHY MOVED THAT COUNCIL MEMBER LYONS WILL PROVIDE HER RECOMMENDATIONS IN FORMAL WRITING TO BE SUBMITTED TO THE CITY CLERK**

*Note: the above recommendations is a draft only and not the final recommendations.*

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER LYONS MOVED TO REJECT THE MASTER PLAN WITH THE COMMITTEE'S RECOMMENDATIONS TO BE SUBMITTED**

**\*\* COUNCIL MEMBER VALLE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**\*\*City Clerk note: Co-chair dePara confirmed that the above recommendations are the final recommendations, and no further submissions would be forthcoming.**

City of Bridgeport

Economic and Community Development & Environment Committee

July 21, 2009

Page **14**

Co-chair dePara called for a 5-minute break at 8:20 p.m.  
The meeting reconvened at 8:28 p.m.

**132-08** Consolidated Plan for Housing and Community Development – Program Year 35 Annual Action Plan: Community Development Block Grant Program.

Diane Toolan recalled that when they passed the PY35 action plan, there was a strategy in the plan to handle any increase or decrease received. She updated that there was a \$60,736.00 increase in CDBG funds. She said they want to continue in a timely manner and the item can stay before the committee for review.

Council member dePara recalled that an amendment was made to the CDBG resolution that any monies above would be put in the contingency account.

Council member Valle asked if the additional monies had been plugged in anywhere yet. Ms. Toolan said no, the amount hasn't been allocated yet. She said the item will be on the August agenda for committee action and the monies will be allocated at that time.

**\*\* COUNCIL MEMBER LYONS MOVED TO TABLE**  
**\*\* COUNCIL MEMBER VALLE SECONDED**  
**\*\* MOTION PASSED UNANIMOUSLY**

**133-08** Consolidated Plan for Housing and Community Development – Program Year 35 Annual Action Plan: Homelessness Prevention and Rapid Re-Housing Program-Recovery Act.

Ms. Toolan recalled that the document provided a budget summary. They just received the grant agreement, it was signed and the money was awarded. *She distributed copies of the "Homelessness Prevention and Rapid Re-Housing Program Recovery Act 2009" document for review.* The document outlines the eligible providers who meet the established criteria for undertaking the HPRP Program. And the associated dollar amounts.

**\*\* COUNCIL MEMBER LYONS MOVED TO ACCEPT THE DOCUMENT INTO THE RECORD**  
**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**  
**\*\* MOTION PASSED UNANIMOUSLY**

Ms. Toolan continued and said it was a 3-year housing based program that will help keep people in their homes and will prevent homelessness. The information distributed outlined the amounts awarded. She clarified that this isn't an mortgage assistance program and the maximum is up to a 18-month period.

Council member Valle asked who selected the agencies. Ms. Toolan said that staff members and experts in the homeless prevention field were involved. An RFQ was advertised on June 4 and a workshop was held for all providers on June 10.

Council member Valle asked about one of the providers, Connecticut Legal Services, Inc., she questioned why they were chosen. Ms. Toolan clarified that these monies are strictly for homelessness as part of a collaborative part of President Obama's initiative to address homelessness.

Council member Lyons asked if those monies were separate to be strictly applied to homelessness. Ms. Toolan said there was a separate pot of money from CDBG. She highlighted that it was a huge pot of money that was divided among various regions in the state. She stressed how crucial the money was to help the homeless population.

**\*\* COUNCIL MEMBER LYONS MOVED TO APPROVE**

**\*\* COUNCIL MEMBER McCARTHY SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

#### **144-08** Neighborhood Stabilization Program II.

Don Eversley stated that the resolution would empower the city to enter into a consortium with other cities for this program. He noted that it's part of the federal stimulus package. He recalled that it's the second round of a pot of money, but neither Connecticut or the city automatically gets a cut. This time, it's a competitive application and they have to show proof how bad the situation is and the entire state has to apply. He went on to explain that the consortium was put forth of municipalities to apply for \$45 million. He felt that Bridgeport may get close to \$10 million that will go to acquisition, rehabilitation and foreclosed properties, this will help get housing back into the hands of homeowners.

Council member dePara asked where the money will be spent. Mr. Eversley said the program was designed to impact a greater variety of areas in the city. It will allow money

to go to the east end, east side, west side, hollow and the south end. It's a much broader program than the last one.

Council member Lyons asked how they chose which organization to use. Mr. Eversley said the city put in an application and a non-profit housing group buys the houses at a discount and matches it up with the federal guidelines for a low discount.

Council member Lyons asked if the monies are given to the realtor's to sell the homes. Mr. Eversley said the program provides for a wide variety of service providers per the RFP process. Council member Lyons asked if it will be advertised. Mr. Eversley said yes.

Council member Valle asked for clarification about the program. Mr. Eversley said the State of Connecticut submitted an application on behalf of four cities with the biggest number of foreclosures in the state.

Council member Valle asked if they will then go into the most distressed neighborhoods to fix them up. Mr. Eversley said that will depend on where most of the foreclosures are and where there is the greatest impact, particularly on the east end and west end.

Council member McCarthy asked the four cities that were involved. Mr. Eversley said the four cities consisted of Bridgeport, Hartford, Stamford, and New Haven.

**\*\* COUNCIL MEMBER McCARTHY MOVED TO APPROVE**

**\*\* COUNCIL MEMBER VALLE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

## ADJOURNMENT

**\*\* COUNCIL MEMBER LYONS MOVED TO ADJOURN  
\*\* COUNCIL MEMBER McCARTHY SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT  
SPECIAL MEETING  
SEPTEMBER 1, 2009**

**ATTENDANCE:** Robert Curwen, Co-Chair; Angel dePara, Co-Chair; Denise Taylor-Moye, Marie Valle

**OTHERS:** Mayor William Finch, Council President Thomas McCarthy; Council Member Daniel Martinez; Council Member Andre Baker; Jay Levin, Mark Powers; Mark Anastasi, City Attorney; Alanna Kabel, Ed Lavernoich, Andy Nunn, Mayor's Office; Don Eversley, Economic Development; Robert Christoph, Bridgeport Landing Development, LLC; Susanne Amaducci, Bridgeport Landing Development, LLC; Michael Youlinan, Bridgeport Landing Development, LLC; Mark Sommers; Bridgeport Landing Development, LLC

**CALL TO ORDER**

Co-Chair dePara called the meeting to order at 8:30 a.m.

**Informational Briefing by Representatives of the Administration and Developer Concerning the Proposed Steel Point Project.**

Mayor Finch thanked everyone for attending and said that he felt that it was a miracle that the project was moving forward despite the collapse of the real estate market. Mayor Finch then listed a number of sites in Bridgeport where there were brown field clean ups going on. This included Steel Point. He added that he would be bringing a resolution before the Council about Steel Point soon.

Mayor Finch said that one criticism that he had heard was that the project was too large and that it should have been done in pieces and there were no benchmarks. Mayor Finch said that he had great faith in the Christoph team and reminded everyone that they had done projects like this before, notably in Miami, where the situation presented more challenges than the Bridgeport site does. He congratulated everyone for creating an atmosphere for discussion. He added that the developers hired local contractors to clean up the site and the site has never looked better. He said that he felt that Bridgeport had turned a corner.

Mr. Don Eversley spoke about the developments between last August and the current day. He reminded everyone about the economic events that happened last August when the real estate market had bottomed out and the banking industry stumbled. Mr. Eversley listed a number of local cities that have projects underway and the projects have stalled as a result of this. There have been challenges, but the City has been able renegotiate. He said that there were three key points to remember.

1. The Plan that is being put forward allows the project to start now.
2. The City will retain ownership of Steel Point. The developer will purchase portions of the property as needed.
3. Development component sites have been reorder in order to allow the elements, like the marina and retail to the front of the project while the residential portion will be done later to allow the market to recover.

This is a marina based development and the developer has continued the commitment to workforce housing. They have also continued their commitment to hiring local contractors.

Council member Martinez had a question about the property being purchased in phases.

Mr. Ed. Lavernoich, from OPED, came forward and said that he wanted to put the agreement in context for the Council Members. He said that the City did not understand the complexity of the site until 2004. This site has a century old infrastructure in it, which he listed. The challenges include contamination on at least 7 parcels. The developer will handle these problems. A major portion of the site is inside the 100-year flood plain. There is also a sea wall that needs to be replaced, which will cost over \$100,000. The City has not been able to find the finances for these projects. Due to all the factors, the previous residents were not be able to improve on their homes because of all the aspects involved.

Currently, the bonds on the market are very, very expensive. Therefore, the residential portion will be held until later when the bond market recovers. Mr. Christoph, the developer, will be making a financial deposit following the approval of the agreement. There are contractual deadlines built into the agreement, along with residency and occupancy percentages.

He said that he expected to be submitting a resolution to the City Clerk's Office on Wednesday for consideration by the Council at the next meeting.

Council Member Baker asked if the new agreement would replace the August 2008 agreement. Atty. Ron Pacacha explained that with the economic events, the agreement needed to be amended because the previous terms were unworkable. Mr. Eversley said that the agreement lays out the map for the entire program, so the City and the developer can share the same expectations about what has to happen over the next few years.

Co-Chair dePara said that there should be some communication between the developer and the Committee at the beginning of each phase, so that the Council can see that the benchmarks are being met. Mr. Eversley agreed, saying that communication is key. The previous administration agreed to a contract where the City bought into a project, but the new agreement has the City keeping control of the parcel until the parcels are developed. Mayor Finch said that there would be lines of communication kept open on this. He said that previously, the administration wanted to update the Council but couldn't until the details were worked out. Now that there is an agreement, the Council will be receiving more updates and communication will be more frequent. Mr. Nunn said that there would be updates scheduled for the Council.

Co-chair Curwen said that he had been on the Council for a number of years and wanted to be part of Bridgeport renaissance. He said that currently there was no agreement between the City and the development. While he said that he supported the agreement, it had not been Council approved. He would like to see the particular details of the contract. He pointed out that Mayor Finch was the third mayor to tell him this. He said that he wants to see the shovel in the ground and that it was a new deal. While Co-chair Curwen was committed to Christoph, he was not content to rest on his laurels. The shovel needs to be in the ground. Mayor Finch agreed with Co-Chair Curwen.

Council Member Valle asked about the 10% workforce housing, and the use of minority contractors. She expressed concerns about the various changes planned for the streets in the plan. Atty. Lavernoich reviewed the list of the streets that would be changed, but this would not include Stratford Avenue or the key thoroughfares. The current street grid is awkward and does not run along the perimeter of the property.

Council President McCarthy said that last time the Council and the Committee had been rushed on the approval of the contract. He said that the Committee and the Council would be doing their due diligence. Mayor Finch reminded everyone that there were factors that were driven by forces outside of Bridgeport. However, if the Council takes too long to ratify the contract, they may miss the window of opportunity for some of the major retailers that are interested in the project. He added that Mr. Christoph wants to be a partner with the City of Bridgeport

Mr. Christoph then said that his group had been working on developing the site and the project is not being downsized. The original bid that was awarded back in 2001 was actually smaller than the currently proposal. There are several markets that have been severely affected, such as the municipal bond market, the banking/loan market and the real estate market. These were all part of the original agreement, but now the new agreement protects the City and the developer with new conditions that is agreeable to both. He then had a site plan PowerPoint program displayed. He explained that the retail (LDA Upland Phase 1) would be developed earlier, but the marina (LDA Waterfront Phase) was also a key component.

He pointed out that there were key businesses, such as Circuit City and Linen N Things, which had gone under and affected the market, so great care needs to be taken in selecting the retailers for Phase 1.

Currently, the City has a schedule that will allow the developer that will allow the 52-acre project move forward. Much of the prior agreement was being maintained, including the number of workforce, which has not been reduced.

The waterfront is controlled by many Federal agencies. The developer is working with these agencies for permits.

The housing crisis and the overbuilding needs to be recognized and Mr. Christoph said that he did not see any reason to add to the situation, so the Waterfront and the retail areas will be developed first. There will be a Harbor walk that connects to Stratford Avenue on both ends and

the public will have access. He pointed out that not everyone will be aware of this, so the public will need to be educated.

This is effectively a 15 to 20 year program. He then indicated that there was a schedule for Miami Beach included in the information packet. Mayor Finch pointed out that when he was in Miami, he had seen numerous pedestrians on the bay walk, which is one of the goals for the projects.

Atty. Susanne Amaducci, one of the real estate attorneys from Miami, came forward and gave a history of the Miami development. They then showed aerial photos of site before the development began, which included housing for the elderly. The senior citizen housing was incorporate into the project and the residents who were the previous tenants are still in residence.

