

**ADDENDUM
TO
AGENDA**

CITY COUNCIL MEETING

MONDAY, NOVEMBER 4, 2013

7:00 p.m.

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

ADDED:

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

- *169-12** Economic and Community Development and Environment Committee Report re: Disposition of City-Owned Properties in the East End for the Development of an Urban Agriculture Center.

AGENDA
CITY COUNCIL MEETING
MONDAY, NOVEMBER 4, 2013

7:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL - 45 LYON TERRACE
BRIDGEPORT, CONNECTICUT

Prayer

Pledge of Allegiance

Roll Call

MINUTES FOR APPROVAL:

Approval of City Council Minutes: October 7, 2013

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

- *133-12 Public Safety and Transportation Committee Report re: Request that a Streetlight be Installed on Utility Pole #2231 located in front of 72 Orland Street.
- *137-12 Public Safety and Transportation Committee Report re: Grant Submission: State of Connecticut Department of Transportation Congestion Mitigation and Air Quality (CMAQ) Improvement Program.
- *138-12 Public Safety and Transportation Committee Report re: Grant Submission: State of Connecticut Office of Policy & Management: Youth Services Prevention Grant Program.
- *162-12 Public Safety and Transportation Committee Report re: Request that a Streetlight be Installed on Utility Pole #1029 located near 55 Hillcrest Road.
- *163-12 Public Safety and Transportation Committee Report re: Request that a Streetlight be Installed on Utility Pole #6363 located near 1257 Kossuth Street.
- *177-12 Public Safety and Transportation Committee Report re: Grant Submission: State of Connecticut Office of Policy & Management's Juvenile Justice Advisory Committee (JJAC) re: Right Response CT Network Program.
- *119-12 Economic and Community Development and Environment Committee Report re: Disposition of City-Owned Properties to the Housing Authority (HACB).
- *120-12 Economic and Community Development and Environment Committee Report re: Disposition and Redevelopment of City-Owned Property located at 18-20 Island Brook Avenue.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR) CONTINUED:

- *135-12** Economic and Community Development and Environment Committee Report re: Disposition of Property located at "The Davidson Block" in Downtown North and Authorizing a Tax Incentive Agreement in support of the Block's Historic Renovation and Redevelopment as a Mixed-Use Residential, Retail and Commercial Complex.
- *170-12** Economic and Community Development and Environment Committee Report re: Disposition of City-Owned Properties re: Downtown North Redevelopment Area for the development of a Commercial Office Complex.
- *158-12** Miscellaneous Matters Committee Report re: Refund of Excess Payments.
- *180-12** Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Antonia Dieujuste.
- *181-12** Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Maria Diaz.
- *183-12** Miscellaneous Matters Committee Report re: Appointment of Eric L. Johnson, Sr. (D) to the Fair Housing Commission.

MATTERS TO BE ACTED UPON:

- 176-12** Public Safety and Transportation Committee Report re: Grant Submission: United States Department of Justice - FY 2013 Community Oriented Policing Services (COPS) Hiring Grant Program.
- 178-12** Public Safety and Transportation Committee Report re: Grant Submission: United States Department of Justice - FY 2013 Edward Byrne Memorial Justice Assistance Grant (JAG) Program.
- 159-12** Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Kelly Smith.

**CITY OF BRIDGEPORT
CITY COUNCIL
PUBLIC SPEAKING SESSION
MONDAY, NOVEMBER 4, 2013
6:30 PM**

ATTENDANCE: Council members: Stafstrom, Banta, Taylor-Moye, Olson
Brantley, T. McCarthy, Austin, Lyons, Vizzo-Paniccia, Bonney, Blunt,
dePara, Silva, Ayala, Martinez, Marella, Paoletto, Baker

ABSENT: Council members: Brannelly, Holloway

Council President McCarthy called the public speaking session to order at 6:37 pm.

The city clerk took the roll call and announced there was a quorum.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS
THE CITY COUNCIL ON MONDAY, NOVEMBER 4, 2013 AT 6:30 P.M., IN THE CITY
COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

*Please go to [www. SoundviewTV.org/Bridgeport](http://www.SoundviewTV.org/Bridgeport) to view or listen to the detailed
comments that the speakers below addressed to the City Council on November 4, 2013.*

❖ *Statements were submitted to the city clerk's office.*

NAME	SUBJECT
Ethan Book 144 Coleman Street Bridgeport, CT 06604	The Fall of Rome and several correction factors.
John Marshall Lee 30 Beacon Street Bridgeport, CT 06605	The City Council's To-Do List.

The public speaking session ended at 6:48 pm.

ATTEST
CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
2013 NOV 12 A 11:18

CITY OF BRIDGEPORT

CITY COUNCIL MEETING

MONDAY, NOVEMBER 4 2013

7:00 PM

City Council Chambers, City Hall - 45 Lyon Terrace

Bridgeport, Connecticut

ATTENDANCE: Council members: Stafstrom, Banta, Taylor-Moye, Olson Brantley, T. McCarthy, Austin, Lyons, Vizzo-Paniccia, Bonney, Blunt, dePara, Silva, Ayala, Martinez, Marella, Paoletto, Baker

ABSENT: Council member: Holloway

Mayor Finch called the meeting to order at 7:00 pm.

- Prayer - Council member Olson offered the prayer.
- Pledge of Allegiance - Council member Blunt led the pledge of allegiance.
- Moment of Silence - There was a moment of silence for the sister of Roseanne Austin and Dave Farrell.
- Roll Call - The city clerk took the roll call and announced there was a quorum.

Mayor Finch stated that there were multiple clean ups in the city recently known as the *Park City Sweep* and 1,000 plus people participated. He acknowledged Council member Lyons, State Representative Groggins and others who helped at the various parks. He thanked everyone for their efforts.

Personal Privilege – Council member Paoletto introduced Boy Scout Nielsen who was visiting the council meeting tonight. He expressed that he would be mentoring him through receiving his merit badges. He further expressed that it was nice to have young people in the community that want to learn more about city government.

He further thanked Mayor Finch for helping to coordinate and support the city wide clean up and supporting and urging boy scouts to give back to the City. Mayor Finch said that he hoped to recruit more boy scouts to get involved.

Council member Lyons thanked Mayor Finch for his work in the city wide clean up. She also thanked the city departments, the boy scouts and Sacred Heart University students for their help. Overall, she said everyone did a wonderful job.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

Mayor Finch asked if there were any items to be removed from the consent calendar or the addendum calendar.

There were none heard.

The city clerk read the consent calendar items into the record.

***133-12** Public Safety and Transportation Committee Report re: Request that a Streetlight be Installed on Utility Pole #2231 located in front of 72 Orland Street.

***137-12** Public Safety and Transportation Committee Report re: Grant Submission: State of Connecticut Department of Transportation Congestion Mitigation and Air Quality (CMAQ) Improvement Program.

***138-12** Public Safety and Transportation Committee Report re: Grant Submission: State of Connecticut Office of Policy & Management: Youth Services Prevention Grant Program.

***162-12** Public Safety and Transportation Committee Report re: Request that a Streetlight be Installed on Utility Pole #1029 located near 55 Hillcrest Road.

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- *119-12** Economic and Community Development and Environment Committee Report re: Disposition of City-Owned Properties to the Housing Authority (HACB).

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- *158-12** Miscellaneous Matters Committee Report re: Refund of Excess Payments.

- *180-12** Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Antonia Dieujuste.

- *181-12** Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Maria Diaz.

- *183-12** Miscellaneous Matters Committee Report re: Appointment of Eric L. Johnson, Sr. (D) to the Fair Housing Commission.

ADDENDUM

ADDED:

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

***169-12** Economic and Community Development and Environment Committee Report re: Disposition of City-Owned Properties in the East End for the Development of an Urban Agriculture Center.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**

**** COUNCIL MEMBER MARELLA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

MATTERS TO BE ACTED UPON:

176-12 Public Safety and Transportation Committee Report re: Grant Submission: United States Department of Justice – FY 2013 Community Oriented Policing Services (COPS) Hiring Grant Program.

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE**

**** COUNCIL MEMBER PAOLETTO SECONDED**

**** MOTION PASSED UNANIMOUSLY**

178-12 Public Safety and Transportation Committee Report re: Grant Submission: United States Department of Justice – FY 2013 Edward Byrne Memorial Justice Assistance Grant (JAG) Program.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**

**** COUNCIL MEMBER MARELLA SECONDED**

Council member Lyons stated that the grant money has to be used for a specific purpose. She clarified that the grant recognizes the fact that the firing range will be constructed at a designated location to be determined. However, it doesn't state that the city council agrees where the memorial will be, just that the committee will ensure that the safety and health concerns of the community will be met wherever the facility is located.

**** MOTION PASSED UNANIMOUSLY**

159-12 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Kelly Smith.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**

**** COUNCIL MEMBER AUSTIN SECONDED**

**** MOTION PASSED UNANIMOUSLY**

Mayor Finch returned to item **176-12**

Public Safety and Transportation Committee Report re: Grant Submission: United States Department of Justice – FY 2013 Community Oriented Policing Services (COPS) Hiring Grant Program.

Council member Lyons commented that after the item passed, it was pointed out that the department awarded funding for ten (10) resource school officers on a full time basis. She emphasized that these officers are sorely needed in the schools. She relayed a past personal situation regarding her grandson's school that was on lockdown at the school he attends. She requested that Police Chief Gaudet address the city council to give a brief explanation about the item regarding the a) full cost share waiver and b) the officers that will be in place for three years.

Police Chief Gaudet stated that they sought funding for a 75%-25% split. He explained that the government will fund the resource officers for the first three years. And after three years, he stated that it's the department's intent to maintain those officers if the budget allows.

New business:

**** COUNCIL MEMBER PAOLETTO MOVED TO SUSPEND THE RULES FOR THE PURPOSE OF ADDING AN ITEM TO THE AGENDA FOR APPROVAL**

**** COUNCIL MEMBER MARTINEZ SECONDED**

**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER PAOLETTO MOVED TO ADD ITEM 146-12
Proposed Amendments to the Municipal Code of Ordinances,
Chapter 3.20 Tax Incentive Development Program, amend Section
3.20.060C Miscellaneous Provisions**

He stated that the item passed unanimously in committee.

**** COUNCIL MEMBER BRANTLEY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER PAOLETTO MOVED TO SUSPEND THE RULES FOR THE
PURPOSE OF ADDING AN ITEM TO THE AGENDA FOR APPROVAL**

**** COUNCIL MEMBER MARTINEZ SECONDED**

**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER PAOLETTO MOVED TO ADD ITEM 147-12
Proposed Amendments to the Municipal Code of Ordinances,
amend Chapter 3.24 Affordable Housing Development Program**

He stated that the item passed unanimously in committee.

**** COUNCIL MEMBER BONNEY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER PAOLETTO MOVED TO SUSPEND THE RULES FOR THE
PURPOSE OF ADDING AN ITEM TO THE AGENDA**

**** COUNCIL MEMBER BAKER SECONDED**

**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE ITEM 136-12(A) and (B)
Proposed Amendments to the Municipal Code of Ordinances, amend to add
new Chapter 8.98 Mill Hill Neighborhood Revitalization Zone. [136-12 (A)]**

He stated that the item passed unanimously in committee.

**** COUNCIL MEMBER MARTINEZ SECONDED**

**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER LYONS MOVED TO SUSPEND THE RULES FOR THE PURPOSE OF ADDING AN ITEM TO THE AGENDA**

**** COUNCIL MEMBER STAFSTROM SECONDED**

**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER LYONS MOVED TO APPROVE ITEM 161-12 Discontinuance of Streets on the Steel Point Peninsula including: California Street, Pierpont Street, Maiden Lane, Pembroke Street (South of Ann Street), East Main Street (South of Stratford Avenue) and Hough Avenue.**

**** COUNCIL MEMBER PAOLETTO SECONDED**

**** MOTION PASSED UNANIMOUSLY**

Personal Privilege – Council member Vizzo-Paniccia stated that the Jewish Home for the Elderly will change its name to Jewish Senior Services – *she noted that the services will include elder abuse care.*

she also mentioned: Bridgeport Beardsley Zoo was voted #1 for entertainment for children in Connecticut. They also received an award for helping children in the city.

Council President McCarthy expressed good luck on the elections Tuesday. He mentioned the council members that would be leaving the city council and he thanked them all for the great great work they have done during their time serving on the city council. He relayed that he realized all the effort and stress that is required to serve on the city council – *he noted the following council members that would be leaving the city council:*

Council members: Brantley, Olson, Blunt, Ayala, Baker, dePara, Silva.

The Mayor, the remaining city council members and the audience extended a round of applause to the council members that are leaving. Council President McCarthy thanked everyone for their service.

- Council member Brantley thanked Council President McCarthy to express her pleasure in serving with him on the city council. She stated that she hoped the new council members will realize the task of serving on the city council is difficult. She urged them to take care of the seniors and the school district and she commented that the job shouldn't be taken for granted. She further mentioned that this will be a good two year break for her and she expected to return.
- Council member dePara expressed that he was honored and humbled that he had the opportunity to represent his district. He thanked everyone that served with him on the city council, noting that he was extremely proud that he had support

representing his district needs. He expressed that although he will continue to serve the community in another capacity, he will continue to be there to extend any help he can.

- Council member Olson stated that he enjoyed the city council's company during the time he served. He recalled his years in the education system were a challenge, to make the comparison of having served on the city council. He graciously apologized to the other council members if he ever said anything that hurt them. He went on to say that he believed Bridgeport is on the cusp of good things and he good naturedly joked that he thought Council President McCarthy should run the city council meetings instead of the Mayor.
- Council member Silva thanked everyone for their support through the years and entrusting him and Council member dePara to serve their district. As far as economic development, he said he felt the city is headed in the right direction. He expressed his appreciation for all the council members that served with him and what it means to serve the community. He thanked the Mayor for the wisdom he bestowed on him through the years that he served. He agreed with Council member Brantley that it won't be an easy task for the new council members coming forward. And he further expressed his belief in the city and the hope that it will prosper.
- Council member dePara thanked Council member Silva for the ten wonderful years working with him to serve the community.

Council member Olson expressed that he was blessed to have known and worked with Council member Brantley.

Council member Brantley commented that it's not just about serving on the city council, but that it's more about serving the district and the community.

Mayor Finch expressed that he was inspired by former President John Kennedy in his era, just as the young kids today will be inspired by their president. He said he thought it was time to reflect on the good and effective things that local government is accomplishing; regardless of whether we agree or not. He said he felt that everyone that serves or has served on the city council should be appreciated and he was personally proud of all of them. He mentioned the new projects that have come to fruition; such as the new senior center, new parks, new schools, the airport issue resolved, the opening up of Pleasure Beach and other development projects that are planned. He thanked everyone for their support!

MINUTES FOR APPROVAL:

Approval of City Council Minutes: October 7, 2013

- ** COUNCIL MEMBER McCARTHY MOVED TO ACCEPT THE MINUTES**
- ** COUNCIL MEMBER BRANTLEY SECONDED**
- ** MOTION PASSED UNANIMOUSLY**

ADJOURNMENT

- ** COUNCIL PRESIDENT OLSON MOVED TO ADJOURN**
- ** COUNCIL MEMBER LYONS SECONDED**
- ** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 7:46 pm.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, NOVEMBER 4, 2013 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME

SUBJECT

Ethan Book
144 Coleman Street
Bridgeport, CT 06604

The Fall of Rome and several correction factors.

John Marshall Lee
30 Beacon Street
Bridgeport, CT 06605

The City Council's To-Do List.

***169-12 Consent Calendar**

Disposition of city-owned properties in the East End
for the development of an Urban Agriculture Center.

**Report
of
Committee
on
CEA & Environment**

Submitted: November 4, 2013

Adopted: _____

Fleeta C Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport:

The Committee on **ECD and Environment** begs leave to report; and recommends for adoption the following resolution:

***169-12 Consent Calendar**

A Resolution by the Bridgeport City Council Authorizing the City of Bridgeport (the "City") to Transfer By Ground Lease Certain Properties in the East End for the Development of an Agricultural Center

Whereas, the City of Bridgeport's Office of Planning and Economic Development ("OPED") has received a proposal from Boot Camp Farms LLC (the "Developer") to establish an Urban Agricultural Center in the East End of Bridgeport on the following properties (individually to be known as the "Parcels," collectively, to be known as the "Property"): and

405 Central Avenue
320 Eagle Street
318 Eagle Street
310 Eagle Street
89 Trowel Street
99 Trowel Street
119 Trowel Street
329 Central Avenue
343 Jefferson Street
353 Jefferson Street
359 Jefferson Street
369 Jefferson Street

Whereas, the Property is owned by the City, except that in the case of four Parcels – 343, 353, 359, 369 Jefferson Street – such Parcels are owned by the State of Connecticut and are expected to be transferred to the City; and

Whereas, the Developer proposes to invest approximately Four Million (\$4,000,000) Dollars in the phased development of two 40,000 square foot greenhouses, community meeting space, and a retail produce market (the "Project"); and

Whereas, the City has received a grant award of approximately One Million (\$1,000,000) Dollars from the State of Connecticut Department of Economic and Community Development Brownfields Division (the "Grant") to be used to implement the environmental remediation plan for the Property; and



Report of Committee on ECD and Environment
*169-12 Consent Calendar

-2-

Whereas, OPED's budget estimates conclude that this Grant is sufficient to allow the City to meet its responsibilities under the Connecticut Transfer Act with respect to the environmental conditions on the Property; and

Whereas, the City wishes to transfer the Property via long-term Ground Lease to the Developer; Now, therefore be it

RESOLVED, that the City is authorized to negotiate and execute a Ground Lease Agreement with the Developer per the following terms and conditions:

- 1) Length of Ground Lease shall be 98 years;
- 2) Total Ground Lease payment shall be based upon the appraised value of the Ground Lease which has been determined to be \$630,000;
- 3) Total Ground Lease payment shall be due in ten (10) equal annual installments of \$63,000 with the first installment due upon the second anniversary of the execution of the Ground Lease;
- 4) Ground Lease shall be triple net, meaning that the Developer shall pay all utilities, insurance (naming the City as an additional insured party), and all real estate and personal property taxes; provided however, that Developer shall be entitled to all real estate and personal property tax abatements that may be available to Developer with respect to the Project;
- 5) City to use Grant funds to implement remediation of the Project site;
- 6) City to hold Developer harmless from previous environmental issues;
- 7) Developer to hold City harmless from future environmental issues;
- 8) Developer to abide by requirements of the DEEP-approved remediation plan;
- 9) Within (six) 6 months after executing the Ground Lease, and as a condition precedent to the Ground Lease taking full force and effect, the Developer shall provide City with evidence that it has secured: Zoning and CAM approvals; Phase 1 Financing; a Building Permit;
- 10) Developer shall invest and construct per the following schedule:
 - (A) \$1,000,000 to construct a 40,000sf greenhouse within 12 months from execution of the Ground Lease (Phase I);
 - (B) \$2,000,000 to construct a second 40,000sf greenhouse within 24 months from execution of the Ground Lease (Phase II);
 - (C) \$500,000 to construct a 4,000sf Retail Market within 36 months from execution of the Ground Lease (Phase III);
 - (D) \$500,000 to construct a 6,000sf Community Center, within 48 months from the execution of the Ground Lease (Phase IV);
- 11) City shall enforce Developer Performance per default provisions allowing for termination of Developer's lease-hold interest after reasonable notice, with appropriate cure periods except in the case of non-payment, for events of default including but not limited to bankruptcy and insolvency, failure to pay all sums due under the Ground Lease, including taxes, breach of any material term or condition of the Ground Lease, abandonment of the Project, and other events of default typical for a commercial transaction of this type.

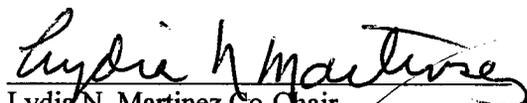


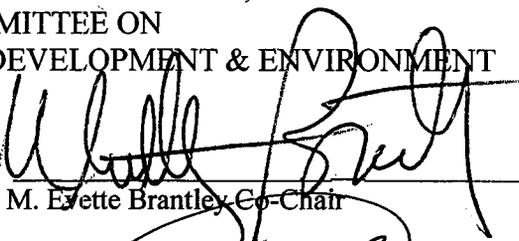
Report of Committee on ECD and Environment
*169-12 Consent Calendar

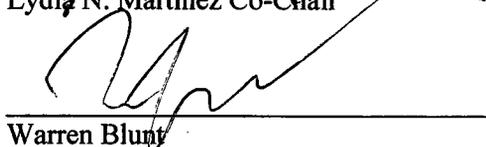
-3-

BE IT FURTHER RESOLVED that the Mayor and/or the Director of the Office of Planning and Economic Development, or their respective designee is authorized to execute all documents and do any and all things necessary to negotiate and execute a long-term Ground Lease of the Property or of Parcels within the Property to the Developer or to a related entity over which the Developer maintains control, or to a City-approved successor or assign that demonstrates its ability to perform the Developer's responsibilities, in a manner consistent with this resolution.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ECONOMIC AND COMMUNITY DEVELOPMENT & ENVIRONMENT

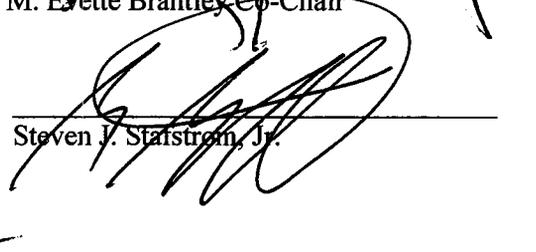

Lydia N. Martinez Co-Chair


M. Evette Brantley Co-Chair


Warren Blunt


Steven J. Stairstrom, Jr.


Michelle A. Lyons


Jack O. Banta

Michael J. Marella, Jr.

***133-12 Consent Calendar**

Request that a Streetlight be Installed on Utility Pole
#2231 located in front of 72 Orland Street.

**Report
of
Committee
on
Public Safety and Transportation**

Submitted: November 4, 2013

Adopted: _____

Fleeta C Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport:

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

*133-12 Consent Calendar

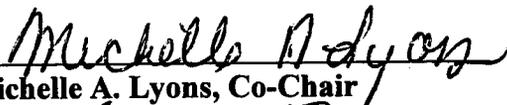
Whereas, the residents of Orland Street have brought their concerns for public safety and quality of life issues to the attention of their City Council Members; and

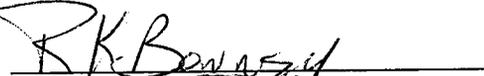
Whereas, meetings with the Council Members and residents on Orland Street have determined that to address resident concerns, a request be made for an additional streetlight to be installed on utility pole 2231 in front of 72 Orland Street; and

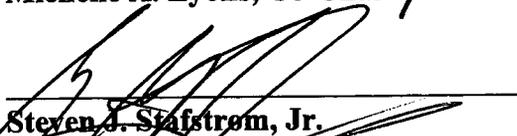
Whereas, City Ordinance Chapter 12.60 STREETLIGHT INSTALLATIONS details the process for City Council Members to follow for requesting the installation of a streetlight has been compiled with (Documentation attached) and Now, therefore be it

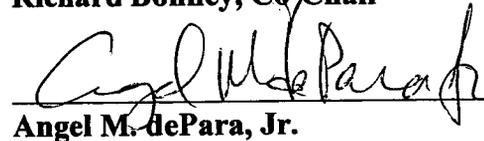
Resolved, that a streetlight be installed on the utility pole 2231 in front of 72 Orland Street.

