

AGENDA

CITY COUNCIL MEETING

MONDAY, SEPTEMBER 21, 2015

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: July 13, 2015 (Special Meeting) and August 3, 2015

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

- 173-14** Communication from City Attorney re: Proposed Settlement of Pending Litigation with Mark Anthony Febres, referred to Miscellaneous Matters Committee.
- 175-14** Communication from Central Grants re: Grant Submission: State of Connecticut Department of Transportation for the 2011 Ferry Boat Discretionary Program – Water Street Dock Project; 15-355, referred to Economic and Community Development and Environment Committee.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

- *107-14** Economic and Community Development and Environment Committee Report re: Disposition and Redevelopment of City-Owned Property to Abutter Located at 138 Clifford Street.

MATTERS TO BE ACTED UPON:

- 174-14** Special Committee Report re: (Ref. #121-13) Discontinuance of a Portion of Morris Street: Adopted on September 15, 2014.

UNFINISHED BUSINESS:

- *98-14** Economic and Community Development and Environment Committee Report re: Resolution Authorizing an Affordable Housing Tax Incentive Agreement for Crescent Crossing II, A Mixed-Income Affordable Housing Development Located at 252 Hallett Street.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, SEPTEMBER 21, 2015 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME

SUBJECT

John Marshall Lee
30 Beacon Street
Bridgeport, CT 06605

City Financial Status.

**CITY OF BRIDGEPORT
CITY COUNCIL
PUBLIC SPEAKING SESSION
MONDAY, SEPTEMBER 21, 2015
6:30 PM**

CALL TO ORDER

Council President McCarthy called the Public Speaking Session to order at 6:37 p.m.

ROLL CALL

City Clerk Hudson called the roll.

The following members were present:

- 130th District:
- 131st District: Denese Taylor-Moye, Jack O. Banta
- 132nd District: Patricia Swain, Robert Halstead
- 133rd District: Thomas McCarthy
- 134th District: Michelle Lyons
- 135th District: Rev. Mary McBride Lee
- 136th District: Josè Casco, Alfredo Castillo
- 137th District: Lydia Martinez, Milta Feliciano
- 138th District:
- 139th District: Eneida Martinez, James Holloway

RECEIVED
CITY CLERK'S OFFICE
2015 SEP 24 P 3:59
ATTEST
CITY CLERK

A quorum was present. Council President McCarthy announced that Council Member Brannelly was called away on a medical emergency and Council Member Vizzo-Paniccia was hosting a National League of City's event in Bridgeport.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, SEPTEMBER 21, 2015 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME

SUBJECT

John Marshall Lee
30 Beacon Street
Bridgeport, CT 06605

City Financial Status.

Good evening City Council members,

One or more of you may have attended the Diocese of Bridgeport Synod services last Saturday at Webster Arena to hear about the journey of renewal of the Catholic Church in the Diocese of

Bridgeport. Bishop Frank Caggiano spoke eloquently to the 8,000 people gathered there about the journey they were on. A scripture reading for the service, from St. Paul to the Philippians related: ***“Do nothing out of selfishness or out of vainglory; rather, humbly regard others as more important than yourselves, each looking out not for his own interests, but (also) everyone for those of others.”*** It was a reminder to me of my journey with Tyisha Toms to become members of this body, our City Council, providing non-conflicted service to the public as part of Open, Accountable, Transparent and Honest governance. Last week’s results were the culmination of months of speculation and door knocking and fewer than 400 votes separated Democrats City wide. In the 130th we received 46% of the vote. Somebody is paying attention to our questions.

A Sunday reading at my community of faith also caught my attention from Letter of St. James: ***“Where jealousy and selfish ambition exist, there is disorder and every foul practice.”*** Nearly 2,000 years after these lines of scripture were first set down, the affairs of men and women unfortunately continue to feature selfishness, disorder and “every foul practice”. Is it just human nature, or is it continuing failure of our institutions to put into practice and maintain Open, Accountable, Transparent and Honest process?

A voter gets one chance in our system to vote every two or four years. But how have they become informed? When a registered voter fails to vote we criticize them, but what is done to encourage them to come out to learn what you do and how important this work is to providing adequate services, public safety, reasonable spending and fair taxation in this City?

Council Member Torres joined the meeting at 6:42 p.m.

Do you invite people to come to your Committee meetings and speak up? Can they receive all documents and records as you do electronically? How are they solicited per the Charter as annual participants in the Capital Budget process? Can you show them that you are more careful with their taxpayer funds than with your personal financial interests? Why are there so many questions that go unanswered? Is that someone else’s duty, not yours?

When you face the voters in your district this year, assuming you are running, how will you answer their questions? Our operating budget may be around \$525 Million but by Fiscal year end close to \$700 Million including all grants and capital funding will be spent. Can you show them where your careful and informed participation made a difference? And if you are leaving the Council, as five members of the Budget and Appropriations Committee indicate, what legacy have you left to be followed? On primary day, a former CT mayor standing at our polls for a few hours to support a friend asked about the “conflicted City employees as Council people” situation; about what the elimination of an Internal Auditor seven years ago as part of City internal controls process meant and the subsequent failure by the City to follow a Council ordinance on annual purchasing reports and triennial audits. He was startled to understand that not only does this Council have no research support or service assistance but that the City has no Finance Board or body outside your B&A Committee to monitor fiscal matters. His instant response to me? Where are your checks and balances? Exactly. And profound.

Will voters be concerned this year in similar fashion? Time will tell.

John Marshall Lee

Council President McCarthy stated that there was no one else signed up to address the Council at this time.

ADJOURNMENT

Council President McCarthy adjourned the meeting at 6:44 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

CITY OF BRIDGEPORT
CITY COUNCIL MEETING
MONDAY, SEPTEMBER 21, 2015

7:00 PM

City Council Chambers, City Hall - 45 Lyon Terrace

Bridgeport, Connecticut

CALL TO ORDER

Mayor Finch called the meeting to order at 7:07 p.m.

PRAYER

Mayor Finch then requested Council Member Halstead lead those present in prayer.

PLEDGE OF ALLEGIANCE

Mayor Finch then requested Council President McCarthy to lead those present in reciting the Pledge of Allegiance.

ROLL CALL

City Clerk Hudson called the roll.

The following members were present:

130th District: Enrique Torres
131st District: Jack O. Banta, Denese Taylor-Moye
132nd District: Patricia Swain, Robert Halstead
133rd District: Thomas McCarthy
134th District: Michelle Lyons
135th District: Rev. Mary McBride-Lee
136th District: Josè Casco, Alfredo Castillo
137th District: Milta Feliciano, Lydia Martinez
138th District:
139th District: Eneida Martinez, James Holloway

A quorum was present.

MINUTES FOR APPROVAL:

Approval of City Council Minutes: July 13, 2015 (Special Meeting) and August 3, 2015

**** COUNCIL MEMBER L. MARTINEZ MOVED THE JULY 13, 2015 (SPECIAL MEETING) AND AUGUST 3, 2015 CITY COUNCIL MINUTES.**

**** COUNCIL MEMBER BANTA SECONDED.**

**** THE MOTION TO APPROVE THE JULY 13, 2015 (SPECIAL MEETING) AND AUGUST 3, 2015 CITY COUNCIL MINUTES AS SUBMITTED PASSED UNANIMOUSLY.**

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

**** COUNCIL MEMBER SWAIN MOVED TO APPROVE THE AGENDA ITEMS LISTED BELOW TO BE REFERRED TO COMMITTEES:**

173-14 COMMUNICATION FROM CITY ATTORNEY RE: PROPOSED SETTLEMENT OF PENDING LITIGATION WITH MARK ANTHONY FEBRES, REFERRED TO MISCELLANEOUS MATTERS COMMITTEE.

175-14 COMMUNICATION FROM CENTRAL GRANTS RE: GRANT SUBMISSION: STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR THE 2011 FERRY BOAT DISCRETIONARY PROGRAM – WATER STREET DOCK PROJECT; 15-355, REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.

**** COUNCIL PRESIDENT MCCARTHY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

***107-14 Economic and Community Development and Environment Committee Report re: Disposition and Redevelopment of City-Owned Property to Abutter Located at 138 Clifford Street.**

Mayor Finch indicated that there was only one item on the Consent Calendar.

**** COUNCIL MEMBER L. MARTINEZ MOVED TO APPROVE THE CONSENT CALENDAR AS PRESENTED.**

**** COUNCIL MEMBER LYONS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

MATTERS TO BE ACTED UPON:

174-14 Special Committee Report re: (Ref. #121-13) Discontinuance of a Portion of Morris Street: Adopted on September 15, 2014.

**** COUNCIL MEMBER E. MARTINEZ MOVED TO APPROVE AGENDA ITEM 174-14 SPECIAL COMMITTEE REPORT RE: (REF. #121-13) DISCONTINUANCE OF A PORTION OF MORRIS STREET: ADOPTED ON SEPTEMBER 15, 2014.**

**** COUNCIL MEMBER L. MARTINEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

UNFINISHED BUSINESS:

***98-14 Economic and Community Development and Environment Committee Report re: Resolution Authorizing an Affordable Housing Tax Incentive Agreement for Crescent Crossing II, A Mixed-Income Affordable Housing Development Located at 252 Hallett Street.**

**** COUNCIL PRESIDENT MCCARTHY MOVED TO TABLE AGENDA ITEM 98-14 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING TAX INCENTIVE AGREEMENT FOR CRESCENT CROSSING II, A MIXED-INCOME AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 252 HALLETT STREET.**

**** COUNCIL MEMBER TAYLOR-MOYE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER BANTA MOVED TO SUSPEND THE AGENDA TO ADD AN ITEM TO THE AGENDA.**

**** COUNCIL MEMBER TAYLOR-MOYE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

158-14 Grant submission: re Connecticut State Library for Upper East Side Public Library Construction located at 2534-2548 East Main Street. (Project #16268).

**** COUNCIL MEMBER BANTA MOVED AGENDA ITEM 158-14 GRANT SUBMISSION: RE CONNECTICUT STATE LIBRARY FOR UPPER EAST SIDE PUBLIC LIBRARY CONSTRUCTION LOCATED AT 2534-2548 EAST MAIN STREET. (PROJECT #16268).**

**** COUNCIL PRESIDENT MCCARTHY SECONDED.**

Mayor Finch asked if this project was to replace the current Old Mill Green Library. Council Member Banta said that it was.

Council Member Holloway asked why this was being brought forward now. Council President McCarthy explained the item was approved by the Committee just before the Council meeting and there was a timing issue.

Council Member Holloway asked if the Old Mill Green library was going to move to this facility. Mr. Scott Hughes, the City Librarian, came forward to confirm this. He also reviewed

the details of the plan with the Council Members. Mr. Hughes added that this item was to authorize the Mayor to sign the grant application for submission to the State.

**** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER E. MARTINEZ MOVED TO SUSPEND THE AGENDA TO ADD AN ITEM TO THE AGENDA.**

**** COUNCIL PRESIDENT MCCARTHY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER E. MARTINEZ MOVED AGENDA ITEM 116-14 "PROPOSED AMENDMENT TO ORDINANCES, CH. 13-12 PROPERTY TAX EXEMPTION FOR COGENERATION SYSTEMS INCORPORATED INTO A MICROGRID AND SERVING MUNICIPAL BUILDINGS AND TO SCHEDULE A PUBLIC HEARING ON OCTOBER 5, 2015.**

**** COUNCIL MEMBER CASTILLO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER SWAIN MOVED TO SUSPEND THE AGENDA TO ADD AN ITEM TO THE AGENDA.**

**** COUNCIL PRESIDENT MCCARTHY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER SWAIN MOVED TO REFER THE PROPOSED SETTLEMENT OF MISCELLANEOUS LAWSUITS AS OUTLINE IN THE MEMO DATED SEPTEMBER 21, 2015 FROM CITY ATTORNEY MARK ANASTASI RE: PROPOSED SETTLEMENT OF PENDING LITIGATION WITH GULSEN BERRIOS AND PROPOSED SETTLEMENT OF PENDING LITIGATION WITH CECIL YOUNG TO THE MISCELLANEOUS MATTERS COMMITTEE.**

**** COUNCIL MEMBER TAYLOR-MOYE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY. (ITEM #176-14) & (ITEM #177-14).**

ADJOURNMENT

**** COUNCIL MEMBER HOLLOWAY MOVED TO ADJOURN.**

**** COUNCIL MEMBER LYONS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:21 p.m.

Respectfully submitted

S. L. Soltes
Telesco Secretarial Services

City of Bridgeport
City Council
Regular Meeting
September 21, 2015

CITY ATTORNEY
Mark T. Anastasi

DEPUTY CITY ATTORNEY
Arthur C. Laske, III

ASSOCIATE CITY ATTORNEYS
Gregory M. Conte
Betsy A. Edwards
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Russell D. Liskov
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Ronald J. Pacacha
Lisa R. Trachtenburg

CITY OF BRIDGEPORT
OFFICE OF THE CITY ATTORNEY
999 Broad Street
Bridgeport, CT 06604-4328



DEPUTY CAO FOR LEGAL SERVICES
Molree Williams-Lendor

ASSISTANT CITY ATTORNEYS
Salvatore C. DePiano
Edmund F. Schmidt
Eroll V. Skyers

Telephone (203) 576-7647
Facsimile (203)576-8252

**COMM. #173-14 Referred to Miscellaneous Matters Committee
On September 21, 2015**

September 4, 2015

The Honorable City Council
of the City of Bridgeport
45 Lyon Terrace
Bridgeport, CT 06604

**Re: *Proposed settlement of miscellaneous lawsuits and claims
Mark Anthony Febres v. Juan Vicens & The City of Bridgeport***

Dear Council Members:

The Office of the City Attorney respectfully recommends the following pending lawsuit be settled as set forth below. It is our professional opinion that resolving this matter for the consideration agreed to between the parties is in the best interest of the City of Bridgeport.

