

AGENDA  
CITY COUNCIL MEETING  
MONDAY, APRIL 7, 2008

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

Prayer

Pledge of Allegiance

Roll Call

Approval of City Council Minutes: Special Meeting Public Hearing February 21, 2008; March 3, 2008

Recognition of National Health Week

Executive Session - Legal Briefing by City Legal Counsel Concerning Two Pieces of Pending Construction Litigation involving: (1) Wonderland of Ice Arena and (2) Baldwin Plaza Garage.

**COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

- 60-07** Communication from City Attorney re Settlement of Claim Gonzalez v. City of Bridgeport, et al, pursuant to Section 2.10.130, **ACCEPTED AND MADE PART OF THE RECORD.**
- 61-07** Communication from WPCA re Resolution Approving Financing in the Amount of \$2,000,000 for the Design, Rehabilitation, Upgrading and Construction of various repairs and improvements to the City's sewers, referred to Budget and Appropriations Committee.
- 62-07** Communication from WPCA re Resolution regarding Marine Combined Sewer Overflow (MCSO), referred to Budget and Appropriations Committee.
- 64-07** Communication from Construction Management re Professional Services Agreement with Eagle Environmental, Inc., for Asbestos Consultant Services, referred to Contracts Committee.
- 65-07** Communication from Benefits re Integrated Prescription Drug Program Agreement with Medco Health Solutions pertaining to employee and retiree group prescription benefits, referred to Contracts Committee.
- 66-07** Communication from Human Services re Grant Submission for 2008 - 2009 Dial-A-Ride Transportation Program with the State Department of Transportation, referred to Economic and Community Development and Environment Committee.

THE FOLLOWING NAMED PERSONS HAVE REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, April 7, 2008, AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME	SUBJECT
David Flynn 1341 Railroad Avenue Bridgeport, CT 06605	Seaside Park Arts Festival
Ann C. Dwyer 180-B Louisiana Avenue Bridgeport, CT 06606	Social Security considers a senior age 62, why can't the city.
Rafael A. Mojica	Sale of Property

**COMMUNICATIONS TO BE REFERRED TO COMMITTEES CONTINUED:**

- 67-07** Communication from Human Services re Grant Submission for 2008 – 2009 Youth Service Bureau Grant with the State Department of Education, referred to Economic and Community Development and Environment Committee.
- 68-07** Communication from Human Services re Grant Submission for 2008 – 2009 Southwestern Connecticut Agency on Aging (SWCAA) East Side Senior Center Grant, referred to Economic and Community Development and Environment Committee.
- 69-07** Communication from Mayor re Proposed General Fund Budget Fiscal Year 2008 - 2009, referred to Budget and Appropriations Committee.
- 70-07** Communication from CAO re Disposition of City-owned Properties, referred to Economic and Community Development and Environment Committee.
- 71-07** Communication from OPED re Disposition and Redevelopment of 1069 and 1085 Connecticut Avenue, referred to Economic and Community Development and Environment Committee.

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

- \*58-07 (b)** Ordinance Committee report re Amendments to the Municipal Code of Ordinances, amend Chapter 5.16 Barber Shops and Beauty Salons, amend Section 5.16.010 Barber shop/beauty salon – License fee.
- \*40-07** Public Safety and Transportation Committee report re Bridgeport Intermodal Transportation Center Transit Garage Expansion & Walkways Resolution Authorizing Increased State Funding for fencing.
- \*52-07** Public Safety and Transportation Committee report re Appointment of Anna C. Cruz (U) to the Police Commission.
- \*41-07** Miscellaneous Matters Committee report re Appointment of Mary M. Donnelly (D) to the Ethics Commission.
- \*49-07** Miscellaneous Matters Committee report re Appointment of Robert Filotei (R) to the Ethics Commission.

**MATTERS TO BE ACTED UPON:**

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Rafael A. Mojica 109 Wordin Avenue Bridgeport, CT 06605	Sale of Pleasure Beach and request by Developer Phil Kuchma for PILOT Tax Agreement
Cecil C. Young 99 Carroll Avenue Bridgeport, CT 06607	Ethics Commission
Ralph Cennamo 78 Palm Street Bridgeport, CT 06610	Talks with Mayor Finch
Charles Coviello 73 Willow Street Bridgeport, CT 06610	Taxes

**CITY COUNCIL MEETING  
PUBLIC SPEAKING SESSION  
MONDAY, APRIL 7, 2008**

6:30 p.m.

