

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT
AND ENVIRONMENT COMMITTEE
SPECIAL MEETING
APRIL 30, 2013**

ATTENDANCE: M. Evette Brantley, Chairman; Thomas McCarthy, President; Michelle Lyons; Jack Banta, Steven Stafstrom, Jr.; Lydia Martinez (5:50 p.m.)

OTHER: Larry Schilling, Carver Glezen, Marian Whitemane, David Kooris, Atty. Ronald Pacacha, Council Member James Holloway.

CALL TO ORDER

The meeting called to order at 5:39 by Council Member Brantley. A quorum was present.

APPROVAL OF THE MINUTES OF MARCH 19, 2013

**** COUNCIL PRESIDENT MCCARTHY MOVED TO APPROVE THE COMBINED MINUTES OF THE COMMITTEE MEETING AND PUBLIC HEARING OF MARCH 19, 2013.**

**** COMMITTEE MEMBER BANTA SECONDED THE MOTION.**

**** THE MOTION TO APPROVE THE COMBINED MINUTES OF THE COMMITTEE MEETING AND PUBLIC HEARING OF MARCH 19, 2013 AS SUBMITTED PASSED UNANIMOUSLY.**

DISCUSSION OF RESOLUTION

Mr. Kooris recapped the resolution for all present. He went over the geographical details of the 77 acre parcel for all present and the requirements for providing power. Mr. Kooris then listed the reasons why this parcel was being considered which included:

- A large continuous campus that would include a football field, baseball diamond, running track, and parking.
- All the facilities would be located in the bulk of the site as opposed to being scattered.
- Parcels to the north and west are smaller and fragmented.

Council Member Brantley asked for clarification regarding the location of the sports fields. Mr. Kooris indicated where it would be located and pointed out that Steward Street had value as an east-west connecting street.

Mr. Kooris noted that the remainder of the site would have some sort of commercial use. He stated that, if the back area was left for commercial development it would be bordered

by the high school on the south side, Bond Street and the neighborhood on the east side with the senior housing on the back side.

Council Member Brantley asked how traffic and sports activity flow would affect the nearby areas. Mr. Kooris indicated that the other buildings were located above the parcel and would not be impacted as much.

Council Member Lydia Martinez joined at 5:50 P.M.

He noted that the transfer of property would not be immediately from G.E. to the city. He then reviewed the details of the resolution with the committee.

The discussion then moved to the environmental impact plan including:

- Dam removal by G.E. and the resulting effect on the construction timeframe.
- Item removal from the soil in the bottom of the pond.
- Remediation of identified areas within the rectangle.
- DEP verification of remediation.
- Concerns about the impact of contaminants and remediation on students.
- The overall goal of the remediation and requirements for the site to be eligible for hosting a school.
- The public response to the on-site contaminants at Longfellow School.
- The goal is to make the parcel usable as a school.

There will be mandatory public hearings during the stewardship process. Concerns were raised about the safety of the students at the proposed school and Mr. Kooris stated that they planned that the remediation process would bring the site into line with the DEP rules for safety. A question about who would be liable if a student became sick from contamination was asked. It was stated that it does not appear that the liability for the contamination would be transferred to the city; statutory law dictates this. Discussion followed about the details.

One of the officials discussed the excavation of the contaminants and the cover of the remaining contaminants. Council Member Martinez had several questions about the details of this process. It will be important to determine which site the building will be located on in order to begin construction.

Council Member Brantley expressed concerns about problems in the area by the fence. The area by the fence currently has pre-existing pavement in place. It is under this that the contaminants are located. A discussion of the site details followed.

The way that the resolution is structured is so that there is a sequence of events that are dependant upon permits being issued when milestones in the process have been reached. In order for the State to approved building designs there must be a pre-existing site.

It was noted that there are children living around the planned site today but they have not ventured into the actual site itself. A discussion of the buildings history then followed.

Council Member Martinez spoke about how it was the Council's responsibility to make sure that the project was safe for the residents. She made it clear that this responsibility is important to everyone and needs to be safe for the residents that live in the neighborhood.

Council Member Baker asked what the next step would be. He was told that the terms of the lease and transfer would have to be discussed. This would be followed by a series of public meetings by environmental experts to respond to the public's questions. Public comments will be taken into consideration before the permit is issued. A notice will be noticed will be published in the newspaper and the abutting neighbors will be notified in advance. The meetings will be held within the community.

An unidentified speaker then addressed the committee at length about his concerns regarding the project and pointed out that if the Committee approved the resolution then the community would have the opportunity to express their concerns about the contaminates.

Council Member Brantley pointed out that many questions remained about the project. She said she looked forwards to the community being part of the process. Council President McCarthy agreed that it is the council member's job to ask questions. He thanked G.E. for their generosity and said that the students deserved a quality building.

**** COUNCIL MEMBER MARTINEZ MOTIONED TO APPROVE THE RESOLUTION.**

A change was submitted to the resolution regarding the acceptance of property as a donation for the project as Exhibit #1. (See Attached)

**** COUNCIL MEMBER MARTINEZ MOTIONED TO AMEND THE RESOLUTION WITH THE ADDITION OF EXHIBIT #1.**

**** COUNCIL MEMBER STAFSTROM SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER MARTINEZ MOTIONED TO APPROVE THE RESOLUTION AS AMENDED.**

**** COUNCIL MEMBER LYONS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COUNCIL MEMBER MARTINEZ MOTIONED TO ADJOURN.
** COUNCIL MEMBER STAFSTROM SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:03.

Respectfully submitted,

Ian A. Soltes
Telesco Secretarial Services.