NAME	ATTORNEY	SETTLEMENT	CAUSE/INJURY
Mark Anthony Febres	Perkins & Associates 30 Lucy Street Woodbridge, CT 06525	\$40,000.00	Accident

Kindly place this matter on the agenda for the next City Council meeting for referral to the Miscellaneous Matters Committee only. Thank you for your assistance in this matter.

Very truly yours,

Mark T. Anastasi
City Attorney

cc: Fleeta C. Hudson, City Clerk



BILL FINCH
Mayor

City of Bridgeport, Connecticut
CENTRAL GRANTS OFFICE

999 Broad Street
Bridgeport, Connecticut 06604
Telephone (203) 332-5662
Fax (203) 332-5657

ANDREW J. NUNN
Chief Administrative Officer

CHRISTINA B. SMITH
Director
Central Grants

COMM. #175-14 Referred to ECD&E Committee on 9/21/2015

September 16, 2015

Office of the City Clerk
City of Bridgeport
45 Lyon Terrace, Room 204
Bridgeport, Connecticut 06604

Re: Resolution – **State of Connecticut Dept. of Transportation 2011 Ferry Boat Discretionary Program** -Water Street Dock Project; 15-355. (Project # TBD)

Attached, please find a Grant Summary and Resolution for the **State of Connecticut Dept. of Transportation 2011 Ferry Boat Discretionary Program** -Water Street Dock Project; 15-355 to be referred to the ~~Economic and Community Development and Environment Subcommittee~~ of the City Council. ECD&E Committee (FO)

Grant: City of Bridgeport application to the **State of Connecticut Dept. of Transportation 2011 Ferry Boat Discretionary Program** -Water Street Dock Project; 15-355

If you have any questions or require any additional information please contact me at 203-576-7134 or isolina.dejesus@bridgeportct.gov.

Thank you,

Isolina DeJesus
Central Grants Office

ATTEST
CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
2015 SEP 16 P 4:33



GRANT SUMMARY

PROJECT TITLE: **State of Connecticut Dept. of Transportation 2011 Ferry Boat Discretionary Program -Water Street Dock Project; 15-355**

NEW RENEWAL CONTINUING

DEPARTMENT SUBMITTING INFORMATION: **Central Grants Office**

CONTACT NAME: **Isolina DeJesus**

PHONE NUMBER: **(203) 576-7134**

PROJECT SUMMARY/DESCRIPTION:

Funds will be used to make repairs/upgrades at the existing ferry/passenger terminal at the Water Street Dock.

CONTRACT PERIOD: TBD

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):

Federal: \$
State: \$2,337,555
City: \$ 467,511
Other:

FUNDS REQUESTED

Salaries/Benefits:
Supplies:
Contractual:

A Resolution by the Bridgeport City Council

Regarding the

State of Connecticut Dept. of Public Transportation 2011 Ferry Boat Discretionary Program -Water Street Dock Project; 15-355

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

WHEREAS, this funding has been made possible through the **2011 Ferry Boat Discretionary Program**; and

WHEREAS, funds under this grant will be used to fund repairs and upgrades to the Water Street Dock; and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, submits an application to the **State of Connecticut Department of Transportation** in the amount of \$2,337,555 for the purpose of repairs and upgrades to Water Street Dock.

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 the **funding repairs and upgrades to the Water Street Dock** 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 Dept. of Transportation** and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.

Item# *107-14 Consent Calendar

Disposition and Redevelopment of City Owned
Property to Abutter Located at 138 Clifford Street.



Report
of
Committee
on

CEA & Environment

Submitted: September 21, 2015

Adopted: _____

Attest: _____

Fleeta C. Hudson

Fleeta C. Hudson, City Clerk

Approved by: _____

Bill Finch, 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:

***107-14 Consent Calendar**

**A RESOLUTION BY THE BRIDGEPORT CITY COUNCIL
REGARDING THE DISPOSITION AND REDEVELOPMENT OF
138 Clifford Street**

WHEREAS, RuiRu Zheng ('the Developer') aka Su & Rui, LLC a successful Business owner, who is the owner of land and buildings located at 143 Clifford Street; and

WHEREAS, the City of Bridgeport-owned property at 138 Clifford Street (the "Site") is in proximity to RuiRu Zheng Property at 143 Clifford Street; and

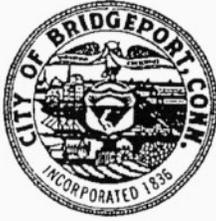
WHEREAS, Developer is willing to purchase the Site from the City of Bridgeport for \$7,000.00 (Seven Thousand Dollars) and is further willing to remove all blight from the Site in order to redevelop the building, Landscape and parking; and

WHEREAS, the current use of the Site offers no significant economic benefit to the City of Bridgeport, and detracts from the attractiveness of the Stratford avenue commercial corridor and the Side 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

WHEREAS, the Site was appraised on June 16, 2015 at \$7,000.00 (Seven Thousand dollars); and

WHEREAS, Rui Zheng seeks no warranties from the City regarding the environmental condition, physical condition or title on the Site; Now, therefore be it



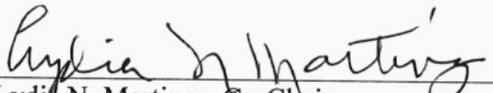
Report of Committee on ECD and Environment
*107-14 Consent Calendar

-2-

RESOLVED, that provided that the Developer must complete construction within one year from closing, 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 RuiRu Zheng aka Su & Rui, LLC a land disposition agreement for the sale and redevelopment of the Site in a manner consistent with this resolution; and be it further

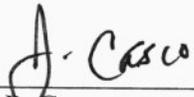
RESOLVED, that the Mayor and/or the Director of the Office of Planning and Economic Development, or their respective designees, are hereby authorized to take all necessary actions and to do any and all necessary and appropriate things in furtherance of the objectives of this resolution.

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


Lydia N. Martinez, Co-Chair


Jack O. Banta, Co-Chair


Mary A. McBride-Lee


Jose R. Casco


Michelle A. Lyons


Michael J. Marella

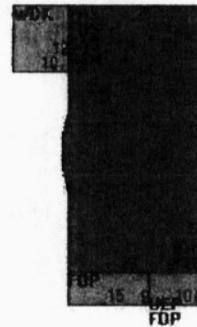

Eneida Martinez

Model	Multi-Family
Grade:	C
Stories:	2.5
Occupancy:	2
Exterior Wall 1:	Aluminum Sidin
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Flr 1:	Hardwood
Interior Flr 2	
Heat Fuel:	Gas
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms	7 Bedrooms
Total Full Baths	2
Total Half Baths	0
Total Xtra Fixtrs:	0
Total Rooms	12
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	0
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	
	NBHD 10-2 Fam



(http://images.vgsi.com/photos/BridgeportCTPhotos//\00\09\23\24.JPG)

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	1210	1210
BAS	First Floor	1180	1180
FHS	Finished Half Story	1210	787
BSM	Basement	1180	0
FOP	Open Porch	180	0
UEP	Utility Enclosed Porch	60	0
WDK	Wood Deck	120	0
		5140	3177

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 102

Land Line Valuation

Size (Acres) 0.08

Description	Two Family	Frontage	0
Zone	RBB	Depth	0
Neighborhood	1040	Assessed Value	\$28,110
Alt Land Appr	No	Appraised Value	\$40,150
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	80 SF	\$340	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$202,800	\$40,150	\$242,950
2011	\$202,800	\$40,150	\$242,950
2009	\$202,800	\$40,150	\$242,950

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$141,960	\$28,110	\$170,070
2011	\$141,960	\$28,110	\$170,070
2009	\$141,960	\$28,110	\$170,070

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APPRAISAL OF REAL PROPERTY

LOCATED AT:

138 CLIFFORD STREET
BRIDGEPORT VOLUME 8656 PAGE 235 8-14-2012
BRIDGEPORT, CT 06607

FOR:

TYISHA TOMS ESQ.
1836 NOBLE AVE.
BRIDGEPORT , CT 06610

AS OF:

6-16-2015

BY:

Scott Corner IFA.
P.O. BOX 511
STRATFORD CT 06615

SCOTT CORNER

SCOTT CORNER - IFA
P.O. BOX 511
STRATFORD CT. 06615

6-16-2015 DATE OF INSPECTION & VALUE

TYISHA TOMS ESQ.
1836 NOBLE AVE.
BRIDGEPORT , CT 06610

Re: Property: 138 CLIFFORD STREET
BRIDGEPORT, CT 06607
Owner: BENCHMARK REO LTD.
File No.: 138 CLIFFORD STREET

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership,

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Scott Corner IFA..

Borrower/Client	TYISHA TOMS ESQ.	File No.	138 CLIFFORD STREET
Property Address	138 CLIFFORD STREET		
City	BRIDGEPORT	County	FAIRFIELD
		State	CT
		Zip Code	06607
Lender	TYISHA TOMS ESQ.		

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	138 CLIFFORD STREET
	Legal Description	BRIDGEPORT VOLUME 8656 PAGE 235 8-14-2012
	City	BRIDGEPORT
	County	FAIRFIELD
	State	CT
	Zip Code	06607
	Census Tract	09001-0744.00
	Map Reference	14860
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower/Client	TYISHA TOMS ESQ.
	Lender	TYISHA TOMS ESQ.
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,390
	Price per Square Foot	\$
	Location	AVERAGE
	Age	1907
	Condition	POOR
	Total Rooms	10
	Bedrooms	6
Baths	2	
APPRAISER	Appraiser	Scott Corner IFA..
	Date of Appraised Value	6-16-2015
VALUE	Final Estimate of Value	\$ 7,000

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 138 CLIFFORD STRE

Property Description

Property Address 138 CLIFFORD ST City BRIDGEPORT State CT Zip Code 06607
Legal Description BRIDGEPORT VOLUME 8656 PAGE 235 8-14-2012 County FAIRFIELD
Assessor's Parcel No. 37-620-26 Tax Year 2014 R.E. Taxes \$ Special Assessments \$ N/A
Borrower TYISHA TOMS ESQ. Current Owner BENCHMARK REO LTD. Occupant: Owner Tenant Vacant

Location Urban Suburban Rural
Built up Over 75% 25-75% Under 25%
Growth rate Rapid Stable Slow
Property values Increasing Stable Declining
Demand/supply Shortage In balance Over supply
Marketing time Under 3 mos. 3-6 mos. Over 6 mos.

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood boundaries and characteristics: NORTH BY THE BOSTON AVE. EAST BY CITY LINE AND THE TOWN OF STRATFORD. WEST BY THE DOWNTON SECTION AND THE HARBOR SOUTH BY THE EAST END SECTION OF THE CITY.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): See attached addenda.

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No
Approximate total number of units in the subject project Approximate total number of units for sale in the subject project

Dimensions RECTANGULAR
Site area .08 ACRE Corner Lot Yes No
Specific zoning classification and description RS-BB
Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal No zoning

Utilities Public Other
Electricity Gas Water Sanitary sewer Storm sewer
Off-site Improvements Type Public Private
Street ASPHALT Curb/gutter STONE Sidewalk CONCRETE Street lights YES Alley NONE

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): SEE DEED IN ATTACH IN REPORT. THE APPRAISER IS NOT AWARE OF ANY ENVIRONMENTAL CONDITIONS OR EASEMENTS ON THE SITE THAT WOULD AFFECT PROPERTY VALUE.