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

**ATTENDANCE:** Council members: Brannelly, Crowe, Colon, Santiago, Brantley, Walsh, McCarthy, Austin, Lyons, Vizzo-Paniccia, dePara, \*Silva, Valle, Martinez, Paoletto, Curwen, Baker, Holloway

**ABSENT:** Council members: Colon, Santiago, Lyons, Bonney, Blunt  
\*denotes - arrived after roll call

Council president McCarthy called the public speaking session to order at 6:40 p.m.

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

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**NAME**

**SUBJECT**

David Flynn  
1341 Railroad Avenue  
Bridgeport, CT 06605

Seaside Park Arts Festival

Mr. Flynn spoke about the Seaside Arts Festival. He relayed that it has been an event and a process to make Bridgeport part of the community, as well as others that participate in the festival, inclusive of artists and students. He asked everyone to join in the process to make a difference for an event that takes place every year. He hoped to see everyone on May 1<sup>st</sup> for the event.

There was an additional request for support of the trash drum program that provides containers etched in liberal art work and benefits the citizens of Bridgeport. The website to access more information is [www.artsfactory.com](http://www.artsfactory.com)

Ann C. Dwyer  
180-B Louisiana Avenue  
Bridgeport, CT 06606

Social Security considers a senior  
age 62, why can't the city.

Ms. Dwyer stated Social Security considered someone a senior at age 62, so she questioned why the City of Bridgeport couldn't do the same to assist seniors with taxes. She said that in view of the taxes going, she asked for help for the seniors. She further questioned why the city couldn't help their residents. Council president McCarthy suggested that she contact her district council person. Ms. Dwyer said that she did talk to Council member Curwen, but at the time, he seemed very busy and uninterested in the problem and didn't respond effectively. Council president McCarthy stated that he didn't think Council member Curwen's attitude was intentional and he noted that he was sure he would love to talk to her in the future.

Rafael A. Mojica  
109 Wordin Avenue  
Bridgeport, CT 06605

Sale of Pleasure Beach and  
request by Developer Phil Kuchma  
for PILOT Tax Agreement

Mr. Mojica stated he was before the city council to ask them to consider the tax agreement with Phil Kuchma. He pointed out that there weren't that many Bridgeport developers and the ones here; have been here a long time. He mentioned that Mr. Kuchma has been recommended in the past on other projects. He went on to talk about the assessment of a property for \$50.00 per sq. ft. over a 7-year period. He said they were talking about 84-condominiums that they were trying to develop downtown to try to get people to move there, noting that people draw people. He mentioned the workforce that would result if the project went forward, as well as the taxes that will be generated. He commented that if they stopped the developer and the city loses \$150k per year, then that leaves a question of where they go. He stressed that the city needed to put emphasis on the downtown area and he asked the city council to help the Bridgeport developers and give them a hand up and help urge the economy.

He further noted that Pleasure Beach has been vacant for a long time and now they had the opportunity for the federal government to put in a wild life preserve. He asked that if a decision wasn't going to be made yet regarding this, then he suggested that a public hearing be held to determine whether they should sell the property or not sell it. He felt this was important so the public could be informed and to give them an opportunity to speak and for a decision could be heard.

Cecil C. Young  
99 Carroll Avenue  
Bridgeport, CT 06607

Ethics Commission

Mr. Young stated he was there to express the importance of responding to his complaints having to do with public concern. He said he was told months ago that Council president McCarthy was suppose to request a report from the Ethics Commission regarding his complaints. Council president McCarthy responded to the comment and stated that he recently received a response to the many requests - *he read the response into the record in reference to a letter dated January 22, 2008; from Mr. Eiseman, Chairman of the Ethics Commission: the letter outlined that numerous complaints were received by Mr. Young and all of them were found to be without merit, except for one complaint that Mr. Young was aware of.*

