

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT  
AND ENVIRONMENT COMMITTEE  
REGULAR MEETING  
May 21, 2013**

**ATTENDANCE:** Council Member M. Brantley, Co-Chair; Council Member L. Martinez, Co-Chair (5:45 PM); Council President T. McCarthy; Council Member J. Banta; Council Member M. Lyons (6:30 PM); Council Member S. Stafstrom;

**ALSO:** Council Member S. Brannelly (5:45 PM); Council Member A. DePara (5:52 PM)

**STAFF:** A. Baptiste; P. Carleton; W. Coleman; D. Kooris; M. Nidoh; L. Schilling

**OTHERS:** S. Lichtman; K. Morque; A. Robinson; L. Torres; K. Olson; C. Colon; D. Rich; J. Calcutt; M. Finkle

**CALL TO ORDER**

Co-Chair Brantley called the meeting to order at 5:38 p.m.  
She introduced all present.

**MINUTES**

**\*\* COUNCIL PRESIDENT MCCARTHY MOVED TO COMBINE THE  
MINUTES OF APRIL 15, 2013 AND APRIL 30, 2013**

**\*\* COMMITTEE MEMBER STAFSTROM SECONDED**

**\*\*MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL PRESIDENT MCCARTHY MOVED TO APPROVE THE  
MINUTES OF APRIL 15, 2013 AND APRIL 30, 2013**

**\*\* COMMITTEE MEMBER STAFSTROM SECONDED**

**\*\*MOTION PASSED UNANIMOUSLY**

**11-12 Proposed Amendment to the 2008 Master Plan of Conservation &  
Development Chapter 14 – Future Land Use Plan**

Chair Brantley asked if anyone was present to speak on this item. No one appeared.

Co-chair Brantley asked everyone in attendance to introduce themselves.

**70-12 Grant submission: re 2013 Neighborhood Assistance Act.**

Albertina Baptiste came forward to present. She said this is a Tax Credit program for municipalities and tax exempt organizations that apply for the credits through the city. She said 16 programs applied and she provided an updated list of the applicants to replace list provided to members previously.

*Committee member Banta left the meeting 5:40 pm.*

Co-chair Brantley asked if there are any matches required by the City. Ms. Baptiste replied no. Ms. Brantley asked where the money comes from. Ms. Baptiste replied that businesses make contributions and receive tax credits in return; after city applications are approved their names go to the State Dept. of Revenue Services and individual business make contributions to the applicants, anywhere from \$250 to \$ 150,000.

Previous businesses participating are Bigelow Tea, Newman's Own Foundation.

*Committee member S. Brannelly joined the meeting at 5:43 p.m.*

*Committee member Banta returned 5:45 pm.*

*Co-chair Lydia Martinez joined the meeting at 5:45 p.m.*

**\*\* COMMITTEE MEMBER STAFSTROM MOVED TO ENTER CITY OF BRIDGEPORT 2013 CONNECTICUT NEIGHBORHOOD ASSISTANCE ACT DOCUMENT AS EXHIBIT #1 5/21/2013**

**\*\* COUNCIL PRESIDENT MCCARTHY SECONDED**

**\*\*MOTION PASSED UNANIMOUSLY**

**\*\* COMMITTEE MEMBER STAFSTROM MOVED TO AMEND BY SUBSTITUTION EXHIBIT #1 FOR ATTACHMENT TO AGENDA ITEM 70-12**

**\*\* COUNCIL PRESIDENT MCCARTHY SECONDED**

**\*\*MOTION PASSED UNANIMOUSLY**

**\*\* COMMITTEE MEMBER STAFSTROM MOVED TO APPROVE AGENDA ITEM 70-12.**

**\*\* CO-CHAIR MARTINEZ SECONDED**

**\*\*MOTION PASSED UNANIMOUSLY**

**Committee Member Stafstrom said he did not take a position with respect to the Central Coast YMCA dba Bridgeport YMCA as a member of the board of that organization.**

**55-12 Grant Submission: re United States Conference of Mayors (USCM) and the Scotts Miracle-Gro Company for GRO1000 Gardens and Green Spaces Grant**

Patrick Carleton appeared to present. He said this is to receive \$15,000 in funds and \$10,000 in kind products to expand the community garden and improve the soccer field at Curiale Elementary School. The field is used by many organizations and the community garden is incorporated in the school curriculum.

