

CITY OF BRIDGEPORT  
CITY COUNCIL  
CONTRACTS COMMITTEE  
TUESDAY, AUGUST 24, 2010  
6:00 PM

ATTENDANCE: Council members: Paoletto; Co-chair, Silva; Co-chair, M. McCarthy,  
Holloway

OTHERS: Max Perez; OPED, Bill Coleman; OPED  
John Ricci, Airport Manager

Co-chair Paoletto called the meeting to order at 6:15 pm.

Approval of Committee Minutes of July 13, 2010.

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

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

**\*\* MOTION PASSED UNANIMOUSLY**

Approval of Committee Minutes of July 20, 2010 (Special Meeting).

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

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

**\*\* MOTION PASSED UNANIMOUSLY**

*It was noted that the agenda would be taken out of order to take up the following item first:*

**129-09** Proposed Lease and Option to Purchase Agreement with Four Kids Enterprise, LLC for property located at 485 Howard Avenue to be used by the Police Department.

Max Perez, OPED updated that they have a lease, where they will relocate three different police departments into one, under one roof. He noted that the lease was prepared by Attorney Pacacha. He stated that the lease is \$13,083.33 per month net/net. The entity is responsible to pay for the insurance, electricity, heat and hot water. The building will house police cars and will be used for another undisclosed purpose(s). He referred to the pictures that were provided showing the 16,000 square foot building with high ceilings that are approximately 35 feet at the highest peak. The building pays approximately \$38k in taxes that the city will collect from the owner. The building will come off the enterprise building benefit that will net \$38k in taxes from the landlord. Mr. Perez further referred to the map that showed where the building was located near a school and Chaves Bakery between Howard Avenue and Railroad Avenue.

Council member McCarthy asked if there was an option to purchase. Mr. Perez said yes, it was built into the lease – *outlined on page 8*. He noted that if the appraisals were way off, then a third party appraiser would determine the market price.

Council member McCarthy asked if a market analysis had been done yet. Mr. Coleman said there wasn't a formal appraisal yet, but he estimated that it could be up to \$1.4 million. He noted that the building has had a CO (Certificate of Occupancy) since the year 2008.

Council member McCarthy asked if the enterprise would expire if the city didn't occupy. Mr. Perez said it would stay for three more years if the city doesn't occupy.

**\*\* COUNCIL MEMBER SILVA MOVED TO APPROVE  
\*\* COUNCIL MEMBER McCARTHY SECONDED  
\*\* MOTION PASSED WITH TWO VOTES IN FAVOR AND ONE ABSTENTION  
(COUNCIL MEMBER HOLLOWAY)**

**119-09** Proposed First Amendment to Agreement with the State of Connecticut for **(Ref# 94-07)** Airport Improvement Projects at Sikorsky Memorial Airport re: State File No. AERO 5800-1569.

John Ricci stated that this item was before the committee previously. The matter pertained to an agreement to collect an \$174,000 share for previous projects. He said he received the amendment for approval that needs to be submitted to the Attorney General.

**\*\* COUNCIL MEMBER McCARTHY MOVED TO APPROVE  
\*\* COUNCIL MEMBER SILVA SECONDED  
\*\* MOTION PASSED WITH TWO VOTES IN FAVOR AND ONE  
ABSTENTION (COUNCIL MEMBER HOLLOWAY)**

### **ADJOURNMENT**

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

The meeting adjourned at 6:25 pm.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services