Table with 5 columns: GENERAL DESCRIPTION, EXTERIOR DESCRIPTION, FOUNDATION, BASEMENT, INSULATION. Rows include No. of Units, No. of Stories, Type, Design, Existing/Proposed, Age, Effective Age.

Table with 13 columns: ROOMS, Foyer, Living, Dining, Kitchen, Den, Family Rm., Rec. Rm., Bedrooms, # Baths, Laundry, Other, Area Sq. Ft. Rows include Basement, Level 1, Level 2.

Interior Materials/Condition HEATING KITCHEN EQUIP. ATTIC AMENITIES CAR STORAGE
Floors WDWB Type NONE Refrigerator None Fireplace(s) # None
Walls PLASTER/DRYWALL Fuel NONE Range/Oven Stairs Garage # of cars

Additional features (special energy efficient items, etc.): See attached addenda.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: See attached addenda.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: NONE KNOWN, APPRAISER WAS NOT ABLE TO INSPECT THE BASEMENT

UNIFORM RESIDENTIAL APPRAISAL REPORT

Valuation Section

COST APPROACH	ESTIMATED SITE VALUE	= \$	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): THE COST APPROACH HAS BEEN NOT DEVELOPED DUE TO THE CONDITION OF THE SUBJECT AND THE AGE.
	ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:		
	Dwelling 2,390 Sq. Ft. @\$	= \$	
	Sq. Ft. @\$	=	
	Garage/Carport Sq. Ft. @\$	=	
	Total Estimated Cost New	= \$	
	Less Physical Functional External		
	Depreciation	= \$	
	Depreciated Value of Improvements	= \$	
	"As-is" Value of Site Improvements	= \$	
INDICATED VALUE BY COST APPROACH	= \$		

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	138 CLIFFORD ST BRIDGEPORT, CT 06607	172 Hewitt St Bridgeport, CT 06607	431 Hollister Ave Bridgeport, CT 06607	710 Connecticut Ave Bridgeport, CT 06607
Proximity to Subject		0.49 MILES NE	0.37 MILES NE	0.29 MILES NE
Sales Price	\$ N/A	\$ 31,500	\$ 25,000	\$ 31,500
Price/Gross Living Area	\$	\$ 15.93	\$ 11.08	\$ 12.76
Data and/or Verification Source		TOWN HALL/EXTERIOR INSPE M.L.S.	TOWN HALL/EXTERIOR INSPE M.L.S.	TOWN HALL/EXTERIOR INSPE M.L.S.
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Sales or Financing Concessions		NONE KNOWN	NONE KNOWN	NONE KNOWN
Date of Sale/Time		4-2015	11-2014	8-2014
Location	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Leasehold/Fee Simple	Fee Simple	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Site	.08 ACRE	.09 ACRE	.12 ACRE	.10 ACRE
View	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Design and Appeal	2-FAMILY	2 FAMILY/AVG.	2 FAMILY/AVG	2 FAMILY/AVG.
Quality of Construction	AVERAGE*	AVERAGE	AVERAGE	AVERAGE
Age	1907	1907	1915	1916
Condition	POOR	FAIR	FAIR	FAIR
		-15,000	-15,000	-15,000
Above Grade Room Count	Total Bdrms Baths 10 6 2	Total Bdrms Baths 10 5 2	Total Bdrms Baths 10 4 2	Total Bdrms Baths 10 4 2
Gross Living Area	2,390 Sq. Ft.	1,978 Sq. Ft.	2,256 Sq. Ft.	2,468 Sq. Ft.
Basement & Finished Rooms Below Grade	FULL UNFINISH	FULL UNFINISH	FULL UNFINISH	FULL UNFINISH
Functional Utility	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Heating/Cooling	NONE	HW-GAS/NONE	NONE	HA-GAS/NON
Energy Efficient Items	NONE KNOWN	NONE KNOWN	NONE KNOWN	NONE KNOWN
Garage/Carport	OFF STREET	OFF STREET	OFF STREET	OFF STREET
Porch, Patio, Deck, Fireplace(s), etc.	PORCH NONE	PORCH NONE	PORCH NONE	NONE NONE
Fence, Pool, etc.	NONE	NONE	NONE	FINISH ATTIC
DAYS ON MARKET	NONE	11	176	135
Net Adj. (total)		+ - \$ -22,500	+ - \$ -15,000	+ - \$ -25,000
Adjusted Sales Price of Comparable		Net 71.4 % NONE Gross 71.4 % \$ 9,000	Net 60.0 % NONE Gross 60.0 % \$ 10,000	Net 79.4 % NONE Gross 79.4 % \$ 6,500

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See attached addenda.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	8-14-2012 S.P. \$N/A TOWN HALL	N/A S.P. \$N/A TOWN HALL	N/A S.P. \$N/A TOWN HALL	N/A S.P. \$N/A TOWN HALL
Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:				

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 7,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans & specifications. Conditions of Appraisal: See attached addenda.

Final Reconciliation: MOST WEIGHT WILL BE PLACED ON THE SALES COMPARISON APPROACH WITH SUPPORT FROM THE COST APPROACH, THE INCOME APPROACH TO VALUE HAS NOT BEEN APPLIED, THE PURCHASE OF THESE TYPES OF STRUCTURES ARE PURCHASE FOR OWNER OCCUPANCY AND NOT FOR THE PURPOSE OF EARNING INCOME. (SEE FURTHER COMMENTS IN

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised _____).

(WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 6-16-2015 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 7,000

APPRaiser: [Signature] SUPERVISORY APPRAISER (ONLY IF REQUIRED): [Signature] Did Did Not Inspect Property
 Name Spot Corner IFA. Name _____
 Date Report Signed 6-16-2015 Date Report Signed _____
 State Certification # R.C.R. 1247 State _____ State Certification # _____ State _____
 Or State License # _____ Or State License # _____ State _____

FIRREA / USPAP ADDENDUM

Borrower/Client TYISHA TOMS ESQ.
 Property Address 138 CLIFFORD ST
 City BRIDGEPORT County FAIRFIELD State CT Zip Code 06607
 Lender TYISHA TOMS ESQ.

Purpose
 THE PURPOSE OF THIS APPRAISAL IS TO ARRIVE AT THE MARKET VALUE OF THE SUBJECT PROPERTY. THIS APPRAISAL IS BASED ON A PERSONAL INSPECTION OF THE SITE AND IMPROVEMENTS, GIVING FULL CONSIDERATION TO FACTORS SUCH AS ZONING, UTILITY, LOCATION TOPOGRAPHY SOIL CONDITIONS AND OTHER ELEMENTS THAT MAY EFFECT VALUE OF THE PROPERTY.

Scope
 AS PART OF THE APPRAISAL ASSIGNMENT, THE APPRAISER HAS COLLECTED AND INVESTIGATION OF THE REAL ESTATE MARKET AREA OF THE SUBJECT AS WELL AS CONDUCTING AND INSPECTION OF THE PROPERTY. THE FINDINGS HAVE BEEN INCLUDED IN THIS REPORT. THE APPRAISER HAS COMPLETED THE FOLLOWING IN THE PREPARATION OF THE REPORT.
 INSPECTED THE SUBJECT PROPERTY, REVIEWED PUBLIC RECORDS AVAILABLE IN THE ASSESSORS OFFICE AND THE TOWN CLERKS OFFICE OF THE CITY, COLLECTED REVIEWED AND ANALYZED MARKET DATA, PREPARED THIS REPORT. ANALYZED LENDER AND INVESTOR PARAMETERS. THE APPRAISER ASSUMES THAT ALL NECESSARY PERMITS HAVE BEEN TAKEN AND RECEIVED.

Intended Use / Intended User
 THE INTENDED USER IS THE CLIENT/LENDER AS SHOWN ON THE ALL PAGES IN THIS REPORT ONLY. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A **NON MORTGAGE USE ONLY**, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER. THE INTENDED CLIENT IS TYISHA TOMS ESQ.

History of Property
 Current listing information: THE SUBJECT PROPERTY IS CURRENTLY NOT LISTED FOR SALE OR UNDER DEPOSIT/CONTRACT PER M.L.S. THE APPRAISER HAS APPRAISED THE SUBJECT IN THE PAST 3 YEARS

Prior sale: SEE ASSESSORS CARD ATTACH

Exposure Time / Marketing Time
 APPROXIMATELY 90 - 120 DAYS IS CONSIDERED REASONABLE. IF MARKETED AT THE VALUE ESTIMATED IN THIS REPORT WITH THE USE, CONDITION AND MARKET CONDITIONS REMAINING THE SAME

Personal (non-realty) Transfers
 NONE KNOWN

Additional Comments
 See attached addenda.

Certification Supplement
 1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser(s):  Scott Corner IFA. Supervisory Appraiser(s): _____
 Effective date / Report date: 6-16-2015 Effective date / Report date: _____

ENVIRONMENTAL ADDENDUM
APPARENT* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

Borrower/Client	TYISHA TOMS ESQ.		
Address	138 CLIFFORD ST		
City	BRIDGEPORT	County	FAIRFIELD State CT Zip code 06607
Lender	TYISHA TOMS ESQ.		

* **Apparent** is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.**

Comments _____

SANITARY WASTE DISPOSAL

- Sanitary Waste is removed from the property by a municipal sewer system.
- Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.**

Comments _____

SOIL CONTAMINANTS

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.**

Comments _____

ASBESTOS

- All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.**

Comments _____

PCBs (POLYCHLORINATED BIPHENYLS)

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.**

Comments _____

RADON

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.**

Comments _____

USTs (UNDERGROUND STORAGE TANKS)

- _____ There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- _____ There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- _____ There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- XX** The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments _____

NEARBY HAZARDOUS WASTE SITES

- _____ There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- XX** The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments _____

UREA FORMALDEHYDE (UFFI) INSULATION

- _____ All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- _____ The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- XX** The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.

Comments _____

LEAD PAINT

- _____ All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- _____ The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- XX** The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments _____

AIR POLLUTION

- _____ There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- XX** The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments _____

WETLANDS/FLOOD PLAINS

- _____ The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- XX** The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).

Comments _____

MISCELLANEOUS ENVIRONMENTAL HAZARDS

- _____ There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
 - _____ Excess Noise _____
 - _____ Radiation + Electromagnetic Radiation _____
 - _____ Light Pollution _____
 - _____ Waste Heat _____
 - _____ Acid Mine Drainage _____
 - _____ Agricultural Pollution _____
 - _____ Geological Hazards _____
 - _____ Nearby Hazardous Property _____
 - _____ Infectious Medical Wastes _____
 - _____ Pesticides _____
 - _____ Others (Chemical Storage + Storage Drums, Pipelines, etc.) _____

- XX** The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.

Supplemental Addendum

File No. 138 CLIFFORD STREET

Borrower/Client	TYISHA TOMS ESQ.		
Property Address	138 CLIFFORD ST		
City	BRIDGEPORT	County	FAIRFIELD
		State	CT
Lender	TYISHA TOMS ESQ.		

• **Desktop Quantitative 2055: Sales Comparison Comments**

ALL SALES SHOWN ABOVE ARE THE BEST AVAILABLE AND INDICATIVE OF THE CURRENT MARKET CONDITIONS. ALL SALES SHOWN ARE SIMILAR IN LOCATION, STYLE ALL WERE SUPERIOR IN CONDITION PER COMMENTS ON THE MLS THE APPRAISER HAS USED THE LOWER RANGE OF VALUE DUE TO THE CONDITION OF THE SUBJECT PROPERTY AND THE CURRENT MARKET CONDITIONS.

INTERESTS RATES HAVE BEEN BETWEEN 5-7% THE PRIME RATE HAS BEEN STEADY AT 3.25 %.

THE SUBJECT PROPERTY IS LOCATED IN THE EAST END SECTION OF CITY, CLOSE TO THE TOWN OF STRATFORD JUST OFF STRATFORD AVE. THE AREA IS BUILT UP OVER 80% WITH VERY FEW NEW HOMES CURRENTLY UNDER CONSTRUCTION. THE AREA CONSISTS OF SINGLE FAMILY HOMES RANGING IN AGE, SIZE AND STYLE THE AREA IS CONVENIENTLY LOCATED TO PUBLIC TRANSPORTATION SCHOOLS SHOPPING AND MAJOR HIGH WAYS WITH EMPLOYMENT CENTERS APPROX. 3-5 MILES AWAY. SEE ATTACH MAP.