Co-chair Martinez stated she is not happy with the grants for gardens already approved and said the community is not seeing any of the money, services and help for the gardens.

**\*\* COMMITTEE MEMBER STAFSTROM MOVED TO APPROVE AGENDA ITEM 55-12**

**\*\* COUNCIL PRESIDENT MCCARTHY SECONDED**

**\*\*MOTION PASSED UNANIMOUSLY**

*Committee member A. DePara joined the meeting at 5:52 p.m.*

**11-12 Proposed Amendment to the 2008 Master Plan of Conservation & Development Chapter 14 – Future Land Use Plan**

Co-chair Brantley asked again if anyone was here to present. Seeing none,

**\*\*COUNCIL PRESIDENT MCCARTHY MOVED TO TABLE AGENDA ITEM 11-12.**

**\*\*COMMITTEE MEMBER STAFSTROM SECONDED.**

**\*\*MOTION PASSED UNANIMOUSLY.**

**34-12 (Ref.# 11-99) Community Capital Fund, Inc. Successor to Bridgeport Neighborhood Fund Inc.) Request to Release Reverter on 107-109 Columbia Street, 117 Columbia Street, 123-125 Columbia Street, 29 Ridge Avenue and 35 Ridge Avenue (the “Properties”).**

David Kooris presented and reminded the committee this was previously presented. Community Capital and BNT partners are here to answer questions. The Council agreed in 1999 to transfer these properties to Bridgeport Neighborhood Fund with a number of stipulations including their conversion to Co-op.

All requirements were met except for the change to Co-op status. This proved difficult given the size of the project – 10 units – and the tenant’s unwillingness to take this on.

Ms. Anne Robinson of Community Capital Fund Inc. spoke. She said Bridgeport Neighborhood Fund, now Community Capital Inc. wants to now transfer ownership to Bridgeport neighborhood Trust. The transfer cannot be completed because of the Co-op requirement. They are asking to lift the restriction of coop. These are successful rental apartments, currently managed by BNT.

There was further discussion on the details of the current units, income requirements, etc. Ms. Liz Torres of Bridgeport Neighborhood Trust provided details of rents, etc.

Ms. Robinson presented a copy of the original resolution dated January 24, 2000.

**\*\*COUNCIL PRESIDENT MCCARTHY MOVED TO APPROVE AGENDA  
ITEM 34-12 (Ref.# 11-99).**

**\*\* CO-CHAIR MARTINEZ SECONDED.**

**\*\*MOTION PASSED UNANIMOUSLY.**

### **Items 45-12, 72-12 and 71-12**

Committee member Stafstrom stated he needed to recuse himself from item # 45-12. After off-site discussion with Council President McCarthy it was determined he can make quorum but must abstain from voting and debate.

Mr. Kooris presented an introduction. He said an RFP was issued a year and a half ago for proposals for Main Street North. Three of the accepted projects are being presented tonight. This is the first of the three. Kim Morque from Spinnaker and Ken Olson from POKO are present to answer any questions.

He then provided an overview of all the existing buildings included in this project. He also reviewed the tax incentive pilot programs and how the City arrived at the numbers. He said the pilot agreements incorporate the potential revenue stream the developers can expect once the buildings are renovated.

Mr. Coleman presented a slide show of all the buildings being discussed tonight. The 3 projects are “The Preservation Block”, “Jayson-Newfield Bldg.”, and the “Tulip Museum Complex”.

*Committee member M. Lyons joined the meeting at 6:30 p.m.*

Mr. Coleman said for each deal there are two discussion items, one is purchase price and the other is tax incentive plan. He presented a chart detailing the purchase price, tax rates over time, permit fees, and payment time table. The Preservation Block timeframe is 12 years, Jayson-Newfield is 17 years, and Tulip Museum is 12 years.

