

**CITY OF BRIDGEPORT  
CITY COUNCIL  
PUBLIC SPEAKING SESSION  
MONDAY, JULY 1, 2013  
6:30 PM**

Council President McCarthy called the public speaking session to order at 6:35 pm.

The following persons signed up prior to the public speaking session:

**Cecil C. Young**  
99 Carroll Avenue  
Bridgeport, CT 06607

Mr. Young stated that it was a shame that the city uses taxpayer dollars to overturn a judgment to pay for an appeal. He emphasized that Mr. Vallas should pay out of his own pocket if he wants to appeal. He went on to mention that there were twenty-four schools failing and although he had nothing against Mr. Vallas, he said he shouldn't be allow to waste taxpayer money; he should use his money or the city's money.

He spoke about his past termination with the City and stressed that it was a disgrace that he was employed for 27-years and denied his benefits. He stated that the city council wasn't elected to cover up unethical acts.

He further noted that Carmen Lopez should be reimbursed for her legal advice related to the determination of Mr. Vallas not being qualified as Superintendent of Schools.

**Clyde Nicholson**

Mr. Nicholson pointed out the sign that was displayed that read "BOE Hiring - No Certification Required" and another sign that read "No One is Above the Law". He stated that eight months ago, he took the sign to a Board of Education board meeting and yet they went and hired and paid Mr. Vallas a large salary. He said he thought that whoever hired him and brought him to Bridgeport should be the one they go after. He said it was up to the state to know who they were hiring. He said the people were being robbed, in a term he coined "Robbing the Hood". He went on to say that the five board members voted in favor of hiring Mr. Vallas, even though the president of the Board of Education previously mentioned that his children don't attend public school. Overall, he felt strongly that the best interest of public schools is being ignored. He said they should bring to justice whoever was responsible for the illegal action and he agreed with Mr. Young that the appeal should be paid for out of Mr. Vallas pocket.

**John Marshall Lee**  
30 Beacon Street  
Bridgeport, CT 06605

*The following statement was read during the public speaking session:*

City Council Comments July 1, 2013

Council President McCarthy, members of the Council and my fellow citizen taxpayers present at this meeting or viewing the meeting on television, good evening.

The first business day of the new 2013-14 fiscal year is complete. One year closed last Friday and the other began today. There is much in the City that is not settled as we gather this evening. And you as City Council members are farther from competence and knowledge about City matters than you were one year ago or perhaps five years ago.

By way of explanation let me remind you that at the eleventh hour of budget hearings 13 months ago, you made a change to eliminate two positions providing legislative staffing to you. One had been an empty "ghost position" for years and I had no problem with eliminating that one, but the other position was filled by a knowledgeable City employee With actual City Council experience his background. I believe he was helpful to many but for the most part it did not seem you used him to research and pull things together for you. You cannot officially tell the public tonight whether your watchdog duty on City finances brought us to a surplus or another deficit. But the reason is not only that the books are still open pending "adjustments" but that your B&A committee performed precious little "oversight" this past year, and that apparently is OK with the rest of you. The City eliminated about \$4 Million of ghost positions in September, but why, how and what that would mean to the rest of your budget was not discussed in the minutes that reach the public. Why not? Is it a secret? Does it reveal that you padded the budget in two of the past three years with "ghosts" and took no credit when those dollars were available to do something else? Are you happy with the Fitch ratings downgrade from A neutral to A outlook negative.

And what else? The other major variance for nearly two years now is the overtime charged public safety employees well above that which was budgeted. In the most recently available monthly report it looked like \$5.5 Million in the red. How can that be? And where are your questions? Perhaps you will look at the Council Ordinance from decades ago that provided an external overtime program for police. It now connects with their new contractual move to State of CT MERF that allows overtime to be used to calculate retirement income. If you get enough overtime for three years near retirement it can double retirement payout for life. Maybe the Ordinance is due revision? Maybe the union negotiations termed successful by the Mayor had an unintended consequence? Maybe flagmen at worksites will work in Bridgeport safely as well as they do in other communities? Many of these employees are doing a great job for us but they are not taxpayer residents and voters. So why is there so much generosity with our money?