• **FIRREA/USPAP Addendum: Additional Comments**

THE SUBJECT PROPERTY APPEARS IN POOR CONDITION. FROM AN **EXTERIOR & INTERIOR INSPECTION** THE PROPERTY HAS BEEN VANDALIZED AND IS NOT HABITABLE AT THE CURRENT TIME. SEE PICTURES. THE APPRAISER ASSUMES THE BUILDING CAN BE RE-BUILT AND THAT THERE IS NO STRUCTURAL PROBLEMS THAT WOULD PREVENT THIS FROM HAPPENING.

THE APPRAISER RECOMMENDS A FULL BUILDING INSPECTION INCLUDING TERMITE AND RADON

APPRAISAL PROCESS

At its simplest an appraisal presents the appraiser's opinion of a property's probable monetary value on the open market. There is much more involved in even the simplest appraisal than a mere estimate of value, however.

In deriving a final estimate of value the appraiser uses several approaches to appraising - the sales comparison approach, the cost approach and the income capitalization approach. The manner in which the appraiser applies a particular approach may be determined by the type of property being appraised and the factors of greatest importance to buyers. A single-family rental house, for instance, would not be appraised using the same method of income valuation as would an office building, even though both properties may produce income.

An appraisal begins with a specific assignment to the appraiser, such as to estimate the market value of a single-family residence being considered for a mortgage loan. From that point, every appraisal requires the organized collection and analysis of data. Specific data about the property, general data about the surrounding area, and data applicable to the appraisal approach being used all must be researched.

1. *State the problem.* Defining the appraisal problem includes the following:

- *Identification and location of the real estate.* The property to be appraised must be identified by a complete legal description as well as a formal street address.
- *Identification of the property rights to be appraised.* The typical appraisal assignment values the highest interest in real estate recognized by law - referred to as *fee simple* ownership. However, the property interest may be less than full ownership, such as a tenant's interest in a lease or the right to use an easement or right-of-way, or title may be held in partnership, by a corporation, or jointly with other individuals.
- *Definition of value to be estimated.* Because the word value can have many interpretations, the type of value sought should always be defined so the client fully understands the basis for the reported value.
- *Purpose and intended use of the appraisal.* The appraiser and client must agree on what the appraisal is to accomplish. The purposes of an appraisal relates to the type of value that is sought. The purpose of the greatest number of appraisals is to estimate market value. However, appraisals can be made for many other purposes - for example, to find a property's replacement cost or its insurable value.

The *intended use or function* of an appraisal is concerned with the *reason* the appraisal is being made, and the reasons may be varied. An appraisal may be made in a prospective purchase or sale, as the basis of a mortgage loan, to estimate "just compensation" where property is taken under the right of eminent domain, to determine the terms of a lease, and so on.

- *Effective date of the value estimate.* Because real estate values are constantly changing, an estimate of value is considered valid only for the exact date specified.

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- Any special limiting conditions. Normally, appraisals include a statement of qualifying and limiting conditions to protect the appraiser and to inform and protect the client and other users of the appraisal. These points will be covered in more detail later in this chapter. Once the appraiser knows the property interest to be appraised and why the appraisal is necessary - whether for insurance purposes, to find market value, or simply to determine rental value - the approach (es) best suited to the property can be chosen. Occasionally only one approach will be appropriate, because only limited data will be available for some properties.
- List the data needed and the sources. Once the appraiser knows which approach (es) will be used, the information needed can be itemized. The appraiser must be familiar enough with the sources of information to state exactly what the sources for the particular case will be.

- Gather, record, and verify the necessary data. The types of data needed must be collected and recorded for future use, and the data's accuracy must be verified.

The appraiser compiles general data on the geographic and economic features of the nation, region, city, and neighborhood. Property location, as influenced by both natural and economic factors, is often of critical importance.

Regardless of the interest being appraised, specific data on the subject property (including a detailed physical description) must be obtained. Particularly when comparable properties are to be found, the physical description should include all items likely to affect market value.

Depending on the approach used, the appraiser also will gather sales data on comparable properties, cost data on construction of a like property, or income and expense data based on the property's history. All sources should be double-checked against other sources, especially when obtaining the sales price of a comparable property. In such a case, at least one of the sources should be a party to the transaction.

- Determine the highest and best use. Through a highest and best use analysis the appraiser analyzes and interprets the market forces that influence the subject property to determine the property's most profitable use on which to base the final value estimate. The appraiser may conclude that the highest and best use of the land is not its present use.
- A thorough understanding of the market components that affect the value of the subject property is so important that this study is often shown in the appraisal flowchart as an additional step labeled *productivity market analysis*. Regardless of how it is categorized, the analysis requires the appraiser to take into account the physical, legal, and locational attributes present in the real estate asset - the property that is the subject of the appraisal - and consider the extent to which those attributes fulfill the requirements of the marketplace. In other words, does the subject property's highest and best use satisfy the human needs that are revealed by such economic indicators as supply, demand, and absorption?
- Estimate the land value. The physical features and amenities of the subject site (except for buildings) are compared with those of similar nearby sites having the same highest and best use. Adjustments are made for any significant differences, and the adjusted prices of the properties most like the subject site are used to estimate the value of the subject site.
- Estimate value by each of the three approaches. Using the *sales comparison approach*, the sales prices of recently sold comparable properties are adjusted to drive an estimate of value for the property under appraisal. In the *cost approach*, the cost of property improvements, less depreciation on improvements, is added to site value. In the *income capitalization*, value is based on the rental income the property is capable of earning.
- Reconcile the estimated values for the final value estimate. The appraiser must correlate the information and decide what conclusions can be drawn from the volume of collected facts. The appraiser never simply averages differing value estimates. The most relevant approach, based on analysis and judgment, receives the greatest weight in determining the estimate that most accurately reflects the value sought.
- Report the final value estimate. Finally, the appraiser presents his or her conclusion of value in the reporting form requested by the client.

The Appraiser has one (1) approach to value in this report which is the Sales Comparison Approach. The Cost Approach & Income approach have not been applied due to the overall condition and age.

The Appraiser has gathered and verified necessary data from several sources which include the following: public records from the tax assessor's office, town and city clerk's offices, building department and zoning department. The appraiser has

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Lender	TYISHA TOMS ESQ.		

verified all sales, listings and rental data with town hall information, sales agents and exterior inspections.

The Appraiser has determined the Highest and Best Use to be the current use as described in this report. The subject complies with all Town Zoning Regulations. Is similar in design with other homes in the area and is in general average or similar condition to other homes in the area.

The Appraiser has used one (1) approach to value in the report which include the Sales Comparison Approach by using similar style building lots in the area that have recently sold.

After the one (1) approach to value has been applied the Appraiser reconciles to determine which Approach will be given the most weight. Since only one approach have been used in this report the Appraiser has applied the most weight to the Sales Comparison Approach.

The Appraiser was able to located three (3) recent sales in the area, all similar in style location etc, with very few adjustments making these sales very similar to the subject property.

The final estimate to value is \$7,000 with the most weight applied to the Sales Comparison Approach.

COST APPROACH

Valuation principle of the Cost Approach states that an informed purchaser/investor will pay no more for a property than the cost of producing a substitute property with the same utility as the subject property. In the cost approach, the present worth of the improvements can be thought of as a measure of their contribution with site value to indicate total property value.

The measure of the present worth of the improvements is the amount that they contribute to overall property value, likewise deficiencies are measured by the amount their absence detracts from the overall value.

Improvements on and to the site can be improper through either over improvement or an under improvement thus they may detract from the property value because they do not represent the highest and best use of the site. This would result in a charge of depreciation for functional obsolescence. Since the site is valued as vacant and ready to be put to its highest and best use, functional obsolescence in terms of an over improvements or an under improvements are based on a comparison of the existing structure with the highest and best use of the site.

The following steps are involved in property valuation by the Cost Approach:

- 1) Estimate the value of the site as if it were vacant and available to be put to its highest and best use.
 - 2) Estimate the reproduction cost new of the improvements.
 - 3) Estimate all elements of accrued depreciation.
 - 4) Subtract total accrued depreciation from reproduction cost new of improvements. This results in an estimate of the depreciated reproduction cost new of the improvements, which is the measure of the present worth or contribution of the improvements to the total value of the property.
 - 5) Add estimated depreciated present worth of site improvements. This gives the total present worth of all improvements.
- COST APPROACH (CONT)
- 6) Add total present worth of all improvements to established site value.
 - 7) Round the figure obtained in step 6 to an appropriate level. This represents the indication of value that was to be defined. (i.e. Market Value, Investment Value etc.)

Supplemental Addendum

File No. 138 CLIFFORD STREET

Borrower/Client	TYISHA TOMS ESQ.		
Property Address	138 CLIFFORD ST		
City	BRIDGEPORT	County	FAIRFIELD
		State	CT
		Zip Code	06607
Lender	TYISHA TOMS ESQ.		

COST APPROACH CONTINUED

External Obsolescence - Impairment of desirability or useful life arising from factors external to the property, such as economic forces or environmental changes which effect supply-demand relationships in the market. Loss in the sue and value of a property arising from the factors of economic obsolescence is to be distinguished from loss in value from physical deterioration and functional obsolescence, both of which are inherent in the property. Also referred to as Locational or Environmental Obsolescence.

External Obsolescence - The Appraiser *has not* applied or observed external obsolescence. All sales in this report are from the area and have the same influences as the subject property. exterior view only

Functional Obsolescence - Impairment of functional capacity of efficiency. Functional obsolescence reflects the loss in value brought about such factors as defects, deficiencies, or superadequacies, that effect the property item itself or its relation with other item comprising a larger property. The inability of a structure to perform adequately the function for which it is currently employed.

Functional Obsolescence - The Appraiser has not observed ant functional obsolescence. The layout of the subject is similar to other buildings in the area including the sales.

Physical Depreciation - Loss of value due to neglected repairs or maintenance that are economically feasible and, if performed, would result in an increase in appraised value equal to or exceeding their cost.

Physical Depreciation - The Appraiser has applied physical depreciation to the structure. The structure was built in 1907 and appears in **poor** condition. The Appraiser has used the Age/Life Method to determine the amount of depreciation on the structure. **(See report for details)**

Age-Life Method - The *age-life method* of computing depreciation (also called the *straight-line method* or *economic age-life method*) is the simplest to understand and use. It is based on the assumption that depreciation occurs at an even rate throughout the projected life of a structure. In the age-life method, accrued depreciation is estimated by comparing the effective age of the structure at the time of valuation with its total economic life. If a graph is constructed with *value* as one axis and *years of economic life* as the other axis, the line connecting the two would be a straight line. Any point on the line would indicate the structure's remaining value after the given number of years has elapsed.

- It assumes that every building depreciates on a straight-line basis over the span of its economic life. This is generally not true. Depreciation varies with market conditions and the economic cycles of a neighborhood.
- It lumps value loss from all causes into an overall estimate of depreciation.
- It does not distinguish between curable and incurable deterioration.
- Total economic life may be difficult to predict because it refers to a future time. Effective age is also subjective.

Variations of the age-life method. In one variation of the age-life method of estimating accrued depreciation, known as the *modified effective age-life method*, the cost to cure all curable items of depreciation, both physical and functional, is estimated first. This sum is then deducted from reproduction or replacement cost new of the improvements. Finally, the age-life ratio is applied to the remaining cost to arrive at depreciation from all other causes.

This variation of the age-life method is most useful when the subject property has curable depreciation not typically found in sales of properties in the subject market. When the curable items of depreciation are handled separately, the appraiser may determine that utilizing a shorter effective age and/or a longer economic life expectancy in calculating the age-life ratio is appropriate.

This same kind of analysis can be applied in situations where external obsolescence is present in the subject property but not in sales of other properties in the subject market. The dollar amount of external obsolescence is estimated first and deducted from reproduction or replacement cost new; then, the age-life ratio is applied to the remaining cost to derive depreciation from all causes *except* external obsolescence. The estimated depreciation from external obsolescence is added to the estimated depreciation from the age-life method to arrive at an estimate total depreciation.

Supplemental Addendum

File No. 138 CLIFFORD STREET

Borrower/Client	TYISHA TOMS ESQ.		
Property Address	138 CLIFFORD ST		
City	BRIDGEPORT	County	FAIRFIELD
		State	CT
		Zip Code	06607
Lender	TYISHA TOMS ESQ.		

SALES COMPARISON APPROACH

The Sales Comparison Approach is based on the principle of substitution. It is predicated that an informed prudent purchaser would pay no more for a property than the cost to them of acquiring a satisfactory substitute property. This approach is always considered from the view point of the typically informed purchaser who acts rationally and prudently on the basis of available information. The market behavior and actions of buyers and sellers reflect their anticipation of the future benefits to be derived from the ownership of competitive properties. The most significant of these however not the only is the price paid. The comparable sales used are then adjusted monetarily to reflect the value contribution of an item to that of the subject property. These adjustments are market derived usually through a paired sales analysis. However it should be noted that there are sometimes increasing and diminishing returns to be realized on the components of comparison.