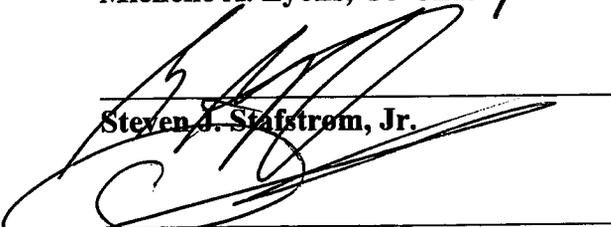
Respectfully submitted,
**THE COMMITTEE ON PUBLIC SAFETY
AND
TRANSPORTATION**


Michelle A. Lyons, Co-Chair

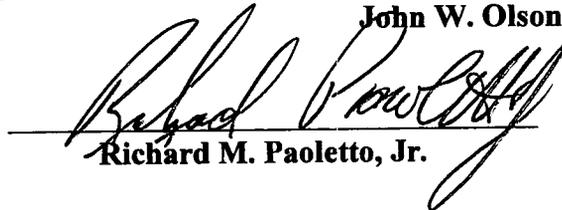

Richard Bonney, Co-Chair


Steven J. Stafstrom, Jr.


Angel M. dePara, Jr.


Andre F. Baker, Jr.


John W. Olson


Richard M. Paoletto, Jr.

City Council Date: November 4, 2013



OFFICE OF THE
DEPARTMENT OF PUBLIC FACILITIES

999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE (203) 576-7130

CHARLES M. CARROLL
Director Public Facilities

BILL FINCH
Mayor

RES. #133-12 Ref'd to Public Safety & Transportation Committee on 09/03/2013.

August 28, 2013

Fleeta Hudson
City Clerk
45 Lyon Terrace
Bridgeport, CT 06604

RE: Streetlight request at 72 Orland Street

Dear Ms. Hudson,

On behalf of Public Facilities Director Charles Carroll and in accordance with the Streetlight Installation Ordinance 12.60, I am submitting the above request of council members Steven Stafstrom and Susan Brannelly of the 130th district. Also attached as required are the correspondences from:

United Illuminating
Utilities Manager
Engineering Office
Tree Warden

Please feel welcomed to contact me at extension 7851 should you have any questions.

Respectfully,

John F. Cottell Jr.
Utilities Manger

CC: Charles Carroll- Director Public Facilities
Council member Steven Stafstrom 130th district
Council member Susan Brannelly 130th district
Mark Anastasi- City Attorney

RECEIVED
CITY CLERK'S OFFICE
2013 AUG 28 AM 9:53
ATTEST
CITY CLERK

Cottell, John

From: Cottell, John
Sent: Wednesday, July 31, 2013 8:24 AM
To: Urquidi, Jon; Domizio, Ray; Michael A. Miranda
Cc: Carroll, Charles; 'Michael Stein'; Brannelly, Susan; Stafstrom, Steven; Dorgan, Johanna
Subject: Streetlight request at 72 Orland St Pole #2231
Attachments: Ordinance Section 12.60 Streetlight Installation.pdf

Jon, Ray, and Mike,

We have received a request for a streetlight by council members Stafstrom and Brannelly (see below) to be installed on pole # 2231 in front of 72 Orland Street. Please forward the appropriate letters to my attention in accordance with the attached copy of the ordinance. Once all information is received, I will forward the completed package to the City Clerk to be placed on the Council agenda.

Thank you in advance for your timely reply.

John F. Cottell Jr.
Utilities Manager
999 Broad St.
Bridgeport, CT 06604
email: john.cottell@bridgeportct.gov
ph: 203-576-7851

From: Stafstrom, Steven
Sent: Thursday, July 25, 2013 4:51 PM
To: Dorgan, Johanna; Cottell, John; Brannelly, Susan
Subject: RE: 72 Orland St - Bridgeport

It has. There has been an increase in traffic and crime on the street since Wendy's opened. There are a number of neighbors who would like to see another street light installed so Sue and I will be petitioning for its instillation.

John, what's the best way to go about collecting the letters from UI, ect that we need pursuant to the ordinance? Can you office help?

Thanks everyone,
Steve

Councilman Steven J. Stafstrom, Jr., Esq.
City of Bridgeport, 130th District
(203) 615-3097

Cottell, John

From: Michael A. Miranda [Michael.Miranda@uinet.com]
Sent: Wednesday, July 31, 2013 8:54 AM
To: Cottell, John; Urquidi, Jon; Domizio, Ray
Cc: Carroll, Charles; Michael Stein; Brannelly, Susan; Stafstrom, Steven; Dorgan, Johanna
Subject: RE: Streetlight request at 72 Orland St Pole #2231
Attachments: ORLAND STREET POLE# 2231 PROPOSAL.jpg; 2013 Overhead Pricing.pdf

John,

Attached is the proposal map for pole# 2231 on Orland Street, Bridgeport.

My recommendation is as follows: (1) 70w HPS Cobra on 8' Arm. This is consistent with the lights on poles 2230 and 2229.

<u>Fixture</u>	<u>Average monthly charge</u>	<u>Total Annual Charge</u>
70w HPS Cobra	\$10.60	\$127.20

Please feel free to contact me with any questions you may have.

Best regards,

Michael Miranda
Outdoor Lighting Representative
Light the Night
United Illuminating Company
Phone: 203-499-2817
Fax: 203-499-3611
michael.miranda@uinet.com
www.uinet.com

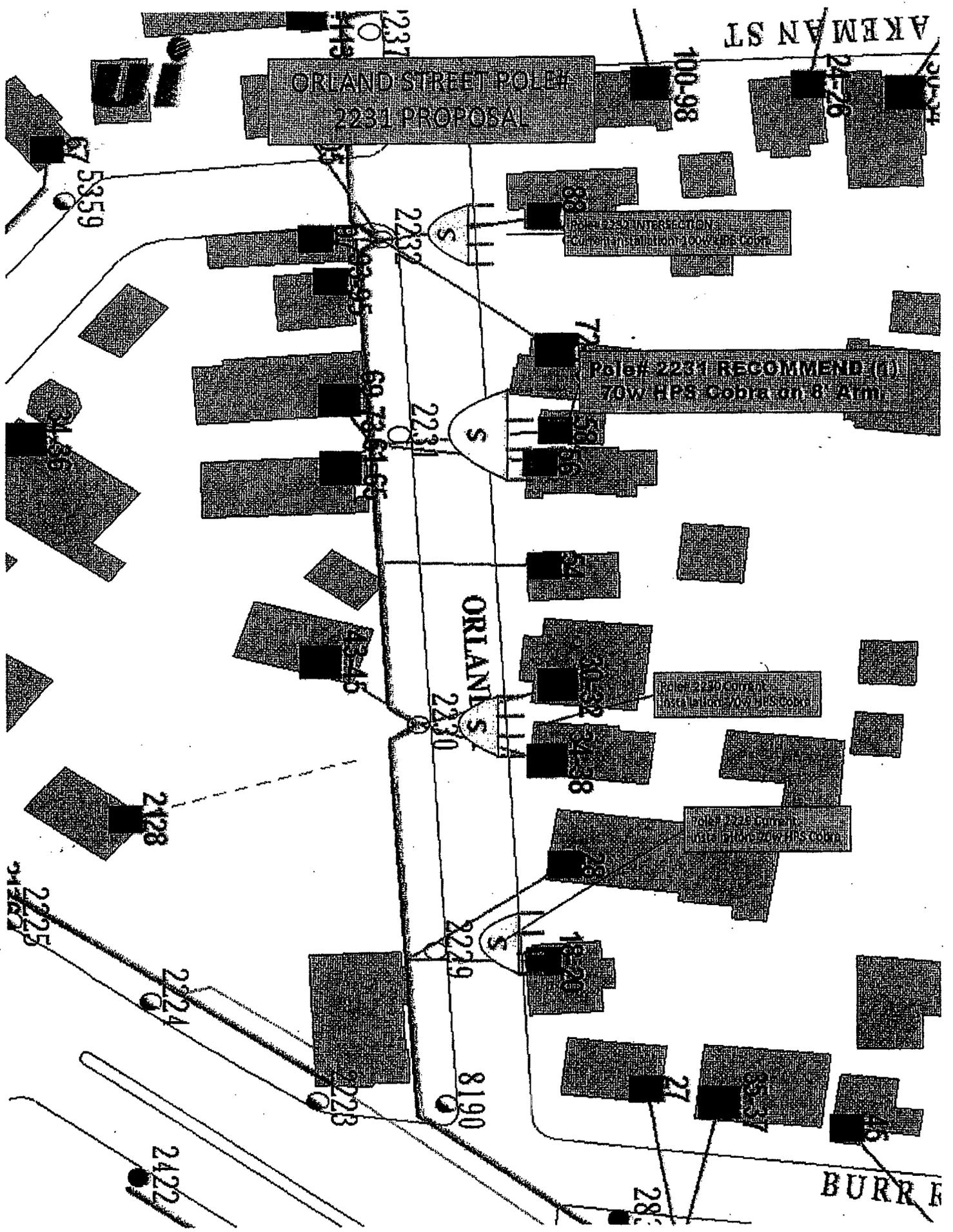
LIGHT the NIGHT*
Outdoor Lighting Solutions
FROM

ui The United Illuminating Company

***** ASK ME ABOUT NATURAL GAS *****

Sent: Wednesday, July 31, 2013 8:24 AM
To: Urquidi, Jon; Domizio, Ray; Michael A. Miranda
Cc: Charles Carroll; Michael Stein; Brannelly, Susan; Stafstrom, Steven; Dorgan, Johanna
Subject: Streetlight request at 72 Orland St Pole #2231

Jon, Ray, and Mike,



ORLAND STREET POLE #
2231 PROPOSAL

Pole # 2231 RECOMMEND (1)
70W HPS COBRA ON 8' ARM

ORLAND ST

AKEMAN ST

BURR ST

100-98

21-26

21-27

5359

2235

2231

2230

2229

8190

2128

2225

2224

2422

2223

2132

2138

2131

283

27

28



OFFICE OF THE
DEPARTMENT OF PUBLIC FACILITIES

999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE (203) 576-7130

CHARLES M. CARROLL
Director Public Facilities

BILL FINCH
Mayor

July 31, 2013

Regarding: Street light request in front of 72 Orland Street.

Dear Council Members,

In accordance with City Ordinance 12.60 for Streetlight installations, I am reporting that funding is currently available in the FY 14 budget line for Electrical Utility Services for the proposed light.

Should you have any questions please feel welcomed to contact me directly at 203-576-7851.

Respectfully,

John F. Cottell Jr.
Utilities Manager
Public Facilities Department.

Cc: Charles Carroll

Cottell, John

From: Papazachariu, Pawel
Sent: Thursday, August 22, 2013 4:42 PM
To: Cottell, John
Cc: Urquidi, Jon; Hernandez, Joseph
Subject: Engineering Review Streetlight Request - 72 Orland Street
Attachments: Streetlight - 72 Orland Street.pdf

Importance: High

John,

Attached please find Engineering Department's review for a streetlight request.
The hard copy will be forwarded.

Pawel D. Papazachariu
Traffic Engineer
City of Bridgeport
45 Lyon Terrace
Bridgeport, Connecticut
Phone: 203-332-5642
Fax: 203-576-7154
Pawel.Papazachariu@bridgeportct.gov



**CITY OF BRIDGEPORT
ENGINEERING DEPARTMENT**

CITY HALL - 45 Lyon Terrace
Bridgeport, Connecticut 06604-4023
Telephone (203) 576-7211
Fax (203) 576-7154

August 22, 2013

John Cottell
Utilities Director
Public Facilities
999 Broad Street
Bridgeport, Connecticut 06604

**Re: Engineering Review
Streetlight Request at 72 Orland Street**

Dear Mr. Cottell:

We have received the above-referenced request to conduct an engineering evaluation as to whether or not to install a streetlight at the above location based on the ratio of accidents in the evening versus daytime hours.

Review of the police records indicates that there have been two (2) traffic incidents in the close vicinity of the proposed streetlight along Orland Street in the past three (3) years. All of the accidents occurred during morning hours between 8:00 and 10:00 AM. Review of the police records indicates that the proposed streetlight installation location is not within a high incident area. Based on this review, the streetlight installation is not warranted based on accident history.

Should you have any questions, please do not hesitate to contact the Engineering Department.

Very truly yours,

Pawel D. Papazachariu
Traffic Engineer

PDP/

cc: Jon Urquidi, Engineering
Sgt. Joseph Hernandez

Cottell, John

From: Domizio, Ray
Sent: Wednesday, July 31, 2013 1:08 PM
To: Cottell, John
Subject: RE: Streetlight request at 72 Orland St Pole #2231

There are no trees in this area that would interfere with the installation of a street light.
Thanks, Ray

From: Cottell, John
Sent: Wednesday, July 31, 2013 8:24 AM
To: Urquidi, Jon; Domizio, Ray; Michael A. Miranda
Cc: Carroll, Charles; 'Michael Stein'; Brannelly, Susan; Stafstrom, Steven; Dorgan, Johanna
Subject: Streetlight request at 72 Orland St Pole #2231

Jon, Ray, and Mike,
We have received a request for a streetlight by council members Stafstrom and Brannelly (see below) to be installed on pole # 2231 in front of 72 Orland Street. Please forward the appropriate letters to my attention in accordance with the attached copy of the ordinance. Once all information is received, I will forward the completed package to the City Clerk to be placed on the Council agenda.

Thank you in advance for your timely reply.

John F. Cottell Jr.
Utilities Manager
999 Broad St.
Bridgeport, CT 06604
email: john.cottell@bridgeportct.gov
ph: 203-576-7851

From: Stafstrom, Steven
Sent: Thursday, July 25, 2013 4:51 PM
To: Dorgan, Johanna; Cottell, John; Brannelly, Susan
Subject: RE: 72 Orland St - Bridgeport

It has. There has been an increase in traffic and crime on the street since Wendy's opened. There are a number of neighbors who would like to see another street light installed so Sue and I will be petitioning for its instillation.

John, what's the best way to go about collecting the letters from UI, ect that we need pursuant to the ordinance?
Can you office help?

Thanks everyone,
Steve

Councilman Steven J. Stafstrom, Jr., Esq.
City of Bridgeport, 130th District
(203) 615-3097

Ortiz, Frances

From: Cottell, John
Sent: Wednesday, August 28, 2013 10:38 AM
To: Ortiz, Frances; Hudson, Fleeta
Cc: Stafstrom, Steven; Brannelly, Susan; Carroll, Charles; Anastasi, Mark T
Subject: FW: Street Light Request - 72 Orland Street
Attachments: DOC082813.pdf

Please place the above attached item on the next council meeting to be referred to committee. If you have any questions feel welcomed to contact me.

Thank you

John F. Cottell Jr.
Utilities Manager
999 Broad St.
Bridgeport, CT 06604
email: john.cottell@bridgeportct.gov
ph: 203-576-7851

RECEIVED
CITY CLERK'S OFFICE
2013 AUG 28 A 11:03
ATTEST
CITY CLERK

***137-12 Consent Calendar**

Grant Submission: State of Connecticut Department of Transportation Congestion Mitigation and Air Quality (CMAQ) Improvement Program.

**Report
of
Committee
on**

Public Safety and Transportation

Submitted: November 4, 2013

Adopted: _____

Attest: _____

Fleeta C. Hudson
City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

***137-12 CONSENT CALENDAR**

A Resolution by the Bridgeport City Council Regarding the State of Connecticut Department of Transportation's Congestion Mitigation and Air Quality (CMAQ) Improvement Program

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

WHEREAS, this funding has been made possible through a grant for Congestion Mitigation and Air Quality (CMAQ) Improvement Program; and

WHEREAS, funds under this grant will be used to install on-road bicycle routes and lanes to connect the Downtown area with various neighborhoods of the city, establish a bike-share program and connect the regional Pequonnock River Trail with the planned city-wide network; and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Department of Public Facilities, submit an application to the State of Connecticut Department of Transportation in the amount of \$1,600,000.00 for the purpose of installing on-road bicycle routes and establishing a bike share program; and,

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL:

1. That it is cognizant of the City's grant application to and contract with the State of Connecticut Department of Transportation for the purpose of installing on-road bicycle routes and establishing a bike share program; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee to execute and file such application with the State Department of Transportation for Congestion Mitigation and Air Quality Grant and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.



Report of Committee on Public Safety and Transportation
*137-12 Consent Calendar

-2-

Respectfully submitted,
**THE COMMITTEE ON PUBLIC SAFETY
AND
TRANSPORTATION**

Michelle A. Lyons, Co-Chair

Richard Bonney, Co-Chair

Steven J. Stafstrom, Jr.

Angel M. dePara, Jr.

Andre F. Baker, Jr.

John W. Olson

Richard M. Paoletto, Jr.

City Council Date: November 4, 2013

***138-12 Consent Calendar**

Grant Submission: State of Connecticut Office of Policy
& Management: Youth Services Prevention Grant
Program.

**Report
of
Committee
on**

Public Safety and Transportation

Submitted: November 4, 2013

Adopted: _____

Fleeta C Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

***138-12 CONSENT CALENDAR**

A Resolution by the Bridgeport City Council Regarding the State of Connecticut's Office of Policy & Management Youth Services Prevention Grant

WHEREAS, the State of Connecticut's Office of Policy & Management is authorized to extend financial assistance to municipalities in the form of grants; and

WHEREAS, this funding has been made possible through a grant Youth Services Prevention; and

WHEREAS, funds under this grant will be used to implement the Gang Resistance Education and Training (GREAT) Program throughout schools in Bridgeport; and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport Police Department, submit an application to the State of Connecticut Office of Policy & Management in the amount of \$67,113.99 for the purpose of implementing a Youth Services Prevention Grant focused on Gang Resistance Education and Training; and,

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL:

1. That it is cognizant of the City's grant application to and contract with the State of Connecticut Office of Policy & Management for the purpose of implementing a Youth Services Prevention Grant focused on Gang Resistance Education and Training; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee to execute and file such application with the State of Connecticut Office of Policy & Management's Youth Services Prevention Grant Program and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.



Report of Committee on Public Safety and Transportation
***138-12 Consent Calendar**

-2-

Respectfully submitted,
**THE COMMITTEE ON PUBLIC SAFETY
AND
TRANSPORTATION**



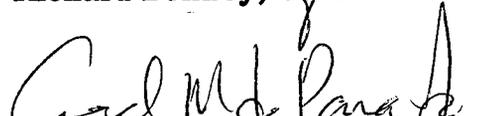
Michelle A. Lyons, Co-Chair



Richard Bonney, Co-Chair



Steven J. Stafstrom, Jr.



Angel M. dePara, Jr.



Andre F. Baker, Jr.



John W. Olson



Richard M. Paoletto, Jr.

City Council Date: November 4, 2013

***162-12 Consent Calendar**

Request that a Streetlight be Installed on Utility Pole
#1029 located near 55 Hillcrest Road.

**Report
of
Committee
on**

Public Safety and Transportation

Submitted: November 4, 2013

Adopted: _____

Fleeta C. Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

***162-12 Consent Calendar**

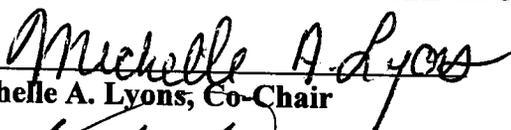
Whereas, the residents of Hillcrest Road have brought their concerns for public safety and quality of life issues to the attention of their City Council Members; and

Whereas, meetings with the Council Members and residents on Hillcrest Road have determined that to address resident concerns, a request be made for an additional streetlight to be installed on utility pole 1029 in front of 55 Hillcrest Road; and

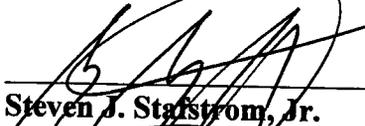
Whereas, City Ordinance Chapter 12.60 STREETLIGHT INSTALLATIONS details the process for City Council Members to follow for requesting the installation of a streetlight has been compiled with (Documentation attached) and Now, therefore be it

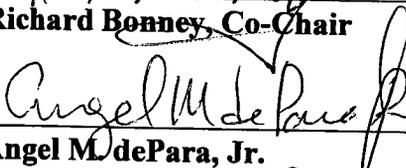
Resolved, that a streetlight be installed on the utility pole 1029 in front of 55 Hillcrest Road.

Respectfully submitted,
**THE COMMITTEE ON PUBLIC SAFETY
AND
TRANSPORTATION**

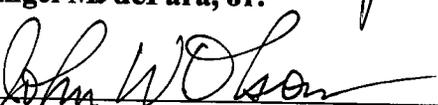

Michelle A. Lyons, Co-Chair

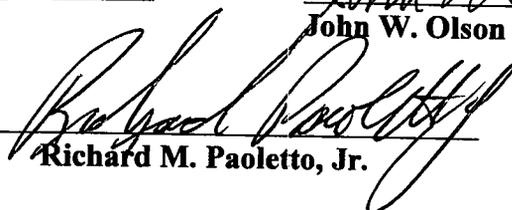

Richard Bonney, Co-Chair


Steven J. Stafstrom, Jr.


Angel M. dePara, Jr.


Andre F. Baker, Jr.


John W. Olson


Richard M. Paoletto, Jr.

City Council Date: November 4, 2013



OFFICE OF THE
DEPARTMENT OF PUBLIC FACILITIES

999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE (203) 576-7130

CHARLES M. CARROLL
Director Public Facilities

BILL FINCH
Mayor

RES. #162-12 Ref'd to Public Safety & Transportation Committee on 10/07/2013.

October 2, 2013

Fleeta Hudson
City Clerk
45 Lyon Terrace
Bridgeport, CT 06604

RECEIVED
CITY CLERK'S OFFICE
2013 OCT -2 P 3:32
ATTEST
CITY CLERK

RE: Streetlight request at 55 Hillcrest Rd

Dear Ms. Hudson,

On behalf of Public Facilities Director Charles Carroll and in accordance with the Streetlight Installation Ordinance 12.60, I am submitting the above request of council member Warren Blunt. Also attached as required are the correspondences from:

- United Illuminating
- Utilities Manager
- Engineering Office
- Tree Warden

Please feel welcomed to contact me at extension 7851 should you have any questions.

Respectfully,

John F. Cottell Jr.
Utilities Manger

CC: Charles Carroll- Director Public Facilities
Council member Warren Blunt
Mark Anastasi- City Attorney

Cottell, John

From: Blunt, Warren
Sent: Friday, August 09, 2013 11:37 AM
To: Cottell, John
Subject: Street light request- 55 Hillcrest Rd

Good Morning John,

I have a situation next to 55 Hillcrest Rd. dark area with heavy bushes, is it possible to get a light on pole #1029.