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You are running for office perhaps in the fall. I shall send you a thoughtful list of criteria in the direction of better governance of our City. Read the statements please. Ask questions if their intent is unclear. Some candidates will subscribe to them and others will ignore them I predict. Let's see what the voters think. That is the test. And speaking of voters with children in the schools. What is being done about the City failing to include the "minimum budget requirement in the submitted and approved budget. I hear that this was a mistake like the Stratford driveway? Well you need more info, don't you? Ask for it. If you fail to get it, ask for it again. Refuse to vote on an issue until you are satisfied. Would that not be the courageous effort of a Council representative working for his/her constituents? Time will tell.

John Marshall Lee, 30 Beacon Street, Bridgeport, CT 06605 203-521-1930 CELL

The public speaking session closed at 6:55 pm.

**CITY OF BRIDGEPORT**

**CITY COUNCIL MEETING**

**MONDAY, JULY 1, 2013**

**7:00 PM**

**City Council Chambers, City Hall - 45 Lyon Terrace**

**Bridgeport, Connecticut**

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

**ABSENT:** Council members: Austin, Marella, Holloway

Mayor Finch called the meeting to order at 7:12 pm.

Prayer - Council member Olson offered the prayer.

Pledge of Allegiance - Council member Brannelly led the pledge of allegiance.

Moment of Silence - for the nineteen fallen firefighters in Arizona.

Roll Call - the city clerk took the roll call and announced there was a quorum.

Council President Announcement - It was stated that Council member Marella was on vacation.

Council Discussion with Administration on Sikorsky Airport Safety Zone Installation and Easement Issue.

Council President McCarthy requested that the Council Discussion regarding the above item be moved to the end of the agenda.

Council President McCarthy acknowledged the 2013 Barnum Festival Ringmaster John Stafstrom in the audience. He expressed that he was one of the best ringmasters that the city has seen.

Mayoral Citation: In Recognition of Haiti Works! for aiding Haiti in its long term recovery and rebuilding efforts.

Mayor Finch, Council President McCarthy and Council members: Lyons, dePara, Bonney came forward to present the citation. And the members of the organization Haiti Works came forward to accept the citation.

Mayor Finch recalled the terrible earthquake that occurred in Haiti. He relayed that temporary office space was given to the organization to use as disaster relief space. He stated that it was a real team effort and that the residents of Haiti never lost faith, despite the devastation that occurred. He further mentioned the fire truck that was donated by the city and he mentioned the rebuilding efforts that are still in progress – *Mayor Finch read the Mayoral Citation wishing Haiti Works continued success!*

Council President McCarthy recognized Council member Lyons as the initial advocate in getting the fire truck donated to Haiti. He stated that it wasn't an easy task and it involved an enormous process. He expressed that he was proud of Council member Lyons for all her hard work.

City Council Citation: In Recognition of Haiti Works! for aiding Haiti in its long term recovery and rebuilding efforts.

Council member Lyons thanked everyone for their support. She relayed that in doing her missionary work, she realized the appreciation she had for this country, noting that when one experiences all the struggles and hardships that other countries face, as in the case of Haiti; they still remain a kind and appreciative people. She further extended her thank you to everyone that was involved in the cause and she acknowledged the members of Haiti Works for what they have accomplished. She mentioned that the venture was successful and she emphasized that they really are good things achieved in the City of Bridgeport. – *Council President McCarthy read the City Council Citation.*

A member of Haiti Works Pierre D'Haiti thanked the city council and Mayor Finch for the citation. He relayed that for three years, they have nurtured the dream that Bridgeport had to bring hope to the country. He recalled that the fire truck that was adopted by Bridgeport was utilized and 2.2 million were served. Overall, he said that rebuilding is an ongoing process and he urged support of those that would like to get involved. He sincerely thanked everyone for their support.

Council member Lyons thanked the Bridgeport Fire Department and Mayor Finch for their support.