Mr. Christoph said that the development opened up the waterfront and now the bay walk connects both sides of the peninsula. Council President McCarthy asked who maintains the bay walk. Mr. Christoph explained that the marina maintains their portion of the bay walk.

Council Member Taylor-Moye asked what the rent was for the moderate income units. Mr. Christoph said that it was about \$600 for a studio apartment, \$800 for a single bedroom, and \$1,500 for two bedrooms. In the two restaurants were created, there were 150 jobs created. The marina has 22 employees. It was also indicated that there are various support services are used by the marina, such as food catering, fuel, and various other supplies.

Council Member Taylor-Moye asked if the rents would be comparable to the current Bridgeport market. Mr. Christoph explained that he was not anticipating addressing the housing issue for two to three years and that the housing would be market driven. Co-Chair dePara explained that there would be more time to discuss this issue. Mayor Finch pointed out that Council Member Valle had pointed out that the workforce housing would be 10%. Council Member Martinez said that the community had been requesting a 30% workforce housing and he wished to know how the developer would respond. Council Member Valle said that it would be important to keep in mind that the workforce housing was an issue. Co-chair dePara said that would be ample time to discuss this at a later point in time.

Mr. Christoph then reviewed the upland Phase 1, which could be up to 250,000 sq. ft. The Marina would have new slips and will expose the area to the ferry to Long Island. Mr. Christoph then reviewed some of the marketing studies that have been done. He then reminded everyone that each parcel will have to be reviewed before the start of construction. There is flexibility and reminded everyone that the project is market driven. Therefore if one phase becomes more feasible than the scheduled phase, the discussion will be brought to the table, so that the more favorable phase can move forward.

Mr. Christoph said that the developers are well positions to open some retailed in 2012. This means that next summer, the infrastructure must start next summer. Most retailers have limited slots for new stores and while the developer has the retailer's interest, it is important to move forward. The retailers are also working against the economy, along with the developer.

Mr. Michael Youlinan, came forward and commented that last year, Target was planning on 10 new stores, but they cut back to 5, two of which are repositioning. Mr. Levin said that when the clean up was done, 35% minority contractors were used, and the remaining percentage was union contractors. This was done before the requirement by the City for minority contractors was created. This is the beginning of an economic cycles and Bridgeport has an opportunity to start off with it.

Council Member Martinez pointed out that there are only 5 access points, three of which are two lanes of traffic. He then asked if there were any plans to expand the road. Mr. Youlinan said that currently the roadway system would be adequate for what is planned.

Council Member Martinez asked if the marina component would be worked on concurrently with the Upland Phase 1. Mr. Christoph said that the permits have been applied for and as soon as they are approved, Mr. Christoph would be ready to move.

Mr. Mark Sommers, the traffic coordinator for Steel Point, said that there would be improvements in terms of signals and access. Co-chair dePara asked if the developer was planning on expanding the roadway system. Mr. Sommers said that the CT DOT requires a study for the traffic impact before planning. Once the final study is done, the determination can be done. Mr. Christoph pointed out at both end of Stratford Avenue, there are bridges that have limited volume access. He reminded everyone that there would be retail parking below the buildings. Residential parking cannot be below grade in a flood plain, but retail parking can be.

Co-chair Curwen asked if Mr. Christoph was conscious of the fact that the eastern seaboard is hurricane prone. Mr. Christoph pointed out that Miami is very familiar with the concept. Mr. Sommers said that he was quite surprised to find that many of the techniques he used in Miami were not part of the planning in this area, including uplift.

Council Member Martinez asked about the Nichols Street parcels. Mr. Lavernoich pointed out that there were some City parcels that were going to be held for workforce housing. When those properties are ready to be developed, the developer will have right of first refusal.

Council Member Baker said that while it was not his district and he was supportive, he wanted to know how this project would enhance other areas of Bridgeport. Mr. Christoph said that the other adjoining properties and items like rubber trolley system or a water taxi have been considered. The ingredients are available to allow either item, but it is too early to tell. The more successful the project, the better the tax situation for the residents, which would spread throughout the community. He added that this would enhance the overall community...

Mr. Eversley pointed out that the site was central to the region. He said that the vitality that would be generated by the jobs, by the view and by location. Mr. Eversley said that there would also be another announcement about a parcel called CarTech. He added that last night the City's Master Plan was re-approved. He added that downtown Brooklyn, Norwalk and Marina del Ray, in California were engaged in similar projects. Property values in the radius near the project will increase. It is estimated that Upland Phase 1 would generate at least 600 jobs and income.

Mayor Finch thanked everyone for their attendance. Mr. Christoph said that as the project is considered, the administration has been sensitive to the fact that the last development agreement could have left the City in a very chaotic position. The phasing that is being proposed protects the City and that the administration has protected the City from what could have been a disaster. With all the studies that have occurred over the last year, hundreds of thousands of dollars have been spent to follow the vision.

Co-chair Curwen said that without the contract language in front of them, he would like a quick update on the legal contracts.

One of the Associate City Attorneys said that the city has worked very hard to maintain control. There was significant discussion about the phasing, and it protects the city from the downside. The infrastructure costs will be significant, including underground parking. The credit markets have been frozen and starting to thaw very slowly. In order to jump start the project, it would be important to get not only Upland Phase 1 done, but also the waterfront segment. The developer will be paying the costs for the improvements north of Stratford Avenue. There have been extended discussions over the summer. The developer will front most of the costs for the waterfront. Having a long build out is a manageable and realistic plan. The previous plan is not realistic in this current economy.

### **ADJOURNMENT**

**\*\* COUNCIL MEMBER CURWEN MOVED TO ADJOURN.**

**\*\* COUNCIL MEMBER VALLE SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:10 a.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT  
REGULAR MEETING  
SEPTEMBER 16, 2009**

**ATTENDANCE:** Angel dePara, Co-chair; Robert Curwen, Co-chair, Maria Valle,  
Denise Taylor-Moye, Michelle Lyon

**OTHERS:** Council Member Susan Brannelly, Elizabeth Rodriguez, Steve  
Tyliszczak, OPED

**CALL TO ORDER**

Co-chair dePara called the meeting to order at 6:10 p.m.

**APPROVAL OF COMMITTEE MINUTES OF JULY 21, 2009.**

**\*\* COUNCIL MEMBER CURWEN MOVED THE COMMITTEE MINUTES OF  
JULY 21, 2009.**

**\*\* COUNCIL MEMBER MOYE-TAYLOR SECONDED.**

**\*\* THE MOTION TO ACCEPT THE MINUTES OF JULY 21, 2009 AS  
SUBMITTED PASSED UNANIMOUSLY.**

**APPROVAL OF COMMITTEE MINUTES OF SEPTEMBER 1, 2009  
(SPECIAL MEETING).**

**\*\* COUNCIL MEMBER CURWEN MOVED THE COMMITTEE MINUTES OF  
THE SEPTEMBER 1, 2009 SPECIAL MEETING.**

**\*\* COUNCIL MEMBER VALLE SECONDED.**

**\*\* THE MOTION TO ACCEPT THE MINUTES OF THE SEPTEMBER 1, 2009  
SPECIAL MEETING AS SUBMITTED PASSED UNANIMOUSLY**

**132-08 Consolidated Plan for Housing and Community Development - Program  
Year 35 Annual Action Plan: Community Development Block Grant Program.**

Council Member Curwen said that he had received a phone call earlier in the day from the Administration requesting that this item be tabled. Council Member Curwen then gave the various reasons for this request.

**\*\* COUNCIL MEMBER CURWEN MOVED TO TABLE AGENDA ITEM 132-08  
CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT  
- PROGRAM YEAR 35 ANNUAL ACTION PLAN: COMMUNITY  
DEVELOPMENT BLOCK GRANT PROGRAM.**

**\*\* COUNCIL MEMBER MOYE-TAYLOR SECONDED.**

**\*\* THE MOTION TO TABLE AGENDA ITEM 132-08 PASSED UNANIMOUSLY.**

**162-08 Grant Submission: re: 2009-2010 NACCHO Agreement for Medical Reserve Corps.**

Ms. Elizabeth Rodriguez came forward and said that the grant would help the Medical Reserve Corps (MRC) volunteer corps support health department in situations like a severe outbreak of the H1N1 virus. Council Member Moye-Taylor asked how many people were available in the corps. Ms. Rodriguez explained that there were currently 50 volunteers, but Optimus was interested in having their staff assist if needed. Ms. Moye-Taylor asked about the education aspect. Currently, Ms. Rodriguez explained that the Corps is focused on training for disaster assistance, but once there are more volunteers and the training is completed, the education aspect can be activated. Council Member Moye-Taylor asked what the corps does when there is no disaster. Ms. Rodriguez explained that the volunteers have a yearly training meeting and would not be active unless there is a public health disaster.

Council Member Curwen asked about the relationship between the EOC hub and the Corp. Ms. Rodriguez explained that the Federal government had set this up as a separate entity, but that the Corp works closely with EOC.

Council Member Moye-Taylor asked about the medical qualification of the volunteers, which Ms. Rodriguez reviewed this with the Committee. Council Member Moye-Taylor had several other detailed questions about the program. Ms. Rodriguez invited Council Member Moye-Taylor to set up an appointment to review the full program at her office.

**\*\* COUNCIL MEMBER CURWEN MOVED TO APPROVE AGENDA ITEM 162-08 GRANT SUBMISSION: RE: 2009-2010 NACCHO AGREEMENT FOR MEDICAL RESERVE CORPS.**

**\*\* COUNCIL MEMBER VALLE SECONDED.**

**\*\* THE MOTION TO APPROVE AGENDA ITEM 162-08 PASSED UNANIMOUSLY.**

Co-chair DePara requested this item be included on the consent calendar.

*Council Member Lyons joined the meeting at 6:15 p.m.*

**168-08 Disposition of City Owned Property: 2836 Fairfield Avenue; Black Rock Bank & Trust Company (Request for Public Hearing).**

Mr. Steve Tyliszczak from Economic Development came forward and said that the City had arrived with an agreement with the Center for the Performing Arts and the building is now vacant. RFPs have been distributed in several locations, along with websites. The RFPs are expected to be back on September 21st.

The request is for a public hearing on the sale of the property, as required by State Law and City Charter. He then asked that it be held on the 19th of October. Once a proposal is made, the Economic Development Office will be coming back to the committee for approval.

Co-chair DePara asked Mr. Tyliszczak to update the committee on the history of the parcel, which Mr. Tyliszczak did. Within the RFP, one requirement is that the building not be demolished and that there be adaptive reuse and that it be in coordination with the Master Plan and the NRZ. There is a prohibition against the building being used by a non-profit organization or a PILOT program. The building may have tax incentives, but the City wants the building back on the tax rolls.

Ms. Moye Taylor asked if the former tenants had been relocated. Mr. Tyliszczak said that he knew that the tenants were gone, but not where they were relocated.

Council Member Curwen said he whole-heartedly supports this because it will put the building back on the tax rolls.

Council Member Brannelly said that she had two questions about the parcel. She said that the parking lot at the rear of the building was municipal parking and wanted to know if the municipal parking would be included in the sale. Mr. Tyliszczak reviewed the details of the parcel, which has three lots that can't be subdivided. A brief discussion about this then followed.

Council Member Brannelly then asked about the committee for the proposal selection. Mr. Tyliszczak then reviewed that with the committee. Once a proposal is selected, it will be given to the Council for consideration, along with the back up materials.

Council Member Brannelly said that she would like clarification on the intent of the public hearing. Mr. Tyliszczak said that the focus of the public hearing is to determine whether this parcel should be sold. Once that is determined, the staff will present the proposals. Council Member Brannelly said that this was a critical piece of property and the overall feeling in the neighborhood is that it is about time for something active to be put in that spot.

**\*\* COUNCIL MEMBER CURWEN MOVED TO APPROVE THE REQUEST FOR A PUBLIC HEARING IN REGARD TO AGENDA ITEM 168-08 DISPOSITION OF CITY OWNED PROPERTY: 2836 FAIRFIELD AVENUE; BLACK ROCK BANK & TRUST COMPANY AND TO SCHEDULED THE HEARING FOR OCTOBER 19, 2009.**

**\*\* COUNCIL MEMBER MOYE-TAYLOR SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

### **ADJOURNMENT**

**\*\* COUNCIL MEMBER CURWEN MOVED TO ADJOURN.**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:32 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT  
AND ENVIRONMENT COMMITTEE  
SPECIAL MEETING  
SEPTEMBER 22, 2009**

**ATTENDANCE:** Robert Curwen, Chair; Angel de Para, Denise Taylor-Moye; Marie Valle, Council President Thomas McCarthy; Michelle Lyons (6:19 p.m.)