Ms. Brannelly asked Mr. Coleman to review the tax payments, purchase price, and timing. There was further discussion answering these questions. Mr. Kooris further explained the purchase structure relative to the individual projects.

Ms. Brannelly asked what assurances the City has that construction actually begins and dates are met. What is the city's protection against these properties sitting with no activity? Mr. Kooris said there is a 24 month reverter clause in each of these projects.

Ms. Martinez asked the value of the buildings after they are fixed. Mr. Kooris said the resulted value is less by 1/3 than the cost to construct the building from new. Ms. Martinez stated that taxes in the city are based on the value of the building and asked again the value of the buildings.

Mr. Kooris stated that the taxes as presented in this chart are not based on the value of the building, rather they are based on ability of the building to generate revenue, both retail (commercial space) and rental income from the housing units.

**45-12 Resolution Authorizing the Disposition of property located at 1136, 1144, 1148-50, 1154-56 , and 1160-62 Main Street (“The Preservation Block”) and authorizing a partial Tax Abatement in support of the Preservation Block’s Historic Renovation and Redevelopment as a Mixed-use Residential, Retail and Commercial complex.**

Mr. Ken Olson of POKO Partners, co-developer with Spinnaker Real Estate Partners, of the Preservation Block came forward to speak. They anticipate the cost to renovate will be about \$ 12 Million dollars. Optimistically the building will be worth about \$ 6 Million post construction.

Mr. Olson said they hope to create an opportunity for people to live in the downtown – north area, and have them shop in stores and utilize other services in the downtown. They manage other downtown properties and cannot give away retail space right now. He added the way to increase values of properties, and generate taxes for the city is to occupy these empty buildings.

Their project will have 38 housing units and about 30,000 sq. ft. of retail space.

Ms. Brannelly asked the nature of the partnership between POKO and Spinnaker. Mr. Kim Morque of Spinnaker said it is a joint venture, equal partners. POKO will take the lead on the redevelopment, Spinnaker will take the lead on the merchandising and leasing. Mr. Olson said POKO does a lot of historic redevelopment in cities.

Mr. Banta asked about the current occupancy rates in the downtown area. Mr. Olson said his apartments are fully leased. Retail remains an enormous challenge.

Ms. Brantley asked if there are any affordable units set aside in your project. Mr. Olson said 70% of POKO housing is affordable, however this project is only market rate.

Mr. DePara asked projected rate for the apartments. Mr. Olson said \$ 900 - \$ 1,200 per month, for 1 and 2 bedroom units. Ms. Carmen Colon said POKO developed the Clinton Commons apartments which are affordable housing, and she added that POKO has come in to Bridgeport and doing great things for all residents of the City.

Mr. Olson showed a preliminary rendering of the building to indicate the kind of work they do.

Ms. Brannelly asked when the two year clock start. Mr. Olson reviewed their proposed timeline. Mr. Kooris said the two years starts when the agreement is signed.

Mr. Kim Morque spoke and gave a brief overview of Spinnaker and reviewed the buildings they own in the downtown already. He said the coordination of this project and the other redevelopment projects is very important to the success of them all.

He also said this is speculative development with the idea that there is a need for this kind of project in this area. Rents are not currently strong enough to support this kind of renovation and this is why the tax incentives are important to move forward.

Ms. Lyons said it is important for the city to increase tax revenue to help the current homeowners in the city. She said once the market turns these buildings will be worth more. She said they, as a council, need to be careful with all the tax incentives they are giving.

Ms. Brannelly asked Mr. Kooris for downtown occupancy rates. Mr. Kooris said retail space is a real challenge and further explained the issues and current conditions relative to rental housing units.

Co-chair Brantley asked if the committee has any other questions or did they want to vote. She also said she thinks this presentation should be made to the full council.

Co-chair Martinez said this is a big responsibility and knows the community will have many questions, and thinks the full council should hear all of these presentations.