**96-12** Public Hearing re: Approval of Revenue Bonds concerning the Jewish Home Project, Series 2013.

Mayor Finch asked if there was anyone present to speak in favor of the item.

Andrew Banoff, President and CEO of the Jewish Home came forward. He stated that they were excited about the opportunity to present the construction and relocation of the entire community from Fairfield location to the City of Bridgeport. He stated that they have worked for the last year and a half with Mayor Finch and his team to ensure that the new facility will bring together nearly (800) employees, noting that the staff members already resided in Bridgeport. He said the idea is to not only build a new facility, but that it will be the first of its kind. He said when they designed the nursing home, it was done to enhance the care of the residents.

Mr. Banoff recognized the resident president of the Jewish Home Selma Rosenblatt. He relayed that she starred in a movie that was shown at the Bijou Theatre about Jerusalem. He also recognized the other board members that were present from the Jewish Home. He requested continued support for the Jewish Home project.

John Marshall Lee stated that he was in support of the item. He commented that he was pleased that the Jewish Home would make actual payments instead of taking advantage of a PILOT (payment in lieu of taxes). He urged the city council to consider this option for other city projects.

**MINUTES FOR APPROVAL:**

Approval of City Council Minutes: June 3, 2013

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

**\*\* COUNCIL MEMBER BRANNELLY SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

**111-12** Communication from OPED re: Proposed Resolution requesting the Adoption and Authorization to Implement the Black Rock School Municipal Development Plan ("BRSMDP") also Ordering a Public Hearing Relative to the same, referred to Economic and Community Development and Environment Committee.

- 112-12 Communication from Mayor re: Dennis A. Bradley II, Esq. (D) to the Fire Commission, referred to Public Safety and Transportation Committee.
  
- 113-12 Communication from Mayor re: Appointment of James C. Carl (D) to the Ethics Commission, referred to Miscellaneous Matters Committee.
  
- 114-12 Communication from City Attorney re: Proposed Resolution regarding Acquisition of the New Senior Center in 2013 and the Temporary Relocation of the Downtown Cabaret Theatre in 2014, referred to Economic and Community Development and Environment Committee.

**RESOLUTIONS TO BE REFERRED TO BOARDS, COMMISSIONS, ETC.:**

- 115-12 Resolution presented by Council Member Lyons re: (Ref. #29-09) Request that Resolution 29-09 be amended to remove the language “in and about the Island of Hispaniola” and the words “in Haiti” be placed in designated area of Resolution, referred to Public Safety and Transportation Committee.
  
- 116-12 Resolution presented by Council President McCarthy re: Council Review and Possible Revisions to the City’s Purchasing and Procurement Ordinance, Chapter 3.08 City Contract and Purchasing Procedures, referred to Ordinance Committee.

**\*\* COUNCIL MEMBER PAOLETTO MOVED TO COMBINE AND REFER COMMUNICATIONS TO BE REFERRED TO COMMITTEES and RESOLUTIONS TO BE REFERRED TO BOARDS, COMMISSIONS, ETC.**

**\*\* COUNCIL PRESIDENT McCARTHY SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**MATTERS TO BE ACTED UPON (CONSENT CALENDAR):**

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

Council member Stafstrom requested to remove the following items:

- \*69-12 Public Safety and Transportation Committee Report re: Request for the Discontinuance of a Portion of School Street as a part of the Black Rock Elementary School Expansion Project.
  
- \*96-12 Budget and Appropriations Committee Report re: Approval of Revenue Bonds concerning the Jewish Home Project, Series 2013.

Council member Baker requested to remove the following item:

- \*98-12 Contracts Committee Report re: Resolution Approving a Lease and Option to Purchase Agreement with JRRC Associates for 53 Seaview Avenue and 85 Seaview Avenue.