Mr. Young continued his comments and stated that he had an issue with not being able to sue for his time served to the city, and not treated fairly, per one of his past complaints. He emphasized that the city council should have been more verbal about his issues. He also stated that he was troubled when people come forward with a complaint, but then they are told the complaint is unfounded. He felt the matter should be clarified as to why. He further mentioned the increase in taxes in the city at 90% and he questioned who could afford that. He ended with the title of the 23<sup>rd</sup> Psalm, "The Lord is my Shepard, I Shall not Want, to make the point that *"he shall not want, and that he shall want justice!*

Ralph Cennamo  
78 Palm Street  
Bridgeport, CT 06610

Talks with Mayor Finch

Mr. Cennamo spoke about his talks with Mayor Finch. One of the talks was concerning the wildlife preserve project. He mentioned the acreage owned by the surrounding areas to make the point that if the preserve goes in, it will end up taking large portions of the surrounding land. He said he didn't agree with the wildlife preserve proposal because they will put up fences and other features that will take away from what was meant to be there. He emphasized that Pleasure Beach was always a people's park and he felt it should remain as that. He said that Bridgeport had a small land area and he questioned where people would go for leisure if Pleasure Beach is taken, especially with the Steel Point project coming in. He further relayed other discussions he had with the Mayor in regard to various issues concerning the city.

Charles Coviello  
73 Willow Street  
Bridgeport, CT 06610

Taxes

Mr. Coviello stated that it was budget time again. He spoke about a 62-year old woman he knew that lost her house in the city. He explained that he mentioned this, because there were currently 1,000 homes foreclosures and many of them as a result of the city taxes. He further noted that energy costs were out of control and he stressed that most citizens can't afford the rates. He begged the city council to ask for lowering taxes, not only for that 62-year old woman; but for everyone else in the city that is at the edge economically and in danger of losing or keeping their home. He pleaded again that the city council tow the line on taxes, because the citizens were in crisis and in deep trouble. – *he distributed flyers with information about a meeting that will be held on April 17 regarding foreclosures.* He ended to emphatically ask them to tow the line on taxes this budget year.

The public hearing session ended at 7:10 p.m.

**CITY COUNCIL MEETING  
MONDAY, APRIL 7, 2008**

7:00 p.m.

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

**ATTENDANCE:** Council members: Brannelly, Crowe, Colon, Santiago, Walsh, McCarthy, Austin, Lyons, Vizzo-Paniccia, dePara, Silva, Valle, Martinez, Paoletto, Curwen, Baker, Holloway

**ABSENT:** Council members: Brantley, Bonney, Blunt

*Prior to the meeting*, Mayor Finch announced that he was happy to be joined tonight by the youth of Bridgeport from the Kennedy Center, who have been working with the NRZ on the east side. He said they were there to present each council member with a potted petunia. He further expressed they were celebrating 50 years being in service and what a good program it was, that allows students and kids a safe place to go.

The representative from the Kennedy Center expressed that it was a good program that served Bridgeport kids. She said they looked forward to many years to come. The students present expressed their thanks to the Mayor and the city council members. **Mayor Finch pledged April 7 Kennedy Community Day in Bridgeport.**

The kids distributed a plant to each council member and a group picture was taken with the Mayor and council members.

Mayor Finch called the meeting to order at 7:17 p.m.

Prayer - the prayer was offered by Council member Martinez.

Pledge of Allegiance - the pledge was led by Council member Valle.

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

Moment of silence- the Mayor asked for a moment of silence for John Cunningham, labor leader; Carpenter Local 210, who recently passed away.

Mayor Finch recognized Council member dePara to add an item to the agenda.

**\*\* COUNCIL MEMBER dePARA MOVED TO ADD THE MATTER OF A PRESENTATION  
FROM THE NEIGHBORHOOD ENFORCEMENT TEAM -NET  
\*\* COUNCIL MEMBER VALLE SECONDED**

Mayor Finch stated that the motion was made because he thought they would enjoy the presentation from the NET Team. Council member Holloway stated that it was okay to do the presentation, but he commented that some paperwork would have been nice with an explanation about NET. Council member Lyons stated that Council member dePara had that information if he wanted to review it.

Mayor Finch explained that the NET Team was a vital organization in the city and immediate results have been seen through their efforts.

Council president McCarthy explained there will be assignments per district, where they will have direct contact on a regular basis to respond to complaints. He expressed this would be a good thing for the community to access more services.