Ms. Brannelly said the Committee could vote in support of each of these projects and then take it off the consent calendar at the next council meeting and have the presentations made to the full council. If the council is not ready to support it it can be referred back to this committee for further questions.

Mr. Kooris said he has reached out to all council members and have had individual conversations with several council members.

There was discussion as to how to proceed with motion and various scenarios.

Mr. Kooris said the preservation Block does not have to be voted on tonight, but the Jayson-Newfield is very time sensitive. Mr. Olson wanted the committee to know that

Mr. Coleman said there is a technical change to the resolution. The # of units has changed from 50 to 38 and the taxes are not less than 50,000 the first year.

**\*\* CO-CHAIR MARTINEZ MOVED TO AMEND RESOLUTION 45-12 BY REDUCING # OF UNITS FROM 50 TO 38 AND REDUCING TAXES THE FIRST YEAR FROM NO LESS THAN \$ 55,000 TO NO LESS THAN \$50,000**

**\*\* COMMITTEE MEMBER BANTA SECONDED**

**\*\* MOTION PASSED 3 IN FAVOR (BRANTLEY, BANTA, MARTINEZ), 1 OPPOSED (LYONS), 1 ABSTENTION (STAFSTROM)**

**\*\* CO-CHAIR MARTINEZ MOVED TO AMEND BY SUBSTITUTION EXHIBIT #1 5/21/13 FOR ATTACHMENT TO AGENDA ITEM 45-12**

**\*\* COMMITTEE MEMBER BANTA SECONDED**

**\*\* MOTION PASSED 3 IN FAVOR (BRANTLEY, BANTA, MARTINEZ), 1 OPPOSED (LYONS), 1 ABSTENTION (STAFSTROM)**

**\*\* CO-CHAIR MARTINEZ MOVED TO APPROVE AGENDA ITEM 45-12.**

**\*\* COMMITTEE MEMBER BANTA SECONDED**

**\*\* MOTION PASSED 3 IN FAVOR (BRANTLEY, BANTA, MARTINEZ), 1 OPPOSED (LYONS), 1 ABSTENTION (STAFSTROM)**

**\*\* COMMITTEE MEMBER LYONS MOVED TO ORDER A PUBLIC HEARING FOR AGENDA ITEM 45-12.**

**\*\* COMMITTEE MEMBER BANTA SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**This item will not go on the consent calendar.**

**72-12 Proposed Resolution concerning the Disposition of Properties in the Jayson-Newfield Block in the Downtown North Redevelopment area and authorizing a Tax Incentive Agreement in support of the Jayson-Newfield Block's Historic Renovation and Redevelopment as a mixed-use Residential Retail and Commercial Complex and Ordering a Public Hearing relative to same.**

Ms. Carmen Colon, Alpha Community came forward to speak. Alpha Community Services is not a co-developer in this project. The co-developers are Urban Green and Supportive Housing Works. There will be 10 units of supportive housing (BHA replacement units) and 7 HOME units and ALPHA/Bridgeport Housing Authority will do the assessment on behalf of the Property Manager Company and they will continue to provide services to the residents of these units.

Ms. Lyons asked the rates for this project. Mr. Kooris said this project is 80% market rate and 20% subsidized. He said the 7 HOME Units will be maximum of 60% AMI (Area Median Income) as determined by HUD, and the 10 BHA units will be Section 8 rates. Ms. Colon said the market rate units will be \$900-\$1,200/month. Mr. Coleman said the tax incentive for this project is more aggressive because of the affordable housing units and the deterioration of the building.

Mr. Jack Calcutt from Supportive Housing Works came forward to speak. He said the cost to rehab these buildings will be \$29 million dollars. There will be 97 total units, half in Newfield and half in Jayson. The ground floors will have 8,000 sq. ft. retail space in Newfield and 4,000 sq. ft. retail space in Jayson.

The funding sources for this project are State of CT CHAMP funds, HUD HOME dollars, BHA, Historic Tax Credits, Federal Environmental dollars, and private loans.