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

- \*69-12 Public Safety and Transportation Committee Report re: Request for the Discontinuance of a Portion of School Street as a part of the Black Rock Elementary School Expansion Project. - *removed*
- \*77-12 Economic and Community Development and Environment Committee Report re: Rescinding Resolution #26-05 Authorizing to Sell Five (5) City-Owned Parcels to the Junior League of Eastern Fairfield County.
- \*83-12 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition of 1216 Stratford Avenue.
- \*84-12 Economic and Community Development and Environment Community Report Committee Report re: Resolution Accepting the Donation of Property Known as 1196 Stratford Avenue.
- \*85-12(PHO) Economic and Community Development and Environment Committee Report re: Public Hearing Ordered for August 5, 2013: re: Disposition of City-Owned Properties to the Housing Authority.
- \*92-12 Economic and Community Development and Environment Committee Report re: Grant Submission: State Department of Education for a 2013-2014 YSB Enhancement Grant.
- \*93-12 Economic and Community Development and Environment Committee Report re: Grant Submission: State Department of Education for a 2013-2015 Youth Service Bureau Grant.
- \*94-12 Economic and Community Development and Environment Committee Report re: Grant Submission: FY 2012-2013 Medical Reserve Corps Capacity Building Award (CBA) Competitive Award.
- \*65-12 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Wilmer Carde.
- \*87-12 Miscellaneous Matters Committee Report re: Appointment of Carrie Picardi (D) to the Harbor Commission.

**\*96-12** Budget and Appropriations Committee Report re: Approval of Revenue Bonds concerning the Jewish Home Project, Series 2013. - *removed*

**ADDED:**

**MATTERS TO BE ACTED UPON (CONSENT CALENDAR):**

**\*79-12** Contracts Committee Report re: ATM Service Agreement with Webster Bank National Association to provide two ATM Machines on the premises of 999 Broad Street and 45 Lyon Terrace.

**\*98-12** Contracts Committee Report re: Resolution Approving a Lease and Option to Purchase Agreement with JRRC Associates for 53 Seaview Avenue and 85 Seaview Avenue. - *removed*

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

**\*\* COUNCIL MEMBER PAOLETTO SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

Mayor Finch returned to **\*69-12** Public Safety and Transportation Committee Report re: Request for the Discontinuance of a Portion of School Street as a part of the Black Rock Elementary School Expansion Project.

Council member Stafstrom stated that after some discussion, it was decided to return the item to committee.

**\*\* COUNCIL MEMBER PAOLETTO MOVED TO RETURN ITEM \*69-12 TO THE PUBLIC SAFETY and TRANSPORTATION COMMITTEE**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

Mayor Finch returned to **\*98-12** Contracts Committee Report re: Resolution Approving a Lease and Option to Purchase Agreement with JRRC Associates for 53 Seaview Avenue and 85 Seaview Avenue.

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

**\*\* COUNCIL MEMBER MARTINEZ SECONDED**

Council member Baker stated that the item concerned his district and there were some environmental issues associated with the property. He recalled that questions were asked about the amount of contamination, but he hasn't received any updated information. He

questioned whose responsibility it will be for the removal of the contamination and the amount of contamination.

Bill Coleman, OPED responded that the phase-1 and phase-3 reports are available, however; the information hasn't been presented due to the sensitivity of the matter. He relayed that the design of the site would be capped and he added that there are some administrative issues to address. However, he said the exact cost or the amount of contamination isn't known yet. He relayed that he doesn't foresee the environmental issue to be daunting, however; if anything is found, they will adhere to all the EPA guidelines. He noted that it will be approximately one year from the design phase to the onset of construction. He briefly relayed details of the cost that may be incurred for construction of the asphalt parking lot and grassed areas.

Council member Baker expressed that the project is greatly needed, however his main concern was not being an advocate of lease agreements. He said he thought they should be able to negotiate a purchase price agreement as opposed to leasing. He commented that the market may go and the lease price could be doubled.

Mr. Coleman relayed that there is an exclusive option to buy. He stated that they would rather lock the property up for pennies on the dollar now, than to take the risk of someone else acquiring the property. He explained that with a lease, the city has exclusive control to oversee their destiny. Council member Baker replied that in his experience, he has seen this type of lease agreement fall through, so that was the reason why he is strongly reluctant about the lease agreement.