Thanks,
Warren

Cottell, John

From: Michael A. Miranda [Michael.Miranda@uinet.com]
Sent: Wednesday, October 02, 2013 3:04 PM
To: Cottell, John
Subject: RE: Street light request 55 Hillcrest Rd- pole #1029

John,

In keeping consistent with the type of fixtures on Hillcrest Road, Bridgeport I would recommend (1) 50w HPS cobra.

Current installations:

To the right of 110 Hillcrest Road on Pole# 1030 50w HPS cobra.
To the left of 90 Hillcrest Road on Pole# 7888 50w HPS cobra.

The total annual cost for the fixture is \$108.33.

Best regards,

Michael Miranda
Outdoor Lighting Representative
Light the Night
United Illuminating Company
Phone: 203-499-2817
Fax: 203-499-3611
michael.miranda@uinet.com
www.uinet.com

From: Cottell, John [John.Cottell@Bridgeportct.gov]
Sent: Tuesday, August 20, 2013 3:43 PM
To: Urquidí, Jon; Domizio, Ray; Michael A. Miranda
Cc: Michael Stein; Charles Carroll; Blunt, Warren
Subject: Street light request 55 Hillcrest Rd- pole #1029

Jon, Ray, and Mike,

We have received a request for a streetlight by council member Blunt (see below) to be installed on pole # 1029 in front of 55 Hillcrest Road. Please forward the appropriate letters to my attention in accordance with the attached copy of the ordinance. Once all information is received, I will forward the completed package to the City Clerk to be placed on the Council agenda.

Thank you in advance for your timely reply.

John F. Cottell Jr.
Utilities Manager
999 Broad St.
Bridgeport, CT 06604
email: john.cottell@bridgeportct.gov
ph: 203-576-7851



OFFICE OF THE
DEPARTMENT OF PUBLIC FACILITIES

999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE (203) 576-7130

CHARLES M. CARROLL
Director Public Facilities

BILL FINCH
Mayor

August 20, 2013

Regarding: Street light request in front of 55 Hillcrest Rd.

Dear Council Members,

In accordance with City Ordinance 12.60 for Streetlight installations, I am reporting that funding is currently available in the FY 14 budget line for Electrical Utility Services for the proposed light.

Should you have any questions please feel welcomed to contact me directly at 203-576-7851.

Respectfully,

John F. Cottell Jr.
Utilities Manager
Public Facilities Department.

Cc: Charles Carroll



**CITY OF BRIDGEPORT
ENGINEERING DEPARTMENT**

CITY HALL - 45 Lyon Terrace
Bridgeport, Connecticut 06604-4023
Telephone (203) 576-7211
Fax (203) 576-7154

October 1, 2013

John Cottell
Utilities Director
Public Facilities
999 Broad Street
Bridgeport, Connecticut 06604

**Re: Engineering Review
Street light Request at 55 Hillcrest Road**

Dear Mr. Cottell:

We have received the above-referenced request to conduct an engineering evaluation as to whether or not to install a streetlight at the above location based on the ratio of accidents in the evening versus daytime hours.

Review of the police records indicates that there has been one (1) traffic incident in the close vicinity of the study location in the past three (3) years. The accident occurred during morning hours between 8:00 and 10:00 AM and involved refuse vehicle hitting a parked car. Review of the police records indicates that the proposed streetlight installation location is not within a high incident area. Based on this review, the streetlight installation is not warranted based on accident history.

Should you have any questions, please do not hesitate to contact the Engineering Department.

Very truly yours,

Pawel D. Papazachariu
Traffic Engineer

PDP/

cc: Jon Urquidi, Engineering
Sgt. Joseph Hernandez

Cottell, John

From: Domizio, Ray
Sent: Wednesday, August 21, 2013 10:16 AM
To: Cottell, John; Urquidi, Jon; 'Michael A. Miranda'
Cc: 'Michael Stein'; Carroll, Charles; Blunt, Warren
Subject: RE: Street light request 55 Hillcrest Rd- pole #1029

Good morning all,

There are several trees that have to be pruned at this location before a street light can be installed. I will prune the trees the week of August 26. Thanks

Ray

From: Cottell, John
Sent: Tuesday, August 20, 2013 3:43 PM
To: Urquidi, Jon; Domizio, Ray; 'Michael A. Miranda'
Cc: 'Michael Stein'; Carroll, Charles; Blunt, Warren
Subject: Street light request 55 Hillcrest Rd- pole #1029

Jon, Ray, and Mike,

We have received a request for a streetlight by council member Blunt (see below) to be installed on pole # 1029 in front of 55 Hillcrest Road. Please forward the appropriate letters to my attention in accordance with the attached copy of the ordinance. Once all information is received, I will forward the completed package to the City Clerk to be placed on the Council agenda.

Thank you in advance for your timely reply.

John F. Cottell Jr.
Utilities Manager
999 Broad St.
Bridgeport, CT 06604
email: john.cottell@bridgeportct.gov
ph: 203-576-7851

From: Blunt, Warren
Sent: Friday, August 09, 2013 11:37 AM
To: Cottell, John
Subject: Pole light

Good Morning John,

I have a situation next to 55 Hillcrest Rd. dark area with heavy bushes, is it possible to get a light on pole #1029.

Thanks,
Warren

***163-12 Consent Calendar**

Request that a Streetlight be Installed on Utility Pole #6363 located near 1257 Kossuth Street.

**Report
of
Committee
on**

Public Safety and Transportation

Submitted: November 4, 2013

Adopted: _____
Attest: *Fleeta C Hudson*

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport:

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

***163-12 Consent Calendar**

Whereas, the residents of Kossuth Street have brought their concerns for public safety and quality of life issues to the attention of their City Council Members; and

Whereas, meetings with the Council Members and residents on Kossuth Street have determined that to address resident concerns, a request be made for an additional streetlight to be installed on utility pole 6363 in front of 1257 Kossuth Street; and

Whereas, City Ordinance Chapter 12.60 STREETLIGHT INSTALLATIONS details the process for City Council Members to follow for requesting the installation of a streetlight has been compiled with (Documentation attached) and Now, therefore be it

Resolved, that a streetlight be installed on the utility pole 6363 in front of 1257 Kossuth Street.

Respectfully submitted,
**THE COMMITTEE ON PUBLIC SAFETY
AND
TRANSPORTATION**

Michelle A. Lyons

Michelle A. Lyons, Co-Chair

R. K. Bonney

Richard Bonney, Co-Chair

Steven J. Stafstrom, Jr.

Steven J. Stafstrom, Jr.

Angel M. dePara, Jr.

Angel M. dePara, Jr.

Andre F. Baker, Jr.

Andre F. Baker, Jr.

John W. Olson

John W. Olson

Richard M. Paoletto, Jr.

Richard M. Paoletto, Jr.

City Council Date: November 4, 2013



OFFICE OF THE
DEPARTMENT OF PUBLIC FACILITIES

999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE (203) 576-7130

CHARLES M. CARROLL
Director Public Facilities

BILL FINCH
Mayor

RES. #163-12 Ref'd to Public Safety & Transportation Committee on 10/07/2013.

October 2, 2013

Fleeta Hudson
City Clerk
45 Lyon Terrace
Bridgeport, CT 06604

RE: Streetlight request at 1257 Kossuth St

Dear Ms. Hudson,

On behalf of Public Facilities Director Charles Carroll and in accordance with the Streetlight Installation Ordinance 12.60, I am submitting the above request of council member Lydia Martinez. Also attached as required are the correspondences from:

- United Illuminating
- Utilities Manager
- Engineering Office
- Tree Warden

Please feel welcomed to contact me at extension 7851 should you have any questions.

Respectfully,

John F. Cottell Jr.
Utilities Manger

CC: Charles Carroll- Director Public Facilities
Council member Lydia Martinez
Mark Anastasi- City Attorney

RECEIVED
CITY CLERK'S OFFICE
 2013 OCT -2 P 3:32
ATTEST
 CITY CLERK

Cottell, John

From: Kochiss, Alexander
Sent: Monday, August 12, 2013 4:20 PM
To: Carroll, Charles
Cc: Cottell, John; Rosario, Christopher; Martinez, Lydia
Subject: FW: Light on pole

Mr. Carroll,

After speaking with Mr. Cottell, I am forwarding the request by council member Lydia Martinez for a streetlight install on pole #6363.

Thanks,

Alex Kochiss
CitiStat - X7626

Begin forwarded message:

From: "Martinez, Lydia" <lydia.martinez@Bridgeportct.gov>
Date: August 11, 2013, 4:19:48 PM EDT
To: "Rosario, Christopher" <Christopher.Rosario@Bridgeportct.gov>
Subject: Light on pole

Can u request a pole light or send to the right place please? Pole # 6363 ,in front of 1257 kossuth st please! Tomas Figueroa ,2033841175 ,thank. U , Lydia.

Cottell, John

To: Cottell, John
Subject: FW: Street light request - 1257 Kossuth St- pole # 6363
Attachments: 1257 Kossuth Street.jpg

From: Michael A. Miranda [<mailto:Michael.Miranda@uinet.com>]
Sent: Wednesday, August 21, 2013 9:25 AM
To: Cottell, John; Urquidí, Jon; Domizio, Ray
Cc: Michael Stein; Carroll, Charles; Kochiss, Alexander; Martinez, Lydia; Rosario, Christopher
Subject: RE: Street light request - 1257 Kossuth St- pole # 6363

John,

My recommendation is as follows:

Pole# 6363: (1) 70w HPS Cobra. Consistent with mid-block fixtures.

<u>Fixture</u>	<u>Average Monthly Charge</u>	<u>Total Annual Charge</u>
(1) 70w HPS Cobra	\$10.60	\$127.20

These charges include installation, maintenance, and all electricity needed to operate the unit.

Please feel free to contact me with any questions you may have regarding this or any Light the Night matter.

Bets regards,

Michael Miranda
Outdoor Lighting Representative
180 Marsh Hill Rd - Orange, CT 06477-3629 - Office: 203.499-2817 Fax: 203-499-3361 || Email:
michael.miranda@uinet.com || MS: AD-2A

LIGHT the NIGHTSM
Outdoor Lighting Solutions
— TM —

 **The United Illuminating Company**

*** Burn Cleaner and Cheaper: Ask me about natural gas. ***

From: Cottell, John [<mailto:John.Cottell@Bridgeportct.gov>]
Sent: Tuesday, August 20, 2013 3:55 PM
To: Urquidí, Jon; Domizio, Ray; Michael A. Miranda
Cc: Michael Stein; Charles Carroll; Kochiss, Alexander; Martinez, Lydia; Rosario, Christopher
Subject: Street light request - 1257 Kossuth St- pole # 6363

PARK ST

City of Bridgeport Kossuth Proposal

XXXXXXXXXXXXXXXXXXXX

08/21/13
3:30 PM

Michael A. Miando

Company

568-570

7569

PARK ST

Polys 6363 (1) 70w HPS Cobia
Consistent with midblock fixtures

1217-1219

1205-1207

1191

1189

6364

6363

KOSSUTH ST

PURNAM ST

2583

2582

1200

1206

4968

100

1192-1194

258264

263-269

258



OFFICE OF THE
DEPARTMENT OF PUBLIC FACILITIES

999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE (203) 576-7130

CHARLES M. CARROLL
Director Public Facilities

BILL FINCH
Mayor

August 12, 2013

Regarding: Street light request in front of 1257 Kossuth St.

Dear Council Members,

In accordance with City Ordinance 12.60 for Streetlight installations, I am reporting that funding is currently available in the FY 14 budget line for Electrical Utility Services for the proposed light.

Should you have any questions please feel welcomed to contact me directly at 203-576-7851.

Respectfully,

John F. Cottell Jr.
Utilities Manager
Public Facilities Department.

Cc: Charles Carroll



**CITY OF BRIDGEPORT
ENGINEERING DEPARTMENT**

CITY HALL - 45 Lyon Terrace
Bridgeport, Connecticut 06604-4023
Telephone (203) 576-7211
Fax (203) 576-7154

October 1, 2013

John Cottell
Utilities Director
Public Facilities
999 Broad Street
Bridgeport, Connecticut 06604

**Re: Engineering Review
Street Light Request at 1257 Kossuth Street**

Dear Mr. Cottell:

We have received the above-referenced request to conduct an engineering evaluation as to whether or not to install a street light at the above location based on the ratio of accidents in the evening versus daytime hours.

Review of the police records indicates that there have been no reported traffic incidents in the close vicinity of the study location indicating that the proposed street light installation location is not within a high incident area. Based on this review, the street light installation is not warranted based on accident history.

Should you have any questions, please do not hesitate to contact the Engineering Department.

Very truly yours,

Pawel D. Papazachariu
Traffic Engineer

PDP/

cc: Jon Urquidi, Engineering
Sgt. Joseph Hernandez

Cottell, John

From: Domizio, Ray
Sent: Wednesday, August 21, 2013 10:13 AM
To: Cottell, John
Subject: RE: Street light request - 1257 Kossuth St- pole # 6363

John,
There are no trees at this location that would interfere with the installation of a street light.

Ray

From: Cottell, John
Sent: Tuesday, August 20, 2013 3:55 PM
To: Urquidí, Jon; Domizio, Ray; 'Michael A. Miranda'
Cc: 'Michael Stein'; Carroll, Charles; Kochiss, Alexander; Martinez, Lydia; Rosario, Christopher
Subject: Street light request - 1257 Kossuth St- pole # 6363

Jon, Ray, and Mike,
We have received a request for a streetlight by council member Lydia Martinez (see below) to be installed on pole # 6363 in front of 1257 Kossuth Street. Please forward the appropriate letters to my attention in accordance with the attached copy of the ordinance. Once all information is received, I will forward the completed package to the City Clerk to be placed on the Council agenda.

Thank you in advance for your timely reply.

John F. Cottell Jr.
Utilities Manager
999 Broad St.
Bridgeport, CT 06604
email: john.cottell@bridgeportct.gov
ph: 203-576-7851

From: Kochiss, Alexander
Sent: Monday, August 12, 2013 4:20 PM
To: Carroll, Charles
Cc: Cottell, John; Rosario, Christopher; Martinez, Lydia
Subject: FW: Light on pole

Mr. Carroll,

After speaking with Mr. Cottell, I am forwarding the request by council member Lydia Martinez for a streetlight install on pole #6363.

Thanks,

Alex Kochiss
CitiStat - X7626

Ortiz, Frances

From: Cottell, John
Sent: Wednesday, October 02, 2013 3:28 PM
To: Hudson, Fleeta; Ortiz, Frances
Cc: Carroll, Charles; Anastasi, Mark T; Martinez, Lydia
Subject: FW: Street Light Request Package for 1257 Kossuth St
Attachments: DOC100213.pdf

Please add the attached streetlight request from Councilmember Martinez to the City Council agenda to be referred to committee.

Thank you

John F. Cottell Jr.
Utilities Manager
999 Broad St.
Bridgeport, CT 06604
email: john.cottell@bridgeportct.gov
ph: 203-576-7851

Ortiz, Frances

From: Cottell, John
Sent: Wednesday, October 02, 2013 3:25 PM
To: Hudson, Fleeta; Ortiz, Frances
Cc: Carroll, Charles; Anastasi, Mark T; Blunt, Warren
Subject: FW: Street Light Request package for 55 Hillcrest Rd
Attachments: DOC100213.pdf

Please add the attached streetlight request of Councilman Blunt to the City Council Agenda to be referred to committee.

Thank you

John F. Cottell Jr.
Utilities Manager
999 Broad St.
Bridgeport, CT 06604
email: john.cottell@bridgeportct.gov
ph: 203-576-7851

***177-12 Consent Calendar**

Grant Submission: State of Connecticut Office of Policy & Management's Juvenile Justice Advisory Committee (JJAC) re: Right Response CT Network Program.

**Report
of
Committee
on**

Public Safety and Transportation

Submitted: November 4, 2013

Adopted: _____

Attest: _____

Fleeta E. Hudson

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

***177-12 Consent Calendar**

A Resolution by the Bridgeport City Council Regarding the State of Connecticut Office of Policy & Management Right Response Connecticut Network

WHEREAS, the State of Connecticut Office of Policy and Management is authorized to extend financial assistance to municipalities in the form of grants; and

WHEREAS, this funding has been made possible through a grant under the Right Response Connecticut Network Grant Program for the Bridgeport Right Response Project; and

WHEREAS, funds under this grant will be used for a School-Police-Community Collaboration for School Safety through Consistent and Appropriate Handling of Disruptive Behavior in School; and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Central Grants Office, submit an application to the State of Connecticut Office of Policy & Management in the amount of \$30,000.00 for the purpose of the Bridgeport Right Response Project; and

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL:

1. That it is cognizant of the City's grant application to and contract with the State of Connecticut Office of Policy and Management to implement a Bridgeport Right Response Project; and,
2. That it hereby authorizes, directs and empowers the Mayor or his designee to execute and file such application with the State Office of Policy and Management Right Response Connecticut Network Grant Program and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.

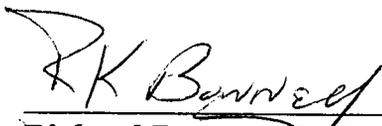


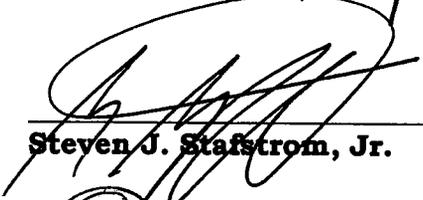
Report of Committee on Public Safety and Transportation
*177-12 Consent Calendar

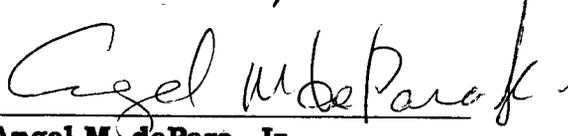
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Respectfully submitted,
**THE COMMITTEE ON PUBLIC SAFETY
AND
TRANSPORTATION**


Michelle A. Lyons, Co-Chair

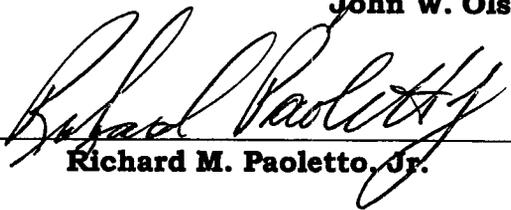

Richard Bonney, Co-Chair


Steven J. Stafstrom, Jr.


Angel M. dePara, Jr.


Andre F. Baker, Jr.


John W. Olson


Richard M. Paoletto, Jr.

City Council Date: November 4, 2013

***119-12 Consent Calendar**

Disposition of City Owned Properties to the Housing Authority (HACB).

**Report
of
Committee
on
ECB & Environment**

Submitted: November 4, 2013

Adopted: _____
Attest: *Fleeta C Hudson*
City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **ECD and Environment** begs leave to report;
and recommends for adoption the following resolution:

***119-12 Consent Calendar**

WHEREAS, over time by foreclosure and other conveyances, a substantial amount of property has come to ownership of the City of Bridgeport, most of which is severely bighted and deteriorated or consists of vacant lots, both buildable and non-buildable, on properties that at one time or another have had accumulations of rubbish and debris, fire damaged, building and fire code violations and the continuance of various neighborhood nuisances; and

WHEREAS, the Bridgeport City Council has the legal authority to dispose of city-owned property; and these listed properties were approved for disposition by the City Planning and Zoning Commission and subsequently approved for disposition by City Hall Committee; and

WHEREAS, The Housing Authority of the City of Bridgeport ("HACB") on the 22nd of May, 2006 and the City entered into a Contract for the Sale of Real Property pertaining to the transfer of 6.921 acres of property owned by HACB in exchange for properties owned by The City of Bridgeport; and

WHEREAS, HACB desires to acquire properties for development in the vicinity of Marina Village five (5) vacant city-owned parcels at: 582-96 Gregory Street (406-06A), 576 Gregory Street (406-9), 189 Walnut Street (406-10), 123-25 Ridge Avenue (406-11A); and 139 Ridge Avenue (406-13A) for utilization for potential HUD-related projects; Now, therefore be it

RESOLVED, that the City Council authorizes the Mayor and/or the Director of OPED to execute any contracts or agreements to transfer the five properties referenced in this resolution and attached hereto, and/or to take any other such necessary actions consistent with, and to effectuate the purposes of, this resolution.



Report of Committee on ECD and Environment
*119-12 Consent Calendar

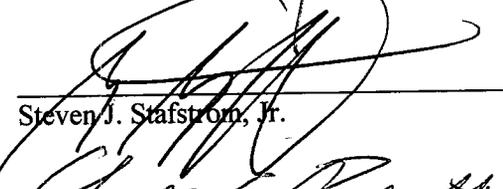
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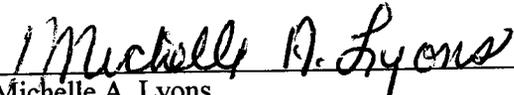
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ECONOMIC AND COMMUNITY DEVELOPMENT & ENVIRONMENT


Lydia N. Martinez Co-Chair

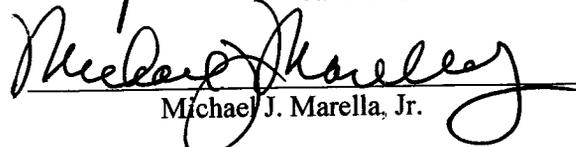

M. Evette Brantley Co-Chair

Warren Blunt


Steven J. Stafstrom, Jr.


Michelle A. Lyons


Jack O. Banta


Michael J. Marella, Jr.