Market data should be analyzed and evaluated as if through the eyes of an informed prudent purchaser, who acts prudently in his own self interest on the basis of market data. The appraisers personal view point should not intrude into the analysis or conclusions. The standards utilized in the sales comparison approach should be those of the local market in which the subject property is located.

The reliability of the technique is dependent upon:

- a. the availability of comparable market data;
- b. verification of the sales data;
- c. the degree of comparability or extent of adjustment necessary for time difference;
- d. the absence of non-typical conditions affecting the sales price.

INCOME APPROACH

Under the income capitalization approach, the value of property is estimated by the amount of income it can be expected to produce. The process requires an accurate estimation of income and expenses and the selection of a capitalization rate and capitalization technique by which net income is processed into value.

The primary advantage of the income capitalization approach is that it approximates the thinking of the typical investor, who is interested in the dollar return on and return of an investment in income-producing real estate.

The disadvantages of the income capitalization approach stem from the fact that in some cases, a complex set of relationships must be developed, and the complexities of income capitalization tend to confuse non appraisers. Despite these difficulties, the income capitalization approach is an important valuation tool and must be understood by every real estate appraiser.

INCOME-BASED APPROACHES TO APPRAISAL**Income Capitalization and the Principle of Anticipation**

Income capitalization is a process of converting income into value - and the concept of anticipation is fundamental to the approach. Here's why. The principle of *anticipation* asserts that value is created by the expectation of benefits to be derived in the future. The price a buyer should be willing to pay for a property, therefore, would be equal to the present worth of these future benefits. In the income capitalization approach, the appraiser reduces or *discounts* such anticipated future income to its present worth. This reduction recognizes the fact that an anticipated future dollar is worth less than a dollar in hand.

Gross Income and Gross Rent Multiplies

As mentioned earlier in this chapter, certain properties, such as single-family homes, are not purchased primarily for income. As a substitute for a more elaborate

Supplemental Addendum

File No. 138 CLIFFORD STREET

Borrower/Client	TYISHA TOMS ESQ.		
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		Zip Code	06607
Lender	TYISHA TOMS ESQ.		

income capitalization analysis, the *gross rent multiplier* (GRM) and *gross income multiplier* (GIM) are often used in the appraisal process. Each relates the sale price of a property to its rental income.

Because they are subject to essentially the same market influences, rental prices and sales prices tend to move in the same direction and in the same proportion. If rental prices go up or down, sales prices will usually follow suit, and to the same degree. The relationship between the sales price and rental price can be expressed as a factor or ratio, which is the gross income or gross rent multiplier. The ratio is expressed as

$$\frac{\text{Sales Price}}{\text{Gross Income}} = \text{GIM or } \frac{\text{Sales Price}}{\text{Gross Rent}} = \text{GRM}$$

Because single-family residences usually produce only rental income, the gross rent multiplier is the method used in their appraisal. Industrial and commercial properties, which can generate income from many sources other than rent, are valued by considering their annual income from all sources.

INCOME APPROACH

The Income Approach to value has not been applied. The subject property is best suited for owner occupancy and not for income purposes as are most 2 family homes. The subject is also in need of repairs and is not occupied in its present state.

THE APPRAISAL IS MADE ON A "**AS IS BASES**" THE APPRAISER ASSUMES THAT ALL MECHANICAL EQUIPMENT IS IN GOOD QUALITY AND CONDITION UNLESS NOTED IN REPORT **SEE REPORT FOR FURTHER DETAILS**

• **URAR : Subject - Data Source(s), Offering Price(s), Date(s)**

THE SUBJECT IS CURRENTLY IS NOT LISTED FOR SALE OR UNDER CONTRACT, THE APPRAISER HAS RESEARCH THE M.L.S. SERVICE. THE APPRAISER HAS APPRAISED THE SUBJECT PROPERTY IN THE PAST 3 YEARS FOR THE SAME CLIENT

• **URAR : Neighborhood - Description**

THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF THE CITY OF BRIDGEPORT JUST SOUTH OF STRATFORD AVE. THE AREA IS BUILT UP OVER 90% WITH LITTLE ANY ROOM FOR FURTHER DEVELOPMENT. THE AREA IS COMPRISED OF SEVERAL DIFFERENT TYPES OF STRUCTURES WHICH INCLUDE SINGLE, MULTI FAMILY HOUSES SMALL APARTMENT BUILDINGS AND SOME SMALL COMMERCIAL OUTLETS. THE CONDITION OF THE PROPERTIES RANGES FROM POOR TO GOOD, SEVERAL OF THE STRUCTURES ARE IN NEED OF WORK WHILE A FEW HAVE BEEN REBAB. THERE ARE ALSO A FEW VACANT IN POOR CONDITION. SIMILAR TO TH SUBJECT PROPERTY.

• **URAR : Improvements - Condition of the Property**

THE SUBJECT APPEARS IN POOR CONDITION FROM A EXTERIOR/INTERIOR INSPECTION. PHYSICAL DEPRECIATION OF 40% HAS BEEN APPLIED, THERE IS NO FUNCTIONAL BUT EXTERNAL CAN BE APPLIED DUE TO THE CURRENT MARKET CONDITIONS AND THE NEIGHBORHOOD CONDITIONS THE SUBJECT IS NOT OCCUPIED AND WOULD REQUIRE TOTAL RE BUILDING FOR OCCUPANCY.

DEPARTMENT OF HOMELAND SECURITY
 FEDERAL EMERGENCY MANAGEMENT AGENCY
STANDARD FLOOD HAZARD DETERMINATION

 See The Attached
 Instructions

 O.M.B. No. 1660-0040
 Expires October 31, 2008
SECTION I - LOAN INFORMATION

1. LENDER NAME AND ADDRESS

 TYISHA TOMS ESQ.
 1836 NOBLE AVE.
 BRIDGEPORT, CT 06610
2. COLLATERAL (Building/Mobile Home/Personal Property) PROPERTY ADDRESS
(Legal Description may be attached)
 138 CLIFFORD ST
 BRIDGEPORT, CT 06607

BRIDGEPORT VOLUME 8656 PAGE 235 8-14-2012

3. LENDER ID. NO.

4. LOAN IDENTIFIER

5. AMOUNT OF FLOOD INSURANCE REQUIRED
\$**SECTION II****A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION**

1. NFIP Community Name

2. County(ies)

3. State

4. NFIP Community Number

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME1. NFIP Map Number or Community-Panel Number
(Community name, if not the same as "A")2. NFIP Map Panel Effective/
Revised Date

3. LOMA/LOMR

4. Flood Zone

5. No NFIP Map

09001C0441G

07/08/2013

 yes

X

Date

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply)

1. Federal Flood insurance is available (community participates in NFIP). Regular Program Emergency Program of NFIP
2. Federal Flood insurance is not available because community is not participating in the NFIP
3. Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA), Federal Flood insurance may not be available.

CBRA/OPA designation date: _____

D. DETERMINATION
**IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA
 (ZONES CONTAINING THE LETTERS "A" OR "V")? YES NO**

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.

If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.

E. COMMENTS (Optional):

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender)

DATE OF DETERMINATION

 Scott Corner IFA.
 P. O. 511
 Stratford, Ct 06615

CAUTION

U.S. Department of Housing
and Urban Development
Federal Housing Administration (FHA)



OMB Approval No: 2502-0538
(exp. 07/31/2009)

For Your Protection: Get a Home Inspection

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to:

- Evaluate the physical condition: structure, construction, and mechanical systems;
- Identify items that need to be repaired or replaced; and
- Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

Appraisals are Different from Home Inspections

An appraisal is different from a home inspection. Appraisals are for lenders; home inspections are for buyers. An appraisal is required to:

- Estimate the market value of a house;
- Make sure that the house meets FHA minimum property standards/requirements; and
- Make sure that the property is marketable.

FHA Does Not Guarantee the Value or Condition of your Potential New Home

If you find problems with your new home after closing, FHA can not give or lend you money for repairs, and FHA can not buy the home back from you. That is why it is so important for you, the buyer, to get an independent home inspection. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Radon Gas Testing

The United States Environmental Protection Agency and the Surgeon General of the United States have recommended that all houses should be tested for radon. For more information on radon testing, call the toll-free National Radon Information Line at 1-800-SOS-Radon or 1-800-767-7236. As with a home inspection, if you decide to test for radon, you may do so before signing your contract, or you may do so after signing the contract as long as your contract states the sale of the home depends on your satisfaction with the results of the radon test.

Be an Informed Buyer

It is your responsibility to be an informed buyer. Be sure that what you buy is satisfactory in every respect. You have the right to carefully examine your potential new home with a qualified home inspector. You may arrange to do so before signing your contract, or may do so after signing the contract as long as your contract states that the sale of the home depends on the inspection.

HUD-92564-CN (6/06)

CAUTION

Subject Photo Page

Borrower/Client	TYISHA TOMS ESQ.		
Property Address	138 CLIFFORD ST		
City	BRIDGEPORT	County	FAIRFIELD
Lender	TYISHA TOMS ESQ.	State	CT
		Zip Code	06607



Subject Front

138 CLIFFORD ST
Sales Price N/A
Gross Living Area 2,390
Total Rooms 10
Total Bedrooms 6
Total Bathrooms 2
Location AVERAGE
View AVERAGE
Site .08 ACRE
Quality AVERAGE*
Age 1907



Subject Rear



Subject Street

Subject Photo Page

Borrower/Client	TYISHA TOMS ESQ.		
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Lender	TYISHA TOMS ESQ.	State	CT
		Zip Code	06607



Subject Front

138 CLIFFORD ST
Sales Price N/A
Gross Living Area 2,390
Total Rooms 10
Total Bedrooms 6
Total Bathrooms 2
Location AVERAGE
View AVERAGE
Site .08 ACRE
Quality AVERAGE*
Age 1907



Subject



Subject

Subject Interior Photo Page

Borrower/Client	TYISHA TOMS ESQ.		
Property Address	138 CLIFFORD ST		
City	BRIDGEPORT	County	FAIRFIELD
Lender	TYISHA TOMS ESQ.	State	CT
		Zip Code	06607



Subject Interior

138 CLIFFORD ST
Sales Price N/A
Gross Living Area 2,390
Total Rooms 10
Total Bedrooms 6
Total Bathrooms 2
Location AVERAGE
View AVERAGE
Site .08 ACRE
Quality AVERAGE*
Age 1907



Subject Interior



Subject Interior

Subject Interior Photo Page

Borrower/Client	TYISHA TOMS ESQ.		
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Subject Interior

138 CLIFFORD ST
Sales Price N/A
Gross Living Area 2,390
Total Rooms 10
Total Bedrooms 6
Total Bathrooms 2
Location AVERAGE
View AVERAGE
Site .08 ACRE
Quality AVERAGE*
Age 1907



Subject Interior



Subject Interior

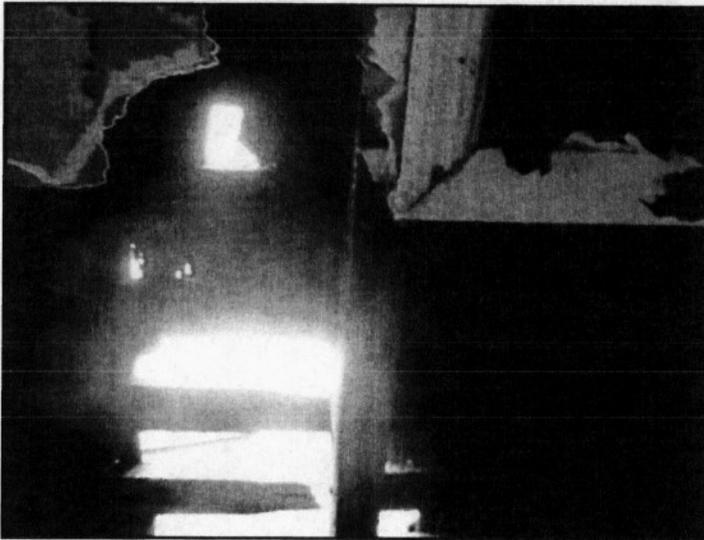
Subject Interior Photo Page

Borrower/Client	TYISHA TOMS ESQ.				
Property Address	138 CLIFFORD ST				
City	BRIDGEPORT	County	FAIRFIELD	State	CT Zip Code 06607
Lender	TYISHA TOMS ESQ.				