*The following are highlights of the presentation:*

- Members of the team were introduced and it was noted that the Bridgeport Police Department was short on manpower
- They will join forces with the city council to work out any issues together
- The candidates were selected by the Police Chief Norwood
- There has been a strong bond established with Pembroke Street, Stratford Avenue and Connecticut Avenue to curb violent crimes – this has been done in the last 12 months
- They were confident that the issues that plague the east side were addressed – some of those issues consisted of numerous violations, such as:
  - 1325 arrests
  - 78 liquor arrests
  - 26 liquor violators
- Operation shock wave – *involves a crackdown on underage drinking*
- Tickets infractions – *3,074 tickets were issued*

It was noted that emphasis was on making people pay their tickets

- Motor Vehicles arrests > 462 *and sizeable number of stolen automobiles recovered*
- Felony /Misdemeanor > 198 arrests
- Narcotics > 387 arrested
- Huge amounts of controlled substances seized, consisting of heroin, crack etc.
- Firearms seized – *it was noted how an UZI was seized from a convicted felon; as well as other weapons seized from felons and those recently released from jail*
- Total cash seized from drug monies – \$30,845
- Also arrests for burglaries / car jackings and robbery suspects

The presentation continued and it was stated that NET attends community functions to improve the quality of life and curb underage drinking.

- They also work with numerous state and federal departments such as: FBI, Narcotics division, CT State Liquor Board etc.

- CT Post articles were highlighted to show the numerous arrests made to date
- Letters of complaints were received and highlighted and urged to continue
- NET remains committed to their mission statement 7 days per week
- The team of NET were highlighted and their names were listed as:
  - Sergeant Paul Grech / District #130
  - Officer James Borrigo / District #131
  - Officer Jason Amato / District 132
  - Officer Jeff Long / District #133
  - Officer Jessi Pizarro / District #134
  - Officer Arthur Calvao / District #135
  - Officer Adam Roscoe / District #136
  - Officer Liz Santora / District #138
  - Officer Everton Walker / District #139
  
- *Video slides were shown to highlight crime awareness captured in the city*

It was relayed how they worked together as a unit to eliminate a house run by a drug dealer and how the owner of the house worked cooperatively with them to alleviate the problem. It was said that their mission is to go above and beyond. It was emphasized that the team was not formed to cause anyone to lose a business etc., but it is their mission to help curb and minimize the crime element in the city. It was further stated that their goal is to be recognized locally and nationally. And although it has been expressed that they are not the answer to all the problems, they have been successful in helping to curb some of the crime issues that plague the city. It was further expressed that Bridgeport was a great place to live, with the new mayor and police chief. And it has been shown through statistics that they can make a difference!

They are a group of motivated guys and live for the challenge of making the city a better place. The council members were urged to contact them with any complaints. Overall, the thought was that this is the right move to take that will allow them to address matters in the city.

Officer Roscoe gave an update regarding after hours liquor consumption. He explained that they planned to check with each store in the city to assure that this isn't being done. They will also find common areas to address what needs to be taken care of. He further relayed they had the means to crack down on underage drinking at the University of Bridgeport campus and other places frequented by students. He urged everyone to contact a NET member – *-per their cell phone listed on the sheet distributed.*

It was mentioned that when the economy goes down, crime goes up, this is a typical trend across the country. Officer Roscoe stressed that Chief of Police Norwood has made it clear that he wants crime to go down. Again, their mission is to make people feel safe and let them know this can be a safe place again. He felt that if citizens know that a council person is working with the NET officers, they could achieve more.

Mayor Finch complimented the NET team for the wonderful work they have done. He wished them much progress and success and he expressed that he was happy they were on their side. He thanked the NET team for coming before the city council.

Approval of City Council Minutes: February 21, 2008

\*\* COUNCIL MEMBER dePARA MOVED TO ACCEPT THE MINUTES  
\*\* COUNCIL MEMBER VIZZO-PANICCIA SECONDED  
\*\* MOTION PASSED UNANIMOUSLY

Approval of City Council Minutes: March 3, 2008

\*\* COUNCIL MEMBER dePARA MOVED TO ACCEPT THE MINUTES  
\*\* COUNCIL MEMBER VIZZO-PANICCIA SECONDED  
\*\* MOTION PASSED UNANIMOUSLY