Parcel ID : 0406--11A-----
GIS ID : 406-11A
Owner Name : BRIDGEPORT CITY OF
Property Location : 123 RIDGE AV #125
Co-Owner :
Owner Addr : EXEMPT PARCEL N/A
Owner City : BRIDGEPORT, CT 00000
Account : EB-0015170
Land Area
(Acres) : 0.11616162
Land Value : \$50,020
Building Value : \$150
Total Value : \$50,170
Land Use : Mun Recr Land
Style :
Rooms:
Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date :
Last Sale Price : \$0
Qualified Sale? :
Book/Page : 0/ 0

[View On-Line Vision Property Assessment Record](#)

[View LOCAL LIVE Bird's Eye Imagery](#)

Parcel ID : 0406--13A-----
GIS ID : 406-13A
Owner Name : CITY OF BPT HOUS SITE DEV
Property Location : 139 RIDGE AV
Co-Owner :
Owner Addr : EXEMPT PARCEL N/A
Owner City : BRIDGEPORT, CT 00000
Account : EB-0015105
Land Area (Acres) : 0.1177686
Land Value : \$50,060
Building Value : \$150
Total Value : \$50,210
Land Use : Mun Lnd Res
Style :
Rooms:
Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date :
Last Sale Price : \$0
Qualified Sale? :
Book/Page : 0/ 0

[View On-Line Vision Property Assessment Record](#)

[View LOCAL LIVE Bird's Eye Imagery](#)

Parcel ID : 0406--10-----
GIS ID : 406-10
Owner Name : BRIDGEPORT CITY OF
Property Location : 189 WALNUT ST
Co-Owner :
Owner Addr : EXEMPT PARCEL N/A
Owner City : BRIDGEPORT, CT 00000
Account : EB-0016380
Land Area
(Acres) : 0.12653811
Land Value : \$50,320
Building Value : \$290
Total Value : \$50,610
Land Use : Mun Lnd Res
Style :
Rooms:
Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date :
Last Sale Price : \$0
Qualified Sale? :
Book/Page : 0/ 0

[View On-Line Vision Property Assessment Record](#)

[View LOCAL LIVE Bird's Eye Imagery](#)

Parcel ID : 0406--09-----
GIS ID : 406-9
Owner Name : BRIDGEPORT CITY OF
Property Location : 576 GREGORY ST
Co-Owner :
Owner Addr : EXEMPT PARCEL N/A
Owner City : BRIDGEPORT, CT 00000
Account : EB-0007350
Land Area
(Acres) : 0.12887971
Land Value : \$50,390
Building Value : \$290
Total Value : \$50,680
Land Use : Mun Lnd Res
Style :
Rooms:
Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date :
Last Sale Price : \$0
Qualified Sale? :
Book/Page : 0/ 0

[View On-Line Vision Property Assessment Record](#)

[View LOCAL LIVE Bird's Eye Imagery](#)

Parcel ID : 0406--06A-----
GIS ID : 406-6A
Owner Name : BRIDGEPORT CITY OF
Property Location : 582 GREGORY ST #596
Co-Owner :
Owner Addr : EXEMPT PARCEL N/A
Owner City : BRIDGEPORT, CT 00000
Account : EB-0007360
Land Area
(Acres) : 0.18390725
Land Value : \$52,000
Building Value : \$290
Total Value : \$52,290
Land Use : Mun Lnd Res
Style :
Rooms:
Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date :
Last Sale Price : \$0
Qualified Sale? :
Book/Page : 0/ 0

[View On-Line Vision Property Assessment Record](#)

[View LOCAL LIVE Bird's Eye Imagery](#)

***120-12 Consent Calendar**

Disposition and Redevelopment of City Owned
Property, 18-20 Island Brook Avenue.

**Report
of
Committee
on
ECB & Environment**

Submitted: November 4, 2013

Adopted: *Fleeta C Hudson*

Attest: _____
City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport:

The Committee on ECD and Environment begs leave to report; and recommends for adoption the following resolution:

***120-12 Consent Calendar**

A RESOLUTION BY THE BRIDGEPORT CITY COUNCIL REGARDING THE DISPOSITION AND REDEVELOPMENT OF 18-20 Island Brook Avenue

WHEREAS, Buds Truck & Diesel Service Inc. (M. L. W. Inc.) a successful private 24 hour towing and recovery Company, is the owner of land and buildings located at 25 (Twenty five) Island Brook Avenue; and

WHEREAS, Buds Truck & Diesel Service Inc (M.L.W. Inc.) is in need of a site to build a new garage and provide the requirement for Landscaping and parking for its approximately 22 employees; and

WHEREAS, the City of Bridgeport-owned property at 18-20 Island Brook Avenue (the "Site") is in proximity to Buds Truck & Diesel Service Inc. (M. L. W. Inc.) property at 25 Island Brook Avenue; and

WHEREAS, Buds Truck & Diesel Service Inc. (M. L. W. Inc.) is willing to purchase the Site from the City of Bridgeport for \$50,000 (Fifty Thousand Dollars) and is further willing to remove all blight from the Site in order to construct a 65x70 Warehouse, Landscape and parking for its approximately 22 employees; and

WHEREAS, the current use of the Site offers no significant economic benefit to the City of Bridgeport, and detracts from the attractiveness of the North Avenue commercial corridor and the East End of Bridgeport as a whole; and

WHEREAS, it is in the best interest of the City to clean-up the blighted condition of the Site and to facilitate its redevelopment, especially if these actions can be achieved at the sole expense of a responsible private developer; and



Report of Committee on ECD and Environment
***120-12 Consent Calendar**

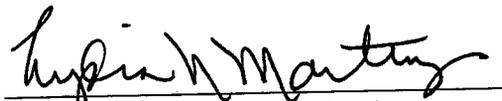
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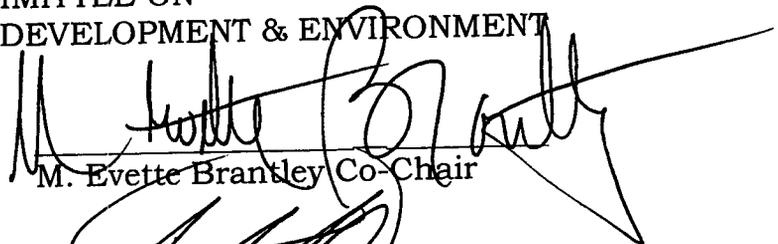
WHEREAS, the Site was appraised on May 27, 2013 at \$50,000.00 (Fifty thousand dollars); and

WHEREAS, Buds Truck & Diesel Service Inc. (M. L. W. Inc) seeks no warranties from the City regarding the environmental condition, physical condition or title on the Site; Now, therefore be it

RESOLVED, that, provided that the City of Bridgeport may not sell the Site for less than 75% of its appraised value, the Bridgeport City Council authorizes the Director of the Office of Planning and Economic Development to do any and all things necessary to negotiate and execute with Buds Truck & Diesel Service Inc. (M. L. W. Inc) a land disposition agreement for the sale and redevelopment of the Site in a manner consistent with this resolution.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ECONOMIC AND COMMUNITY DEVELOPMENT & ENVIRONMENT


Lydia N. Martinez Co-Chair


M. Evette Brantley Co-Chair

Warren Blunt

Steven J. Starstrom, Jr.

Michelle A. Lyons

Jack O. Banta

Michael J. Marella, Jr.

RECEIVED

JUN 0⁰ 2013

City of Bpt. OPED

SUMMARY APPRAISAL OF REAL ESTATE

OWNED BY

The City of Bridgeport (Public Works Department)

LOCATED AT

18-20 Island Brook Avenue
Bridgeport, Connecticut

THIS REPORT IS WRITTEN AT THE REQUEST OF:

Mr. Charlie Wade
30 Island Brook Avenue
Bridgeport, CT 06606

BY

VIMINI ASSOCIATES
REAL ESTATE APPRAISERS AND ANALYSTS
BRIDGEPORT, CONNECTICUT



VIMINI ASSOCIATES
REAL ESTATE SERVICES
SINCE 1968

May 27, 2013

Mr. Charlie Wade
30 Island Brook Avenue
Bridgeport, CT

Re: 18-20 Island Brook Avenue
Bridgeport, Connecticut

Dear Mr. Wade:

In accordance with your request to perform a valuation of the above captioned property, and issuing my findings to you in summary form, I submit this appraisal report. The purpose of this appraisal is to estimate the current market value, as defined in subsequent sections of this report. The function of this report is reportedly for potential acquisition negotiations. The effective date of this analysis is May 18, 2013, the date of inspection. The opinion of value stated in this report is based upon the Sales Comparison Approach, and the value stated is in "Fee Simple" estate, as the subject is comprised of a vacant lot, which is best valued by this method.

The undersigned appraisers certify that this appraisal report has been prepared in conformance with the Uniform Standard of Professional Appraisal Practice (USPAP), and conforms to the standards of the Appraisal Institute.

The subject property is located in the geographic center of Bridgeport, an industrial area with residential uses surrounding the neighborhood. It is comprised of a rectangular shaped parcel, with average dimensions of 40' x 100', totaling 4,000 square feet. Property is situated on the northeast side of Island Brook Avenue, and was formerly used as a sewer pump station improved with a small brick structure measuring 150 square feet. Pump station has been deactivated and property is no longer utilized or needed for its intended purposes. Overall parcel is generally consisting of a front driveway, and chain-link fencing surrounds site. It is level at street grade and throughout. Zoning is I-LI (Light Industrial), and appears to have unknown soil content. The reader is advised to consult with a LEP regarding soil content. The appraiser reserves the right to amend this report based upon findings of soil testing. A more detailed description of the property is provided further in this report.

The preparation of this report involved a check of city records, and research and analysis of market data. A personal inspection of the property was performed on May 18, 2013.

APPRAISAL SERVICES / COMMERCIAL & INDUSTRIAL BROKERAGE / LOAN BROKERAGE / PROPERTY MANAGEMENT

1057 BROAD STREET

BRIDGEPORT, CT 06604

TELEPHONE (203)384-6000

FAX (203)384-9421

Re: 18-20 Island Brook Avenue
Bridgeport, Connecticut

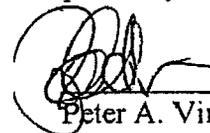
Page two

Based on this inspection, and the analysis of the data secured, it is my opinion that the Market Value of the fee simple estate of the property, as of May 18, 2013, subject to the assumptions and limiting conditions set-forth at the conclusion of this report, is the amount of:

Fifty Thousand Dollars
(\$50,000.00)*

* The appraiser is unaware of any studies of the soil content, or the presence of contamination in the improvements, and has no knowledge as to whether the subject property may be affected by Connecticut Public Act 85-443 (super lien law) or Public Act 84-535 (an act concerning clarifications of permits for hazardous liability resulting from any soil contamination due to the storage of hazardous waste). This appraisal report and the value estimates contained herein assume no potential liability resulting from any soil contamination as a result of the plating operation or due to the storage of hazardous waste material, automobiles and/or chemical spills which may have occurred on this property, or via contamination from adjoining properties, over past years. The appraiser, however, was not privy to any site assessment, clean-up costs, estimates etc. and therefore, could not take these factors into consideration in the analysis, nor reasonably quantify the effect of these conditions or any stigma which may be inherent in the subject property as a result of this contamination. It is also worthy to note that the appraiser is not qualified to detect the existence of substances such as lead, urea-formaldehyde, radon gas, foam insulation, asbestos, or other potentially hazardous waste material that may have an effect on the value of the property. The appraiser reserves the right to amend this report, at an additional fee, pending the findings of any site or environmental assessment report as to the presence of any on-site toxic, hazardous wastes or contaminants that may affect the value of the property. **The user of this appraisal report is warned that the value conclusion derived herein, is considered in a clean and uncontaminated state, and that seeking legal, and environmental advice as to the preceding issues is strongly recommended.**

Respectively Submitted,


Peter A. Virimi, MAI



STREET SCENE – ISLAND BROOK AVENUE LOOKING NORTHERLY



STREET SCENE – ISLAND BROOK AVENUE LOOKING SOUTHERLY

PHOTOGRAPHS OF THE SUBJECT



AERIAL VIEW OF PROPERTY

PHOTOGRAPHS OF THE SUBJECT

MARKET VALUE DEFINITION

"Market Value" referred to in this report is defined by the Title XI of the Federal Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA), to mean the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and each acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale¹.

ESTIMATION OF EXPOSURE AND MARKET TIME

Exposure time is defined in accordance with Uniform Standard of Professional Practice (USPAP), and standards of the Appraisal Institute as "estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal."

As previously noted, market value is derived based on that of a current sale, one occurring within a reasonable exposure time of twelve months. Reasonable exposure time inherent in the market value concept is presumed to precede the effective date of the appraisal. Appropriate market time is forecasted to occur within twelve months subsequent to the date of appraisal.

¹

The "most probable price" as stated in this definition is defined by the appraiser to be the same as "most probable selling price" which is defined in the Dictionary of Real Estate Appraisal, published by the Appraisal Institute, fourth edition, 2002.

SCOPE OF THE APPRAISAL

As an integral part of this report, the appraiser researched the Bridgeport Land Records in relation to the Assessors, Town Clerk, and Zoning offices for information on both the subject and comparable properties. Local real estate brokers and appraisers were also contacted, and with the information gathered, the analysis to value was performed.

After consideration of all three approaches to value, then analyzing the subject property through the Sales Comparison Approach, which is most appropriate, since the subject is comprised of a vacant lot, value indications of the sales used were reviewed and reconciled into a final estimate of market value. During this process, consideration was given to the strong and weak points of each sale as it relates to the market in which the property competes; the physical and economic impact of the surrounding area upon the property; the demand for such property in its specific location; the physical and legal limitations upon the use of the site; the condition of any improvements and their contribution to the value. The resulting conclusion represents the estimated defined value of the property in the condition it existed on the effective date of the appraisal, subject to the assumptions and limiting conditions contained with this report.

INTENDED USE & USER OF THE APPRAISAL

The intended use of the appraisal is to development an opinion of market value Fee Simple Estate of the property for use by our client, Mr. Charlie Wade, and possibly the owner of the property if presented by our client to the City of Bridgeport and/or affiliates. It is further understood that the intended users of the report are the clients/addressees stated on the cover and in the letter of transmittal of this report. No other party may rely on this appraisal without written notification and our prior permission.

PROPERTY RIGHTS APPRAISED

The property's "*Fee Simple Estate*" is appraised in this report. This is defined as: "Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government."² This definition is limited to the four powers of government which are; eminent domain, escheat, police power and taxation.

TITLE HISTORY

Title to the property is presently in the name of The City of Bridgeport Public Works Department. Property was transferred to current ownership status on September 30, 1919 as recorded in Volume 415, Page 492 of the Bridgeport land records.

The subject property is not currently on the market or under contract of sale, based upon review of the current and pending real estate listings through the Consolidated Multiple Listing Service, Inc. of Fairfield County, conversation with city officials and review of internet real estate websites.

EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES

None known to the appraiser. The reader is advised to hire a title searcher to perform a title search of the property. The appraiser reserves the right to amend this report based upon a title search.

TAX DATA

Subject is listed in the Bridgeport Tax Assessor's records as Map 53, Block 1542, Lot 16. City of Bridgeport had recently undergone property revaluation with an effective date of October 1, 2008.

Annual tax burden for the subject is calculated as follows:

Effective Assessment (2008)	<u>\$52,950</u>
-----------------------------	-----------------

The City of Bridgeport is tax exempt. Taxes in Bridgeport are comparable to other urban areas within Connecticut, and typically are higher than adjoining suburban communities.

ZONING

Property is situated in a "*Light Industrial*" (*I-LI*) zone. Per Bridgeport zoning regulations, zone "is intended to promote a concentration of industrial uses having minimal off-site impacts. The zone is intended to be an area where most industrial uses may locate, but where development and performance standards which are stricter than those of the Industrial Heavy Zone will promote uses which are more compatible with non-industrial areas. The development and performance standards are designed to promote a viable and attractive industrial area and to minimize potential land use conflicts. Non-industrial uses are intended to be limited to uses that are most directly supportive of industry."

Permitted uses as of right include, Automotive, and Marine Craft, Wholesale Trade, Low Impact Resource Production/Extraction, Transportation, Communications, and Essential Services (not passenger terminals), and Vehicle Service Facilities. Other uses whereas special conditions apply or special Permit is required, include but are not limited to Office Uses (limited to 20,000 square feet), Retail Sales and Services – General; Entertainment, Restaurant and Recreation, Manufacturing - High and Low Impact (special exception category), Major Industrial (special exception category), Freight Storage (high and low impact), Industrial Service (high and low impact), including warehousing/storage.

For a more detailed description of this zone, and all allowable uses, reference is directed to the Bridgeport zoning regulations (See Table 1 of the Bridgeport Zoning Regulations for a complete list of permissible uses and Table 3 for a complete list of Standards). These regulations can be obtained in the zoning office of the city of Bridgeport, and online from the municipal website.

Worthy of note, zoning was recently reclassified on a citywide basis, in which new zoning regulations are to be implemented, whereas the subject has remained *I-LI* category. The effective date of zoning reclassification is January 1, 2010.

The subject site was plotted prior to the implementation of current zoning regulations. Taking into consideration the zoning criteria, (setbacks, parking, building coverage ratio, etc.) development of the subject is limited to industrial or commercial related user, or assemblage with adjoining parcels of land.

Any use of the subject site would require zoning and other municipal approvals.

NEIGHBORHOOD

The subject area is commonly known as the Central section of Bridgeport, Connecticut. It is an older, high-density section, which is bordered by Capital Avenue and Boston Avenue on the north, Pequonnock River on the east, Grand and Arctic Streets on the south and the Route 8 Connector on the west. This section of the city was primarily developed during the 1920's as an industrial area close to residence apartments. It is a higher density area of mixed large and small manufacturing firms, contractors, offices, warehouses and storage yards, automotive repair firms, junkyards, wholesale houses and some older, multiple family residences (residences are typically on 50' x 100' lots or smaller). Commercial uses are located along North and Boston Avenues, in the confines of the area.

North Avenue and Boston Avenue, as well as a small section of Capital Avenue are major arteries, which access Downtown via Main Street, as well as the Route 8/25 connector. Route 8/25 connector provides immediate access to Interstate 95 (approximately 1 mile to the south) and the Merritt Parkway, Route 15 (approximately 2 miles to the north). Varied commercial and retail operations are spotted throughout the area, but concentrated mostly on these main city avenues, along the periphery of the described neighborhood boundaries. Industrial buildings are primarily situated along in the interior portions, and scattered along various side streets. General upkeep of the area properties is considered average; with tenant occupied buildings typically experiencing lesser degree of upkeep.

Public and parochial schools, churches of varied denominations, and shopping are all in the area, or within easy driving distance. As regards public transportation, regularly scheduled bus service is provided in the immediate vicinity.

Full complement of city services serve the area. These include police and fire protection, schools, library facilities, ambulance service, rubbish collection and many others.

MARKET TRENDS AND CONDITIONS

Commercial and industrial demand for the area overall, has increased over the past year, but limited by insufficient opportunities for credit available to prospective investors. Most sales/rental activity is by smaller or larger owner-user companies. Vacancy rates range from as low as 3 percent for smaller operations, conducive for owner occupancy, to 25 percent, for larger buildings.

Commercial and industrial loan rates range from 4.0% to 6.5%, depending on risk, with 3 to 10 year balloons, amortized over 15 to 25 years. These typically require 25% to 30% equity investment, or in some cases slightly less for owner occupied facilities. Current interest rates reflect stabilization, subsequent to consistent decreases. Stabilization at favorable levels is expected to continue into the foreseeable future.

Although interest rates have remained favorable, lending requirements in general, have recently become more stringent in the aftermath of the sub-prime mortgage crisis. Also, foreclosure rates particularly on mortgages written over the past several years on the rise, largely due to aggressive and predatory lending practices.

Achieving sustained economic growth throughout Bridgeport, has been the focus of local government and developers in recent years, as reflected in housing revitalization in downtown and throughout various sections of the city, launching of many smaller and major redevelopment projects, and attention to revival of general infrastructure. Although there has generally been limited commercial real estate activity in recent months, largely due to lack of credit available for investors, and tentativeness from looming national economic crisis, real estate values is nonetheless, expected to remain relatively stable in the city and throughout Fairfield County. There remains sufficient demand for owner-occupied properties priced competitively, and there remains relatively limited supply of desirable properties. As credit is made more available to prospective buyers which are the primary goal of recent national economic stimulus package, coupled with a favorable interest rate environment, market activity should increase corresponding to overall economic recovery. National debt ceiling has recently been raised, coupled with significant federal spending cuts, however, many economists fear will slow overall economic recovery. This has also resulted in downgrading of the US Credit rating from AAA to AA+ by Standard and Poor's, for the first time in history.

SITE DATA

Size: Dimensions of 40' x 100', totaling 4,000 square feet or .092 acre.

Shape: Rectangular (see plot plan in appendix)

Topography
& View: Basically level at street grade, and throughout.

Site overlooks industrial uses, Overall view is considered average.

Soil Content: Unknown, assumed to be typical of industrial properties in the area. An automotive scrap yard is located across the road from subject. Appears average, no visible evidence of water, rockledge, or other inferior soil content.

Street Frontage:
Site 40 feet along Island Brook Avenue.

Improvements: Limited; property has been historically used for a sewer pump station with limited improvements. The pump station measures 150 square feet and has limited uses; logical use is to raze it increase utility of site.

Site has a paved driveway, chain-link fencing and front entrance walk as well as a sidewalk along Island Brook Avenue.

Physical condition of the paved area is fair at best, as it is older and worn, with stress cracks.

Utilities: Those assumed* to be available to the site include:
Public Water
Sewage Disposal: City Sewers
Storm Sewers
Gas
Telephone Services
Electrical Services

****Reader is advised to confirm availability of utilities to site.***

HIGHEST AND BEST USE

Defined in the text, "The Dictionary of Real Estate Appraisal" published by the Appraisal Institute, fourth edition, as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability."

Subject is comprised predominately of a vacant lot with dimensions totaling 4,000 square feet or .920 acre. Highest and Best use would be to hold for future development. Among the use alternatives, the subject mostly lends itself to industrial related uses, in accordance with zoning. As there is currently an adequate availability of commercial and industrial buildings in the area, it is presently not cost effective to construct a new facility given present rent levels.

Alternatively, due to the somewhat smaller size of the lot, highest and best use, for more immediate use, in likelihood, would lie in assemblage and development into a larger site, with an adjoining property or properties, or an ancillary use with neighboring existing property. This is consistent with storage use by neighboring properties.

APPRAISAL PROCESS

There are three commonly accepted techniques for estimating Market Value of Real Estate. These include:

1. The Cost Approach to Value
2. The Income Approach to Value
3. Sales Comparison Approach to Value

In valuation of vacant land, the strongest and most applicable approach is the Sales Comparison Approach to Value. The Cost and Income Approaches are usually employed in the valuation of improved properties.

The Sales Comparison Approach is further defined in "The Dictionary of Real Estate Appraisal, published by the Appraisal, third edition.

SALES COMPARISON APPROACH: Approach through which an appraiser derived a value indication by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments, based on the elements of comparison, to the sale prices of the comparables.

In essence, all approaches to value, particularly when the purpose of the appraisal is to establish market value, are market data approaches as the data inputs are presumably market derived.

The subject's vacant land area is the topic of this appraisal. As such, the subject site is viewed as vacant land requiring zoning and other municipal approvals prior to its development. The cost of obtaining these approvals is not deducted from the value conclusion as the cost is typically borne by the buyer. The following analysis is therefore based upon comparison with sales of both industrial and a residentially zoned land parcel which is a pre-existing, non-conforming parcel similar to the subject, with adjustments applied for dissimilar characteristics, etc. to the final value conclusion.

SALES COMPARISON APPROACH

Land, whether vacant or improved, is valued as if available for development to its highest and best use. It is presumed that such a use is physically possible, legally permissible, financially feasible, and maximally productive to yield the highest return.

The use must be acceptable to the marketplace, and must be in compliance with existing zoning and land use regulations.

Six methods are available for use in, and valuation of land, all of which are derived from the three approaches to value. Sales Comparison is the most commonly used and preferred method to value land, when sufficient comparable data is available. Using this technique, data on sales of similar parcels of land are analyzed, compared, and adjusted for dissimilarities.

In this analysis, the sales comparison method is utilized, as both the Cost and Income Approaches to value are inappropriate.

Land sales that require the least degree of adjustment compared with the subject are given the greatest weight.

For this analysis, a search was conducted for sales of smaller, industrial and commercial related zoned lots, of similar size as the subject within the City of Bridgeport, which have similar utility to the subject. Three applicable sales were uncovered and considered herein for comparison purposes to the subject.