**OTHERS:** Council Member AmyMarie Vizzo-Paniccia; Council Member Carlos Silva, Council Member Richard Bonney, Council Member Sue Brannelly, City Attorney Mark Anastasi, Atty. Ron Pacacha, Ed Lavernoich, Atty. Levin, Carter McDowell, Atty. John Stastrom; Don Eversley, Economic Development Director; Council Member Colon, Council Member Robert Walsh, Council Member Andre Baker

**CALL TO ORDER**

Chairman Curwen called the meeting to order at 6:15 p.m.

**173-08 Steel Pointe - Submission of First Amended and Restated Development and Acquisition Agreement.**

Chairman Curwen gave brief overview of how the discussions will be held. He said that tonight's meeting will be focused on the Administration's presentation of the contract. Chairman Curwen said that the Committee members should direct their questions about what the City's view of this contract.

Mr. Lavernoich came forward and distributed copies of the City's report on Steelpointe.

*Council Member Lyons and Mr. Eversley joined the meeting at 6:19 p.m.*

Mr. Eversley explained that the hand out listed some of the key points of the Steelpointe agreement. The document is divided into the City's rights and the developer's rights. The last page contains a copy of an article in the Fairfield Weekly that gives a good overview of the project.

Mr. Eversley added that last spring, one of the partners in the project moved from a major stakeholder to the position of a minor stakeholder. Shortly after this occurred, the economic downturn happened. The City was faced with the option of doing nothing or

beginning discussions on how to start the project now. The restatement of the contract allows the project to start now.

Mr. Eversley explained that he had just returned from a conference of the eleven Northeast states about the economic conditions. He said that basically the mega deals are waiting for the market to come back. The problem with this is that if the City waits to for things to get better, the City will miss the crest of the wave.

There are difficulties with the site. Before there is one inch of vertical development, there are many things that the City must do to allow this. There are still three businesses on the site that need to be relocated, there are environmental issues and shoreline issues that must be developed. Each of these challenges requires detailed plans before the project can move ahead.

In negotiating with the development team, the City worked with good faith and respect, but it was still a difficult process because the team was focused on protecting the City for decades into the future. There were impasses and raised voices at the bargaining table. Mr. Eversley said that the Council did not hear from him until he had something that he felt confident would protect the City. Mr. Eversley said that fourteen months ago, he was a Steelpointe skeptic and expected the development team to show him why this was a good project.

The beauty of the restated agreement was that the refinancing problem produced an opportunity for the developer to do the project in phases. After much discussion, it was finally agreed to break the 50 acres into parcels. The developer must demonstrate their ability to move forward on the project. As the developer takes over the first parcel, the City remains the owner of the bulk of the property. If something goes wrong in the out years, the City remains the owner of the remaining property outright. This means that the City will not have to go to court to get the land back or read tricky mortgages. The 4.5 million dollar check will be forfeited but the protection is that the City retains control of the shoreline, the remaining portions of the acreage. This protects the City and the residents.

Just the installation of the fencing and the grading of the parcel by Bridgeport Landing shows that they are interested in keeping the project moving forward. The other single most important aspect of this plan is that the developer is putting their own private capital, which is more than 3.2 million dollars into the project in order to provide the public improvement.

Chairman Curwen requested a motion for Executive Session to discuss some legal questions.

**\*\* COUNCIL MEMBER LYONS MOVED TO ENTER INTO EXECUTIVE SESSION IN ORDER TO DISCUSS LEGAL ISSUES ASSOCIATED WITH THE STEELPOINTE PROJECT.**

**\*\* COUNCIL MEMBER DEPARA SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The Council Members, City Attorney, Associate City Attorneys, Mr. Eversley and Mr. Lavernoich went into Executive Session at 6:39 p.m. for the purpose of discussing legal issues involved with the Steelpointe Project.

*Council Member Valle left the meeting at 7:15 p.m.*

The Committee returned to public session at 7:30 p.m.

Council Member Taylor-Moye asked about the timeline if there are problems with the project. She then asked if each of the phases had their own timelines.

Mr. Eversley explained that he and Mr. Lavernoich would be presenting the overall viewpoint. Chairman Curwen said that the issue of the timeline for developer would be best covered tomorrow evening.

Council Member VP asked if the idea was to follow the bullet points on the hand out. Chairman Curwen said that the Committee would follow the outline.

Council Member Walsh said that Point # 3 would leave the City vulnerable.

Mr. Eversley explained that Point #1, was a non-refundable payment. Mr. Eversley said that the project would represent between 800 and 900 million dollars of private investment. He then explained that on a given phase, the developer might have two years to bring the City a committed tenant. He said that there was some complicated language that protects both the City and the developer in the event that the developer is very close to completion but needs a little more time.

Mr. Eversley said that the market will recover. He said that he was confident that special taxing districts will work because the mortgages and municipal bond market will also recover. He pointed out that if the mortgages and the municipal bond markets do not recover, the City, along with everyone else, will have far more larger concerns than Steelpointe.

By having sectional phases, that contain both programmatic phases and locational phases, the developer can move forward with the less challenging parcels to get the project off the ground. New residential units need to be created and currently they are not being created, which will generate demand in the future years.

Currently the parcel north of Stratford Avenue is slated for development first because it is the flattest, cleanest and easiest parcel to develop and this will be devoted to retail. Once the developer has site control, the developer can then work with the potential tenants.

Council Member Lyons asked for some of the potential retailers. Mr. Eversley said that it would best to ask the developers that question tomorrow.

She then asked if the \$100,000 price per acre would remain at that level in the future years. Mr. Eversley said that out of the entire 50 acres, there are streets and other areas that are not developable, so that the 4.5 million dollar price tag that was agreed upon was for the area that can be developed.

Mr. Eversley said that the buying power of a 15 mile radius was studied. This is market based. Previously, there were proposals that included luxury apartments and that Mr. Eversley felt that luxury developments were not realistic. He said that one of the key take aways was that this proposal would allow the project to start now, rather than later.

Mr. Lavernoich came forward to explain the phasing issue. Mr. Lavernoich explained that it was discussed on Point 17. There are four parcels that have been created on the site. The developer must prove that he is ready to start work before he can get control of the parcel. There are windows of time and if the developer does not act within those windows of time, he can only get an extension based on market pricing and he must pay for the extension.

Council Member dePara asked who sets the design and the development requirements. Mr. Lavernoich said that the developer had suggested what they felt would be reasonable for the site. He said that there would be 2.9 million sq. ft. of development on the parcel. Upland Parcel is north of Stratford Avenue and involves about 11 acres of property. The eight acres referred to earlier is the waterfront parcel. Mr. Lavernoich explained that the design and development requirements on this particular parcel are identical, but this is not necessarily true for the remaining parcels.

Mr. Lavernoich then reviewed the concept of the Planned Development District (PDD). This will be the first use of the new PDD proposal. The city will have two opportunities to approve the design standards. The first will be done through the administration and the second through the Zoning Department.

Council Member Lyons asked whether the developers would be overseeing the project and she wondered about the sub-contractors who might buy various portions of the development. It was commented that any sale of the property would have to come to the Planning Department for approval. Mr. Lavernoich explained that anyone purchasing

part of the project would also be required to fulfill the various requirements, such as recognizing the brown fields and the minority contractor agreement.

Council Member Taylor-Moye asked if there was any language that addressed the development of more than one parcel at a time. Mr. Lavernoich said that both the developer and the City would like to see this done. Council Member Taylor-Moye said that she didn't understand how the developer could purchase the right to work on more than one phase if the agreement stipulates that the developer must prove that he has completed a phase before going onto the next one. Mr. Eversley said that the City had the flexibility to do something if the developer could not meet his responsibility. He explained that he felt that Upland Site 1 north of Stratford Avenue and the waterfront would be developed simultaneously. The two internal phases will take more time.

Council Member Vizzo-Paniccia said that she was for the project should go full speed ahead. She then asked what would happen if the developer failed, what would happen to the brown fields. Mr. Lavernoich said that there was no potential for the City to assume any more environmental risk than it already has. Council Member Vizzo-Paniccia said that she would like to see the property cleaned before the development starts in order to protect the residents. Mr. Eversley explained that it was not considered to have the developer to clean up the parcels before they own it. The remediation will be done as the various parcels are developed. The cost of the remediation is built into cost of the development. Mr. Lavernoich said that multiple environmental experts have gone over the site and there are no imminent health and safety threats on the parcel. Mr. Lavernoich said that there is no doubt that the City has run the risk of acquiring the property with brown fields, but that the City has done this in the past and cleaned them up.

*Council Member Yvette Brantley joined the meeting at 8:06 p.m.*

Council Member Lyons asked about the taxes being transferred onto the tax rolls. Atty. Stastrom reviewed the details of how this is handled and how the amount of taxes increase as the project reaches the final stages.

*Council President McCarthy left the meeting at 8:15 p.m.*

As the project approaches completion, it will act as an economic engine for the rest of the City.

Council Member Walsh asked about the special taxing district. Atty. Stastrom reviewed the details of how this is handled and explained that this was the reason for the tax increment financing (TIF). He also outlined what was covered by the TIF and what was not.

Mr. Lavernoich said that the hand out was a layman's interpretation of the highlights of the contract. He pointed out that once the agreement is signed, the developer will turn in a check to the City, which could be years before any of the parcels reach completion. Mr. Lavernoich said that if the City could not raise a bond within six years, the City would have to repay the developer, but that the City would own all the improvements on the parcels. He pointed out that the City has the first call slice, which means that the City would get the first portion of taxes.

Council Member Brantley asked if the City was protected in the event that the developer sold the property without developing it. Mr. Lavernoich explained that the developer must reach certain milestones before they can sell the property. Chairman Curwen said that there had been a request for defaults and terminations from the previous agreement.

Council Member Bonney asked if there were any sales of the parcel, if the buyer would be held to the original agreement. Mr. Lavernoich said that the property transfers would not impact the requirements. Council Member Brantley said that she had concerns about the property being flipped to someone who would create Mount Trashmore. Mr. Lavernoich said that these would be clear zoning violations and would go against the PDD. Council Member Walsh pointed out that it had been discussed earlier that the developer could not sell the parcel without the City's approval. He added that it is unclear as to who would be making this decision for the City, but it would not be the City Council.

Mr. Eversley pointed out that a large portion of the land in Bridgeport is surrounded by water and that the permitting for waterfront is enormous. The developer must bring all these various permits to the table to allow the development to happen on the site.

Mr. Lavernoich explained that the GDP could not be submitted to the Planning Commission without approval.

Council Member dePara asked how active a part the City would play in crafting the GDP. He said that he did not see it spelled out in the interlocal language. Mr. Lavernoich explained that the developer would be doing all the work, but the City would be approving the work. Council Member dePara said that he was concerned to see that the City had input. Mr. Lavernoich said that tomorrow night the Committee members

*Council Members Colon left the meeting at 8:30 p.m.*

Mr. Eversley said that he had been focused on keeping a retail presentation on the Upland parcel.

Regarding the workforce housing, Mr. Lavernoich said that the developer believed that he would be able to create 1,500 residential market rate units. If there is an increase in

the amount of housing units, the amount of workforce housing would increase. Council Member Walsh asked about the language that defined the “on-site” and the definition of “surrounding parcels”. Mr. Lavernoich said that the details were in the contract but that the surrounding parcels were parcels on East Main, which were included in the original agreement.

Council Member Brantley asked who would be responsible for insuring that minority contracting requirement. She was told that this question should be directed to the developer.

Mr. Lavernoich said that there City has an obligation to relocate three businesses on the site. Pequonnock will be moving out of the City. The other yacht club parcel will have an announcement about that. Hillard Bloom has very specific requirements and the State will be working on construction of the new building on the site for the business. It may be the first vertical construction on the site.

Council Member Brannelly asked what would prevent the developer from putting a Costco on the upland parcel. Mr. Lavernoich said that there are strong financial incentives for them not to do this, including the loss of the TIF agreement. Atty. Stastrom explained that the TIF encourages the developer to bring in the right retails because the CDA will not approve it.

Council Member Brantley asked about the settlement with Pequonnock. Mr. Lavernoich said that the City bought the property from the business. He said that there may be extensions on this agreement to allow the business to remain on the site so that the building will be occupied during the winter.

Council Member Lyons said that she was glad that Tallmadge Brothers were staying because that it would be a positive thing. Council Member VP said that she wished the yacht club could have stayed. Mr. Lavernoich said that he agreed and that the City and the developer had done all that they could for Pequonnock, but it didn't work.