Recognition of National Health Week

Dr. Evans, the Director of Health approached the city council to give a presentation. She stated that this week, they celebrated National Health Week. She spoke about what is the face of public health and what it accomplishes. Their purpose is to protect and serve the residents of the city through the local health department through various services they offer, such as: making sure the water supply is safe; address public safety issues, address anti-blight and condemnation; communicable disease clinics/HIV-AIDS clinic and the syringe clean up initiative. They work with the Office with Disabilities that provides veteran's transportation to the West Haven Veterans Hospital. They work with the Department of Social Services through education and job training. They work with child poison prevention. And they also work in conjunction with other city departments. She also mentioned the oral hygiene health initiative. She further relayed that Bridgeport had the highest rate of Tuberculosis, so a person from the department goes out to perform active reserve therapy to assure that an infected person takes their medicine. She stated that there has been an active outbreak in measles as close as New York and as far away as Arizona, but they are prepared to deal with it should it hit Connecticut. There has also been an outbreak of chicken pox, and again, the department is equipped to deal with it and they have the authority to ensure that any person with TB is properly isolated so it doesn't spread.

Dr. Evans went on to speak about an anger management program offered for the lower and higher grades. She said the purpose was to avoid at-risk youth and teach them how to become productive citizens and cut down on third graders who might carry weapons. She shared that when she was growing up, she was called out of class to get her teeth cleaned, this was during the time that a dental hygienist visited the schools. She stressed that when teeth are lost, food tastes differently, so she was glad about the dental hygiene program. She ended in quoting Dr. Martin Luther King that it is the right thing to do! Mayor Finch thanked her for the presentation.

Executive Session - Legal Briefing by City Legal Counsel Concerning Two Pieces of Pending Construction Litigation involving: (1) Wonderland of Ice Arena and (2) Baldwin Plaza Garage.

\*\* COUNCIL MEMBER McCARTHY MOVED TO TABLE UNTIL APRIL 21, 2008  
\*\* COUNCIL MEMBER dePARA SECONDED

**\*\* MOTION PASSED UNANIMOUSLY**

Mayor Finch requested a motion to combine and approve pages 1 and 2:

**COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

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**COUNCIL MEMBER McCARTHY MOVED TO APPROVE  
COUNCIL MEMBER CROWE SECONDED  
MOTION PASSED UNANIMOUSLY**

**MATTERS TO BE ACTED UPON:**

53-07 Miscellaneous Matters Committee report re Permission for Residence Building Rear of Premises (297 Herral Avenue) pursuant to Municipal Code Section 15.40.010.

Council member Vizzo-Paniccia stated that there was (1) person in opposition and (5) in favor during committee.

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**COUNCIL MEMBER VIZZO-PANICCIA MOVED TO APPROVE  
COUNCIL MEMBER McCARTHY SECONDED**

Council member Walsh stated that he was opposed to the item because it seemed no one has paid attention to the ordinance for years. He recalled this was a case of a garage behind a house that was converted into a residence. The title search wasn't done and they relied on what was advertised; but the ordinance reads that if you are going to put a residential building behind another then the rules should apply. So until it's stressed that the rules should be followed, he said he would vote against it.

Council member Vizzo-Paniccia said there were concerns regarding the property, but at the time of the purchase, the owner went to the city to get a certificate of occupancy, but they found that the paperwork wasn't completed. Also, the title search didn't show the boundaries, but the space for the driveway wasn't done improperly and they were now attempting to make the situation right and make it a legal residence.

**\*\* MOTION PASSED WITH SIXTEEN VOTES IN FAVOR AND ONE VOTE IN OPPOSITION  
(COUNCIL MEMBER WALSH)**

**\*\* COUNCIL MEMBER dePARA MOVED TO SUSPEND THE RULES FOR THE PURPOSE  
OF ADDING ITEMS TO THE AGENDA**

**\*\* COUNCIL MEMBER CURWEN SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

Council member Walsh complimented the city in finding a state statute that addressed the matter without being in violation of the ordinance.

**\*\* COUNCIL MEMBER dePARA MOVED TO ADD (3) AMENDED ITEMS TO THE  
AGENDA RE: NEIGHBORHOOD REVITALIZATION ZONES**

**44-07 BLACK ROCK NRZ**

**45-07 NORTH END NRZ**

**46-07 SOUTH END NRZ**

Council member Curwen asked for clarification if there were only four items for referral for discussion. Attorney Anastasi said a two-thirds vote was required under FOI to add the items to the agenda.