The sales utilized, are considered good comparables to the subject, as each is located in the area of the community, or competing areas of Bridgeport, which experience similar basic economic and area trends, which affect the subject.

SALES COMPARISON APPROACH (Continued)

The sales include:

- 714 Maple Street, Bridgeport, Connecticut
Sold: July 20, 2011 for \$15,000 or \$3.66 per square foot.
This sale is utilized as it is a pre-existing, non-conforming use with limited development.
- 44 Island Brook Avenue, Bridgeport, Connecticut
Sold: March 1, 2011 for \$75,000 or \$18.75 per square foot.
- 138 Evergreen Street, Bridgeport, Connecticut
Sold: January 10, 2011 for \$100,000 or \$5.87 per square foot.

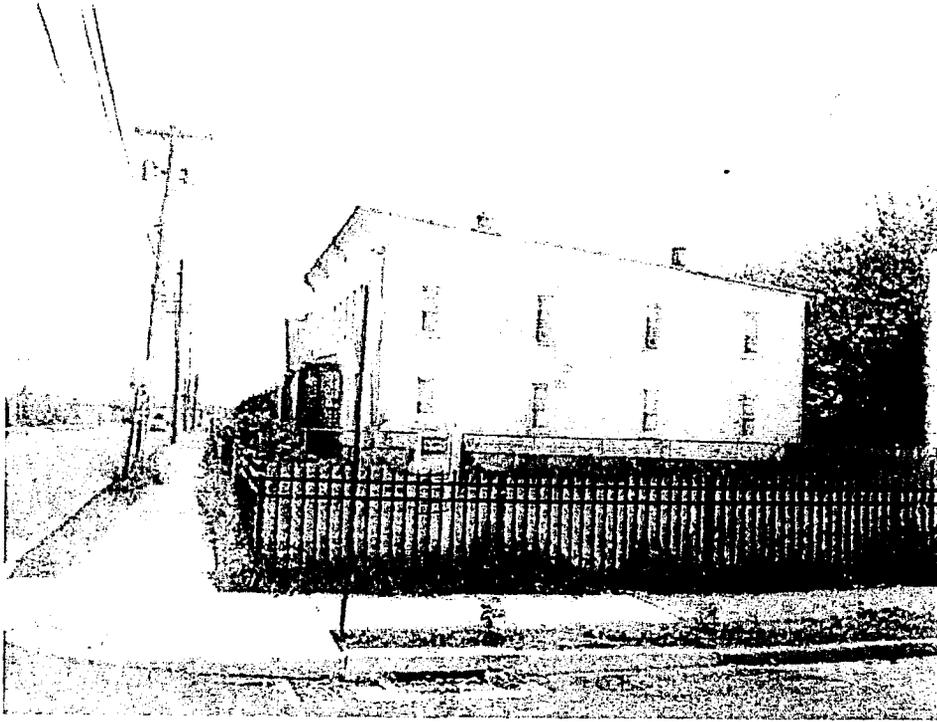
All applicable sales have been adjusted, where necessary, for dissimilar characteristics. The process of analysis involved consideration of the following features and conditions.

Real Property Rights Conveyed
Financing terms
Conditions of Sale
Time of Sale (Market Conditions)
Location, Size, and Shape
Topography, Soil Content
Street Frontage, Zoning
Development Potential

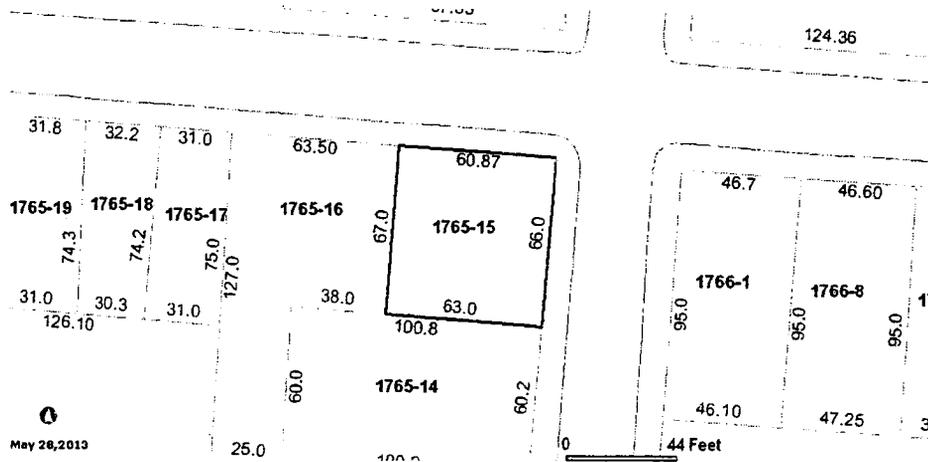
The unit of comparison considered appropriate for comparison purposes is the sale price per square foot of lot area. This provides the typical purchaser a quick check for comparing competitive offerings, as well as sufficient data for estimating the total construction cost of a project. Each of these sales is further described and compared to the subject on the following pages.

SALES COMPARISON APPROACH (Continued)

Comparable Land Sale No. 1



PHOTOGRAPH OF 714 MAPLE STREET, BRIDGEPORT



SITE PLAN TAKEN FROM CITY OF BRIDGEPORT GIS SYSTEM

SALES COMPARISON APPROACH (Continued)

Comparable Land Sale No. 1 (Continued)

Address: 714 Maple Street, Bridgeport

Location: East Side of Bridgeport

Grantor: Gustavo C Leguiza

Grantee: Maple Baltic Avenue, LLC.

Date of Sale: July 20, 2011

Deed Reference: Volume 8451, Page 97

Size: 4,100 square feet or .09-acre

Sale Price: \$15,000

Zone: R-C

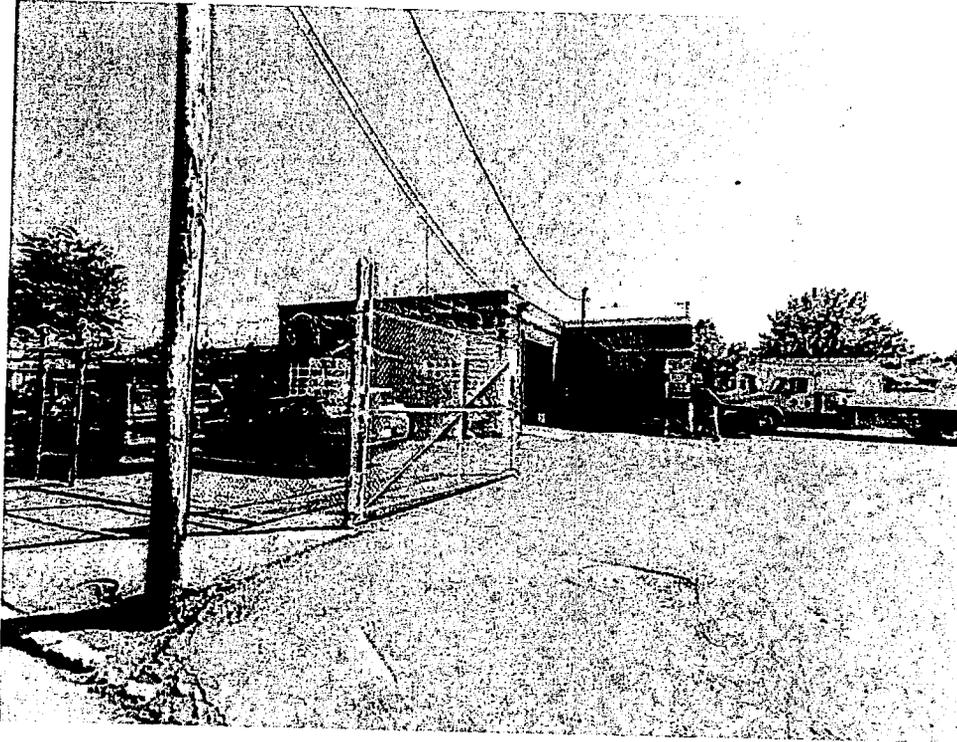
Sale Price
Per Sq. Ft.: \$3.66 per square foot

Sale Price
Per Acre: \$166,667

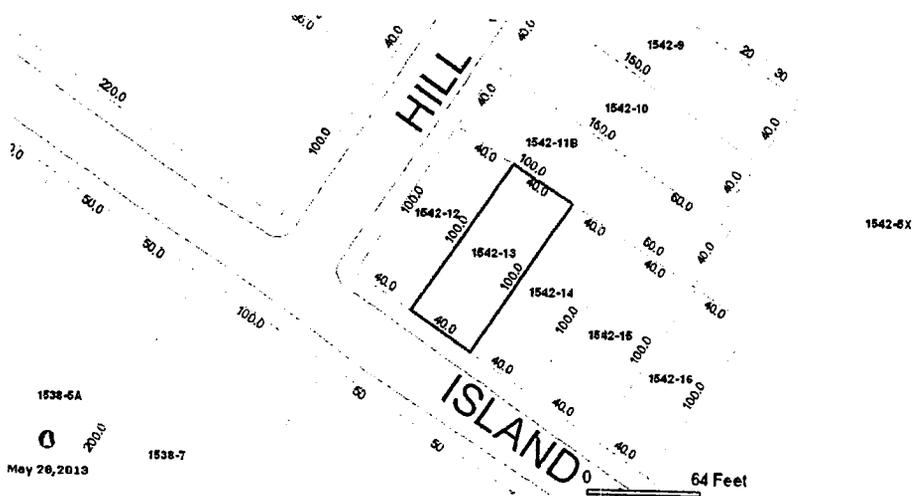
Description: Rectangular shaped parcel, located in the East Side section of Bridgeport, along a highly traveled road. There is frontage of 61 feet along Maple Street and 66 feet along Hallett Street. The site is basically level. It appears to contain average soil content. No approvals were in place at the time of sale.

SALES COMPARISON APPROACH (Continued)

Comparable Land Sale No. 2



PHOTOGRAPH OF 44 ISLAND BROOK AVENUE, BRIDGEPORT



SITE PLAN TAKEN FROM CITY OF BRIDGEPORT GIS SYSTEM

SALES COMPARISON APPROACH (Continued)

Comparable Land Sale No. 2 (Continued)

Address: 44 Island Brook Avenue, Bridgeport

Location: Central Bridgeport

Grantor: Aline and Antonio Goncalves

Grantee: MLW, Inc.

Date of Sale: March 1, 2011

Deed Reference: Volume 8374, Page 264

Size: 40' x 100' = 4,000 square feet or .09-acre

Sale Price: \$75,000

Zone: I-LI

Sale Price
Per Sq. Ft.: \$18.75 per square foot

Sale Price
Per Acre: \$833,333

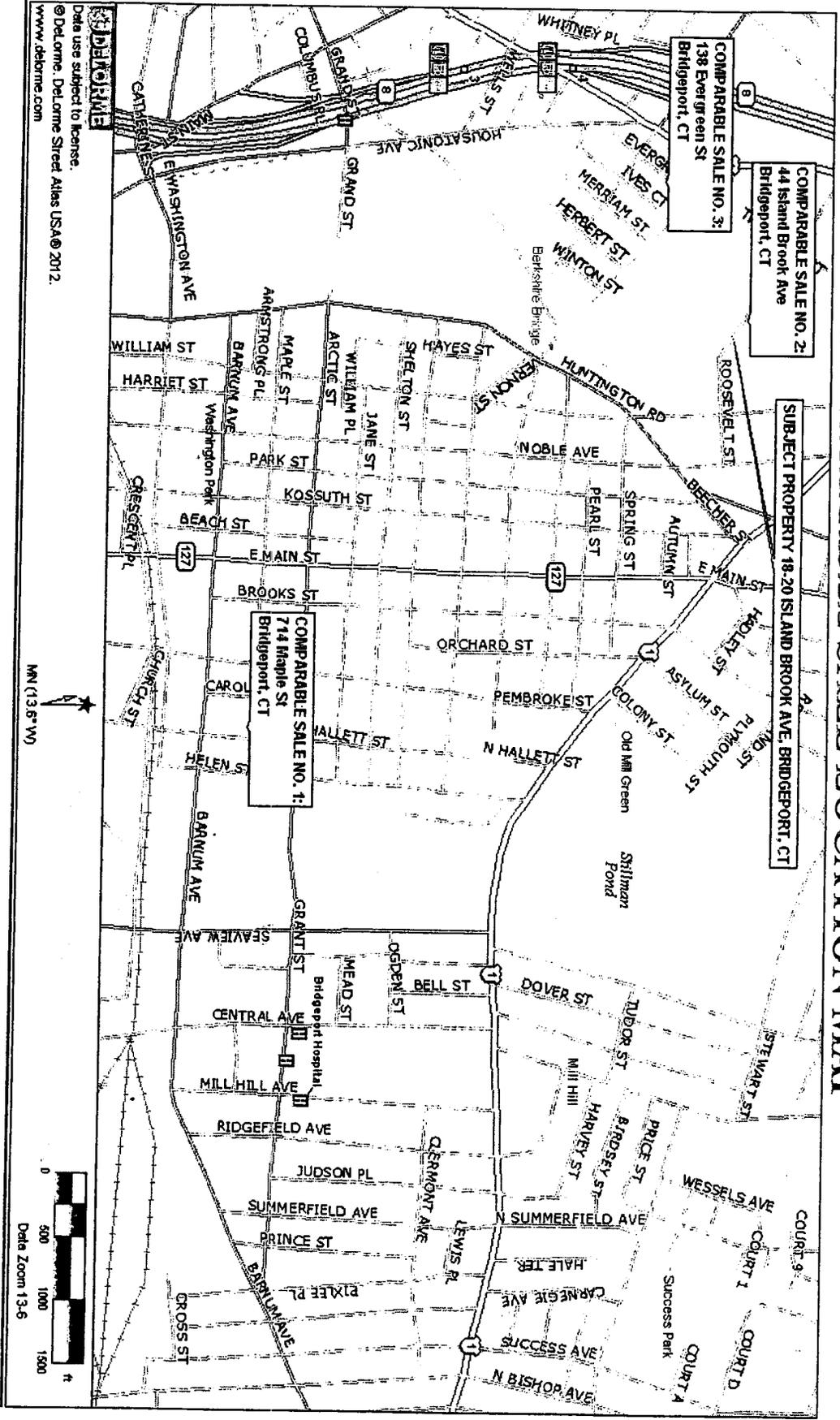
Description: Rectangular shaped parcel, situated on Island Brook Avenue in the Central section of Bridgeport, which has a high concentration of industrial related uses. There is frontage of 40 feet along Island Brook Avenue. Comparable was purchased by adjoining property for storage and parking. The site is basically level. It appears to contain average soil content.

SALES COMPARISON APPROACH (Continued)

Comparable Land Sale No. 3 (Continued)

Address: 138 Evergreen Street, Bridgeport
Location: Central Bridgeport
Grantor: LJ 3, LLC.
Grantee: Evergreen 13, LLC.
Date of Sale: January 10, 2011
Deed Reference: Volume 8350, Page 155
Size: 17,050 square feet or .39-acre
Sale Price: \$100,000
Zone: I-LI
Sale Price
Per Sq. Ft.: \$ 5.87 per square foot
Sale Price
Per Acre: \$256,410
Description: Rectangular shaped parcel, located in the Central section of Bridgeport, which has a high concentration of industrial related uses. There is frontage of 154 feet along Evergreen Street. The site is basically level. It appears to contain average soil content. No approvals were in place at the time of sale. Purchased for future development capacity.

COMPARABLE SALE LOCATION MAP



SALES COMPARISON APPROACH (Continued)

SUMMARY OF COMPARABLE LAND SALES

ADDRESS	DATE OF SALE	SALE PRICE/ PER SQ FT	LOCATION	LOT SIZE & ZONE	STREET FRONTAGE/ TOPOGRAPHY	COMMENTS
Sale No. 1 714 Maple Street Bridgeport, CT	7/20/11	\$15,000/ <u>\$3.66</u>	East Side	4,100 sq. ft. R-C	Corner Basically Level	Rectangular shaped parcel. There is 61' of frontage on Maple Street and 66 feet on Hallett Street. Site is basically level. No approvals were in place at the time of sale.
Sale No. 2 44 Island Brook Ave. Bridgeport, CT	3/1/11	\$ 75,000/ <u>\$18.75</u>	Central	4,000 sq. ft. I-LI	Single Basically Level	There is frontage of 40 feet along Island Brook Avenue. Comparable was purchased by adjoining property for storage and parking. The site is basically level.
Sale No. 3 138 Evergreen St. Bridgeport, CT	1/10/11	\$100,000/ <u>\$5.87</u>	Central	17,050 sq. ft. I-LI	Single Basically Level	There is frontage of 154 feet along Evergreen Street. No approvals were in place at the time of sale. Purchased for future development capacity.
SUBJECT 18-20 Island Brook Ave. Bridgeport, CT	05/18/13		Central	4,000 I-LI	Single Basically Level	Rectangular shaped parcel. Improved with former sewer pump station.

SALES COMPARISON APPROACH (Continued)

Analysis and Adjustments

- Market Conditions: All three sales are adjusted downward for change in market conditions from the respective dates of sale to the effective date of appraisal, as there has been a value decrease due overall economic conditions and recessionary trends.
- Location: Sale No. 1 is adjusted upward as subject location in the Central area of the city is considered to be superior.
- Assemblage: Sale No. 2 was purchased by an adjoining property for needed storage and parking capacity for existing operation on adjoining site. This is the highest and best use of the subject therefore no adjustment is made.
- Size: Sale No. 3 is adjusted upward as it is notably larger than the subject (typically a larger parcel will sell for less on a per square foot basis than a smaller parcel).
- Improvements: Downward adjustments are made to each sale as the subject would require razing the former pump station building to maximize its functionality.

Summary

- Land Sale No. 1 – Overall net adjustment is upward
- Land Sale No. 2 – Overall net adjustment is downward
- Land Sale No. 3 – Overall net adjustment is upward

SALES COMPARISON APPROACH (Continued)

Correlation

Based upon this analysis, considering the preceding sales, adjusted for dissimilar characteristics, the subject site is estimated to have a market value of \$12.50 per square foot. This is with greatest weight given to Sale No. 2 as it is located within close proximity to the subject, offers similar site characteristics and required minimal adjustment. This sale therefore, best reflects similar market trends and conditions which affect the subject.

Remaining sales adjusted provide good supporting indicators of value.

Based upon this analysis, considering all of the preceding sales, adjusted for dissimilar characteristics, the subject land value estimated at \$12.50 per square foot x 4,000 square feet is estimated to have a market value of \$50,000.

Fifty Thousand Dollars
(\$50,000.00)

RECAPITULATION

The Sales Comparison Approach is the only applied method, as the subject, is considered vacant land, requiring zoning and other municipal approvals prior to its development. The analysis was based upon comparison with sales of land, zoned consistent with the highest and best use for the subject. Adjustments were considered and applied for dissimilar characteristics, such as zoning approvals, location, topography, etc. Value conclusion is deemed reliable, as there was a sufficient quantity and quality of data available.

As previously noted, The Cost Approach was not applied, as it is not an appropriate indicator of value, as the subject was valued as unimproved vacant land.

The Income Approach was also not an appropriate indicator of value of the subject property, which as of the effective date of appraisal, did not generate income to the owner. The appraiser did not uncover any effective leases, therefore, the subject land area is considered unencumbered, and valuation of Fee Simple Estate was determined.

FINAL VALUE ESTIMATION

Based on inspection of the subject property, and the analysis of the data secured, it is my opinion that the Market Value of the fee simple interest of the property, as of May 18, 2013, subject to the assumptions and limiting conditions set-forth in this report, is the amount of:

Fifty Thousand Dollars
(\$50,000.00)

CONTINGENT AND LIMITING CONDITIONS

- 1). This appraisal represents the best opinion of the evaluators as the market value of the property as of the effective date of the appraisal. The term "market value" is defined in the appraisal report.
- 2). No furniture, furnishings, or equipment, unless specifically indicated herein, have been included in our value conclusion. Only the real estate has been considered.
- 3). No engineering survey was made or caused to be made by the appraisers, and any estimates of fill, materials, other site work, or conditions are based on visual observation. Accuracy is not assured.
- 4). Sub-surface rights (minerals, oil, water, or others) were not considered in this report.
- 5). Any tracts that (according to survey, map, or plot) indicated riparian and/or littoral rights, are assumed to be included as part of the property, unless documents or deed which deem such rights to the contrary are provided the appraiser.
- 6). The existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of Urea-Formaldehyde Foam Insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed. The appraiser(s) have no knowledge of the existence of such materials on or in the property. Likewise, the existence of Radon Gas, or Lead are not known to exist. The appraiser, however, is not qualified to detect such substances. The existence of Urea-Formaldehyde Foam insulation, other potentially hazardous waste materials, or Radon Gas may have an effect on the value of the property. The client is advised to retain an expert in such fields, if desired.
- 7). All value estimates have been made contingent on zoning regulations and land use plans in effect, as of the effective date of the appraisal, and are based on information provided by appropriate governmental authorities or employees.
- 8). This appraisal covers only the premises, which are the subject of this report, and no figures or data provided, analysis thereof, or any unit values derived there from are to be construed as applicable to any other property or properties, however, similar they may be.
- 9). Distribution of the total valuation in this report between land and improvements applied only under the existing program of utilization. Separate valuations of land and improvements are not to be used in any other manner, or in conjunction with any other appraisal, and are invalid if so employed.
- 10). Certain data used in compiling this report may have been furnished by the client, his counsel, employees and/or agent, or from other sources believed reliable. Data has been checked for accuracy as thoroughly as possible, but no liability or responsibility is assumed for absolute accuracy.
- 11). A diligent effort has been made to verify each comparable sale noted in this report. However, as many principals do not reside in the local area, or are entities for which no agent could be contacted within the time allowed for completion of this report, then such sales may not have been verified.