Mr. Lavernoich then commented that the site has improved with the new fencing and grading.

Mr. Lavernoich finished his overview of the City rights and moved to the Developer's rights.

He said that the cost of the developer in terms of requirements have increased, while the price of the land remained the same from the previous agreement.

Mr. Lavernoich then gave a quick history about a sliver of property that the City acquired because there was a possibility of having another off ramp from the highway. This is not possible, but the land may be used for housing.

Council Member Vizzo-Paniccia asked how the City would be verifying the backgrounds of various business people. Atty. Pacacha reviewed the process and said that the City has the right to do the checking before a deed is tended.

Atty. Pacacha said that if the developer decides to change the uses or the configuration of the streets, the City would have the right to approve it.

Mr. Lavernoich explained that if the developer would be able to develop workforce housing earlier, there were incentives for this.

Mr. Lavernoich said that the \$800,000 that the developer will be paying the City, the City will be investing into public improvements and then the City will be reimbursed down the road.

Mr. Eversley then said that it would be important to remember that while it is important to focus on what Steelpointe will provide for the City in terms of salaries, taxes and benefits,. But as the project comes online, it will have an effect on the City as a whole and on the immediate neighborhood. This should also help with the anti-blight efforts.

Chairman Curwen said that it would be important to bear in mind that it will truly affect the entire City because of the development. It is like a rolling harvest.

Council Member dePara thanked everyone for attending and that it would be a long process. He encouraged everyone to contact the OED office with their questions. The Council Members are part of the process.

Council Member Lyons then said thanked everyone and said that it was informative.

Chairman Curwen said that the members would like a paper trail of ownership; default and termination clauses.

### **ADJOURNMENT**

**\*\* COUNCIL MEMBER DEPARA MOVED TO ADJOURN.**

**\*\* COUNCIL MEMBER LYONS SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:00 p.m.

Respectfully submitted

Sharon L. Soltes  
Telesco Secretarial Services

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT  
AND ENVIRONMENT COMMITTEE  
SPECIAL MEETING  
SEPTEMBER 23, 2009**

**ATTENDANCE:** Angel de Para, Chair; Robert Curwen, Marie Valle, Council President Thomas McCarthy; Denise Taylor-Moye (6:16 p.m.); Warren Blunt (7:05 p.m.)

**OTHERS:** Ed Laveronich, Bpt. OED Robert Christoph, Sr., Bridgeport Landing LLC President; Robert Christoph, Jr., Bridgeport Landing LLC Vice President; Atty. Gregory Cava, Michael Stone, Bridgeport Landing LLC; Mark Summers, Bridgeport Landing LLC Construction Manager; Michael Ullian, Bridgeport Landing LLC; Susanne Amaducci-Adams, Bilzin Sumberg Baena Price and Axelrod, LLP; Carter McDouall, Bilzin Sumberg Baena Price and Axelrod, LLP; Council Member Michelle Lyons (6:27 p.m.), Council Member Robert Walsh (6:27 p.m.), Council Member AmyMarie Vizzo-Paniccia (6:27 p.m.), Council Member Richard Bonney (6:27 p.m.), Council Member Susan Brannelly (6:27 p.m.) Council Member Carlos Silva (6:27 p.m.); Council Member M. Evette Brantley (7:05 p.m.)

**CALL TO ORDER**

Chairman Curwen called the meeting to order at 6:15 p.m.

**173-08 Steel Pointe - Submission of First Amended and Restated Development and Acquisition Agreement.**

Mr. Lavernoich came forward and explained that Mr. Eversley was at another meeting and would be joining this meeting later. He then said that

Atty. Carter McDouall came forward, introduced himself and said that the team was present to answer the Committee's questions. The team then introduced themselves.

Mr. Christoph Sr. came forward and greeted the Committee. He said that his development company has built thousands of apartments and retail space. One thing that he read in the paper was that the project was downsized. He then said that project was over 2 million sq ft. Mr. Christoph Sr. then went on to give a breakdown of the amount of square footage for the various components in terms of retail, residential and office. The fact that the project has been broken down into smaller parcels does not mean that

the project has been downsized. He also reminded everyone that the start of the project was dependant on the State issuing a bond, which the State did not do.

*Council Members Michelle Lyons, Robert Walsh, AmyMarie Vizzo-Paniccia, Richard Bonney, Susan Brannelly and Carlos Silva joined the meeting at 6:27 p.m.*

Atty. Amaducci-Adams came forward and explained that the type of development that Mr. Christoph works on are not 50 yard dashes, but projects that take years to complete. Atty. Amaducci-Adams then reviewed the development of the Miami Beach Marina starting with the parcel as it was in 1983. The original project with the additional boat slips failed and Mr. Christoph took over the project in 1991 with several vacant parcels. By 1995, the project was basically fully built out. This includes the support services for the various businesses.

Council Member Lyons asked about the fact that there was a fourteen year period from 1987 to 2005 for the Miami project. Atty. Amaducci-Adams agreed. She reminded that it was a long term development that involved experience with waterfront.

Atty. McDouall came forward and pointed out that on the photograph that shows the completed marina, there is a fifty foot wide baywalk that runs along the full waterfront of the Miami project. The marina for the Bridgeport Landing project will be a public marina. The entire waterfront of this project will be public.

Atty. McDouall said that there have already been conversations with the new selected developer that will be working on the Seaview Plaza project just across the river. That project also has public space along the waterfront. One of the conversation that has been taken place is about boat storage at Seaview Plaza. Atty. McDouall said that the yachts need a number of highly skilled support services to maintain them. Bridgeport is the first deep water port available north of New York City and there are only two available. It will be important to target that segment of the market.

Atty. McDouall then reviewed a diagram showing the four phases of the development. He explained that the developer has agreed to take down Upland Phase 1 site within 120 days of being given site control. He reminded everyone that there are still three tenants on the entire parcel.

Atty. McDouall explained that when the economic and financial markets crashed, there was no public or private finances available. Even today, there are no bonds being issues. When the original proposal was made, the financial conditions were such that the project could have been done in one piece, but this does not exist in today's financial world. The bond market is just beginning to come back now. The proposal is for the developer to front end the financing of the project. Once an income stream is developed, then the developer can go to the financial institutions for additional support.

Council Member Lyons asked about the development of the Waterfront Phase. Atty. McDouall then explained that Bridgeport Landing LLC will fund the development in order to establish an income stream. Once the parcel has some development on it, then the developer will be able to go out for bonding because there is already a proven generation of revenue. He explained that the developer was looking at an occupancy facility by 2013 for Upland Phase 1. Atty. McDouall explained that at the end of 2007, when the market crashed, the financial agreements froze. The fence alone cost about \$500,000 of investment. There have also been other investments in terms of permits for the waterfront.

Mr. Ullian came forward and explained that he was involved in retail shopping centers. He said that the first phase was market research. He commented that when he first saw the site, he was excited by it. In this area, the Boston Post Road is very difficult to develop because it is narrow and geographically hemmed in. Steelpointe is a unique parcel because it is hemmed in by Interstate 95 and Route 1. Within the 15 mile radius, there is enormous potential of 600,000 residential.

*Council Member Valle left the meeting at 7:02 p.m.*

Council Member Lyons asked about what type of retail that Bridgeport LLC was considering for Upland Phase 1. Mr. Ullian said that he believed that it would likely be a sports orientated tenant.

Council Member Walsh asked if it would be just surface parking. Atty. McDouall said that structure parking requires the sale of TIFF bonds and that this would not be feasible at this time.

*Council Members Blunt and Evette Brantley joined the meeting at 7:05 p.m.*

Council Member Walsh asked about the relocation of Tallmadge Brothers. Atty. McDouall then reviewed where the business would move to on the site. Mr. Christoph pointed out that there were a number of major retailers, such as Linen 'N Things, and the Shaper Image that had gone out of business in the past year. There are more business failures expected in the first quarter of the new year. Retailers are not expanding at this time. This project is being positioned in order to capitalize opportunities in the future.

Council Member Baker asked what level of capacity the developer would be looking for before starting the next phase. Mr. Ullian then reviewed details of what the project was looking for in an anchor tenant. He said that last year, Target opened 50 stores, this year, they opened 5 stores, three of which were relocations that they had to do.

Council Member Brantley came forward and asked if there had been any type of market research done on the local community. She pointed out that when the Crossroad Mall, formerly known as Lafayette Mall, closed, the City doesn't have a good bookstore. Mr. Ullian explained that this need had been identified this need and they are on the list, but they would not be considered an anchor tenant.

Council Member Brantley also wanted to know about the minority business portion of the project. Mr. McDouall came forward and reviewed the details and reassured everyone that Mr. Christoph had been working very closely with the Minority Business office on this issue.

Mr. McDouall explained that there are a number of tenant who are interested in the project but it is important to maintained confidentiality for the potential tenants. He said that he believed that he would be successful in bringing a good tenant to Bridgeport. He then reviewed the State Sales Tax revenue, which may help pay for some of the structure. Much of this is dependent on having site control.

Council Member Brannelly then asked whether restaurants would be included and whether there would be consideration to more local outfits. Mr. Ullian explained that the larger tenants with deep pockets are often difficult to negotiate with. He said that while the project would like to have some national chains, the developer is looking for a balance between national chains and local restaurants.

Council Member Richard Bonney asked who would own the marina. Mr. McDouall said that the developer anticipated a membership and that the marina may be owned by the City and the developer may operate it for the City.

Council Member Richard Bonney asked if there would be any discount for Bridgeport residents using the marina as opposed to non-residents. Mr. McDouall said that it was too early to know what would happen with this, but the developer will be working with the City on setting the rates. The more that the market rate facilities, the more income that will be generated.

Council Member Curwen then asked about taking possession after 120 days. Mr. McDouall explained that they would be required to purchase the parcel once the parcel is made available. Mr. McDouall explained that there were binding agreements with the three tenants on the site. One of the tenants will conclude their business on November 1, but will remain for an extension until the spring, so that the business is not vacated. Tallmadge Brothers will be moved once the State issues the permits. The target date for that is June 1st, but everyone knows that this is dependant on the State permits.

Mr. Eversley explained that there had been a number of technical engineering that have been worked on in the last few months, such as paper streets. A draft leased is being

reviewed by the City Attorney's Office. Once the details are finalized in terms of the marina, the Council will be presented with the resolutions for approval. He pointed out that the commercial marine market is slowly dying, but felt that recreational boating would increase.

Mr. Lavernoich said that in 2006, the Superior of Connecticut blessed an agreement between Tallmadge Brothers and the City. This is a turnkey agreement and this involved a 2,000 square foot building that is refrigerated. It is anticipated that this will be ready for the Spring of 2010.

Council Member Curwen said that there was discussion about doing the waterfront parcel first and then Upland parcel 1. He said that his concerns were Phase 2 & 3, particularly if the bond market does not come back. Mr. McDouall said that the real goal for the developer is in Phases 2&3. He said that the developer is leaving no stone unturned on this. They are looking at all potential sources, private, governmental or institutional. He said that our system works on the available financing. He said that Bridgeport Landing was comfortable front ending the project and purchasing three to five years' worth of time. He said that he believes that this project will be in front of the curve and not behind it.

Mr. McDouall pointed out that several people had pointed out that it was listed as \$100,000 per acre. He said that this was the up front cost, but when the other costs, such as cleaning up the brown fields, installing the infrastructure and providing the workforce housing would end up with \$500,000 or \$600,000 per acre when all the benefits are factored in.

Mr. Christoph, Sr. came forward and said that they were on the site yesterday with the DEP and the ACOE. He explained that if the City gave him site control yesterday, it would still take another six to nine months just to get the DEP permits before they can start work.

Council Member Lyons said that she could understand starting on the waterfront first, but had concerns about Tallmadge Brothers possibly being displaced and moving out of Bridgeport. Mr. Christoph then gave a quick overview about how this would be part of the entire project.

Council Member Lyons asked what the advantages of having a public marina. She said that she wondered about attracting yachts to the marina. Mr. Christoph explained that there were no major shipyards in the area to handle the larger yachts. Since they are familiar with the Miami yacht operation, they can network and attract the appropriate owners. He explained why it would be in the best interest of the City and the residents to have the marina open to the public. While there will be a variety of slips, Mr. McDouall

said that it will be important to capture the higher end boater because there are so many spin off markets for the residents.

## **RECESS**

Chairman de Para called a recess at 8:00 p.m. and the meeting reconvened at 8:20 p.m.

Council Member Brantley asked about the role of women in the project. Atty. Amaducci-Adams explained that she was the attorney for Mr. Christoph and that she was also involved in commercial real estate. Atty. Amaducci-Adams said that she was on the Board for CREW, (Council of Real Estate Women).