Council member dePara echoed the same concerns that Council member Baker had. He explained that the biggest concern were the funds to pay for the project. He said when you look at the agreement, it's a good deal to make better use of the waterfront. However, he was concerned about the language contained in the resolution regarding responsibility for the environmental clean up and any potential contaminants. He stated that he would vote against the item.

Mayor Finch stated that they have capped many brownfields for parking lots in the past and the asphalt has been removed. He said the remediation action plan is in place and the parking lot can be capped. He stressed that to say it had to be cleaned up was a misrepresentation because it hasn't been found yet.

Council member Brantley commented that the residents should be able to enjoy the waterfront. She stated that she was in favor of the project and she trusted their judgment. She agreed that no harm should result from capping the property and it's important to ensure that there isn't any harm to the residents. She said if that's not the case, then obviously, all bets should be off. She further mentioned that the land should become functional for the pleasure of the children and the safety of the citizens.

Council member Brannelly recalled that all the comments mentioned tonight were discussed at the committee meeting. She stated that the lease is the perfect answer to the environmental concern, because they have the opportunity to seize the land for the community and the city without any potential environmental issue. She reminded everyone that capping the parking lot might remedy any environmental problem and she added that

the committee requested a report be submitted every three months. She said it will be a tremendous extension of the Park City to enjoy the beach and nature preserve as they begin and complete all phases of the project. She expressed that the thought of being short-sided and not providing a place for people to park is sad and the lease will allow time to ensure that there aren't any major environmental issues that could be costly if the property is purchased outright.

Council member Paoletto stated that they have been down this road before. He concurred that all the comments mentioned tonight were discussed during committee and he urged his colleagues to move forward tonight in favor of the project. He emphasized that too many projects have been stalled in the past due to the same issue.

Council member Silva clarified that this was a city council meeting and he didn't feel that Mayor Finch shouldn't have responded and berated a council member for their comments. He said he would vote in favor, because he felt the community should be able to access the beach, noting that the people that ultimately use the parking lot may not all be Bridgeport residents.

**\*\* COUNCIL MEMBER BAKER MOVED TO TABLE** -With the comment that he strongly urged the purchase of the property and to allow time to negotiate a purchase price

**There was no second to the motion**

**The motion failed.**

**\*\* COUNCIL MEMBER SILVA MOVED TO APPROVE**

**\*\* COUNCIL MEMBER PAOLETTO SECONDED**

**\*\* MOTION PASSED WITH FOURTEEN VOTES IN FAVOR AND THREE VOTES IN OPPOSITION (COUNCIL MEMBERS: BAKER, dePARA and OLSON)**

Mayor Finch returned to **\*96-12** Budget and Appropriations Committee Report re: Approval of Revenue Bonds concerning the Jewish Home Project, Series 2013.

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

**\*\* COUNCIL MEMBER dePARA SECONDED**

Council member Stafstrom stated that while he isn't going to actually work on this project, the law firm that he is affiliated with will be representing the Jewish Home; so that's the reason that he pulled the item off the agenda.

Council member Lyons said she had concerns about the bonding issues. However, she recalled that Andrew Banoff provided a vast amount of information regarding the

financials, including a breakdown of costs. She relayed that jobs will be created and they were assured that the project would be good for the 134<sup>th</sup> district. Overall, she felt it would be one of the greatest projects ever done in the city.

Council President McCarthy echoed Council member Lyons comment that it's a great project. He said the project will bring construction jobs and other types of jobs. He added that it will look fantastic and enhance the north end of Bridgeport. He said that although the Jewish Home isn't obligated to pay taxes, a contribution will be made to the city voluntarily. And most importantly, there is zero risk to the City of Bridgeport in relation to bonding. He said that if anything does go wrong with the project, there is no bond liability to the City of Bridgeport.

Council member Baker stated that he still had a couple of questions, but he felt comfortable enough to support the project and he hoped that the Jewish Home will be an asset to the city.