Subject Interior

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Subject Interior



Subject Interior

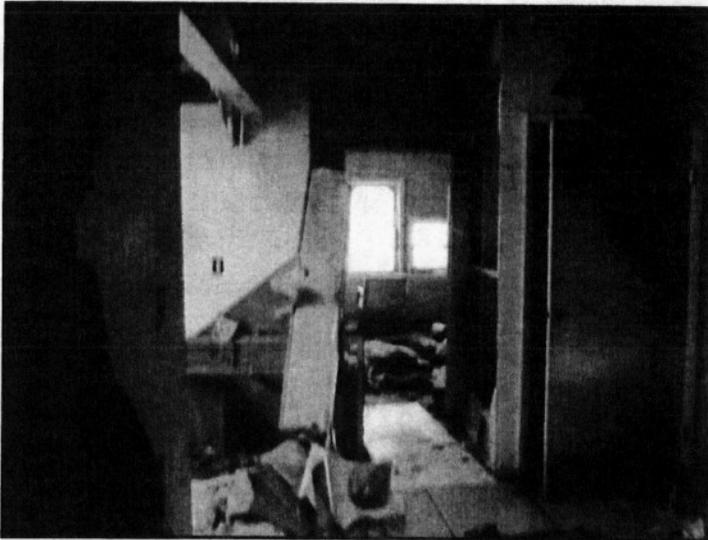
Subject Interior Photo Page

Borrower/Client	TYISHA TOMS ESQ.		
Property Address	138 CLIFFORD ST		
City	BRIDGEPORT	County	FAIRFIELD
Lender	TYISHA TOMS ESQ.	State	CT
		Zip Code	06607



Subject Interior

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Subject Interior



Subject Interior

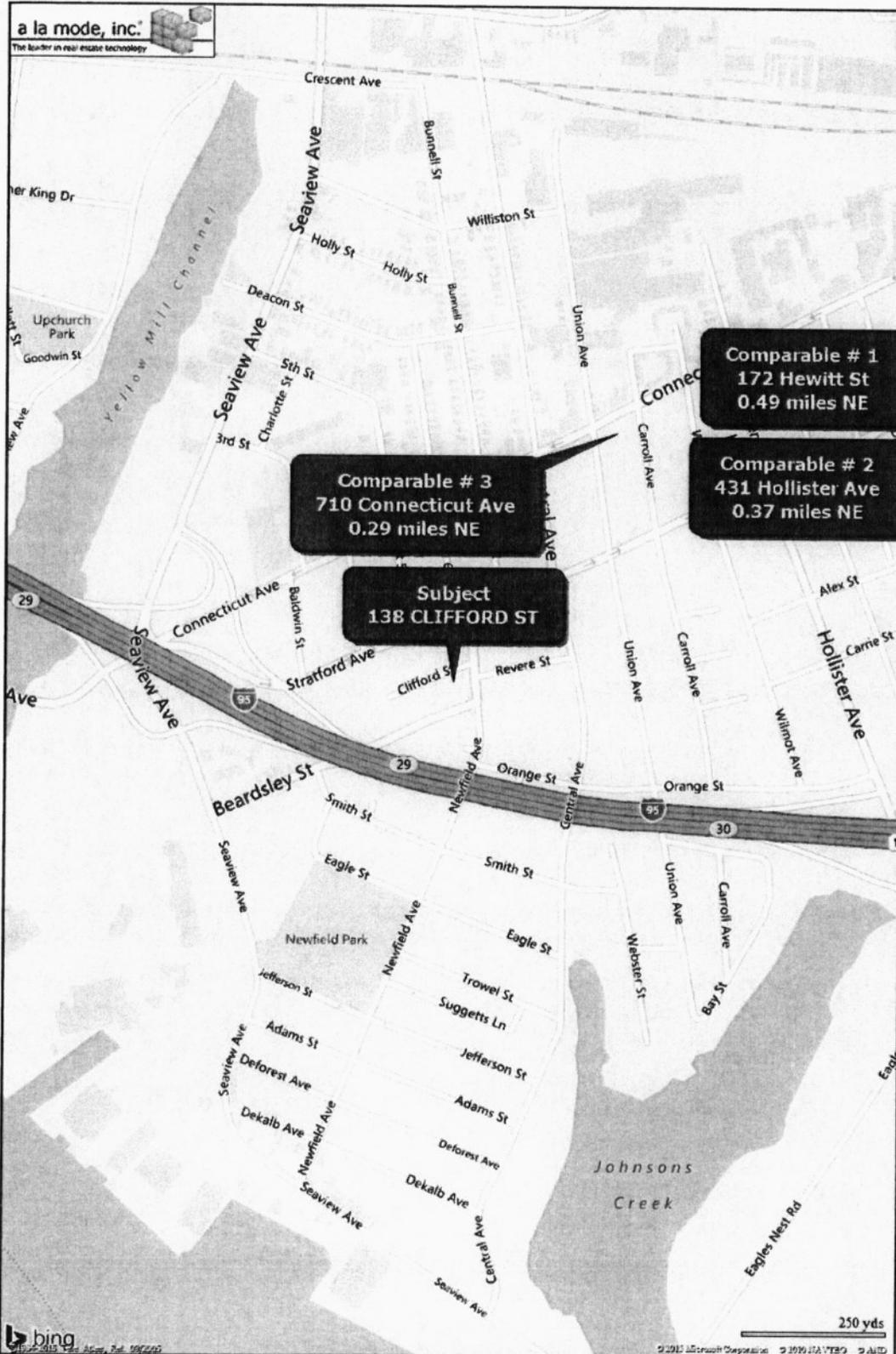
Location Map

Borrower/Client	TYISHA TOMS ESQ.		
Property Address	138 CLIFFORD ST		
City	BRIDGEPORT	County	FAIRFIELD
Lender	TYISHA TOMS ESQ.	State	CT
		Zip Code	06607



Location Map

Borrower/Client	TYISHA TOMS ESQ.		
Property Address	138 CLIFFORD ST		
City	BRIDGEPORT	County	FAIRFIELD
Lender	TYISHA TOMS ESQ.	State	CT
		Zip Code	06607



ASSESSORS CARD

Property Location: 138 CLIFFORD ST #140
 Vision ID: 3796
 Account # RD-0130260
 MAP ID: 371 620/ 26/ 1
 Bidg #: 1 of 1
 Sec #: 1 of 1
 Card 1 of 1
 State Use: 915
 Print Date: 06/17/2015 09:31

CURRENT OWNER
 BRIDGEPORT CITY OF
 45 LYON TERRACE
 BRIDGEPORT, CT 06604
 Additional Owners:

TOPO UTILITIES
 Other ID: 0630-26
 Census Tract: CEN744
 Heart: 100
 Abstract: 100
 Freeze

STRI/ROAD LOCATION
 Description: 6015 BRIDGEPORT, CT
 53 Rn 1A
 53 R Dwd
 53 R Omb

SUPPLEMENTAL DATA
 Special Dist

RECORD OF OWNERSHIP
 BRIDGEPORT CITY OF
 BENCHMARK REO LTD
 BELFRAT JUNE A
 DEUTSCHE BANK TRUSTEE
 PENNIA ANGELICA
 PENNIA ANGELICA

SALE DATE Yr M D Yr M D Yr M D Yr M D
 05/15/2014 08/14/2012 10/22/2008 11/07/2007
 02/22/2007

SALE PRICE P.C.
 15 29 14 14 04 00
 15 29 14 14 04 00

PREVIOUS ASSESSMENTS (HISTORY)
 Yr Code Assessed Value Yr Code Assessed Value Yr Code Assessed Value
 2012 1-1 28,110 2012 1-1 28,110 2011 1-1 28,110
 2011 1-3 141,720 2011 1-3 141,720 2011 1-3 141,720
 2012 1-4 240,000 2012 1-4 240,000 2011 1-4 240,000

EXEMPTIONS
 Year Type Description Amount Code Description Number Amount
 2014 BAAX 179,930

OTHER ASSESSMENTS
 Total: 170,070

APPRAISED VALUE SUMMARY
 Appraised Bldg Value (Card) 216,540
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 340
 Appraised Land Value (Bldg) 40,150
 Special Land Value 0
 Total Appraised Parcel Value 257,030
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 257,030

BUILDING PERMIT RECORD
 Permit ID Issue Date Type Description Amount Issue Date % Comp Date Comp Permits
 10/15/2008 01 10/15/2008
 8/20/2008 03 8/20/2008

VISIT/CHANGE HISTORY
 Date Type NS ID C/D Purpose/Result
 10/15/2008 01 10/15/2008 90 Re Field Review
 8/20/2008 03 8/20/2008 06 Measured/Vacant
 4/1/2008 03 4/1/2008 09 Estimated - Owner Refus

LAND LINE VALUATION SECTION
 Parcel ID Issue Date Type Description Amount Issue Date % Comp Date Comp Permits
 1 915 Main Res Bldg Main 03 RBBB 3,532 SF 16.72 1.00 5 1,001 1040 028

NOTES
 808 FOR SALE; BOARDED UP
 8" SIDE DORMER

VISION

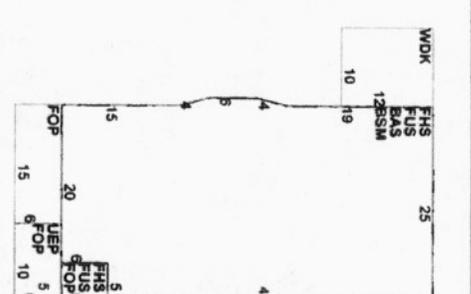
Total Card Land Units: 0.008 AC Parcel Total Land Area: 0.08 AC
 Total Land Value: 40,150

ASSESSORS CARD

Property Location: 138 CLIFFORD ST #140 Account #RD-0130360 MAP ID: 371 620 361 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1 State Use: 915
 Vision ID: 3796 Account #RD-0130360 MAP ID: 371 620 361 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1 Print Date: 06/17/2015 09:31

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)				
Element	Code	Element	Code			
Style	05					
Model	03					
Grade	08					
Stories	2.5					
Occupancy	2					
Exterior Wall 1	26					
Exterior Wall 2	2					
Roof Structure	03					
Roof Cover	03					
Interior Wall 1	03					
Interior Wall 2	03					
Interior Flr 1	12					
Interior Flr 2	04					
Heat Fuel	04					
Heat Type	04					
AC Type	01					
Total Bedrooms	7					
Total Full Baths	2					
Total Half Baths	0					
Total Xtra Frnt	0					
Total Rooms	12					
Bath Style	02					
Kitchen Style	02					
Fireplaces	0					
Fin Bmnt Area						
Fin Bmnt Quality						
Bmnt Garages	0					
OB-OUTBUILDING & YARD ITEMS(A) / XF-BUILDING EXTLA FEATURES(B)						
Code	Description	Yr Bld	Unit Price			
SHD1	Shed	80	14.00			
	FR Frame	D2008 D	40			
		F	340			
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Ln Area	Gross Area	El Area	Unit Cost	Understr. Value
BAS	Basement	1,180	1,180	1,180	98.87	116,669
BAS	First Floor	1,180	1,180	236	19.77	23,334
FHS	Finished Half Story	787	1,210	787	64.31	77,813
FOP	Open Porch	0	180	36	19.77	3,559
FUS	Finished Upper Story	1,210	1,210	1,150	93.97	113,703
UEP	Utility Enclosed Porch	0	60	21	34.61	2,076
WDK	Wood Deck	0	120	12	9.89	1,186
Tot Gross Livable Area:		3,177	5,140	3,422		338,341

COST/MARKET VALUATION	
Code	Description
0102	NBHD 10-2 Fam
915	Mixed Use
	Mix Ken Bldg Mid 03
	Permitage
	100
Adj. Base Rate:	98.87
Replace Cost	338,341
AYB	1907
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	36
Functional Obsolescence	
Cost Trend Factor	
Status	
% Complete	64
Overall % Cond	216,540
Apprais Val	0
Dep % Over	0
Dep Over Comment	
Misc Imp Over	0
Misc Imp Over Comment	
Cost to Cure Over	0
Cost to Cure Over Comment	



DEED

06/17/2015 16:35 2035760452

ALTIERI LAW FIRM

PAGE 01/02

BK: 9046 PG: 314
INST: 00010999

RECORD & RETURN TO:
Atty Juda J. Epstein
3543 Main Street - Second Floor
Bridgeport, CT 06606

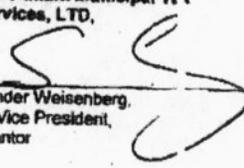
QUITCLAIM DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT the BENCHMARK REQ, LTD, of 3543 Main Street, Second Floor, Bridgeport, CT, for no consideration, grants to the CITY OF BRIDGEPORT, of 45 Lyon Terrace, Bridgeport, CT with QUITCLAIM COVENANTS all that certain real property known as 138 Clifford Street, Bridgeport, CT, being more particularly described in Schedule A attached hereto and made a part hereof.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

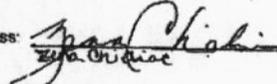
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 8th day of May, 2014.