Atty. Amaducci-Adams said that in all the discussions with the City, the City was focused on financial investment and commitment, and protection for the City. She then said that there was a \$500,000 non refundable deposit once the agreement is signed.

Atty. Amaducci-Adams pointed out that the site has been cleaned up and many minority groups worked on that. She indicated that the developer showed progress through their strong work with the Trade organization for retailers and would be attending their conventions to recruit possible tenants. Bridgeport Landing LLC has also done market studies and environmental studies on the parcel.

Regarding the City's desire for protection, she said that the City wants to maintain ownership. The development team looked at this as a commercial arrangement for financing and evaluated it that way. Another protection for the City is the enforcement mortgage, which means that the City gets the land back if the developer doesn't complete the development. The DEP permits have been applied for and when they are granted, Bridgeport Landing LLC is prepared to move forward.

Mr. McDouall came forward and said that the first thing that happens is a 90 day application is submitted to the DEP for approval. If changes are made, it goes back through zoning. The City is protected. The zoning will be binding on the land. The developer and any successor will be bound by the zoning. Mr. McDouall assured everyone that the City is protected on multiple levels.

Council Member Taylor-Moye asked if Phase 2 and 3 would have the residential units. Mr. McDouall explained that most of the questions were on Upland Parcel 1. He then put up the schematic for the Parcel 2 & 3. He explained that while the financial market crashed, the residential market crashed even harder. Currently there is a surplus of housing and it will be important to have that absorbed into the market. As the market rate housing is developed on site, the affordable housing will be developed. There is a minimum requirement of 150 units. There is a 10% requirement, but the minimum amount of affordable units will remain at 150 regardless of how many units under 1,500 units are built.

Council Member Taylor-Moye asked what the rents for the affordable housing. Mr. McDouall then explained the formula that is used to calculate. Council Member Taylor-Moye asked if the units would be for handicapped. Mr. McDouall said that they would be units for ADA tenants.

Council Member Taylor-Moye said that she would like to say she would want the affordable housing as a priority in the project. Mr. McDouall said that there was a clause in the agreement to start the affordable housing within the five years. Council Member Taylor-Moye said that she would have appreciated having the Council Members involved in the planning portion of this project from the start.

Council Member Brantley asked if the housing would involve bonding. Mr. McDouall reviewed the details for construction the housing. He said that he had worked on the affordable housing projects. He said that he did not work on one that did not have bond issues built in.

Chairman dePara asked if the affordable housing was workforce housing or subsidized housing. Mr. McDouall said that he was focused on workforce housing, but will be working with the City on subsidized housing.

Council Member Curwen commented that he did not believe that the committee would need a meeting tomorrow night because the committee members need to formulate their questions. Council Member Lyons said that she thought the Committee needed to formulate their questions first. Atty. Stastmore said that there was an additional component about the financial aspect. That information will not be available until late next week.

Council Member Curwen said that he would like to have the financial information and that he would pose the other questions via email. He then asked Atty. Pacacha for a list of extensions, including the terminations. Council Member Curwen asked if there were any obstacles to the project.

Mr. McDouall explained that Midtown had come into the partnership and worked with the City. They are a limited partner with about 20% interest and have no input into the management.

Council Member Curwen said that if there are any requests, he asked that it be put through the Committee chair so that everyone has the same documentation and information. Atty. Stratmore suggested that if there were any financial questions, he would like them before Monday because he will be out of the country.

Council Member Walsh said that he wanted a full history of who has been involved in the project from Day 1. Atty. Pacacha said that he was gathering that information.

Council Member Walsh said that there had been statements that there had been funds expended and he would like to see the spreadsheet. Mr. McDouall said that there would be an financial summary but that he would not be uncomfortable releasing the spreadsheet to the public. Atty. Stratmore said that when the letter comes from the financial consultant, it includes a summary.

**\*\* COUNCIL MEMBER CURWEN MOVED TO CANCEL THE MEETING SCHEDULED FOR THURSDAY EVENING, SEPTEMBER 24, 2009 AND RESCHEDULE IT FOR OCTOBER 1, 2009  
\*\* COUNCIL MEMBER LYONS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* COUNCIL MEMBER CURWEN MOVED TO ENTER INTO CAUCUS.  
\*\* COUNCIL MEMBER LYONS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

#### CAUCUS

The Council Members entered into caucus at 9:03 p.m. They returned to the public meeting at 9:55 p.m.

Council Member Baker requested to hire an outside consultant to assist the Committee with a limited scope of it duty. Atty. Anastasi said that his understand of the authority of the council to retain outside services would be done through the City Attorney's Office and the Council membership.

**\*\* COUNCIL MEMBER CURWEN MOVED TO HIRE AN OUTSIDE ATTORNEY  
\*\* COUNCIL MEMBER LYONS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

A brief discussion ensued.

**\*\* COUNCIL MEMBER CURWEN AMENDED HIS MOTION TO HIRE AN OUTSIDE ATTORNEY TO INCLUDE THE PHASE WITH THE APPROVAL OF THE CITY ATTORNEY'S OFFICE AND CITY COUNCIL OFFICIALS.  
\*\* COUNCIL MEMBER LYONS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

#### ADJOURNMENT

**\*\* COUNCIL MEMBER CURWEN MOVED TO ADJOURN.  
\*\* COUNCIL MEMBER TAYLOR MOYE SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:56 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT  
AND ENVIRONMENT COMMITTEE  
SPECIAL MEETING  
OCTOBER 6, 2009**

**ATTENDANCE:** Robert Curwen, Chair; Angel dePara, Denise Taylor-Moye;  
Maria Valle; Michelle Lyons

**STAFF:** Atty. Ron Pacacha, Don Eversley, OPED

**OTHERS:** Robert Christoph, Sr., Bridgeport Landing LLC President; Robert Christoph, Jr., Bridgeport Landing LLC Vice President; Atty. Gregory Cava, Michael Stone, Bridgeport Landing LLC; Mark Summers, Bridgeport Landing LLC Construction Manager; Michael Ullian, Bridgeport Landing LLC; Susanne Amaducci-Adams, Bilzin Sumberg Baena Price and Axelrod, LLP; Carter McDouall, Bilzin Sumberg Baena Price and Axelrod, LLP; Council Member Susan Brannelly, Council Member Robert Walsh, Council Member M. Evette Brantley; Council Member AmyMarie Vizzo-Paniccia; Council Member Leticia Colon; Council Member Richard Bonney

**CALL TO ORDER**

Council Member Curwen called the meeting to order at 7:05 p.m.

**173-08 Steel Pointe - Submission of First Amended and Restated Development and Acquisition Agreement**

Chairman Curwen said that there had been two requests regarding additional information, one being a paper trail of ownership and a second one regarding defaults. Chairman Curwen distributed copies of this.

Chairman Curwen said that following the meeting, he had requested Atty. Pacacha break down the contract into sections by the proposed phases and the items

**\*\* COUNCIL MEMBER DEPARA MOVED TO ADD TO THE RECORD THE DOCUMENT TITLED "SUMMARY OF FIRST AMENDMENT AND RESTATED DEVELOPMENT AND ACQUISITION AGREEMENT" DATED SEPTEMBER 23, 2009 AS EXHIBIT 1 AND A DOCUMENT TITLED "RESPONSES TO QUESTIONS RAISED ON TUESDAY, SEPTEMBER 22, 2009 – ECONOMIC & COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE DATED**

**OCTOBER 5, 2009 AND AUTHORED BY ATTY. RON PACACHA AS EXHIBIT #2.**

**\*\* MS. LYONS SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Atty. Pacacha said that Exhibit #1 was a summary of the timeline and it organized the project. He reminded everyone that the dates were not fixed in stone, and that the dates could be extended for a variety reasons and extenuating circumstances, which he then outlined.

Atty. Pacacha reviewed the difference between minimum construction and waterfront design with the Committee.

Council Member dePara asked about the Phase 1 improvements and whether or not the developer would be able to secure 80% of the tenants from nationally recognized retail chains. Mr. Ullian explained that the developer was fairly confident that this could be done. Atty. Pacacha then reviewed what would happen if the developer missed a deadline, and how the enforcement mortgage would work.

Council Member Walsh asked what the acquisition cost of the waterfront parcel. He was told it would be \$100,000 per acre, less the streets. Atty. Pacacha reviewed the details with the Committee. Council Member Walsh had several questions regarding the details of the public infrastructure and the initial restaurant.

Council Member Walsh asked when the public would know what the investment was in the development. Atty. Pacacha explained that the land needs to be surveyed to determine exactly how much of the land the streets would occupy. A 12 acre parcel would yield 1.2 million investment.

Mr. Ullian then gave a brief overview of how the recruiting would be done for the retail tenant. Council Member Walsh said that the retail would be recruited and the project would need to be done by 2021. Mr. Ullian indicated that the Project Phasing Plan Schedule, Exhibit J in the original contract, addressed this issue. Mr. Ullian then gave a brief overview of the deadlines in that exhibit.

Atty. Pacacha said that the Administration would have the right to approve the incoming tenant. Chairman Curwen asked what would happen if the Council did not like the retailer. Mr. Ullian said that the schedule would tight and would not allow a public hearing for the retailer. Atty. Pacacha said that once the contract is signed, the Council needs to rely on the contract. Mr. Ullian said that when the developer goes to recruit the tenants, the terms of negotiation would negatively impact.

Council Member Walsh then cited page 22, and paragraph B, where it indicated that the Mayor had the right to grant the extension. Mr. Ullian said that if there were additional terms added, then the project would be functionally dead and that no developer would ever be able to sign a lease.

Council Member Lyons asked if there was a way to allow the Council to be notified. Mr. Ullian explained that the language included the Mayor notifying the Council. He added that developers can't build projects unless they have tenants because of the economic conditions. He reminded everyone that the developer would be funding the public improvements and that the developer will be at risk. The public owned facilities will cost the developer about 10 or 15 million dollars before any work is started on the private construction.

Mr. Eversley of Office of Economic Development, came forward and said that he had attended the retail market fair last year with the development team. He said that this site was designed to have a much more urban setting rather than the large box stores with acres of asphalt parking between the curb and the store.

Council Member Vizzo-Paniccia pointed out that once the contract was signed, the Council had to let the developer conduct their business as they need to do. She said that this was sound business practice. Council Member Brantley said that she agreed with Council Member Vizzo-Paniccia, but would like the language to be changed to insure that the Council was notified. Chairman Curwen said that there was the possibility of a change of administration. Atty. Pacacha pointed out that the Mayor's input was very limited on very specific items. He added that the Mayor was the Chief Executive for the City. Council Member Vizzo-Paniccia said that the real issue was between the Council and the Administration, so that the Council needs to work on a resolution regarding the communication, because it wasn't really wasn't the developer's issue.

*Council Member Valle left the meeting at 7:55 p.m.*

In response to a question that Chairman Curwen asked, Mr. Ullian pointed out that the developer was reluctant to project the figures because the 2009 figures would be meaningless in 2013.

Atty. Pacacha then reviewed the Phase II and III requirements. Phase II concerns the former UI site and because there may not be public funding available for the clean up when Phase I is completed. In order to allow the project to proceed, the developer could elect to proceed with Phase III before Phase II.

Mr. Ullian pointed out that the term "mean square feet" refers to the occupy able space, not to parking garages.

Atty. Pacacha pointed out that the TIF funding would repay the City and the developer. Atty. Amaducci-Adams came forward and reviewed the details of the agreement and pointed out that there would be contingencies that could not be foreseen. Atty. Amaducci-Adams explained that the developer would be jump-starting the project and gave a brief overview of the contingency plan.

Atty. Pacacha reminded everyone that the Council needed to agree with the developer as to what are public improvements. He then listed a number of the permits that were required before the shovel can go into the ground.

Regarding the work force housing units, about the area medium income. Council Member Brantley asked that the median income for Bridgeport be considered rather than for Fairfield County. Atty. Amaducci-Adams assured Council Member Brantley that the area used for median was for Bridgeport. Mr. Eversley explained that the figures come from HUD.

Council Member dePara asked about the design standards for the off site housing. Mr. Ullian then reviewed the details regarding the off site housing and said that the developer will be working with OPED on selecting the sites. Council Member dePara asked if the WFH would fit in with the surrounding area. Mr. Ullian pointed out that any WFH would have to be approved by the Bridgeport Zoning Commission.

Council Member Lyons pointed out that there were other neighborhoods around Steelepoint would be affected also. It will also be important to make sure the surrounding neighborhoods become stronger, also. Mr. Ullian said that he believed that the neighborhoods surrounding the area were already stable and would be looking forward to helping them become even better.