Council member dePara clarified that the matter was to accept the NRZ borders voted upon by the ECDE Committee.

**\*\* COUNCIL MEMBER AUSTIN SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

Council member Holloway said he had an issue with not having an opportunity to see where the boundaries were.

Tom Coble addressed the boundaries. He recalled they reviewed a lot work that went into the process for the matter of the waterfront area, so that each area had communication as to what would happen on the waterfront. He said community groups met to hash out the boundaries and when all was said, everyone agreed to the boundaries put forth – *per the full packet submitted to the city clerk and council members*. He noted that the boundaries were simple and represented all three NRZ's.

Council member Holloway commended Tom Coble for the work done. However, he thought that asking the council to vote on something not seen was a problem for him. He pointed out that the boundaries maps weren't distributed in the council member's packets. He said he didn't have a problem voting on the boundaries, but it wasn't good to vote on something unseen.

Mayor Finch suggested they delay the matter for another two weeks to allow the council members to review the boundaries. Council member dePara stated all the committee members received the information and he didn't feel it was fair to delay the matter.

Council member Valle stated the committee members received the packets, and the council member on the committee that represents the district was in favor of moving forward. She reiterated that the item passed in committee without any issues.

Council member Paoletto stated the items were on the agenda for consideration, because they didn't meet the cut off date per the city clerk. He recalled that during committee, the matter was debated and talked about and people from the district were present. So he thought to try to stop the matter from going forward now was ludicrous and he didn't think they should hold up the vote to send it back to committee.

Mayor Finch clarified that the matter didn't have to go back to committee, he recommended that they just delay it for two weeks so everyone could review the boundaries.

Council member Vizzo-Paniccia concurred that the item passed in committee and that they should move forward with a vote tonight.

Council member Holloway said that if the three districts agreed, it was okay. He clarified that he didn't mean he wouldn't vote for the items, just that he would have liked to see the boundaries first.

**\*\* MOTION PASSED UNANIMOUSLY**

**\*It was noted that the motion applied to all three (3) NRZ's**

**\*\* COUNCIL MEMBER dePARA MOVED TO SUSPEND THE RULES TO ADD ITEM 34-07  
PILOT FOR 323 FAIRFIELD AVENUE TO THE AGENDA**

**\*\* COUNCIL MEMBR PAOLETTO SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER dePARA MOVED TO APPROVE  
\*\* COUNCIL MEMBR PAOLETTO SECONDED**

Council member dePara stated there was some contention with the item and there was some fine tuning needed. However, when they came back to it, there were amendments made. So the tax will apply to the initial (first owner) and any subsequent owner will pay taxes. The tax incentive will be set up over the next 7-years.

Council member Holloway asked what was meant by the tax incentive applying to the first owner. Council member Martinez explained there was a concern about the initial proposal and he wanted to assure that it would apply only to the person that owned the condominium and not to the developer, Mr. Kuchma or otherwise. So the owner of the unit will sign an affidavit and they are not allowed to rent it to anyone else. He explained this was done to avoid anyone from buying multiple units and then renting them out. The purpose was to make sure the incentive goes to the

owner of the unit only. - *reference was made to the amendment made that was read and on record as:*

**BE IT RESOLVED: THAT THE BENEFITS TAX FIXING OF THE AGREEMENT SHOULD ACCRUE ONLY TO THE INITIAL OWNER OF THE CONDOMINIUM UNIT. AND TO MAINTAIN THE TAX BENEFIT, THE UNIT OWNER MUST FILE AN AFFADAVIT WITH THE CITY ANNUALLY ATTESTING THAT THEY ARE NOT RENTING THE UNIT EXCEPT TO A CO-HABITANT**

Council member Brannelly asked if a copy of the amended resolution was available. Mr. Lavernoich stated that that the city clerk had a copy. He said he thought copies would have been in their packets, but the co-chair had a copy of the amended final resolution.

Council member Brannelly asked if the unit needed to be owner-occupied to receive the tax relief. Mr. Lavernoich said that was correct.

Council member Brannelly asked if it applied to the first time owner only and if there was a secondary owner, they wouldn't receive the tax incentive. Mr. Lavernoich said that was correct.