Benchmark Municipal
Services, LTD.

By: 
Sander Weisenberg,
Its Vice President,
Grantor

Signed, sealed and delivered in the presence of or attested by:

Witness: 
Dan Ventura

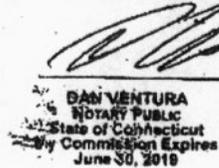
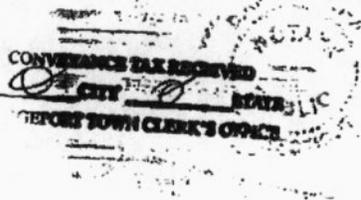
Witness: 
Zoya Chisina

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

}
} ss. Bridgeport

Personally appeared, Sander Weisenberg, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 8th day of May, 2014.



LEGAL

06/17/2015 16:35 2035760452

ALTIERI LAW FIRM

PAGE 02/02

BK: 9046 PG: 317
INST: 00010999

Schedule A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN THE CITY OF BRIDGEPORT, COUNTY OF FAIRFIELD AND STATE OF CONNECTICUT, KNOWN AS LOT NO. 27 ON MAP OF LINES AND MARSH, MADE BY HULL AND PALMER, SURVEYORS, DATED 1891, ON FILE IN THE BRIDGEPORT TOWN CLERK'S OFFICE AND BOUNDED:

- NORTH: On Clifford Street, forty-four (44) feet;
 - EAST: On land of Elizabeth Mulford Krouse in part and in part on land of Maxine Seinto, in all eighty (80) feet;
 - SOUTH: On land of Lyda Melvin in part and in part of land of Angelo and Jennie Capozzi, in all, forty-four (44) feet; and
 - WEST: On land of Stephen and Mary Barbuschak, eighty (80) feet.
- Otherwise known as 138-140 Clifford Street, Bridgeport, CT.

RECEIVED FOR RECORD
Nov 15 2014 2:14:32P
ALMA L. MAYA
TOWN CLERK
BRIDGEPORT, CT

174-14
(Ref. # 121-13)

Discontinuance of a Portion of Morris Street.
Adopted on: September 15, 2014.



Report
of
Special Committee

Submitted: September 21, 2015

Adopted: _____

Attest: _____

Fleeta C. Hudson
Fleeta C. Hudson, City Clerk

Approved by: _____

Bill Finch, Mayor

CITY OF BRIDGEPORT
OFFICE OF THE CITY ATTORNEY

999 Broad Street
Bridgeport, Connecticut 06604-4328

CITY ATTORNEY
Mark T. Anastasi

DEPUTY CITY ATTORNEY
Arthur C Laske, III

ASSOCIATE CITY ATTORNEYS

Gregory M. Conte
Betsy A. Ingraham
Richard G. Kascak, Jr.
Russell D. Liskov
John R. Mitola
Ronald J. Pacacha
Lisa R. Trachtenburg

ASSISTANT CITY ATTORNEYS

Salvatore C. DePiano
Edmund F. Schmidt
Eroll V. Skyers



Telephone (203) 576-7647
Facsimile (203) 576- 8252

September 10, 2015

Fleeta Hudson, City Clerk
45 Lyon Terrace
Bridgeport, Connecticut 06604

RE: Item No. 121-13--Submission of Special Committee Report
Relating to the Discontinuance of a Portion of Morris Street

Dear Fleeta:

The City Council approved the above matter on September 15, 2014. My office has prepared the attached Special Committee Report and the City Engineer, the Director of Public Facilities and you have signed it. The original and twelve (12) copies of the Special Committee Report are attached.

Please note that the Special Committee Report concludes all formal actions required before the City Council for the discontinuance of a portion of Morris Street. Kindly place this Special Committee Report on the City Council agenda for its meeting on September 21, 2015 for final acceptance.

Respectfully submitted,

OFFICE OF THE CITY ATTORNEY

By: _____

Ronald J. Pacacha
Associate City Attorney

ATTEST
CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
2015 SEP 11 P 3:37

cc: Mark T. Anastasi, City Attorney

Encl. Special Committee Report

Item #174-14 (Ref. #121-13) Special Committee Report

SPECIAL COMMITTEE REPORT

To the City Council of the City of Bridgeport:

Re: Item No. 121-13
Request to Discontinue a Portion of Morris Street (the "Street")

The Special Committee, consisting of the City Engineer, the Director of Public Facilities and the City Clerk ("Committee") appointed to finalize the street discontinuance approved by the resolution adopted by the City Council on September 15, 2014, respectfully begs leave to report that it has, in compliance with said resolution, completed activities related to the discontinuance of the said Street, and states as follows:

1. There are no abutting property owners who would be harmed by the discontinuance of such Street and therefore there is no need for the assessment of benefits or damages.
2. Access to all public utilities lying in the said Street, if any, including those of the City of Bridgeport Water Pollution Control Authority, have either been relocated or shall remain in place with such rights to remain being secured by appropriate easements recorded or to be recorded in the land records if deemed necessary by the City Engineer.

The Committee recommends that the Street be discontinued according to the following metes and bounds description thereof:

A certain parcel of land located in the City of Bridgeport, County of Fairfield and State of Connecticut being described as follows:

Beginning at a point being the intersection of the easterly streetline of Bostwick Avenue and the northerly streetline of Morris Street;

Thence running North 83°-45'-56" East 260.02 feet to a point, thence turning and running South 06°-14'-04" East 50.00 feet to a point, thence turning and running South 83°-45'-56" West 260.02 feet, all along land now or formerly of O & G Industries, Inc., to a point;

Thence running North 06°-14'-04" West 50.00 feet along the easterly streetline of Bostwick Avenue to the point of beginning.

Reference is hereby made to a map entitled: "Easement Map Depicting Utility Easement Area Over Discontinued Portion of Morris Street Bridgeport, Connecticut," Scale 1"=20', Date: July 22, 2015, Prepared by Milone & MacBroom, Inc.

Area = 13,000 square feet, 0.298 acres

The above description is consistent with the following map filed or to be filed in the Bridgeport Land Records and the Office of the City Engineer:

Map # ____ (copy attached)
Filed on _____
Map Book ____ at Page ____
Entitled: Property Survey Depicting Portion of Morris Street
To be Discontinued Prepared For O & G Industries, Inc.
Dated: October 9, 2012
Last Revision: _____
Scale: 1" = 40'
Prepared by: Milone & MacBroom, Cheshire, CT

The above discontinuance will be provided to the Tax Assessor for purposes of property assessment for land that is no longer encumbered by a street right-of-way and to other Departments having jurisdiction. A Notice of Discontinuance containing the above description of the Street will be filed in the Bridgeport Land Records.

1

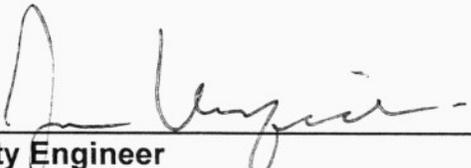
The Committee further recommends for adoption by the City Council the following resolution:

RESOLVED, that the City Council approves the Special Committee Report dated _____, the same is hereby accepted into the records of the City Council, and declares that the street discontinuance process described therein has been completed.

FURTHER RESOLVED, that the City Clerk and the City Engineer are directed to take all further actions and execute all further documents necessary with the advice of the City Attorney in order to achieve compliance with this resolution and applicable law including the amendment of the official street maps.

Respectfully submitted this 10th day of SEPTEMBER, 2015.

SPECIAL COMMITTEE



City Engineer

2

Director of Public Facilities

Fletta Hudson

City Clerk

Enclosure:

A-2 Survey of Discontinued Street



Director of Public Facilities

City Clerk

Enclosure:

A-2 Survey of Discontinued Street



City of Bridgeport, Connecticut
OFFICE OF THE CITY CLERK
LEGISLATIVE DEPARTMENT

45 Lyon Terrace • Bridgeport, Connecticut 06604 • Telephone (203) 576-7081 • Fax (203) 332-5608

FLEETA C. HUDSON
City Clerk

FRANCES ORTIZ
Assistant City Clerk

September 22, 2014

Mr. Parag Agrawal, Planning Director
Office of Planning and Economic Development
City of Bridgeport, Connecticut

Dear Mr. Agrawal:

The City Council of the City of Bridgeport on September 15, 2014 adopted the following resolution #121-13:

**RESOLUTION OF THE BRIDGEPORT CITY COUNCIL REGARDING THE
DISCONTINUANCE OF MORRIS STREET, EAST OF BOSTWICK AVENUE**

WHEREAS, the City of Bridgeport (the "City") acting through its Office of Planning and Economic Development ("OPED") is working with O&G Industries Inc. ("Property Owner") to better accommodate the industrial uses on property parcels located at 260 Bostwick Avenue, 300 Bostwick Avenue and at 3 Anthony Street; and

WHEREAS, the Property Owner is the owner of record of all parcels abutting the section of Morris Street for which a "street discontinuance" is being sought; and

WHEREAS, this approximately 40 foot wide and 340 foot long section of roadway has a very limited amount of daily traffic usage; and

WHEREAS, the Property Owner is proposing to enhance the industrial operations on the site and improve circulation; and

WHEREAS, OPED has reviewed this concept and found it to be in compliance with the City's Master Plan for Conservation and Development in that it encourages economic development by supporting the growth of local businesses; and

WHEREAS, the City finds that this concept will result in expansion of the City's tax base and will reduce the street maintenance costs; and

WHEREAS, the City finds that his street discontinuance will not hinder in neighborhood traffic circulation;

NOW, THEREFORE, BE IT RESOLVED, that the Bridgeport City Council hereby acknowledges the City's and Property Owner's efforts to promote economic development, approves of the discontinuance of the section of Morris Street, east of Bostwick Avenue, described above. The Mayor or his designee is further authorized to take all actions and do all things necessary to implement the intent of this resolution.

Mr. Parag Agrawal, Planning Director
September 22, 2014
Re: Council Action #121-13
Page 2 of 2

Attest:


Frances Ortiz
Assistant City Clerk

FO: lp

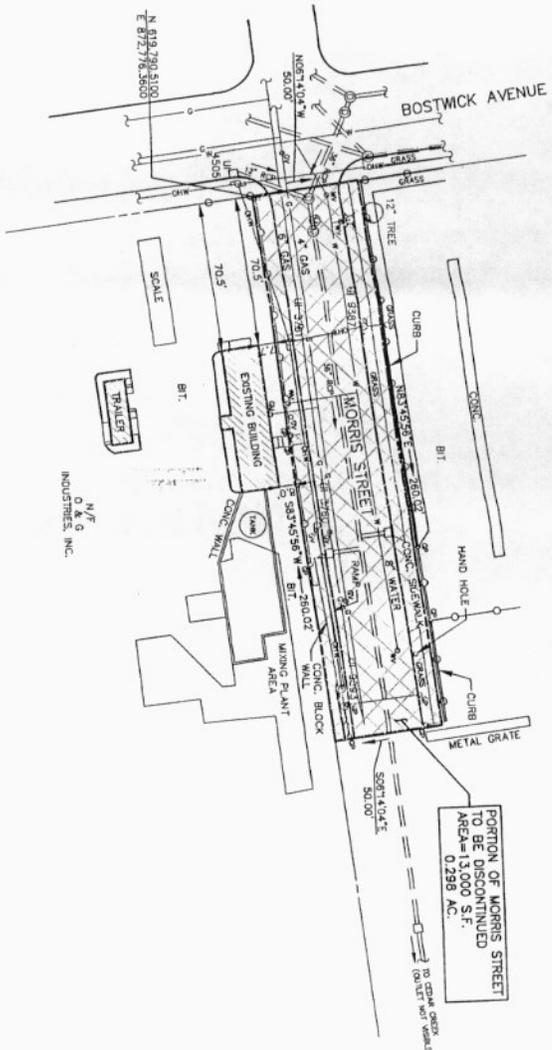
Cc: A. Nunn, CAO
A. Wood, Chief of Staff
D. Kooris, Director, OPED
R. Pacacha, Associate City Attorney
J. Gaudett, Police Chief
B. Rooney, Fire Chief
J. Garcia, Public Facilities Director
J. Urquidi, City Engineer
B. Robinson, Acting General Manager, WPCA
Planning & Zoning Commission
V. Jones, Tax Collector
E. Carvalho, Acting Tax Assessor

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT A. JACKSON, JR.
MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