Atty. Pacacha then reviewed details of the East Main Street Development proposal and the Financial Mechanism with the Committee.

Chairman Curwen asked what the status of the interlocal agreement. Atty. Pacacha and Mr. Summers then reviewed the timing of the agreement, as outlined in Section 4.5a on page 28 of the agreement.

Atty. Pacacha then reviewed the Protection/Remedies portion of Exhibit 1. He explained that there was an entire host of requirements that go with the establishment of a GDP district. Following the GDP, a DDP must be developed and approved by the Zoning officer. He added that “Best Efforts” means the highest standards as interpreted by the courts. Atty. Pacacha continued to give an overview of the remaining items listed in the document.

Atty. Pacacha gave an overview of Environmental Remediation summary points. Council Member Lyons asked how the environmental clean up would take place. Mr. Ullian came forward and said that currently the plan was encapsulation and that it is anticipated that this may be done by construction of parking facility. The final, specific engineered details have not been designed yet. There are significant costs involved with the UI property. He explained that the first step in construction would be to address the contamination before construction begins.

Chairman Curwen thanked Atty. Pacacha for all his work on this document. He then said that he wanted to know if a fire house had been considered for this development. Atty. Pacacha said that this could be one of the public improvements that could be discussed. Mr. Ullian said that he hadn't discussed this, but that a substation may be possible. A full fire house might be difficult because of the space considerations.

Atty. Adams pointed out that there had been discussions with the Fire Chief about this. Mr. Ullian said that he would be happy to work with the City on this issue.

### **CONTINUATION**

**\*\* COUNCIL MEMBER DEPARA MOVED TO CONTINUE THE MEETING ON WEDNESDAY AT 6:00 P.M.**

**\*\* COUNCIL MEMBER LYONS SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting recessed at 8:42 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT  
AND ENVIRONMENT COMMITTEE  
SPECIAL MEETING  
OCTOBER 7, 2009**

**ATTENDANCE:** Robert Curwen, Chair; Angel dePara, Maria Valle;  
Denise Taylor-Moye (6:40 p.m.); Warren Blunt (7:06 p.m.)

**STAFF:** Atty. Ron Pacacha, Don Eversley, OPED

**OTHERS:** Robert Christoph, Sr., Bridgeport Landing LLC President; Robert Christoph, Jr., Bridgeport Landing LLC Vice President; Atty. Gregory Cava, Michael Stone, Bridgeport Landing LLC; Mark Summers, Bridgeport Landing LLC Construction Manager; Michael Ullian, Bridgeport Landing LLC; Susanne Amaducci-Adams, Bilzin Sumberg Baena Price and Axelrod, LLP; Carter McDouall, Bilzin Sumberg Baena Price and Axelrod, LLP; Council Member Susan Brannelly, Council Member Robert Walsh, Council Member AmyMarie Vizzo-Paniccia; Council Member Leticia Colon; Council Member Richard Bonney

**CALL TO ORDER**

Chairman dePara called the meeting back into session following the continuation from yesterday evening at 6:30 p.m. *A quorum was not present.*

**173-08 Steel Pointe - Submission of First Amended and Restated Development and Acquisition Agreement**

Atty. Pacacha said that due to the discussion at the earlier part of the meeting, most of the new provisions had already been reviewed. These include the failure to construct, default, and other provisions.

Atty. Pacacha then distributed copies of a document titled "Responses to Questions on Tuesday, September 22, 2009 for the Economic & Community Development and Environment Committee" to those who did not have it. He explained that he had listed the original terms of the LDA in the left column and the amended and restated LDA on the right side of the document.

Atty. Pacacha explained that there were negotiations included for an ILA if the financing could not be procured. He also went on to highlight the terms regarding the bonding issues for Phase II and Phase III along with the rights to terminate.

The timeline was outlined on page 3 of the document and include the fines that the City would receive if there is a default.

*Council Member Taylor-Moye joined the meeting at 6:40 p.m. A quorum was now present.*

Council Member Brannelly asked why the timelines were included in the document. Atty. Pacacha explained that this portion of the project was permit driven. Once the permits are submitted, the issuance of the permit is at the discretion of the permitting agency, not the developer.

Sect. 3.9 contains the information regarding the Workforce Housing. Chairman dePara asked if Atty. Pacacha had been able to get the information about the formula for the median family income. Atty. Pacacha then distributed a document titled "FY 2009 Section 8 Median Family Income Documentation System" which contains a section "The results of the Median Family Income Step by Step Process by HUD. Chairman dePara asked what the AMI formula was. Atty. Adams explained that AMI as defined in the definition section of the agreement referred to the formula that was presented in the document that the Commission had been given.

Atty. Pacacha then reviewed the changes that had been made in the original agreement regarding the transfer of property. The biggest protection for the City is the fact that that each parcel is transferred when specific items are achieved by the developer.

The discussion then moved to the Extensions of Time section, which includes provisions for "force majeure", and the recognition of situations such as the timing of harbor dredging, which can only be done during certain times.

Council Member Curwen requested that Atty. Pacacha review Sect. 3.6 again with the Committee members. Atty. Pacacha explained that if the developer is using "best efforts" then there would be an extension of one year if needed. If the developer is not making what is determined to be a "best effort", then the Mayor will notify the Council and the Mayor will have the discretion to grant the extension.

Council Member Walsh asked for the definition of "reasonable rates" for bonds. One of the development members explained that "reasonable rates" referred to what was commercially reasonable. These bonds might go up for sale in two, four or six years when the project needs. If the interest rates are set too high, it will deter the bond from being marketed. The City will be participating in the process and these are also subject to the interlocal agreement, which is approved by the Council. "Reasonable rates" allows for the elastic concept and what the market would bear. It was also pointed out that there were any number of bond market publications available that include the factors used for

determining “reasonable rates”. Council Member Walsh pointed out that one of the factors was also the bond rating for Bridgeport, which is currently not the best. A member of the development team explained that the bond issue would not come up until there is a real project with real tenants. Mr. Eversley commented that the original agreement did not allow for the flexibility of the market, which resulted in the developer having the financial arrangements disappear because of the market conditions. Discussion about this then followed.

Council Member Baker asked about how the Council will be notified in the event of the Mayor grants a extension. Atty. Pacacha said that the Administration will notify the Council. Council Member Baker asked if the Council will be provided with the reasons for the extensions and the additional information. Chairman dePara requested that Atty. Pacacha discuss this with the Administration regarding this and report back to the Committee.

Council Member Walsh asked for an explanation of Section 13.5 about “force majeure”. Atty. Pacacha said that the definition of “force majeure” was very specific. Council Member Curwen pointed out that the term was described in Section 8.62.

Atty. Pacacha then went on to review the details of the Bridgeport Landing LLC, which was outlined in the document labeled Exhibit #2. Atty. Pacacha said that he had attempted to determine who the members of Bridgeport LLC were, but Florida law does not require that this information be made public. Therefore, he approached the developer about this and the developer provided him with redacted copies of the documents. The items that were redacted had to do with financial arrangements between the members and the entity. Mr. Christoph has assured Atty. Christoph that the documents that he received were accurate and true. Mr. Christoph has the right to have final say as to who will be members of the entity.

Atty. Pacacha stated that the conclusion confirms that he has reviewed all the documents that he needed to and that he has no reason to believe the information that he was given in the documents or verbally was not accurate.

Council Member Walsh asked about page 5, where there was a statement about confidentiality for the information. Atty. Pacacha said that the attorneys approach the material in terms of confidentiality. He said that there are exemptions in FOI regarding “trade secrets”, which in this case has to do with financial arrangements because his goal was to determine the membership of the partnership, not their internal financial arrangements. Council Member Walsh said that he did not believe that the same level of confidentiality should be used when dealing with a public entity. Council Member Walsh said that he wanted to know the percentage of ownership. Atty. Pacacha said that he did not feel that the percentage was for public knowledge. He went on to say that the

principal member is RCI Marine, and the two managers of the project are Mr. Christoph Sr., and Mr. Christoph, Jr. The only major change since 2007 was that of the managers.

Atty. Pacacha indicated that A-2B has a mistake on one of the dates and that there was a correction regarding a word in the third item from the bottom of the page. He then indicated what those changes were.

Council Member Curwen requested a document be drawn up as a resolution that lists the changes for the document.

### **ADJOURNMENT**

**\*\* COUNCIL MEMBER TAYLOR MOYE MOVED TO ADJOURN.**

**\*\* COUNCIL MEMBER VALLE SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT  
AND ENVIRONMENT COMMITTEE  
SPECIAL MEETING  
OCTOBER 13, 2009**

**ATTENDANCE:** Robert Curwen, Chair; Angel dePara, Denise Taylor-Moye;  
Council President Thomas McCarthy

**STAFF:** Atty. Ron Pacacha, Don Eversley, OPED

**OTHERS:** Robert Christoph, Sr., Bridgeport Landing LLC President; Robert Christoph, Jr., Bridgeport Landing LLC Vice President; Atty. Gregory Cava, Michael Stone, Bridgeport Landing LLC; Mark Summers, Bridgeport Landing LLC Construction Manager; Michael Ullian, Bridgeport Landing LLC; Susanne Amaducci-Adams, Bilzin Sumberg Baena Price and Axelrod, LLP; Carter McDouall, Bilzin Sumberg Baena Price and Axelrod, LLP; Council Member Susan Brannelly; Council Member Carlos Silva; Council Member Andre Baker; Council Member Robert Walsh; Council Member Leticia Colon; Council Member M. Yvette Brantley; Mr. Grimmes, National Development Council ; Mr. Robert Bertram, Berchem and Moses, Mario Cappolla. Berchem, Moses & Devlin, P.C

**CALL TO ORDER**

Council Member Curwen called the meeting to order at 6:20 p.m.

**173-08 Steel Pointe - Submission of First Amended and Restated Development and Acquisition Agreement**

Chairman Curwen requested the Council Members who had any additional questions for Atty. Pacacha to bring them forward. No one had any additional questions on Exhibit 1 or 2.

Chairman Curwen said that there was a letter sent to the Council Members about the financial review from Berchem, Moses & Devlin, P.C.

Mr. Lavernoich came forward and introduced Mr. Grimmes, of the National Development Council, who did the analysis of the finances on Mr. Christoph's company.

Mr. Grimmes came forward and greeted the Committee members. He then gave a quick run down of the various documents that he had been given to review from RCI, the principal member of the development company. Based on the information he received, he developed a set of findings, including the fact that Mr. Christoph has a 40 year track record for development. He said that based on Mr. Christoph's history, the information is comparable to the Steelepointe development. The project that was the most similar or comparable is the Miami Beach development. He then reviewed the financial planning for the first phase of the project. He explained that the developer has the appropriate history, a track record to draw upon and has the credit history to do so.

Council Member Walsh said that three years ago, he believed that Mr. Grimmes had given a similar report on Midtown Equities. Mr. Grimmes said that he felt at that time he felt that the development teams named at the time were competent and able to take on the job.

Mr. Bertram came forward and introduced himself. He explained that he was a principal in Berchem, Moses & Devlin, P.C. He said that he had been contacted by Council Member McCarthy and Atty. Anastasi as a consultant on the Steelpointe project. He then read the two questions that he had been given, which was delineated in the report distributed to the Council Members. He said that his response to the two questions regarding the project was yes.

Mr. Bercham said that at the end of the day, the opinion was only as good as the information given. Mr. Bercham said that he had no reason to believe that any information was withheld or that the information he received was less than accurate. He said that he had reviewed a number of documents concerning the project and reviewed the resolutions that the City Council had approved in the past. Mr. Bercham then listed all the documents and the dates of the documents that he had reviewed for the Committee. Mr. Berchem said that the analysis had been done on the basis of looking for a fatal flaw in the project. He explained that the analysis focused whether or not a deposit was made, not how much the deposit was. He said that his work was not to substitute his opinion for the opinions and decisions of those who sat at the table earlier. He said that the proposed agreement addresses all the areas of concerns and that he did not see a reason why the Council would not proceed and that the arrangements that are currently in place protect the City adequately.

Mr. Bercham was asked by Chairman Curwen if he was employed by the City of Bridgeport. He said no, but one of his partners, Mr. Michael Devin had been employed by the City at one point. Mr. Bercham has been representing the City in matters regarding the magnet school.

Council Member Brannelly asked Mr. Bercham about the protection for the City. Mr. Bercham said that all the areas that he was expecting to be covered by the agreement

were and that it was obvious numerous people had worked hard on this document. Council Member Brantley asked what the ramifications would be if the City decided to invest with another development. Mr. Bercham said that there would be serious implications of making a change like this. Council President McCarthy asked if a dissolution would result in court actions. Mr. Bercham said that he had rarely seen a parting of company that happened amiably.