03/02

CONTINGENT AND LIMITING CONDITIONS (CONTINUED)

- 12). No responsibility is assumed for matters legal in nature, nor is my opinion rendered herein as to title, which is assumed to be good and merchantable. The property is assumed free and clear of all liens or encumbrances, unless specifically enumerated herein, and is under responsible ownership and management as of the appraisal date.
 - 13). Consideration for preparation of this appraisal is payment in full by the employer of all charges due the appraisers in connection therewith. Any responsibility by the appraisers for any portion of this report is considered upon full and timely payment.
 - 14.) Liability to Vimini Associates and its employees or representatives is limited to the fee collected for the preparation of the appraisal. There is no accountability or liability to any third party. Acceptance and/or use of this report constitutes acceptance and agreement with these terms and conditions, as well as the terms and conditions stated in this document.
 - 15). This appraisal report is prepared for the sole and exclusive use of the appraiser's client. No third parties are authorized to rely upon this report without the express written consent of the appraiser.
 - 16). The appraisers, by reason of this report, are not required to give testimony in court with reference to the property herein, nor obligated to appear before any governmental body, board, agent, or tribunal unless arrangements have been previously made therefore.
 - 17). Neither all, nor any portion of the contents of this appraisal shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraisers, particularly as to valuation conclusions, identity of the appraisers or firm with which they are connected, nor any reference to the Appraisal Institute, nor any initialed designations conferred upon the appraiser as stated in his qualifications attached hereto, or previously supplied, or verbally discussed. Furthermore, neither all nor any portion of the contents of this appraisal shall be used in connection with any offer, or sale or purchase of a security (as that term is defined in Section 2 (1) of the Securities Act of 1933) without the prior expressed written consent of the appraiser.
 - 18). Possession of this report, or copy thereof, does not convey any right of reproduction or publication, nor may it be used by anyone but the client, the mortgagee, or its successors or assigns, mortgage insurers, or any state or federal department or agency without prior written consent of both the client and the appraisers, and in any event, only in its entirety.
 - 19). Before any loans or commitments are made predicated on value conclusions reported in this appraisal, the mortgagee should verify facts and valuation conclusions contained in this report with the appraisers.
 - 20). This appraisal is based on completion or availability of projected public or private off-site improvements, referred to in this report.
 - 21). This appraisal is subject to satisfactory completion of proposed improvements described in the report.
 - 22). Cost estimates for construction or replacement of improvements were prepared from data obtained from the owner and the Marshall Valuation Service, and are assumed accurate.
 - 23). It is understood that all working or mechanical components of the property are in working order, as implied by the owner of the property, unless otherwise stated herein.
 - 24). Sketches are not to scale. They are included to assist the reader in visualizing the property.
- 03/02

CONTINGENT AND LIMITING CONDITIONS (Continued)

- 25). All values rendered within this report assume marketing times of twelve months or less, unless otherwise indicated.
- 26). In arriving at the value set forth in this appraisal no consideration has been given to the effect of state, local or federal income and gains taxes, or of occupancy, hotel, capital levy, gift, estate, succession, inheritance, or similar taxes, which may be imposed upon any owner, lessee or mortgagee, by reason of any sale, conveyance, transfer, leasing, hypothecation, mortgage, pledge or other disposition of the appraised property.
- 27). The appraiser has no knowledge as to whether the subject property may be affected by Connecticut Public Act 85-443 (super lien law) or Public Act 84-535 (an act concerning clarifications of permits for hazardous liability resulting from any soil contamination due to the storage of hazardous waste). This appraisal report and the value estimates contained herein assume no potential liability resulting from any soil contamination due to the storage of hazardous waste material, automobiles and/or chemical spills which may have occurred on this property over the past years. No evidence of contamination of hazardous material used in the construction or maintenance of any improvements was observed on the date of the inspection, however, the inspection was limited to visual observations. It is worthy to note that the appraiser is not qualified to detect the existence of substances such as urea-formaldehyde, radon gas, foam insulation, asbestos, or other potentially hazardous waste material that may have an effect on the value of the property. The appraiser reserves the right to amend this report pending the findings of any site or environmental assessment report as to the presence of any on-site toxic, hazardous wastes or contaminants that may affect the value of the property.
- 28). The Americans with Disabilities Act (ADA) became effective January 26, 1992. We **have not** made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, and are not experts as to ADA requirements, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property. We recommend to the client that they hire a licensed architect who has performed such functions to check the property for compliance with ADA.
- 29). It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition.

If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.

- 30). It is assumed that the rental income information supplied by the identified parties in the Income Approach is accurate. The appraiser assumes no responsibility for independently verifying this information. If the client has any questions regarding this information, it is the client's responsibility to seek whatever independent verification is deemed necessary.

03/02

APPRAISER'S CERTIFICATION

Property Appraised: 18-20 Island Brook Avenue
Bridgeport, Connecticut

I certify that:

- 1). The analysis, opinions, and conclusions developed herein, along with all sections of this report, have been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, and USPAP.
- 2). The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 3). I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 4). The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 5). My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6). No other party has provided significant professional assistance to the person or persons signing this certification.
- 7). My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event **directly related to the intended use of this appraisal.**
- 8). To the best of my knowledge and belief, the statements of fact contained in this report and upon which the opinions expressed are based, are true and correct, subject to the limiting conditions set forth herein.
- 9). I have personally inspected the property appraised (unless otherwise stated), that I have no present or contemplated interest in the property appraised, and no personal interest or bias with respect to the subject matter of the report, or to the client or other participants or principals.
- 10). The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- 11). The appraiser acknowledges a full understanding of the Competency Provision and the Ethics Provision set forth in the USPAP and has sufficient knowledge of the above-referenced property type, market information and appropriate valuation methodologies to properly perform the appraiser's obligations as outlined in this letter.
- 12). As of the date of this report, I, Peter A. Vimini, have completed the requirements of the continuing education program of the Appraisal Institute.
- 13). I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding the acceptance of this assignment.


Peter A. Vimini, MAI

Date: May 28, 2013

Certified General RCG000605
Type of License Number Expiration Date of License: April 30, 2014

Revised 1/2012

QUALIFICATIONS OF PETER A. VIMINI, MAI

Education:

Bryant College, Smithfield, R.I. 02917

Date of Graduation – May, 1978

Degree: Bachelor of Science in Business Administration

Major: Accounting

The Appraisal Institute

Course Attendance and Completion:

Uniform Appraisal Standards for Federal Law Acquisition

Condemnation Appraising – Advanced Theory

Litigation – Expert Testimony

FHA and the Appraisal Process

Measuring Locational Obsolescence

Case Studies in Residential Highest and Best Use

Case Studies in Commercial Highest and Best Use

Automated Valuation Models

Evolving with the Capital Markets

Uniform Standards of Professional Practice

The Valuation of REITs, Real Estate Operating and Management Companies

Experience:

Appraisal

Residential, Commercial and Industrial Appraisals

Vimini Associates

Since 1978

Experience:

Practical

Certified Revaluation for Commercial/Industrial/Residential/Land - State Certified No. 764

Licensed Real Estate Salesman. Since 1974 (CT. License No. 701947)

Certified Real Estate Appraiser. Since 1989 (CT. License No. 0000605)

Qualified Expert Witness:

U.S. District Court (Federal Bankruptcy Court)

Connecticut Superior Court

Connecticut Housing Court

Municipal testimony before local land use boards.

Professional Affiliations:

Member of the Appraisal Institute - MAI Designation No. 9586

Member of the Appraisal Section of the National Association of REALTORS

Greater Bridgeport Board of REALTORS

Connecticut Association of REALTORS

National Association of REALTORS

Teaching:

Instructor: Appraisal Procedures – Housatonic Community College - 2003-2008

Instructor: Appraisal Principles – Greater Bridgeport Board of Realtors - 2003-Present

Instructor: Appraisal Procedures - Greater Bridgeport Board of Realtors – 2003-Present

Seminars:

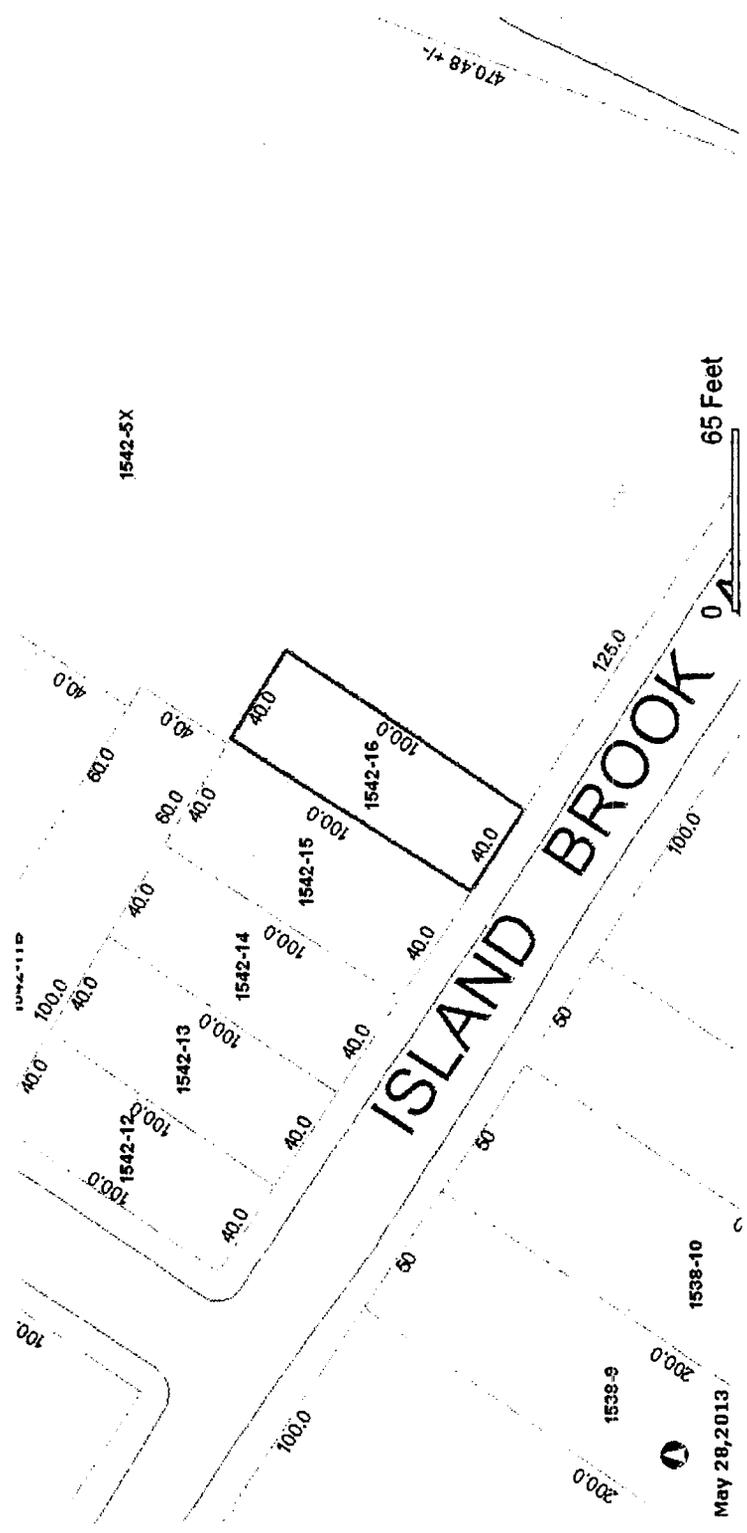
Speaker: April 28, 1999: Bridgeport Bar Association-“Valuation for Estate and Gift Tax Purposes”

Speaker : March 3, 2010: Connecticut Bar Association-“Real Estate Valuation Basics”

Speaker: May 12, 2010: Fairfield County Bar Association-“Real Estate Valuation and Property Tax Assessment Appeals”

APPENDIX

- SITE PLAN



ISLAND BROOK

SITE PLAN

65 Feet

May 28, 2013



***135-12 Consent Calendar**

Disposition of property located at "The Davidson Block" in Downtown North and Authorizing a Tax Incentive Agreement in support of the Block's Historic Renovation and Redevelopment as a Mixed-Use Residential, Retail and Commercial Complex.

**Report
of
Committee
on
ECB & Environment**

Submitted: November 4, 2013

Adopted: _____
Attest: *Fleeta C Hudson* _____
City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport:

The Committee on **ECD and Environment** begs leave to report;
and recommends for adoption the following resolution:

***135-12 Consent Calendar**

**A Resolution by the Bridgeport City Council
Authorizing the Disposition of Property at 1238 , 1250, 1270, 1290 Main Street, as
well as at 227, 269, 281, 295 Middle Street, (the "Davidson's Block" or the "Block")
and Authorizing a Tax Incentive Agreement in support of the Block's Historic
Renovation and Redevelopment as a Mixed-Use Residential, Retail and Commercial
Complex**

WHEREAS, the "Davidson's Block" consists of a full city block along the east side of Main Street bounded by Gold Street to the South, Middle Street to the East, and Congress Street to the North, all within the Downtown North Redevelopment Area, with a building (the former Davidson's Fabric Warehouse) and property located at the following eight addresses (to be defined individually as the "Parcels"; and to be defined collectively as the "Property"):

1238 Main Street
1250 Main Street
1270 Main Street
1290 Main Street
227 Middle Street ("Davidson's Building")
269 Middle Street
281 Middle Street
295 Middle Street

WHEREAS, this Property is owned by the City of Bridgeport, (or its agent, the Bridgeport Redevelopment Agency); and

WHEREAS, the Property is vacant and blighted and produces no revenue for the City of Bridgeport; and

WHEREAS, the Property represents a significant historical asset to the downtown because of the presence of the former Davidson's Fabric Warehouse, which is listed on the National Register of Historic Places; and



Report of Committee on ECD and Environment
*135-12 Consent Calendar

-2-

WHEREAS, the City of Bridgeport's Office of Planning and Economic Development ("OPED") ran a competitive Request for Proposals ("RFP") in 2012 so as to encourage the redevelopment of the Downtown North area; and

WHEREAS, Navarino Capital Management ("Developer") was deemed by OPED to be a successful respondent to the RFP, and deemed to be a capable and accomplished developer with a vested interest in the downtown; and

WHEREAS, in a manner consistent with the City of Bridgeport's Master Plan and consistent with the character of the downtown, the Developer proposes to invest approximately \$23 million in the creation of 200 units of newly constructed market rate housing along with ground floor retail and commercial space, and to further invest another approximately \$2 million in the renovation of the Davidson Building into commercial space (the "Project"), with the Project to be completed within two and one-half years of the commencement of construction, with an approximately one-year period allowed prior to construction within which the Developer shall secure the necessary financing commitments and land-use approvals; and

WHEREAS, OPED proposes to transfer, sell, lease, parcels within the Property only upon satisfactory evidence of the Developer's readiness to proceed as demonstrated by the Developer's success in securing necessary financing and land-use approvals; and

WHEREAS, the phasing of the project may in some instances require the interim leasing of certain Parcels or portions of the Property for construction staging or for the provision of surface parking; and

WHEREAS, the economic success of the project requires that the City receive a deferred payment on the acquisition of the property; and

WHEREAS, the economic success of the project requires that the City abate taxes fully during the two year construction period, and then phase-in real estate taxes during the first ten years of the project's operation; and

WHEREAS, Chapter 3.20 of the Bridgeport Municipal Code ("Tax Incentive Development Program") enables the City to enter into Real Estate Tax Incentive Agreements to encourage the redevelopment of property within the City; and

WHEREAS, the Project meets the eligibility criteria of the City's Tax Incentive Development Program; and



Report of Committee on ECD and Environment
*135-12 Consent Calendar

-3-

WHEREAS, OPED has recommended to the Mayor and to the City Council that the Developer be given the opportunity to acquire and to redevelop the Property subject generally to the terms and conditions outlined in this resolution;

NOW THEREFORE BE IT RESOLVED, that the Mayor or the Director of OPED or their designee (the "City") is authorized to do any and all things necessary to negotiate and execute the sale, lease, transfer, or disposition of the Property or of Parcels within the Property "as-is" to the Developer or to its related entity, or to its successor or assign, in a manner consistent with this resolution;

BE IT FURTHER RESOLVED, that a Public Hearing is ordered before the City Council for the consideration of the Property Disposition contemplated in this resolution;

BE IT FURTHER RESOLVED, that the consideration for the transfer of the Parcels and the Property (the "Consideration") shall be for the appraised value of the Parcels and the Property with such appraised value to be determined as of the time of the execution of the Agreement authorizing the transfer;

BE IT FURTHER RESOLVED, that the Developer's payment of such Consideration may be deferred. In the case of the Parcel known as 227 Middle Street (the Davidson Building) and any other Parcels transferred in immediate connection with the redevelopment of the Davidson Building ("Davidson Parcels"), the Developer's payment of Consideration may be deferred to the earlier of the Developer's subsequent resale or refinance or restructuring of the ownership of the Davidson Building and the Davidson Parcels or 5 years from the date of the execution of the document originally transferring the Davidson Building and Davidson Parcels from the City to the Developer, further provided that the City shall in either case additionally be paid compounding interest on the amount owed to the City at the rate of 3% per year;

BE IT FURTHER RESOLVED, that in the case of the remaining Parcels, the Developer's payment of Consideration may be deferred to the earlier of the Developer's subsequent resale or refinance or restructuring of the ownership of the remaining Parcels or 7 years from the date of the execution of the document originally transferring the remaining Parcels from the City to the Developer, further provided that the City shall in either case additionally be paid compounding interest on the amount owed to the City at the rate of 3% per year;



Report of Committee on ECD and Environment
*135-12 Consent Calendar

-4-

BE IT FURTHER RESOLVED, that the Mayor or the Director of OPED or their designee is authorized to the extent allowed by statute to modify or discontinue the relevant Municipal Development Plan and/or Urban Renewal Plan, as he may determine necessary to facilitate the implementation of this Project and the purposes of this resolution;

BE IT FURTHER RESOLVED, that the Mayor or the Director of OPED or their designee is authorized to negotiate and execute a Tax Incentive Agreement which shall provide that no real estate taxes shall be due on the Parcels and/or the Property during the period of time they are under construction;

BE IT FURTHER RESOLVED, that the Tax Incentive Agreement shall provide that once a Certificate of Occupancy has been issued for any portion of the Project, real estate taxes shall be due on that portion of the Project in an amount equal to 7.5% (seven and one-half percent) of the Project's Stabilized Effective Gross Income as per the pro-forma review and concurrence of OPED, meaning that with respect to the primarily residential buildings within the Project, real estate taxes in the first year of operation shall be equal to the greater of \$54,000 per residential building or \$1,080 per residential unit in each residential building, and that with respect to the primarily commercial building(s) within the Project (anticipated to be the Davidson Building only), real estate taxes during the first year of operation shall be equal to the greater of 7.5% of this portion of the Project's Stabilized Effective Gross Income as per the pro-forma review and concurrence of OPED, or an amount equal to \$2 per square foot, which in the case of the Davidson Building shall equate to at least \$32,262 per year. For both the primarily residential and the primarily commercial Property, the real estate tax payment due in the first year of operation shall thereafter escalate at the annually compounded rate of 3% during each of the Project's first ten years of operation, with the Project paying full real estate taxes beginning in its eleventh year of operation.

BE IT FURTHER RESOLVED, that the Tax Incentive Agreement contemplated in this resolution shall not be applicable to personal property taxes; nor shall it affect in any way the taxes levied by the Downtown Special Services District;

BE IT FURTHER RESOLVED, that the Mayor, the Chief Administrative Officer, the Director of the Office of Planning and Economic Development, the Tax Assessor, and the Tax Collector, are each authorized to negotiate and execute such agreements and take such other necessary or desirable actions in furtherance of the Project and consistent with this resolution as they may deem to be in the best interests of the City.

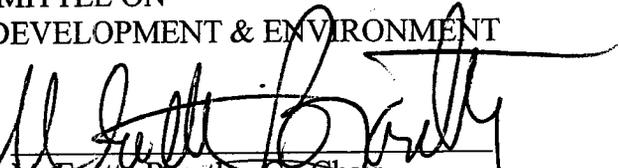


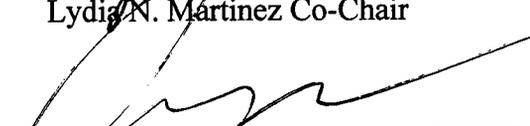
Report of Committee on ECD and Environment
*135-12 Consent Calendar

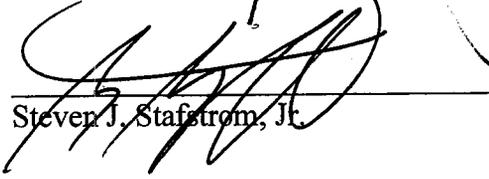
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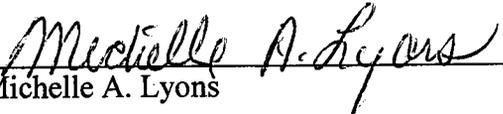
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ECONOMIC AND COMMUNITY DEVELOPMENT & ENVIRONMENT


Lydiah N. Martinez Co-Chair


M. Evette Brantley Co-Chair


Warren Blunt


Steven J. Stafstrom, Jr.


Michelle A. Lyons

Jack O. Banta

Michael J. Marella, Jr.

***170-12 Consent Calendar**

Disposition of city-owned properties re: Downtown North Redevelopment Area for the development of a commercial office complex.

**Report
of
Committee
on
ECB & Environment**

Submitted: November 4, 2013

Adopted: _____

Fleeta C. Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport:

The Committee on **ECD and Environment** begs leave to report; and recommends for adoption the following resolution:

***170-12 Consent Calendar**

**A Resolution by the Bridgeport City Council
Authorizing the Disposition of Certain Properties in the Downtown North
Redevelopment Area for the Development of a Commercial Office Complex**

Whereas, the City of Bridgeport's Office of Planning and Economic Development ("OPED") has received a proposal from Information Communication Sciences LLC or its affiliate, (the "Developer") to develop a downtown commercial office building complex to include a Data Center, Financial Services and Retail Space to be located on the following properties (individually to be known as the "Parcels," collectively, to be known as the "Property"):

190 Middle Street
196 Middle Street
208 Middle Street
230 Middle Street
240 Middle Street
254 Middle Street
274 Middle Street
30 Gold Street
54 Golden Hill Street
771 Water Street
797 Water Street

Whereas, the Property is owned by the City of Bridgeport, or its Redevelopment Agency, except that in the case of two Parcels, 30 Gold Street and 274 Middle Street, such Parcels are owned by the State of Connecticut and are expected to be transferred to the City; and

Whereas, the Developer proposes to invest approximately \$30 million in the development of two office buildings to be developed in two phases over approximately three and a half years: the first one of approximately 120,000 square feet; the second of approximately 70,000 square feet (the "Project"); and



Report of Committee on ECD and Environment
*170-12 Consent Calendar

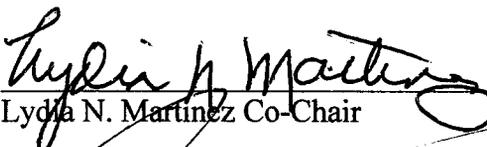
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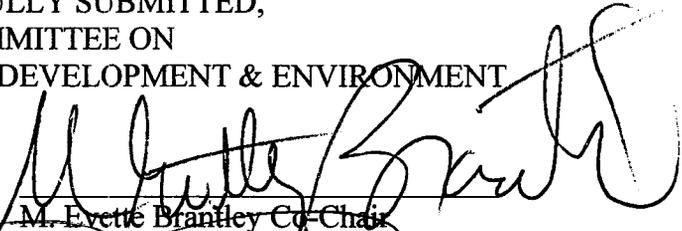
Whereas, the City wishes to transfer the property to the Developer for \$300,000 (the "Consideration") upon the Developer's demonstration that it has all permits and approvals and the required funding necessary to complete each phase of the Project; and

Whereas the terms of the transfer would allow the Developer a credit against the Consideration for costs incurred by the Developer for environmental assessment and remediation up to \$300,000 and would thus space out the actual cash payment of the Consideration over a period of time anticipated not to exceed three years; Now, therefore be it

RESOLVED that the Mayor or the Director of OPED or their designee (the "City") is authorized to execute all documents and do any and all things necessary to negotiate and execute the sale, lease, transfer, or disposition of the Property or of Parcels within the Property to the Developer or to its related entity, or to its successor or assign, in a manner consistent with this resolution.