Council member Vizzo-Paniccia thanked the Jewish Home for coming into the city. She commented that all the information that was submitted was appreciated. And she thanked them for being a part of enhancing Bridgeport.

Council member Brannelly welcomed the Jewish Home to Bridgeport. She said she was thrilled to see this kind of activity inland. She recalled that there were numerous questions asked and they were thoroughly answered during committee; however, she urged Council member Baker to bring any additional questions forward if he still had a concern about the project.

Mayor Finch acknowledged city staff persons; David Kooris, Kelly Lenz and Alana Kabel for their assistance with the project.

**\*\* MOTION PASSED WITH SIXTEEN VOTES IN FAVOR AND ONE ABSTENTION  
(COUNCIL MEMBER STAFSTROM)**

**MATTERS TO BE ACTED UPON:**

**88-12** Miscellaneous Matters Committee Report re: Appointment of Bruce Williams (D) to the Energy Improvement District.

**45-12** Economic and Community Development and Environment Committee Report re: Disposition of Property Located at 1136, 1144, 1148-50, 1154-56 and 1160-62 Main Street (“The Preservation Block”) and Authorizing a Partial Tax Abatement in Support of the Preservation Block’s Historic Renovation and Redevelopment as a Mixed-Use Residential, Retail and Commercial Complex.

**71-12** Economic and Community Development and Environment Committee Report re: (Ref. #151-11) Disposition of Property Located at 1163 and 1149 Main Street in the Downtown North Redevelopment Area.

**72-12** Economic and Community Development and Environment Committee Report re: Disposition of Properties in the Jayson-Newfield Block in the Downtown North Redevelopment Area and Authorizing a Tax Incentive Agreement in Support of the Jayson-Newfield Block’s Historic Renovation and Redevelopment as a Mixed-Use Residential, Retail and Commercial Complex.

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

**\*\* COUNCIL MEMBER BRANTLEY SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**97-12** Economic and Community Development and Environment Committee Report re: Resolution Authorizing a Tax payment Agreement for the Development of a Skilled Nursing and Assisted Living Facility at 4200 Park Avenue (The Jewish Home Project).

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

**\*\* COUNCIL MEMBER BRANTLEY SECONDED**

**\*\* MOTION PASSED WITH SIXTEEN VOTES IN FAVOR AND ONE ABSTENTION (COUNCIL MEMBER STAFSTROM)**

**\*\* COUNCIL MEMBER LYONS MOVED TO SUSPEND THE RULES TO ADD  
ITEM 59-12 TO THE AGENDA RE: Application for Waiver to Extend  
Driveway Width located at 4200 Park Avenue – Jewish Home Fairfield  
County Project  
\*\* COUNCIL MEMBER PAOLETTO SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

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

*There was a brief presentation by David Kooris for the following items:*

**71-12** Economic and Community Development and Environment  
Committee Report re: (Ref. #151-11) Disposition of Property Located at  
1163 and 1149 Main Street in the Downtown North Redevelopment Area.

**72-12** Economic and Community Development and Environment  
Committee Report re: Disposition of Properties in the Jayson-Newfield Block  
in the Downtown North Redevelopment Area and Authorizing a Tax Incentive  
Agreement in Support of the Jayson-Newfield Block's Historic Renovation  
and Redevelopment as a Mixed-Use Residential, Retail and Commercial  
Complex.

Mr. Kooris presented a slide overview of the buildings as they currently are and the proposed uses for housing, commercial and retail. He noted that the boy's club will also be renovated. He stated that the state allocated a \$45 million grant and the City of Bridgeport received \$16 million for the redevelopment.

Mr. Coleman referred to the slides denoting the map for the redevelopment and he talked about the economic impact of the project, in reference to the purchase price and the tax incentive that will be seen, broken down by the designated use of each building.

Mr. Kooris briefly discussed the proposed parking accommodations.

Council member Lyons asked how long it would take for each project. Mr. Kooris said each agreement has performance measures built in. He stated that two years was the guideline to demonstrate significant performance. He further ensured that that the owners of the properties won't be able to flip a property and Mr. Coleman added that generally, the contract contains an anti-flip clause.