Council Member Walsh asked if Mr. Devlin's work had to do with the termination of Ralph Jacobs. Mr. Bercham said that Mr. Devlin had worked on a report regarding Mr. Jacobs, but any termination actions would be beyond the scope of his firm's work.

Council Member Walsh asked Mr. Bercham if he felt that the information he had been given was accurate in terms of the members of the development group. Mr. Bercham said that other than the three LLC that everyone has been aware of, there have been no additional ownership. Council Member Walsh said that the City of Bridgeport encompasses more than the Mayor's office and the administration. He then asked if the Council had been informed of any other changes. As to the dissemination of the information to the Council, Mr. Bercham said this would also be outside of his business' scope. Council Member Walsh asked if the project should have been re-bid because of a major change in the ownership of the development group. Mr. Bercham said that any outside developer would most likely be purchasing a lawsuit rather than a project.

Council Member Walsh asked about past litigation involving a case in Waterbury in relationship to the Steelpointe project. Council President McCarthy said that this was confidential information that should only be discussed in executive session.

**\*\* COUNCIL MEMBER DEPARA MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS LITIGATION**

**\*\* COUNCIL PRESIDENT MCCARTHY SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The Committee, Mr. Eversely, Atty. Pacacha, Mr. Bercham and Mr. Cappolla entered into executive session to discuss issues having to do with litigation at 6:53 p.m. The Committee returned to public session at 7:07 p.m.

Council Member Walsh then asked if Mr. Bercham still agreed with his opinion following the information that was disclosed in the session. Mr. Bercham said that he did, subject to the approval of the Council.

Chairman Curwen then reviewed the list of all the documents that had been requested in the past few meetings that the Committee members had received.

Atty. Pacacha said that there was one additional document listing all the changes in the agreement. He said that he had prepared a list of the changes and typos, which had also been reviewed by Atty. Amaducci-Adams. He then distributed copies of a memorandum dated October 13, 2009 from him to the Committee. This included the corrected definition of the Area Median Income. He also pointed out that HUD had changed the definition of AMI since the original agreement. There was a typo regarding the number of days for a deadline that was listed as "20 days" in Section 3.2(b), which should read "90 days".

Atty. Pacacha then reviewed each and every change listed on the document with the Committee. Reference numbers were corrected. He explained that these were minor typographical changes that were not substantial changes to the document. All of the changes of the dates and other changes had been discussed with the Committee at previous meetings.

**\*\* COUNCIL MEMBER DEPARA MOVED TO INCLUDE THE INFORMATION PACKET DISTRIBUTED TO THE COUNCIL MEMBERS FROM THE NATIONAL DEVELOPMENT COUNCIL AND THE LETTER CONTAINING THE OPINION OF THE LAWYERS DATED OCTOBER 10, 2009 AS PART OF THE RECORD.**

**\*\* COUNCIL PRESIDENT MCCARTHY SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Council Member Walsh asked if it was the opinion of the City Attorney's Office that despite the changes of the ownership, that a public hearing and an 8-24 review were not necessary because the changes that did not require this. Atty. Pacacha explained that the 8-24 review focuses on whether or not this is an appropriate use for the project. Council Member Walsh asked if the fact that the number of residential units were reduced would not require a public hearing. Atty. Pacacha reminded everyone that there had been a public hearing held before the 2007 Council approval. Council Member Walsh asked for a written opinion before this matter goes to a full council vote. Atty. Pacacha said that he would provide that for Council Member Walsh.

Council Member Baker asked why the Council President would be sent the memo regarding the information as outline in Section 5(9) rather than all the Council members. Atty. Pacacha said that there was no way to know what kind of information may be involved and if it was confidential, it would not be going to a vote, but simply informing the Council of a situation. The Council President would then make the decision as to whether to distribute the information from the developer verbally or in writing. Discussion followed about this.

**\*\* COUNCIL MEMBER DEPARA MOVED TO AMEND AGENDA 173-08 AS NOTED IN THE MEMO FROM ATTY. PACACHA DATED OCTOBER 13, 2009 AND LISTED AS EXHIBIT 4.**

**\*\* COUNCIL PRESIDENT MCCARTHY SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Council Member dePara asked Atty. Pacacha to provide the co-chairs with a clean, updated copy of full proposed contract. Atty. Amaducci-Adams said that the changes were already in the document and they could have copies first thing tomorrow morning.

Chairman Curwen asked the bond counsel about the reference to “bond cap”. The Bond Counsel explained that this was not a situation where a bond cap would apply because the bonds would be issued by the District. These bonds are not going towards the City’s debt service. The market will self police the amount because the bonds will only be supported by the amount of taxes paid by the District. He explained that there is a cap included in the legislation statute referring to how much could be bonded, which was most likely was being referred to in the original statement.

Council Member Walsh asked if the City would become responsible for the 3 million dollars for the initial public improvements on the waterfront. It was explained that if within six years after the improvements are completed, the City will be required to pay the 3 million dollars if the tax district can not generate the revenue. Discussion followed about the details of the Interlocal agreement and the implications for the City.

Council Member dePara asked about whether there was a plan in place to have City staff to oversee the project and move it along. Mr. Eversley said that there had been a recommendation to increase the staff in OPED during the budget process, and the Council had increased the number of positions in the department. Currently Mr. Eversley said he is in the process of filling the positions, some of which will be working on Steelpointe project. The positions are for a general position, but the department is mindful of the needs of the City in supervising this project.

**\*\* COUNCIL MEMBER DEPARA MOVED TO CONTINUE THE MEETING ON THURSDAY, OCTOBER 15, 2009 AT 6:15 P.M.**

**\*\* COUNCIL MEMBER TAYLOR MOYE SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:45 p.m.

Respectfully submitted

Sharon Soltes  
Telesco Secretarial Services

City of Bridgeport  
Economic and Community Development and Environment Committee  
Special Meeting  
October 13, 2009  
Page 5

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT  
AND ENVIRONMENT COMMITTEE  
SPECIAL MEETING  
OCTOBER 15, 2009**

**ATTENDANCE:** Robert Curwen, Chair; Angel dePara, Denise Taylor-Moye;  
Council President Thomas McCarthy

**STAFF:** Atty. Ron Pacacha, Don Eversley, OPED; Ed Lavernoich

**OTHERS:** Robert Christoph, Sr., Bridgeport Landing LLC President; Robert Christoph, Jr., Bridgeport Landing LLC Vice President; Atty. Gregory Cava, Michael Stone, Bridgeport Landing LLC; Mark Summers, Bridgeport Landing LLC Construction Manager; Michael Ullian, Bridgeport Landing LLC; Carter McDouall, Bilzin Sumberg Baena Price and Axelrod, LLP; Council Member M. Evette Brantley; Council Member Leticia Colon; Council Member Michelle Lyons; Council Member AmyMarie Vizzo-Paniccia; Council Member Robert Walsh

**CALL TO ORDER**

Chairman dePara reconvened the meeting at 6:25 p.m.

**173-08 Steel Pointe - Submission of First Amended and Restated Development and Acquisition Agreement**

Atty. Pacacha came forward and distributed copies of a document dated October 15, 2009 regarding his legal opinion concerning the need for an additional public hearing on Steel Point and whether or not the property would be subject to a CGS §8-24 review.

**\*\* COUNCIL MEMBER CURWEN MOVED TO ENTER A LETTER DATED OCTOBER 15, 2009 FROM ATTY. RON PACACHA REGARDING THE NEED FOR A PUBIC HEARING OR CGS § 8-24 REVIEW IN TO THE RECORD AS EXHIBIT I.**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Atty. Pacacha explained that the law does not require the Planning and Zoning Commission to issue an additional Section 8-24 C.G.S. report in connection with the proposed Amended and Restated Development Agreement since the need for a Section 8-24 review has been previously complied with.

Regarding the need for a public hearing on the Steel Point Peninsula, Atty. Pacacha indicated that the City Council held a public hearing on October 30, 2007, prior to the final disposition of the property by the Council.

A short discussion followed regarding the fact that the only changes that were made were minor and not substantive.

**\*\* COUNCIL MEMBER CURWEN MOVED TO AMEND AND SUBSTITUTE THE RESTATED DEVELOPMENT AGREEMENT FOR THE AGREEMENT INITIALLY SUBMITTED TO THE CITY CLERK ON SEPTEMBER 2, 2009 IN THIS MATTER AND THIS EXHIBIT WILL BE CALLED EXHIBIT 6.**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* COUNCIL MEMBER CURWEN MOVED TO APPROVE THE RESOLUTION AS AMENDED.  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

Chairman dePara requested that this item be put on the consent calendar.

Council Member Curwen said that he would like to thank the committee and the Christoph team for all their hard work regarding the difficult issues. The City Attorney's office also worked very hard and Council Member Curwen said that he hoped this would move Bridgeport forward. Council Member Curwen thanked Council President McCarthy for allowing the City Council to engage outside counsel for this project. He went on to thank Atty. Pacacha for his clear overview and insights on this complex agreement. He said that he hoped the resolution would pass in full council.

Council Member Taylor Moye said that after careful consideration, she felt that all the documents that had been presented, she was in favor of Steelepointe and was looking forward to the project moving forward.

Council President McCarthy thanked the co-chairs and the committee members. This may be the largest project that the City may ever see and it was evident that the Council Members did their homework. He said that he felt this developer was a good fit for the City. He then welcomed the development team to Bridgeport and added that he hoped that it would pass in Council.

Council Member Lyons thanked the development team and said that she knew that they would take all the residents of Bridgeport into consideration. She said that she felt that from now on Bridgeport would have good development and good business in the City.

Council Member Colon said that this had been a good experience and how she appreciated the trip to Miami to see the development. She said that she has lived in the City for a long time and hoped to stay a long time.

Chairman dePara said that he appreciated all the work that went into the documents and the amount of negotiations that went into the documents. Many of the Council Members who were not on the Committee were present for many of the meetings. There had been a perception that Steel Point would not happen.

Council Member Brantley thanked everyone and said that she had gone to the area and walked around. Since she grew up on the East Side, the area is important to her. She recounted that when the project was originally proposed, someone had told her that her niece would be out of college when the project finally moved forward.

Council Member Walsh said that he felt that they would be more successful in this effort than last time, since the City gave the developer many concessions. He said that he felt that this was a bad deal for the City of Bridgeport. He then went on to reiterate his concerns about the fact that there was only one retailer proposed. He said that he would have no problem if the City put this out to bid again. Council Member Walsh then listed all the objections that he had expressed in previous meetings.

Council Member Vizzo-Paniccia thanked the development team for their hospitality on Saturday. She said that until the Council Members were able to see a completed project, it made the potential more tangible. She said that she would like to see Bridgeport move forward.

### **ADJOURNMENT**

**\*\* COUNCIL PRESIDENT MCCARTHY MOVED TO ADJOURN.**

**\*\* COUNCIL MEMBER CURWEN SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:59 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services

City of Bridgeport  
Economic and Community Development and Environment Committee  
Special Meeting  
October 15, 2009  
Page 3



**CITY OF BRIDGEPORT  
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE**

**TUESDAY, OCTOBER 20, 2009**

**6:00 P.M.**

ATTENDANCE: Council members: dePara; Curwen

OTHER(s): S. Tylishchak, OPED; B. Coleman, OPED  
Ms. McGoldrick, Central Grants Dept.

The meeting was canceled due to a lack of quorum.

Co-chair Curwen canceled the meeting at 6:35 p.m.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services

**CITY OF BRIDGEPORT  
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE**

**TUESDAY, OCTOBER 27, 2009**

**6:00 P.M.**

ATTENDANCE: Council members: dePara; co-chair, Curwen; co-chair,  
Taylor-Moye, McCarthy (*sat in to make a quorum*)

OTHERS: Council member Brannelly

Co-chair dePara the meeting to order at 6:12 p.m.

**\*\* COUNCIL MEMBER CURWEN MOVED TO CONSOLIDATE AND APPROVE  
THE MINUTES**

**\*\* COUNCIL MEMBER MCCARTHY SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

Approval of Committee Minutes of September 16, 2009.

Approval of Committee Minutes of September 22, 2009 (Special Meeting).

Approval of Committee Minutes of September 23, 2009 (Special Meeting).

Approval of Committee Minutes of October 6, 2009 (Special Meeting).

Approval of Committee Minutes of October 7, 2009 (Special Meeting).

Approval of Committee Minutes of October 13, 2009 (Special Meeting).