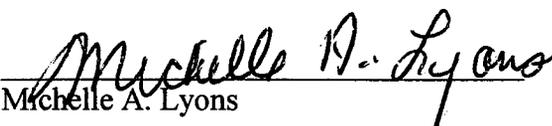
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ECONOMIC AND COMMUNITY DEVELOPMENT & ENVIRONMENT


Lydia N. Martinez Co-Chair


M. Evette Brantley Co-Chair

Warren Blunt

Steven J. Stafstrom, Jr.


Michelle A. Lyons

Jack O. Banta

Michael J. Marella, Jr.

***158-12 Consent Calendar**

Refund of Excess Payments.

**Report
of
Committee
on
Miscellaneous Matters**

Submitted: November 4, 2013

Adopted: _____

Attest: _____

Fleeta C Hudson

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport:

The Committee on Miscellaneous Matters begs leave to report; and recommends for adoption the following resolution:

***158-12 Consent Calendar**

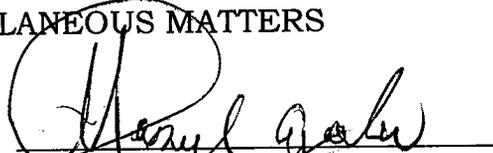
BE IT RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his warrants on the City Treasurer in favor of the following named person and for the amount set opposite said name, all in accordance with the recommendation of the Tax Collector.

<u>Name & Address</u>	<u>Reason</u>	<u>Refund</u>
Carefusion Solutions LLC Attn: Tax Department 1430 Waukegan Road Waukegan, IL 60085	12-129	\$11,186.14

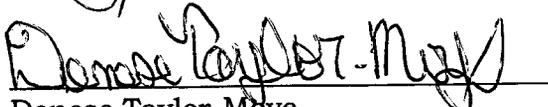
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON MISCELLANEOUS MATTERS



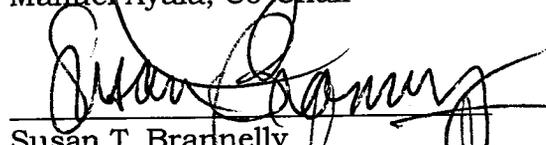
Amy Marie Vizzo-Paniccia, Co-Chair



Manuel Ayala, Co-Chair

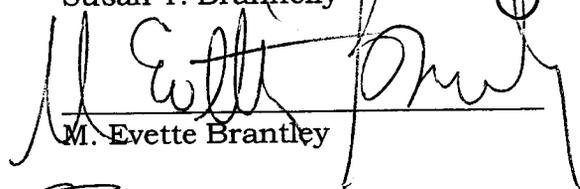


Denese Taylor-Moye



Susan T. Brannelly

Andre Baker



M. Evette Brantley



Jack O. Banta

***180-12 Consent Calendar**

Settlement of Pending Litigation with Antonia Dieujuste.

**Report
of
Committee
on
Miscellaneous Matters**

Submitted: November 4, 2013

Adopted: _____

Fleeta C Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on Miscellaneous Matters begs leave to report; and recommends for adoption the following resolution:

***180-12 Consent Calendar**

WHEREAS, a lawsuit in the following name was filed against the City of Bridgeport and/or its employees and investigation disclosed the likelihood on the part of the City for which, in the event of suit and trial, the City might be held liable, and

WHEREAS, negotiations with the Plaintiff's attorney has made it possible to settle this suit for the figure set forth below, and the City Attorney, therefore, recommends the following settlement be accepted, Now, Therefore be it

RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his order on the City Treasurer payable as follows:

<u>NAME</u>	<u>ATTORNEY</u>	<u>NATURE of CLAIM</u>	<u>SETTLEMENT</u>
Dieujuste Antonia	Kevin M. Greco Sanka, Hennessy & Greco, LLP 707 Summer Street Stamford, CT 06901	Drowning/Wrongful Death	\$200,000.00

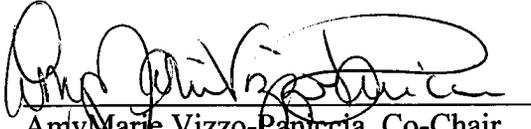
BE IT FURTHER RESOLVED, that the amount set forth as above are paid to the Plaintiff's attorney in full payment, settlement, release and discharge of all rights and cause of action described in the suit instituted by the above mentioned Plaintiff against the City and known as docket numbers in the courts set forth; provided, however, that the City's draft shall not be delivered to the Plaintiff's attorneys until the City Attorney has been furnished with a full release and discharge in writing in each case, approved by the City Attorney or Deputy City Attorney.



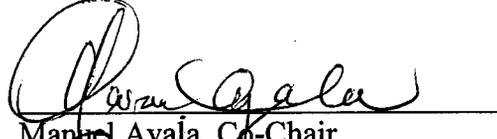
Report of Committee on Miscellaneous Matters
*180-12 Consent Calendar

-2-

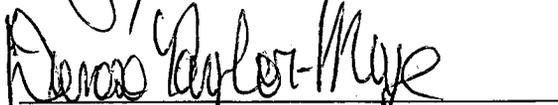
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON MISCELLANEOUS MATTERS



Amy Marie Vizzo-Paniccia, Co-Chair



Manuel Ayala, Co-Chair

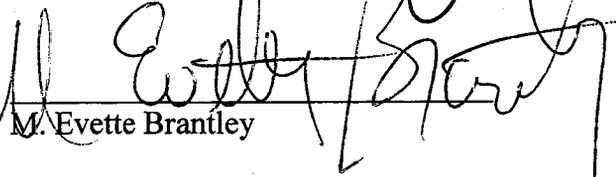


Denese Taylor-Moye



Susan T. Brannelly

Andre Baker



M. Evette Brantley



Jack O. Banta

***181-12 Consent Calendar**

Settlement of Pending Litigation with Maria Diaz.

**Report
of
Committee
on
Miscellaneous Matters**

Submitted: November 4, 2013

Adopted: _____

Attest: _____

Fleeta C. Hudson

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on Miscellaneous Matters begs leave to report; and recommends for adoption the following resolution:

***181-12 Consent Calendar**

WHEREAS, a lawsuit in the following name was filed against the City of Bridgeport and/or its employees and investigation disclosed the likelihood on the part of the City for which, in the event of suit and trial, the City might be held liable, and

WHEREAS, negotiations with the Plaintiff's attorney has made it possible to settle this suit for the figure set forth below, and the City Attorney, therefore, recommends the following settlement be accepted, Now, Therefore be it

RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his order on the City Treasurer payable as follows:

<u>NAME</u>	<u>ATTORNEY</u>	<u>NATURE of CLAIM</u>	<u>SETTLEMENT</u>
Maria Diaz	Jeffrey D. Lynch, Esq. Perkins & Associates 30 Lucy Street Woodbridge, CT 06525	Slip and Fall	\$115,000.00

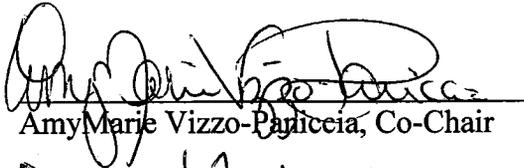
BE IT FURTHER RESOLVED, that the amount set forth as above are paid to the Plaintiff's attorney in full payment, settlement, release and discharge of all rights and cause of action described in the suit instituted by the above mentioned Plaintiff against the City and known as docket numbers in the courts set forth; provided, however, that the City's draft shall not be delivered to the Plaintiff's attorneys until the City Attorney has been furnished with a full release and discharge in writing in each case, approved by the City Attorney or Deputy City Attorney.



Report of Committee on Miscellaneous Matters
*181-12 Consent Calendar

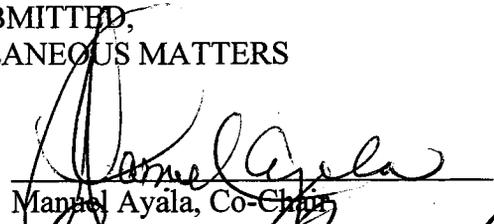
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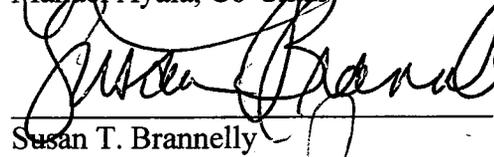
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON MISCELLANEOUS MATTERS

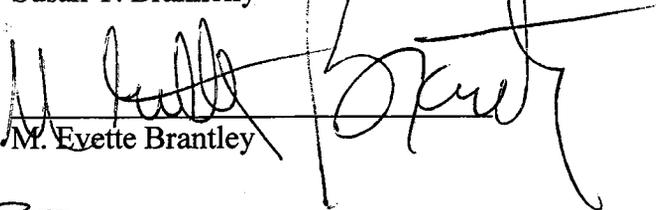

Amy Marie Vizzo-Papiccia, Co-Chair

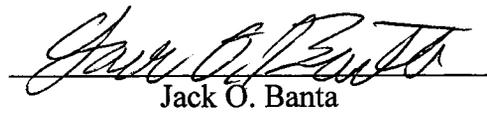

Denese Taylor-Moye

Andre Baker


Manuel Ayala, Co-Chair


Susan T. Brannelly


M. Evette Brantley


Jack O. Banta

Council Date: November 4, 2013

***183-12 Consent Calendar**

Appointment of Eric L. Johnson, Sr. (D) to the Fair Housing Commission.

**Report
of
Committee
on
Miscellaneous Matters**

Submitted: November 4, 2013

Adopted: _____
Fleeta C. Hudson

Attest: _____
City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Miscellaneous Matters** begs leave to report; and recommends for adoption the following resolution:

***183-12 Consent Calendar**

RESOLVED, That the following named individual be, and hereby is, Appointed to the Fair Housing Commission in the City of Bridgeport and that said appointment, be and hereby is, approved, ratified and confirmed.

NAME

TERM EXPIRES

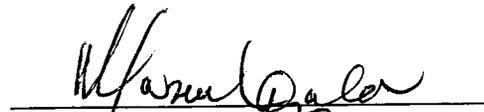
Eric L. Johnson, Sr. (D)
1225 Madison Avenue
Bridgeport, CT 06606

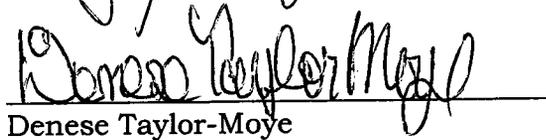
June 30, 2016

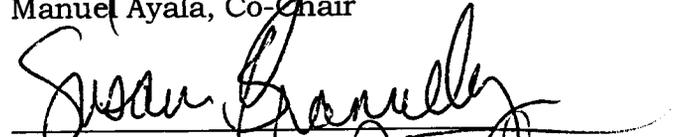
*This will fill a vacancy.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON MISCELLANEOUS MATTERS

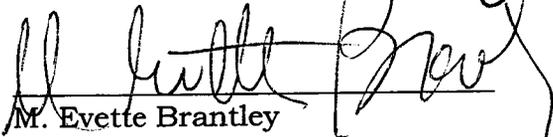

Amy Marie Vizzo-Paniccia, Co-Chair


Manuel Ayala, Co-Chair


Denese Taylor-Moye


Susan T. Brannelly


Andre Baker


M. Evette Brantley


Jack O. Banta

176-12

Grant Submission: United States Department of
Justice - FY 2013 Community Oriented Policing
Services (COPS) Hiring Grant Program.

**Report
of
Committee
on**

Public Safety and Transportation

Submitted: November 4, 2013

Adopted: _____

Attest: _____

Fleeta C Hudson
City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

176-12

**A Resolution by the Bridgeport City Council
Regarding the United States Department of Justice FY 13 COPS Hiring
Grant Program**

WHEREAS, the United States Department of Justice is authorized to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, this financial assistance has been made possible through the United States Department of Justice FY 13 Community Oriented Policing Services (COPS) Hiring Grant Program and,

WHEREAS, the financial assistance under this grant will be used to fund 10 School Resource Offices for Bridgeport Public Schools for three years; and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Connecticut, Central Grants Office, submit an application to the United States Department of Justice in an amount not to exceed \$2,247,250 for the purpose of providing the Police Department with 10 School Resource Officers (SROs); and,

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL:

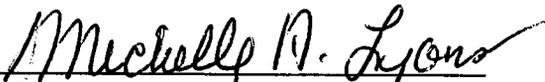
1. That it is cognizant of the City's grant application and contract to the United States Department of Justice to provide financial assistance and help the Bridgeport Police Department fund School Resource Officers for the Bridgeport Public Schools.
2. That it hereby authorizes, directs and empowers the Mayor or his designee to execute and file such application with the United States Department of Justice for the FY 2013 COPS Hiring Grant Program, to provide such additional information and to execute such other contracts and documents as maybe necessary under this program.



Report of Committee on Public Safety and Transportation
176-12

-2-

Respectfully submitted,
**THE COMMITTEE ON PUBLIC SAFETY
AND
TRANSPORTATION**

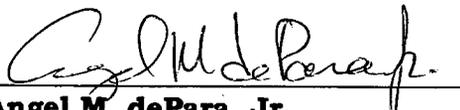


Michelle A. Lyons, Co-Chair

Richard Bonney, Co-Chair



Steven J. Stafstrom, Jr.



Angel M. dePara, Jr.



Andre F. Baker, Jr.



John W. Olson



Richard M. Paoletto, Jr.

City Council Date: November 4, 2013

178-12

Grant Submission: United States Department of
Justice FY 2013 Edward Byrne Memorial Justice
Assistance Grant (JAG) Program.

Report

of

Committee

on

Public Safety and Transportation

Submitted: November 4, 2013

Adopted:

Fleeta C. Hudson

Attest:

City Clerk

Approved

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

178-12

**A Resolution by the Bridgeport City Council Regarding
the FY 2013 Edward Byrne Memorial Justice Assistance Grant (JAG)
Local Solicitation Program**

WHEREAS, the United States Department of Justice is authorized to extend financial assistance to municipalities in the form of grants; and

WHEREAS, this financial assistance has been made possible through the United States Department of Justice Edward Byrne Memorial Justice Assistance Grant Program; and

WHEREAS, the financial assistance under this grant will be used to purchase a Ventilation System for the Modular Shoot House and Line of Fire Shooting Range for the Bridgeport Police Department as well as Police Motorcycles; and

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Connecticut, Central Grants Office, submit an application to the United States Department of Justice in an amount not to exceed \$180,470 for the purpose of providing the Police Department with a Ventilation System for the Department's training facility and motorcycles for the Patrol Division and

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL:

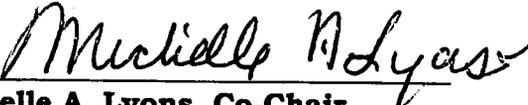
1. That it is cognizant of the City's grant application and contract to the United States Department of Justice to provide financial assistance and help the Bridgeport Police Department conduct necessary training exercises and purchase public safety equipment for its officers.
2. That it hereby authorizes, directs and empowers the Mayor or his designee to execute and file such application with the United States Department of Justice for the Edward Byrne Memorial Justice Assistance Grant Program, to provide such additional information and to execute such other contracts and documents as maybe necessary under this program.



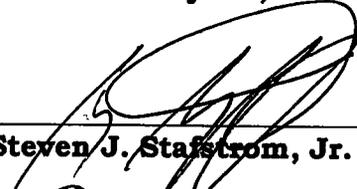
Report of Committee on Public Safety and Transportation
178-12

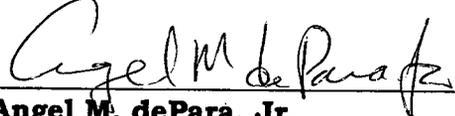
-2-

Respectfully submitted,
**THE COMMITTEE ON PUBLIC SAFETY
AND
TRANSPORTATION**


Michelle A. Lyons, Co-Chair

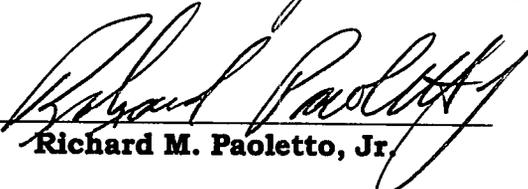

Richard Bonney, Co-Chair


Steven J. Stafstrom, Jr.


Angel M. dePara, Jr.


Andre F. Baker, Jr.


John W. Olson


Richard M. Paoletto, Jr.

City Council Date: November 4, 2013

Settlement of Pending Litigation with Kelly Smith.

**Report
of
Committee
on
Miscellaneous Matters**

Submitted: November 4, 2013

Adopted: _____

Fleeta C Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on Miscellaneous Matters begs leave to report; and recommends for adoption the following resolution:

159-12

WHEREAS, a lawsuit in the following name was filed against the City of Bridgeport and/or its employees and investigation disclosed the likelihood on the part of the City for which, in the event of suit and trial, the City might be held liable, and

WHEREAS, negotiations with the Plaintiff's attorney has made it possible to settle this suit for the figure set forth below, and the City Attorney, therefore, recommends the following settlement be accepted, Now, Therefore be it

RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his order on the City Treasurer payable as follows:

<u>NAME</u>	<u>ATTORNEY</u>	<u>NATURE of CLAIM</u>	<u>SETTLEMENT</u>
Kelly Smith	Sally Roberts, Esq. 11 Franklin Square New Britain, CT 06051	Use of Force	\$45,000.00

BE IT FURTHER RESOLVED, that the amount set forth as above are paid to the Plaintiff's attorney in full payment, settlement, release and discharge of all rights and cause of action described in the suit instituted by the above mentioned Plaintiff against the City and known as docket numbers in the courts set forth; provided, however, that the City's draft shall not be delivered to the Plaintiff's attorneys until the City Attorney has been furnished with a full release and discharge in writing in each case, approved by the City Attorney or Deputy City Attorney.

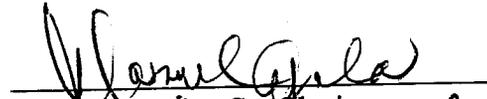


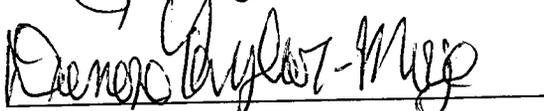
Report of Committee on Miscellaneous Matters
159-12

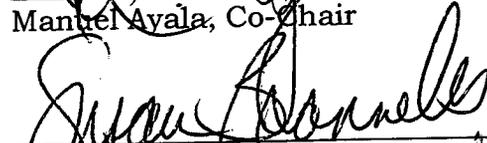
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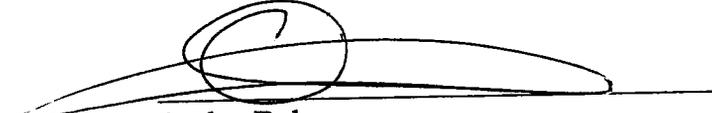
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON MISCELLANEOUS MATTERS

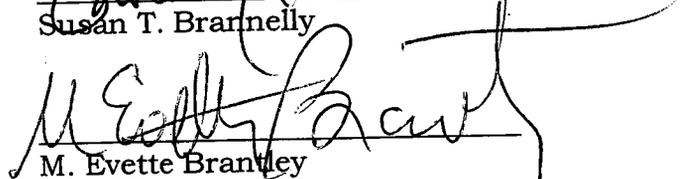

Amy Marie Vizzo-Paniccia, Co-Chair


Mantel Ayala, Co-Chair


Denese Taylor-Moye


Susan T. Brannelly


Andre Baker


M. Evette Brantley


Jack O. Banta

Council Date: November 4, 2013

136-12 (A)

Amendment to the Municipal Code of Ordinances, Amended
to add new Chapter 8.98 Mill Hill Neighborhood
Revitalization Zone Plan.

Report
of
Joint Committee
on
Ordinances and CED & Environment

Submitted: November 4, 2013 (OFF THE FLOOR)

Adopted: _____

Fleeta C Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Joint Committee on **Ordinances** and **ECD & Environment** begs leave to report; and recommends for adoption the following resolution:

136-12 (A)

CHAPTER 8.98 Mill Hill Neighborhood Revitalization Zone

BE IT ORDAINED: By the City Council of the City of Bridgeport that the Bridgeport Municipal Code, Chapter 8.98 is hereby adopted as follows: 8.98.010 Declaration of Policy; 8.98.020 Definitions; 8.98.030 Authority to Implement the Mill Hill Neighborhood Revitalization Zone Plan; 8.98.040 Implementation Committee; 8.98.050 Boundaries of the Mill Hill Neighborhood Revitalization Zone Plan; 8.98.60 Authority to Amend the Mill Hill Neighborhood Revitalization Zone Plan and 8.98.070 Authority to Comment on Zoning Applications.

NEW:

Chapter 8.98 Mill Hill Neighborhood Revitalization Zone

- 8.98.010 Declaration of Policy**
- 8.98.020 Definitions**
- 8.98.030 Authority to Implement the Mill Hill Neighborhood Revitalization Zone Plan**
- 8.98.040 Implementation Committee**
- 8.98.050 Boundaries of the Mill Hill Neighborhood Revitalization Zone Plan**
- 8.98.060 Authority to Amend the Mill Hill Neighborhood Revitalization Zone Plan**
- 8.98.070 Authority to Comment on Zoning Applications**

8.98.010 Declaration of Policy

It is found and declared that there exists, within the Mill Hill neighborhood, a significant number of deteriorated property and property that has been foreclosed, is abandoned, blighted, or is substandard or poses a hazard to public safety, and that the existence of such deteriorated, foreclosed, abandoned, blighted, substandard, and hazardous property contributes to the decline of the Mill Hill neighborhood. Connecticut General Statute Chapter 118 provides for municipalities to establish a Neighborhood Revitalization Zone to address these issues. The Mill Hill neighborhood has followed the State Statute and has adopted a Mill Hill Neighborhood Revitalization Zone Plan. Per Connecticut General Statute Chapter 118, and adopted City Council Resolution 111-95, the Mill Hill Neighborhood Revitalization Zone Plan shall be implemented and is hereby recognized.



Report of Joint Committee on Ordinances and ECD & Environment
136-12 (A)

-2-

8.98.020 Definitions

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

"Mill Hill Neighborhood Revitalization Zone" refers to the legal entity under which The Plan will be implemented and amended as necessary.

"Mill Hill Neighborhood Revitalization Zone Plan" refers to the planning document adopted by the Mill Hill neighborhood and City Council, as amended. Also referred to as "The Plan."

"Implementation Committee" refers to the permanent committee of the Mill Hill Neighborhood Revitalization Zone that is committed to implementing The Plan.

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

"The Plan" refers to the planning document known as the Mill Hill Neighborhood Revitalization Plan.

8.98.030 Authority to Implement the Mill Hill Neighborhood Revitalization Zone Plan

The Mill Hill Neighborhood Revitalization Zone bylaws are incorporated as an appendix within the approved Plan, and said organization was the entity under which The Plan was created. The Mill Hill Neighborhood Revitalization Zone shall be the responsible entity to implement The Plan. It is expected the Mill Hill Neighborhood Revitalization Zone will need the assistance of various City agencies or departments to implement certain aspects of The Plan, and the City shall provide appropriate assistance as necessary. The Mill Hill Neighborhood Revitalization Zone, through the Implementation Committee, shall abide by the Connecticut General Statutes reporting requirements for NRZ's.