Mr. Kooris stated that when the projects are completed, a majority of the units will be market ready and at market rate. He noted that they were working hard to incorporate units to increase the value.

Council member Taylor-Moye commented that she appreciated the presentation and she thanked the co-chairs for submitting the questions. She further commented that it was important for the community to find out what's being planned. Overall, she said there is excitement about the projects in the downtown district and she was in full support.

Council member Stafstrom thanked the Office of Planning and Economic Development, the co-chairs of the committee and Council member Brantley for bringing the matter forward. He asked Mr. Kooris to brief the council on how they arrived at the PILOTs. Mr. Kooris reviewed that a strategy was devised. The philosophy was to link tax income and payments to the city for a gross revenue to achieve a finite rent price and a range of percentages based on the property or building they were talking about.

Council member Brantley thanked Mr. Kooris and Mr. Coleman for the presentation. She relayed her and other council member's compassion and memory of all the old buildings and she expressed that through the years, as the buildings and businesses closed, it was bittersweet. So she said it will be great to see the revival of the buildings and properties with new construction and renovations.

Council member Brantley asked about any remediation measures that will be taken during demolition of the buildings. Mr. Coleman replied that every measure will be taken to remediate the property(s) after any demolition.

Council member Olson expressed his enthusiasm about the projects.

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

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

**\*\* COUNCIL MEMBER MARTINEZ SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER SILVA MOVED TO APPROVE**

**MATTER TO BE ACTED UPON: 110-12 Contracts Committee Report re: Waiver  
of Restrictive Covenant with Cambridge Manor.**

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

Council Discussion with Administration on Sikorsky Airport Safety Zone Installation and Easement Issue.

*Mayor Finch read a statement to address this matter – reference a copy in the city clerk's office.*

Council President McCarthy updated that the council met in caucus at the last meeting to decide how they wanted to deal with this matter. He relayed that the reason the item was on the agenda was to ask the city attorney general questions in regard to what happened.

City Attorney Anastasi stated that he would refer to the package of information that was submitted as he went through the presentation for questions. He clarified that this was not a public hearing and that the information was strictly for the administration – *he reviewed the contents of the package information as it was outlined.*

He stated that due to the ongoing investigation, he may not be able to answer some questions. However, he stated that a full accounting of the investigation will be presented in the near future.

*Below is a limited summary of the topics he addressed and referenced:*

- Runway 624
- Exhibit-3
- Construction and replacement of the runway access way
- Environmental concerns
- The construction of a 300-yard access way and a 400-ft driveway – per exhibit-6

He recalled the tragedy that occurred on the runway at the airport during 1994, which he said spurred the need for an airport safety zone.

Council President McCarthy recalled that the Airport Commission approved the easement to move the runway. However, he said the commission had no say in the procurement process. Attorney Anastasi replied that was correct.

Council President McCarthy asked the following questions:

- If they are removing the access way and they have a right to the access way, is it the city's responsibility to replace the access way - **Response** – yes.
- Why was the access way replaced with a gravel road and why did the City of Bridgeport have to pay for it. **Response** – the process was in place and the city wanted to assume the pre-approved plans to gravel the road. The access way was operable and the city chose to assume the additional expenditures for the design that was approved.
- Was there any attempt to go to the four property owners and try to recoup some of the money back to the taxpayers. **Response** – they didn't see any expectation from recouping money from something that already had been constructed.

City Attorney Anastasi clarified that the purpose of the discussion tonight, was to express to the council that the matter is being addressed and investigated; as it pertains to the alleged claims of unethical behavior, laws broken or criminal wrong doing.

*The following council members made comments and asked City Attorney Anastasi general questions and recorded the responses for their information:*

*Council members: Paoletto, Brannelly, Stafstrom, Lyons, Olson, Banta, Silva and Taylor-Moye.*

Mayor Finch commented that they intend to get to the bottom of the problem and restore the trust that has been lost.

### **ADJOURNMENT**

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

The meeting adjourned at 11:10 pm.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services