Council member Walsh stated that he was initially concerned about the process due to the ordinance on the books. He thought the ordinance had been violated time and time again. He said it was very clear in the language that there was never intent to make it subjective to interpretation and only spell out the objective for the PILOT. He said as for the statement that they could ignore a valid standing ordinance was complete nonsense and he felt it was an extremely controversial suggestion by the city attorney that they could do that. However, the city found a state law that applied and he commended them for bringing it forward. He also commended the developer for working with the city council. He went on to say that the language was formed in the resolution to assure that the tax benefit couldn't be abused. At any rate, he also thought the taxpayers were being asked to use tax dollars to subsidize the project, where apparently there is no demand. He didn't feel the city should be expected to take scraps that fall from the table! He felt that if the project failed without the tax break, then they should wait to see if it could go forward then. He further relayed the amounts that would be taxed if owners paid the designated amounts proposed for the units. He said it was easy to see that they would pay three to four times more if taxed as a regular property. He emphasized that when they look at the budget crisis they are facing today, they needed to look closer and tell the developer that enough is enough and to pay up! He stressed that they would never be able to afford to operate the city efficiently if they keep forgiving taxes. He mentioned the minority contracting and said when it was all said and done, the best they could ask for was 6%. He said they needed to get back on track and give tax breaks where it made sense that is to the people in Bridgeport that pay taxes on a daily basis. - *he reviewed a list of companies and entities where tax breaks have been given in the past.* He emphasized that it was time to stop the nonsense!

Council member Holloway said as the representative for the 139<sup>th</sup> District, currently there were two projects for completion. One project has been completed, but there are two to three others that haven't been completed and there were no tax breaks given. He updated that that the 800

Seaview Avenue project was almost completed with 54-units, and they would sell for as high as \$212k; he questioned what the people in the neighborhood would get and he felt they get nothing. He pointed out that most of these types of units are left vacant because they can't sell them. He further stated that the only people hurting in the city are those whose taxes are on the rise in the next few months. He felt that we might begin to see houses burning down out of desperation and people unable to pay their taxes. He said he felt it was important to mention the issues facing his district.

Council member Lyons said she was opposed to the item in committee. She said that although she believed that Mr. Kuchma has done much in the city in the past, she relayed how she lost a home and a business back during the 1980's. However, she did have an issued with the PILOT for a 7-year period. She repeated that although Mr. Kuchma has done a lot in the city, she was still opposed.

City Attorney Anastasi came forward to clarify some of the question for the public record. Council member Walsh disagreed with Attorney Anastasi addressing the council, but Attorney Anastasi continued to speak and stated that there was more than one statutory provision under which the resolution was made legal and proper. Also, two legal opinions were written and he cited a separate statute. And objections to the first statutory were merely mote. As far as the project not meeting the minority requirement, Mr. Kuchma previously stated that the project more than met the requirement of the city.

Attorney Anastasi said that what should be critical to the city council is that they understand this will be a completed project in downtown Bridgeport and they will be paying tax revenue.

A roll call vote was taken:

**\*\* MOTION PASSED WITH FOURTEEN VOTES IN FAVOR AND THREE VOTES IN OPPOSITION (COUNCIL PERSONS: WALSH, LYONS and BAKER)**

**\*\* COUNCIL MEMBER McCARTHY MOVED TO SUSPEND THE RULES TO ADD A REQUEST TO SCHEDULE A PUBLIC HEARING (ITEM # 71-07 PHO)**

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

**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER McCARTHY MOVED TO ADD A REQUEST TO SCHEDULE A PUBLIC HEARING ON APRIL 21, 2008 RE: 1069-1085 CONNECTICUT AVENUE**

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

**\*\* MOTION PASSED UNANIMOUSLY**

Council member Curwen reminded everyone there was a public hearing on Thursday 6:00 p.m. in the Council Chambers.

Council member Walsh asked when the meetings would be posted for the Budget & Appropriations Committee. Mayor Finch stated the schedule of meetings would be posted to the website on next Tuesday.

**\*\* MOTION PASSED UNANIMOUSLY**

### **ADJOURNMENT**

**\*\* COUNCIL MEMBER McCARTHY MOVED TO ADJOURN  
\*\* COUNCIL MEMBER VIZZO-PANICCIA SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services