8.98.040 Implementation Committee

The Mill Hill Neighborhood Revitalization Zone shall establish a permanent committee, which is committed to the implementation of The Plan. Such committee shall be representative of the Mill Hill neighborhood and include City of Bridgeport representative. Constituencies represented on the Planning Committee of The Plan shall also be represented in the Implementation Committee. Such Implementation Committee shall abide by the by-laws of the Mill Hill Neighborhood Revitalization Zone, but also incorporate the community to the greatest extent possible.



Report of Joint Committee on Ordinances and ECD & Environment
136-12 (A)

-3-

8.98.050 Boundaries of Mill Hill Neighborhood Revitalization Zone

The following are the boundaries of the Mill Hill Neighborhood Revitalization Zone, as adopted by the City Council on March 4, 2013:

Beginning at the corner and centerline of Barnum Avenue and the Junction of Yellow Mill Pond travel east along the centerline of Barnum Avenue to the centerline of Sage Avenue then: follow the Bridgeport/Stratford Town Line to the Center line of Boston Avenue then: travel west to the centerline of Success Avenue then: travel two blocks north to the centerline of Gary Street then: travel west to the centerline of Carnegie Avenue then: travel north to the centerline of Granfield Avenue then: travel west to the centerline of Summerfield Avenue then: travel south to the centerline of Birdseye Street then: travel west to the centerline of Palisade Avenue then: travel southwest to the centerline of Tudor Street then: west to the centerline of Bond Street then: north to the centerline of Stewart Street then: travel west to the Yellow River Brook then: south along the Yellow River Brook back to the beginning at the Junction of Yellow Mill Pond and the centerline of Barnum Avenue.

8.98.060 Authority to Amend the Mill Hill Neighborhood Revitalization Zone Plan

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

8.98.070 Authority to Comment on Zoning Applications

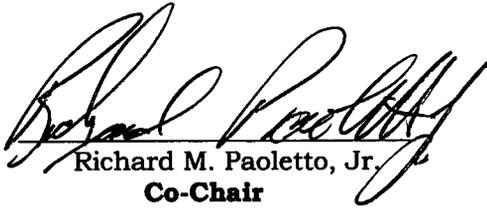
The Mill Hill NRZ shall receive copies of the legal notices and agendas for all zoning board meetings. These copies shall be sent by the zoning office in a timely fashion so as to allow the NRZ adequate time to review the application within the zoning office prior to the publicized meeting. The Mill Hill NRZ has the authority to submit written comments to the applicable zoning board for any zoning application that is within the NRZ boundaries. These written comments shall be based upon the adherences of the zoning application to the Mill Hill NRZ Plan. The zoning boards must consider these written comments during the course of their deliberations on the application.



Report of Joint Committee on Ordinances and ECD & Environment
136-12 (A)

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Respectfully submitted,
**THE JOINT COMMITTEE ON ORDINANCES
AND ECD & ENVIRONMENT**

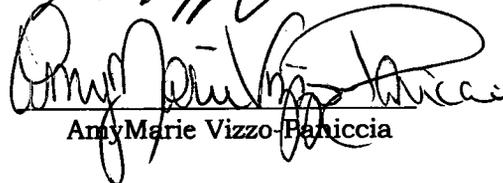

Richard M. Paoletto, Jr.
Co-Chair

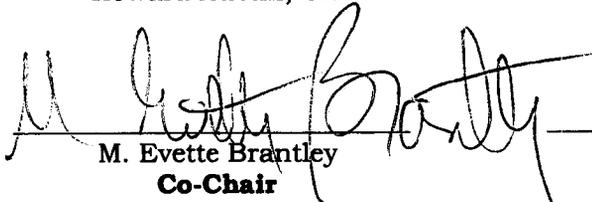
Warren Blunt
Co-Chair


Lydia N. Martinez
Co-Chair

Steven J. Staffstrom, Jr.

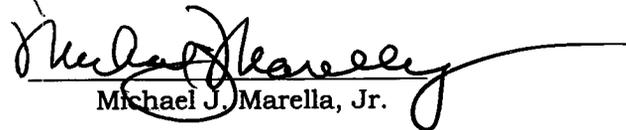
Howard Austin, Sr.


Amy Marie Vizzo-Paniccia


M. Evette Brantley
Co-Chair

Michelle A. Lyons
Michelle A. Lyons

Jack O. Banta


Michael J. Marella, Jr.

Richard Bonney

City Council Date: November 4, 2013 (OFF THE FLOOR)

136-12 (B)

Mill Hill Neighborhood Revitalization Zone Plan.

Report
of
Joint Committee
on

Ordinances and CED & Environment

Submitted: November 4, 2013 (off the floor)

Adopted: _____

Attest: *Hester S. Hudson*
City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport:

The Joint Committee on **Ordinances** and **ECD & Environment** begs leave to report; and recommends for adoption the following resolution:

136-12 (B)

MILL HILL NEIGHBORHOOD REVITALIZATION ZONE

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

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

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

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

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

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

WHEREAS, The City Council on March 4, 2013, adopted the boundaries of a Neighborhood Revitalization Zone for the Mill Hill Neighborhood;

NOW, THEREFORE BE IT RESOLVED, That the Mill Hill Neighborhood Revitalization Zone Plan be adopted pursuant to Connecticut General Statute Chapter 118 Section 7-600 through 619, and adopted by City Council Resolution 111-95; and



Report of Joint Committee on Ordinances and ECD & Environment
*136-12 (B)

-2-

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

Respectfully submitted,
**THE JOINT COMMITTEE ON ORDINANCES
AND ECD & ENVIRONMENT**

Richard M. Paoletto, Jr.
Co-Chair

Warren Blunt
Co-Chair

Lydia N. Martinez
Co-Chair

M. Evette Brantley
Co-Chair

Howard Austin, Sr.

Amy Marie Vizzo-Panuccio

Steven J. Stairstrom, Jr.

Michelle A. Lyons

Jack O. Banta

Michael J. Marella, Jr.

Richard Bonney

City Council Date: November 4, 2013 (OFF THE FLOOR)

Amendments to the Municipal Code of Ordinances, Chapter
3.20 Tax Incentive Development Program, amend Section
3.20.060(C) Miscellaneous Provisions.

Report
of
Committee
on
Ordinances

Submitted: November 4, 2013 (OFF THE FLOOR)

Adopted:

Fleeta C. Hudson

Attest:

City Clerk

Approved

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Ordinances** begs leave to report; and recommends for adoption the following resolution:

146-12

Amendment to Tax Incentive Development Ordinance Providing that Tax Incentive Development Agreements shall be Conveyed with the Property

WHEREAS, Chapter 3.20 of the Bridgeport Municipal Code, "Tax Incentive Development Program," allows for the abatement of real estate taxes for eligible developments; and

WHEREAS, such developments require long term financing that relies upon the stability and predictability of real estate taxes pursuant to Tax Incentive Development Agreements over the defined period of time, notwithstanding any ownership changes that may occur during that relevant period of time; and

WHEREAS, the City's Office of Planning and Economic Development wishes to encourage development through the provision of tax incentive agreements and has found that such agreements are currently limited in their effectiveness owing to the fact that they currently are not conveyed with the property; Now, Therefore,

BE IT ORDAINED: By the City Council of the City of Bridgeport that the Municipal Code of Ordinances, Chapter 3.20 Tax Incentive Development Program, Section 3.20.060(C), "Miscellaneous Provisions," is hereby amended to read as follows:

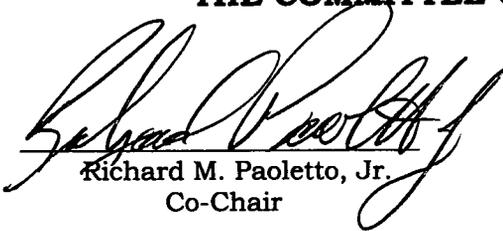
- C. Tax Incentive Development Agreements **in compliance with this Section** shall ~~not~~ be **recorded against title to, and** conveyed with, the property~~[-]~~, **provided that each successive owner of the property, including those who acquire a controlling interest in the entity owning the property, accepts and assumes all of the original applicant's obligations to be performed under such tax incentive development agreement, demonstrates its ability to carry out such obligations, and executes an agreement with OPED to be recorded on the land records. OPED may consent to such assignment in the exercise of its commercial business judgment, reasonably exercised.** [The provision shall apply to changes in controlling ownership of corporations and limited partnerships (Connecticut General Statutes Section 34-9 et seq. of the Statutes as amended, the Uniform Limited Partnership Act.)]



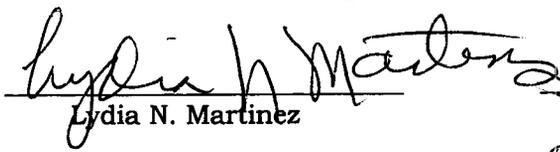
Report of Committee on Ordinances
146-12

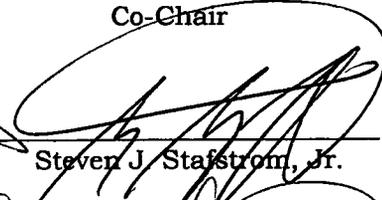
This change shall be effective upon passage by the City Council.

Respectfully submitted,
THE COMMITTEE ON ORDINANCES

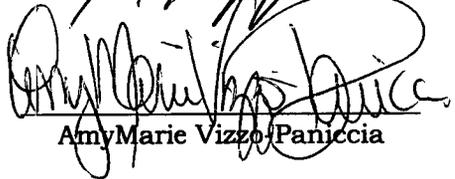

Richard M. Paoletto, Jr.
Co-Chair

Warren Blunt
Co-Chair


Lydia N. Martinez


Steven J. Stafstrom, Jr.

Howard Austin, Sr.


Amy Marie Vizzo Paniccia

Richard Bonney

City Council Date: October 7, 2013
Tabled and Ref'd back to Committee on 10/7/2013
Resubmitted to City Council on: November 4, 2013 (OFF THE FLOOR)

Amendments to the Municipal Code of Ordinances, amend
Chapter 3.24 Affordable Housing Development Program.

Report
of
Committee
on
Ordinances

Submitted: November 4, 2013 (OFF THE FLOOR)

Adopted:

Fleeta C. Hudson

Attest:

City Clerk

Approved

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Ordinances** begs leave to report; and recommends for adoption the following resolution:

147-12

Amendment to Chapter 3.24 "Affordable Housing Development Program" to Increase Tax Incentives for Affordable Housing Developments

WHEREAS, Chapter 3.24 of the Bridgeport Municipal Code, "Affordable Housing Development Program", allows for the abatement of taxes for affordable housing developments for a period not to exceed two years; and

WHEREAS, Connecticut General Statutes Section 8-215 and Section 8-216 allow municipalities to offer tax abatements of real property taxes, in whole or in part, for affordable housing developments and allow the State, at its discretion, to provide the municipality with reimbursements for such real property tax abatements for so long as such development is used solely for low or moderate-income persons or families; and

WHEREAS, affordable housing developments are generally created with long-term financing; and

WHEREAS, the City wishes to encourage the development of affordable housing by providing tax incentives that support the required financing; Now, Therefore,

BE IT ORDAINED: by the City Council of the City of Bridgeport that the Bridgeport Municipal Code of Ordinances Chapter 3.24 Affordable Housing Development Program is hereby amended as follows:

Chapter 3.24

AFFORDABLE HOUSING TAX INCENTIVE DEVELOPMENT PROGRAM

Sections:

3.24.010 - Established.

3.24.020 - Program Administration.

3.24.030 - Eligibility Criteria.

3.24.040 - Miscellaneous.



Report of Committee on Ordinances
147-12

-2-

3.24.010 - Established.

Pursuant to Connecticut General Statutes as amended ("Statutes"), Section [7-498 and Section 8-245] **8-125 and Section 8-126**; the ordinance codified in this chapter establishes an affordable housing [~~nonprofit developer temporary payment in lieu of taxes, (hereinafter referred to as PILOT) development~~] **tax incentive** development program for the city, and allows for the abatement of **real property** taxes [~~for a nonprofit developer for a period not to exceed two years.~~] **until such time that such housing is not solely for low or moderate-income persons or families.**

[(Ord. dated 3/15/03 (part); prior code § 24-180)]

3.24.020 - Program administration.

- A. Except for the establishment of property assessment as governed by the statutes of the State of Connecticut, and the charter and ordinances of the city, the director of the Office of Planning and Economic Development (OPED) shall administer this [~~temporary PILOT~~] **tax incentive** program.
- B. In consultation with the tax collector and tax assessor, OPED shall establish uniform and consistent policies, procedures and forms to ensure compliance with this chapter making such procedures, and forms publicly available within one hundred twenty (120) days of the enactment of the ordinance codified in this chapter.
- C. The policies, procedures and forms shall be made available for public comment for a thirty-day period prior to their implementation and shall be approved by the city council through the office of the city clerk.
- D. The applicant for a [~~temporary PILOT~~] **tax incentive** under this chapter shall submit a letter of request for such a [~~PILOT~~] **tax incentive** which shall disclose all principals of the applicant. The applicant must complete and file with OPED all other necessary forms required by OPED.

[(Ord. dated 3/15/03 (part); prior code § 24-181)]



Report of Committee on Ordinances
147-12

-3-

3.24.030 - Eligibility criteria.

- A. ~~Projects eligible for assistance under this chapter [shall be housing intended solely for owner occupancy by low or moderate income persons or families; income levels must conform with standards established by the State Commissioner of Housing pursuant to Connecticut General Statutes Section 8-215(2).]~~ **must be projects that include housing for low or moderate-income persons or families as defined by the US Department of Housing and Urban Development or as defined by the State of Connecticut Department of Housing, the State of Connecticut Department of Economic and Community Development, or by the Connecticut Housing Finance Authority, or by their successor agencies in the federal or state government.**
- B. ~~[Only nonprofit housing development corporations recognized by the state of Connecticut shall be eligible for assistance under this chapter.]~~ **A tax incentive development agreement shall provide that moneys equal to the amount of such tax incentive shall be used for any one or more of the purposes stated in Section 3.24.040A hereof and that such tax incentive shall terminate at any time when such housing is not solely for low or moderate-income persons or families.**
- ~~[C. Any temporary PILOT granted under this chapter shall be limited to the taxes assessed on two successive grand lists and shall terminate as of the date of sale by the nonprofit developer, if prior to the expiration of the two-year period. Upon request of the developer, the PILOT may be extended for one additional year by a two-thirds vote of the entire city council, if said extension is reasonably necessary to achieve one or more of the aforementioned purposes. Pursuant to this program and chapter, PILOTS may not be extended for more than one additional year.]~~

[(Ord. dated 3/15/03 (part): prior code § 24-182)]



Report of Committee on Ordinances
147-12

-4-

3.24.040 - Miscellaneous.

- A. All projects receiving [assistance] **a tax incentive** under this chapter [~~shall comply with a public benefits test which shall include existing local land use and building regulation.~~] **are receiving the incentive so as to achieve one or more of the following objectives:**

(1) To reduce rents below the levels that would be achieved in the absence of such tax incentive and to improve the quality and design of such housing;

(2) To effect occupancy of such housing by persons and families of varying income levels within limits determined by the relevant agencies as described in Section 3.24.030 hereof; or

(3) To provide necessary, related and complementary facilities or services in such housing.

- B. [~~Temporary PILOT development agreements shall not be conveyed with the property. The provision shall apply to changes in controlling ownership of corporations and limited partnerships (Connecticut General Statute Section 3409 et seq. as amended, the Uniform Limited Partnership Act).~~]

Tax incentive development agreements in compliance with this Section shall be recorded against title to, and shall be conveyed with, the property, provided that each successive owner of the property, including those who acquire a controlling interest in the entity owning the property, accepts and assumes all of the original applicant's obligations to be performed under such tax incentive development agreement, demonstrates its ability to carry out such obligations, and executes an agreement with OPED to be recorded on the land records. OPED may consent to such assignment in the exercise of its commercial business judgment, reasonably exercised.



Report of Committee on Ordinances
147-12

-5-

- C. ~~[[In order to become effective, temporary PILOT development agreements shall be recorded by the nonprofit developer on the land records of the city.]]~~
To become effective, tax incentive development agreements shall be executed as a contract between the owner of the property and the City and shall be recorded on the land records of the city.
- D. All projects awarded a ~~[temporary PILOT]~~ **tax incentive** development agreement shall comply with all statutes, orders, ordinances, rules and regulations regarding civil rights, equal opportunity and affirmative action.
- E. ~~[Temporary PILOT]~~ **Tax Incentive** development agreements and all nonexempt information submitted to OPED by the applicant shall be subject to the Connecticut Freedom of Information Act **as** amended, Section 1-15 et seq.
- F. Once an application meets the eligibility criteria ~~[and public benefits test]~~ established by OPED in accordance **with** this chapter, the application shall be forwarded with a report from OPED to the city council for final approval. The report shall explain OPED's rationale for supporting the ~~[temporary PILOT.]~~ **tax incentive development agreement.**

[[Ord. dated 3/15/03 (part); prior code § 24-183]]

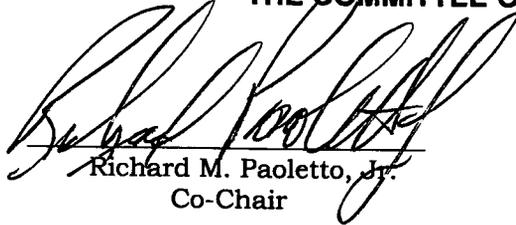
This change shall be effective upon passage by the City Council.



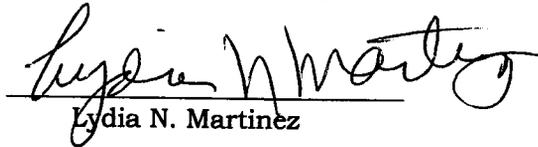
Report of Committee on Ordinances
147-12

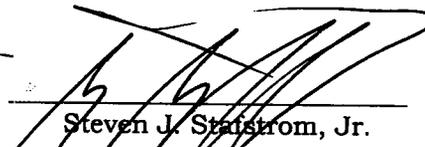
-6-

Respectfully submitted,
THE COMMITTEE ON ORDINANCES


Richard M. Paoletto, Jr.
Co-Chair

Warren Blunt
Co-Chair


Lydia N. Martinez


Steven J. Statstrom, Jr.

Howard Austin, Sr.


Amy Marie Nizzo-Pariccia


Richard Bonney

City Council Date: October 7, 2013
Tabled and Ref'd back to Committee on: October 7, 2013
Resubmitted to City Council on: November 4, 2013 (OFF THE FLOOR)

Discontinuance of Streets on the Steel Point Peninsula including: California Street, Pierpont Street, Maiden Lane, Pembroke Street (South of Ann Street), East Main Street (South of Stratford Avenue) and Hough Avenue.

**Report
of
Committee
on**

Public Safety and Transportation

Submitted: November 4, 2013 (OFF THE FLOOR)

Adopted: _____

Attest: *Fleeta C. Hudson*
City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

161-12

**RESOLUTION OF THE BRIDGEPORT CITY COUNCIL
REGARDING THE DISCONTINUANCE OF STREETS ON THE STEEL POINT
PENINSULA INCLUDING CALIFORNIA STREET, PIERPONT STREET,
MAIDEN LANE, PEMBROKE STREET (SOUTH OF ANN STREET), EAST
MAIN STREET (SOUTH OF STRATFORD AVENUE) AND HOUGH AVENUE
FOR THE PURPOSE OF DEVELOPMENT, TAX REVENUE, AND AVOIDANCE
OF LIABILITY AND MAINTENANCE.**

WHEREAS, the City of Bridgeport ("City") desires to discontinue of California Street, Pierpont Street, Maiden Lane, Pembroke Street (South of Ann Street), East Main Street (South of Stratford Avenue) and Hough Avenue for the purpose of development, tax revenue, and avoidance of liability and maintenance; and

WHEREAS, the Office of Planning & Economic Development ("OPED"), in conjunction with the Department of Public Facilities ("DPF"), has been charged with processing the City's petition regarding these street discontinuances; and

WHEREAS, OPED received a favorable C.G.S. Sec. 8-24 Report on the proposed street discontinuances from the Bridgeport Planning & Zoning Commission on October 15, 2013; and

WHEREAS, the City previously agreed to discontinue certain streets at the Steel Point developer's request pursuant to the terms and conditions of that certain Amended and Restated Development and Acquisition Agreement approved by the City Council on October 19, 2009; and

WHEREAS, the anticipated benefits resulting from the proposed street discontinuances are in the best interests of the residents of the City of Bridgeport; Now, Therefore, be it

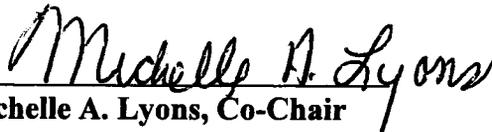
RESOLVED, that the Bridgeport City Council hereby approves the discontinuance of California Street, Pierpont Street, Maiden Lane, Pembroke Street (South of Ann Street), East Main Street (South of Stratford Avenue) and Hough Avenue for the purpose of development, tax revenue, and avoidance of liability and maintenance; and that the Mayor or his designee is further authorized to execute any and all documentation and do all things necessary consistent with the intent of this resolution.

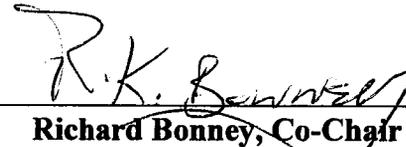


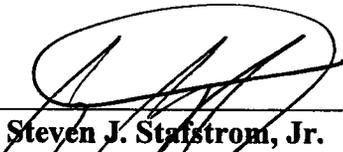
Report of Committee on Public Safety and Transportation
161-12

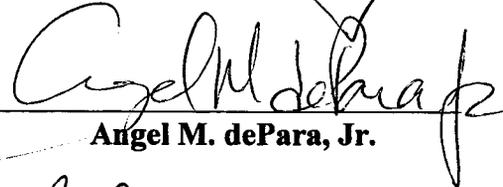
-2-

Respectfully submitted,
**THE COMMITTEE ON PUBLIC SAFETY
AND
TRANSPORTATION**


Michelle A. Lyons, Co-Chair

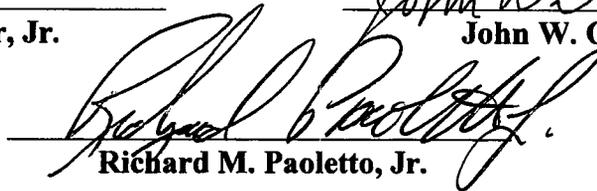

Richard Bonney, Co-Chair


Steven J. Stafstrom, Jr.


Angel M. dePara, Jr.


Andre F. Baker, Jr.


John W. Olson


Richard M. Paoletto, Jr.

City Council Date: November 4, 2013 (OFF THE FLOOR)