**\*\* COUNCIL MEMBER CURWEN MOVED TO APPROVE**

**\*\* COUNCIL MEMBER McCARTHY SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**129-07** Lease Agreement with State of Connecticut Department of Transportation  
for property located under I-95 on Steel Point.

Associate City Attorney Pacacha thanked co-chair dePara for bringing this matter to his attention. He recalled that the item was tabled months ago by the committee and it was before them now to discuss.

Attorney Pacacha displayed a map of the oyster fishing operation that will run off of the Steel Point project. He explained that the city had an obligation to relocate the operation to a new site that was stipulated by court action. They are in the process of obtaining permits and the funds to build site improvements. He stated that they would use their best efforts to build a triangular piece of property (*denoted on the map in pink*) and (*denoted in yellow for the lease agreement*). He said they also had an obligation to relocate Talmadge and the Yacht Club by June 2010. They will provide off-street parking and Talmadge expects to open a retail store, where they will provide parking. So there are obligations to Talmadge and the Steel Point development. The improvements will be taken care of from the \$3 million provided by the State of Connecticut, so there is no cost to the city.

Attorney Pacacha added that they already have a ground lease agreement that was agreed to with Talmadge. They have to provide insurance coverage that will insure the city and the Steel Point development. So in terms of liability, they will be covered by insurance. He pointed out the location over the Stratford Avenue bridge, noting that it's the first piece of property along the river going towards the easterly side.

Council member Curwen asked if the \$3 million would cover the relocation cost. Attorney Pacacha said yes, they have to replace it with a 2,000 square foot building and this includes parking, lighting etc. these features are embedded into the stipulated court decision.

Council member Curwen asked if any delays were anticipated. Attorney Pacacha said no, but they have to work out the cost arrangements, but it's a very short build time that could be done in three months. He added that it will take three months for the site improvements and three months for construction, although the time could overlap. He further noted that the matter has been in committee for approximately one year. He also mentioned that there's an acre of property on the water that Talmadge will use to dock boats.

Council member Curwen commented that this piece of land is actually the trigger to start the Steel Point project. Attorney Pacacha responded that it's part of that, but it has to be constructed and it's going to be permanent on the water.

**\*\* COUNCIL MEMBER CURWEN MOVED TO APPROVE  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**132-08** Consolidated Plan for Housing and Community Development – Program Year 35 Annual Action Plan: Community Development Block Grant Program.

Co-chair dePara stated that there was a request to table this item.

**\*\* COUNCIL MEMBER CURWEN MOVED TO TABLE  
\*\* COUNCIL MEMBER McCARTHY SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**168-08 (S)** Disposition and Redevelopment of City-Owned Property 2836 Fairfield Avenue; Black Rock Bank & Trust Company.

Steve Tyliszchak, OPED made a request to withdraw this item. He updated that as it was read in the newspaper, they only received one successful bidder. They received assurance from that bidder to access the property. And on October 7, 2009, they received a notice requesting to withdraw the proposal. So they will put the matter out to bid again in the near future, that will be contingent upon the price they are offered.

**\*\* COUNCIL MEMBER CURWEN MOVED TO TABLE  
\*\* COUNCIL MEMBER McCARTHY SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**182-08** Resolution Accepting the Donation of 459 Knowlton Street from ACME United Corporation.

Bill Coleman, OPED distributed copies of pictures and a color coded map for reference. *He proceeded with a presentation of overhead slides relevant to the site*

Mr. Coleman requested that the committee consider approving a resolution to enter into a contract to accept a donation for 459 Knowlton Street from ACME United Corporation. *He showed (14) slides and pointed out how much progress that has been made to date.* He further noted that as they became active towards Bridgeport Brass, they received the waterfront easement rights on that property. The parcels denoted in yellow

consisted of other offers to obtain the easements. *He reviewed each slide and commented on the current conditions of the property in relation to access, grading, topography etc. and he pointed out specific locations as follows:*

- Bridgeport Brass property
- ACME site across the river water edge
- Knowlton Street portion of the property that was the ACME factory
- B&E Juices/Snapple company

He further commented that they were drawn to the donation opportunity because of the low common denominator aspects that could be developed. He mentioned that quality of life issues can be addressed on certain sites. *He paused at the picture of the site location property.*

Council member Curwen asked him if the property had any back taxes owed on it. Mr. Coleman said there weren't any taxes owed to his knowledge, but he needed to verify that information. He stated that the tax on the property was \$6,200.00 and he noted that there will be a condition of agreement that they are accountable for the taxes.

Attorney Pacacha mentioned that some environmental contamination was coming up under the road and across the company that is an issue, but ACME is responsible for that. There is also other debris, such as old broken scissors that may be in the materials on site, but this is yet to be determined.

Attorney Pacacha explained that the law protects the city when the city takes on the property, but if it's transferred out, then the city becomes liable. However, it's not a hotbed of contamination and there is no leaking around the site. He said that ACME also offered a contingent agreement of \$300k if any contaminants are found on the property.

Mr. Coleman explained that they met with ACME during March and they expressed a desire to enter into the donation. He said that George Dunbar encouraged the idea. However, one concern is the plume that migrates across the property, but ACME is responsible for that. Also, the area that required filling has been done and the uppermost property was where the sand castings and old scissors were found, but there is no evidence of oils or other hazardous materials. He added that the property has some issues, but they're manageable by capping or using other measures to correct the problems, this will require further research. Overall, it's a manageable project given the key location and he felt it's a must to take it.

Council member Curwen asked what ACME's responsibility would be. Mr. Coleman reiterated that their responsibility is on the other side of the street.

Council member Curwen stated that he was aware of the master plan and what it takes into consideration for this type of project, but on the other end of the scope, he felt that the city was acting in property management capacity for this project. He said that although the donation was a good thing, he cautioned that Mr. Coleman's department should be cognizant of the city assuming a landowner type role. Mr. Coleman acknowledged his comment.

Council member Brannelly asked what was in it for ACME. Mr. Coleman said they would receive the tax write off benefit and the project will set some value to the land and they can claim a credit against the value on taxes. It's also a good will gesture on their behalf.

Council member Brannelly asked if a liability of the additional \$300k would address the problem of cleaning up the site and capping. Mr. Coleman said no, they were looking to get private dollars to do the capping; the indemnification speaks to the other contaminants or plume work.

Council member Brannelly asked what they were looking for the property to become. Mr. Coleman said the project has to have a park component, open spaces and waterfront access. He added that the property could be mixed-use, housing etc., but the specific use hasn't been determined yet.

Council member dePara said he was skeptical about taking the donation due to the concern of taking on a lot of property that opens the city up to liability. But in the broad approach, he felt the city should take a proactive approach to future locations, to assure better more responsible developers, especially on the waterway. He added that the waterway shouldn't be used for dumping at all. He further commented that they should be better stewards of the natural resources in the future.

**\*\* COUNCIL MEMBER CURWEN MOVED TO APPROVE**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

\*After the motion was made and carried, Mr. Coleman realized and stated that the resolution submitted was the amended version.

Attorney Pacacha addressed the amended version and explained that the language was modified. There was an addition to propose to the third line, last paragraph – as read to: ***Authorize the Mayor and the Director of OPED to enter into a donation contract with ACME and...***

*\*the amended version submitted to the city clerk's office by Council member Curwen.*

**\*\* COUNCIL MEMBER CURWEN MOVED TO RESCIND THE FIRST MOTION  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER CURWEN MOVED TO AMEND THE RESOLUTION TO ADD THE NEW LANGUAGE OUTLINED AND DEFINED AS EXHIBIT-I - *outlined in blue and inserted into the last paragraph of the agreement.* TO READ: “ENTER INTO CONTRACT OF DONATION WITH ACME and, *(amendment continues with the language outlined in blue)***

**\*\* COUNCIL MEMBER McCARTHY SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

*\*It was noted that a 4-page document will be submitted to the city clerk's office*

**\*\* COUNCIL MEMBER CURWEN MOVED TO APPROVE AS AMENDED  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**191-08** Grant Submission: re: FY 2010 SWCAA Title III Grant Program.

Alexandra McGoldrick, Central Grants & Community Development stated that this was a grant for the FY 2010 SWCAA Title III Grant Program. There are two different projects that received an award document. One project is the CORE Program that is run through the Eisenhower Center for seniors. The grant will pay for a contracted handy man service. They were awarded \$16,889.00 and there is a 50% match taken from the Department of Aging operating budget.

Council member McCarthy asked if the match was already budgeted. Ms. McGoldrick said it was an in-kind match.

Ms. McGoldrick further explained that the the grant will also provide senior transportation and it will fund a vehicle and fuel for seniors transpiration. The grant is for \$4,692.00 with a 50% in-kind match from the operating budget. She further noted that the CORE and SWCAA programs are incorporated in one application. The fund for the CORE program is \$16,889.00 and the fund for the senior transportation is \$4,692.00; it's all one budgeted project.

Ms. McGoldrick said that she would forward copies of the two separate budgets and add them as a supplemental document – *she had the supplemental information on hand and it was submitted into the record.*

\*Council member Curwen requested that any supplemental documents required should be submitted in the future.

**\*\* COUNCIL MEMBER CURWEN MOVED TO AMEND FOR THE PURPOSE OF ADDING THE BUDGETARY EXPLANATION**

**\*\* COUNCIL MEMBER McCARTHY SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER CURWEN MOVED TO APPROVE AS AMENDED**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**\*\*Co-chair Curwen will submit the supplemental explanation to the city clerk's office**

**192-08 Grant Submission: re: FY 2010 DPH Preventive Health Block Grant.**

Ms. McGoldrick asked if this item was included in the committee members packet. She noted that it could be reviewed as reference. She stated the grant was a formula grant from the State Department of Public Health to contract with a nurse to provide health education at the senior center and some schools for additional work. The focus is on cardiovascular prevention and education. Other activities will be implemented to coordinate physical fitness events and a weight loss challenge program. They will also expand the farmers market location at the Bridgeport Health Department. They are looking to do this year round. They will also conduct public health education events in conjunction with St. Vincent's Hospital. It's a one-year grant in the amount of \$27,068.00, there is no match required.

Council member Taylor-Moye asked if the fitness program will be for children also. Ms. McGoldrick said yes, it will be a city-wide program for kids and adults.

Council member Taylor-Moye asked if there was also a component to address the abuse of children. Ms. McGoldrick said yes, the program will also service public assistance persons and they will coordinate events with the nurse.

**\*\* COUNCIL MEMBER McCARTHY MOVED TO APPROVE**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**194-08** Grant Submission: re: Memorandum of Agreement (MOA) with Northeast States for Coordinated Air Use Management (NESCAUM), National Clean Diesel Funding Program.

Ms. McGoldrick stated that this program was through the Environmental Protection Agency federal funding in conjunction with the (NESCAUM), National Clean Diesel Funding Program. They contacted Bridgeport to be a pilot for the funding and they will provide Bridgeport with a portion of the funding to subsidize a hybrid truck to replace a diesel truck. They will give Bridgeport up to \$45k or 15% for the vehicle they are replacing. The vehicle is often used for evictions up to twice a day. The balance of the cost of the vehicle will be covered by the city's capital expense fund. They will have to surrender and retire the diesel truck as a condition of receiving the new vehicle.

Council member McCarthy asked for clarification of whether the nutrition truck was used for evictions. Ms. McGoldrick clarified that it used to be used as a nutrition truck through the health department.

Council member Curwen stated that if it was a one-year grant, there was a possibility that it may not be funded unless they could come up with 70-80% of the balance. Council member dePara said that in the spirit of maintaining the environment for a cleaner city, he wasn't in favor of turning down granting of the funds. He thought they should go forward with the proposal.

Council member Curwen clarified that unless 70-80% of the balance was found, the truck may not be purchased. He emphasized that he didn't meant to suggest that he was turning down the grant.

**\*\* COUNCIL MEMBER CURWEN MOVED TO APPROVE**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

City of Bridgeport

Economic and Community Development & Environment Committee

October 27, 2009

Page 8

**\*Consent calendar**

**195-08** Grant Submission: re: State of Connecticut Department of Environmental Protection (DEP) for Pleasure Beach Land Use Study.

Ms. McGoldrick stated this was a \$150k grant from the Department of Environmental Protection (DEP). It's a bond finance commission funding to prepare a land use study for Pleasure Beach to include the best uses for the property, in terms of transportation etc. There is no city match required.

**\*\* COUNCIL MEMBER CURWEN MOVED TO APPROVE  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**ADJOURNMENT**

**\*\* COUNCIL MEMBER CURWEN MOVED TO ADJOURN  
\*\* COUNCIL MEMBER McCARTHY SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services