L.S. #1347

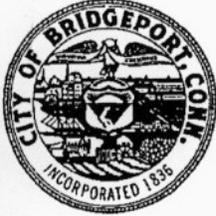
- NOTES
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF CONSTRUCTION AND THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF REVENUE AND FINANCE. THIS SURVEY IS SUBJECT TO THE REGULATIONS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS AND ENGINEERS. THIS SURVEY IS SUBJECT TO THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF REVENUE AND FINANCE. THIS SURVEY IS SUBJECT TO THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF REVENUE AND FINANCE. THIS SURVEY IS SUBJECT TO THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF REVENUE AND FINANCE.
 2. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).
 3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - A. MAP OF PROPERTY FOR WESTER U. WALKER, BRIDGEPORT, CONNECTICUT, SCALE: 1" = 40', DATED: JANUARY 17, 1957, PREPARED BY: THE HUNTINGTON COMPANY, MAP #23/73 BLK.
 - B. GERALD BESEVAL AREA, WEST SIDE NO. 2, CONN-R-54, DISPOSITION MAP, PARCELS 9A & 9B, BRIDGEPORT, CONN., SCALE: 1" = 50', DATED: SEPT. 27, 1973, PREPARED BY: J. & D. KASPER & ASSOC., MAP #11/78 BLK.
 - C. BOUNDARY/TOPOGRAPHIC MAP, PROPERTY AT BOSTWICK AVENUE, MORRIS STREET AND CEDAR CREEK, BRIDGEPORT, CT., SCALE: 1" = 40', DATED: 11/18/07, REVISED: JUNE 30, 2004, PREPARED BY: DIVERSIFIED TECHNOLOGY CONSULTANTS, MAP #53/244 BLK.
 - D. BOUNDARY/TOPOGRAPHIC MAP, PROPERTY OF BOSTWICK AVENUE, OSBORNE STREET, HANCOCK AVENUE AND MORRIS STREET, BRIDGEPORT, CT., SCALE: 1" = 40', DATED: 01/22/02, PREPARED BY: DIVERSIFIED TECHNOLOGY CONSULTANTS.
 4. LOCATION OF UTILITIES ARE FROM REFERENCE MAPS 3C & 3D, SUPPLEMENTED WITH FIELD SURVEY LOCATIONS.



N/F
O & G
INDUSTRIES, INC.

N/F
O & G
INDUSTRIES, INC.





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:

***98-14 Consent Calendar**

A Resolution by the Bridgeport City Council Authorizing an Affordable Housing Tax Incentive Agreement for Crescent Crossings II, a Mixed-Income Affordable Housing Development at 252 Hallett Street

Whereas Sections 8-215 and Section 8-216 of Chapter 133 of the Connecticut General Statutes (the "Statute") provide that municipalities may by ordinance provide for real estate tax abatements for housing developed for low or moderate-income persons, and may enter into Agreements with the State of Connecticut, acting through its Department of Economic and Community Development, (the "State") to provide for the State's reimbursement, at the State's discretion, to the municipality of such taxes abated for this purpose; and

Whereas the Statute provides that such tax abatement shall be used for one or more of the following purposes: (1) To reduce rents below the levels which would be achieved in the absence of such abatement 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 Commissioner of Economic and Community Development by regulation, or (3) to provide necessary related facilities or services in such housing; and

Whereas, consistent with the Statute, the City has established Chapter 3.24 of the Bridgeport Municipal Code, which establishes the City's "Affordable Housing Tax Incentive Development Program"; and

Whereas, Crescent Crossing Phase II, located at 252 Hallett Street (the "Property"), is the second phase in a multi-phased development for the Property, the first phase of which (for 93 units at a cost of approximately \$32 million) is fully financed (in part with a \$5mm CHAMP award from the State Department of Economic and Community Development, as well as with a \$2.9 mm Infrastructure Grant from the State Department of Housing) and is slated to begin construction in 2015; and

Whereas Crescent Crossings Phase II represents an approximately \$30 million dollar investment in the new construction of 84 units of affordable housing within a mixed-income development program that shall be for residents anticipated to be earning up to one hundred (120%) percent of the Area's Median Income (the "Project"); and



Report of Committee on ECD and Environment
*98-14 Consent Calendar

-2-

Whereas the Property, owned by Park City Communities (the "Owner") is to be devoted in part to replacement housing for Marina Village; and

Whereas, Crescent Crossings LLC (the "Developer"), an LLC directed by the JHM Financial Group of Stamford, CT has entered into a development agreement with the Owner so as to construct the Project and has also made application to the State of Connecticut for Project funding; and

Whereas, in support of the Project's financial structure, the Developer has requested an Affordable Housing Tax Incentive Development Agreement to establish a predictable and supportable tax payment schedule for the Project; and

Whereas the City of Bridgeport's Office of Planning and Economic Development ("OPED") finds that the public purposes of the Statute are met with respect to this Project and that the Project is consistent with the City's Master Plan and that it is in the City's interest to support the reinvestment in the Property; and

Whereas, the Developer has presented OPED with its financial models for the Project, including capital budget, sources and uses, and operating proforma; and

Whereas OPED finds that the financial model shows reasonable operating expenses, reasonable developer return and required reserves all as per industry standards, and further shows that the Project can support an annual tax payment equivalent to 7.7% of the Project's Stabilized Effective Gross Income which is anticipated to be \$850,227 ("EGI"); and

Whereas the annual tax payment derived from 7.7% of EGI is equal to \$65,520, or approximately \$780 per unit; and

Whereas, it is in the City's interest to encourage the development of high quality affordable, mixed-income housing; and

Whereas, the Developer has a solid track record in developing and managing such projects; Now, therefore be it

RESOLVED that apart from any public housing replacement units, six (6) of the most deeply affordable units in the Project (with three in Phase 1 and three in Phase 2) shall be reserved for veteran's housing; and

BE IT FURTHER RESOLVED that the Director of OPED or his designee is authorized to negotiate and execute an Affordable Housing Tax Incentive Development Agreement for which the base annual tax payment in the first year of stabilized operation shall amount to no less than \$65,520, or \$780 per unit per year, and which shall escalate at 3% per year for the duration of the deed-restricted financing period, anticipated to be up to 35 years, all as detailed in the attached Exhibit 1 – Tax Payment Schedule for Crescent Crossings II; and



Report of Committee on ECD and Environment
***98-14 Consent Calendar**

-3-

BE IT FURTHER RESOLVED that OPED shall conduct an audit ("Audit") of the Project to check EGI in March of the 17th, 25th, 30th, and 35th year of the Tax Incentive Development Agreement. If the Audit reveals that there has been an increase in EGI, the City shall increase the Tax Payment due from the Developer to a figure equivalent to 7.7% of the increased EGI, with such increased payment due at the next normally scheduled tax payment subsequent to the Audit and then due every year thereafter until the next Audit; and

BE IT FURTHER RESOLVED that OPED shall report to the Council on the results of the Audits within one month of completion; and

BE IT FURTHER RESOLVED that the Director of the Office of Planning and Economic Development, or his designee, is authorized to negotiate and execute such other agreements and take such other necessary or desirable actions in furtherance of the Project and consistent with this resolution as may be in the best interests of the City.

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

Lydia N. Martinez, Co-Chair

Jack O. Banta, Co-Chair

Mary A. McBride-Lee

Jose R. Casco

Michelle A. Lyons

Michael J. Marella

Eneida Martinez

Council Date: August 3, 2015
Tabled by City Council: August 3, 2015
Resubmitted: September 8, 2015
Tabled by City Council: September 8, 2015
Resubmitted: September 21, 2015
Tabled by City Council: September 21, 2015

Item# 158-14

Grant Submission: re Connecticut State Library for Upper East Side Public Library Construction located at 2534-2538 East Main Street. (Project #16268).



**Report
of
Committee
on**

CD & Environment

Submitted: September 21, 2015 (OFF THE FLOOR)

Adopted: _____

Attest: _____

Fleeta C. Hudson

Fleeta C. Hudson, City Clerk

Approved by: _____

Bill Finch, 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:

158-14

**A Resolution by the Bridgeport City Council
Regarding the
Upper East Side Public Library Construction Grant
(Project # 16268)**

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

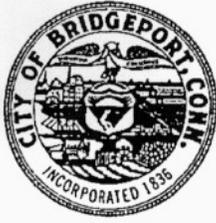
WHEREAS, this funding will be made through an Agreement between the Connecticut State Library and the City of Bridgeport; and,

WHEREAS, funds under this grant will be used for the construction of a new library at 2534-2548 East Main Street; and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport Central Grants Office and the Bridgeport Public Library submits an application to the Connecticut State Library for a grant for the purpose of library construction on Upper East Side; 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 Connecticut State Library for financial assistance for library construction.
2. That it hereby authorizes, directs and empowers the Mayor, to execute and file such application with the Connecticut State Library for the funding for library construction 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 ECD and Environment
158-14

-2-

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

Lydia N. Martinez Jack O. Banta
Lydia N. Martinez, Co-Chair Jack O. Banta, Co-Chair

Mary A. McBride-Lee Jose R. Casco
Mary A. McBride-Lee Jose R. Casco

Michelle A. Lyons absent
Michelle A. Lyons Michael J. Marella

Eneida Martinez
Eneida Martinez

CITY OF BRIDGEPORT
OFFICE OF THE CITY ATTORNEY

CITY ATTORNEY
Mark T. Anastasi

999 Broad Street
Bridgeport, Connecticut 06604-4328

DEPUTY CITY ATTORNEY
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Lisa R. Trachtenburg



Telephone (203) 576-7647
Facsimile (203) 576- 8252

COMM. #176-14 Referred to Miscellaneous Matters Committee
on 09/21/2015 (OFF THE FLOOR)

September 21, 2015

The Honorable City Council
of the City of Bridgeport
45 Lyon Terrace
Bridgeport, CT 06604

Re: Proposed Settlement of Miscellaneous Lawsuits

Dear Council Members:

The Office of the City Attorney respectfully recommends that the following pending lawsuits be settled as set forth hereinafter. It is our professional opinion that resolving these matters for the consideration agreed to between the parties is in the best interests of the City of Bridgeport.

Plaintiff	Nature of Claim	Plaintiff's Attorney	Consideration
Gulsen Berrios	Personal Injury	Tremont & Sheldon 64 Lyon Terrace Bridgeport, CT 06604	\$325,000

RECEIVED
CITY CLERK'S OFFICE
2015 SEP 22 A 9:15
ATTEST
CITY CLERK

Kindly place these matters on the agenda for the City Council meeting of September 21, 2015 for referral to the Miscellaneous Matters Committee. Thank you for your assistance.

Very truly yours,

Mark T. Anastasi
City Attorney

Cc: Bill Finch, Mayor
Fleeta C. Hudson, City Clerk
John P. Bohannon, Jr., Esq.

Adam Wood, Chief of Staff
Andrew Nunn, CAO
Russell Liskov, Assoc. City Atty.

CITY OF BRIDGEPORT
OFFICE OF THE CITY ATTORNEY

999 Broad Street
Bridgeport, Connecticut 06604-4328

CITY ATTORNEY
Mark T. Anastasi

DEPUTY CITY ATTORNEY
Arthur C Laske, III

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Gregory M. Conte
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Lisa R. Trachtenburg

ASSISTANT CITY ATTORNEYS
Salvatore C. DePiano
Edmund F. Schmidt
Eroll V. Skyers



Telephone (203) 576-7647
Facsimile (203) 576-8252

COMM. #177-14 Referred to Miscellaneous Matters Committee
on 09/21/2015 (OFF THE FLOOR)

September 21, 2015

The Honorable City Council
of the City of Bridgeport
45 Lyon Terrace
Bridgeport, CT 06604

Re: Proposed Settlement of Miscellaneous Lawsuits

Dear Council Members:

The Office of the City Attorney respectfully recommends that the following pending lawsuits be settled as set forth hereinafter. It is our professional opinion that resolving these matters for the consideration agreed to between the parties is in the best interests of the City of Bridgeport.

RECEIVED
CITY CLERK'S OFFICE
2015 SEP 22 A 9:15
ATTEST
CITY CLERK

Plaintiff	Nature of Claim	Plaintiff's Attorney	Consideration
Cecil Young	Personal Injury	Law Offices of Norman A. Pattis	\$85,000

Kindly place these matters on the agenda for the City Council meeting of September 21, 2015 for referral to the Miscellaneous Matters Committee. Thank you for your assistance.

Very truly yours,
Mark T. Anastasi
Mark T. Anastasi

City Attorney
Cc: Bill Finch, Mayor
Fleeta C. Hudson, City Clerk
John P. Bohannon, Jr., Esq.

Adam Wood, Chief of Staff
Andrew Nunn, CAO
Russell Liskov, Assoc. City Atty.