Mr. David Rich of Supportive Housing Works said there are no low income tax credits for this project.

Co-chair Martinez asked what other projects they have done in Bridgeport. Urban Green and Eric Anderson have developed City Trust, the Arcade, and Golden Hill. Mr. Calcutt said these are beautiful buildings that they want to save.

Mr. DePara asked what retail customer they hope to attract. Mr. Rich said this is the toughest part. They would like to get a market like Ripkas which is in the Arcade, something with a proven track record, with between 3 – 10 existing stores. Perhaps a bike store, something innovative, new and interesting.

Mr. Rich said the units will be studios and 1 bedroom, geared toward young professionals. Another 300+ units will create a critical mass and demand for more retail will increase.

Ms. Martinez said the citizens of Bridgeport are asking for jobs, and can jobs be given to Bridgeport residents. Ms. Colon said they have had meetings with Career Resources to funnel jobs to Bridgeport residents.

Ms. Lyons said there is lots of talk about housing but people need places to eat, shop, etc.

Mr. Kooris said the addition of these residential properties are designed to create a need for retail.

Mr. Banta asked if they have considered parking requirements. Mr. Kooris said they are currently exploring options. There currently is enough parking available to accommodate this current Phase 1 downtown, and they recognize the need to plan for future requirements.

**\*\* CO-CHAIR MARTINEZ MOVED TO APPROVE AGENDA ITEM 72-12.  
\*\* COMMITTEE MEMBER STAFSTROM SECONDED  
\*\* MOTION PASSED 4 IN FAVOR (BRANTLEY, BANTA, MARTINEZ, STAFSTROM), 1 OPPOSED (LYONS)**

**\*\* COMMITTEE MEMBER STAFSTROM MOVED TO ORDER A PUBLIC HEARING FOR AGENDA ITEM 72-12.  
\*\* CO-CHAIR MARTINEZ SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**This item will not go on the consent calendar.**

Mr. Rich reminded the committee that this project does need to close sooner rather than later due to funding source deadlines.

**71-12 Resolution authorizing the Disposition of Property located at 1163 (ref.#151-11) and 1149 Main Street in the downtown North Development Area and ordering a Public Hearing relative to same.**

Mr. Coleman said this is a change to the previous approved resolution to include the second building. He is asking the committee for authorization to sell these properties to the Tulip Museum Developer. They are paying a total of \$ 27,000- \$17,000 for the first building previously approved, and \$ 10,000 for the second building- the Corbett

Building. There is no special tax incentive other than no taxes during initial 2 years of construction.

**\*\* COMMITTEE MEMBER STAFSTROM MOVED TO AMEND BY SUBSTITUTION RESOLUTION 71-12.**

**\*\* CO-CHAIR MARTINEZ SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

Ms. Martinez asked how much tax revenue we lose when this building is knocked down. Mr. Coleman said it the building as it exists now is about \$5 thousand/year, and the open space will be less than \$ 1 thousand. Mr. Kooris said this area being addressed this evening has generated no taxes in the last 15 years.

Mr. DePara said he understands the complexities and challenges involved but wants to make sure we are not setting the bar too low. Mr. Kooris said these projects have been in negotiations for 6+ months to get the best deal possible for the city.

**\*\* CO-CHAIR MARTINEZ MOVED TO APPROVE AGENDA ITEM 71-12.**

**\*\* COMMITTEE MEMBER BANTA SECONDED**

**\*\* MOTION PASSED 4 IN FAVOR (BRANTLEY, BANTA, MARTINEZ, STAFSTROM), 1 OPPOSED (LYONS)**

**\*\* COMMITTEE MEMBER STAFSTROM MOVED TO ORDER A PUBLIC HEARING FOR AGENDA ITEM 71-12.**

**\*\* CO-CHAIR MARTINEZ SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**This item will not go on the consent calendar.**

**74-12 Resolution concerning Lease Agreement with State of Connecticut Department of Transportation re I-95 Rights of Way Properties at the intersection of South and Myrtle Avenues for Roosevelt School Construction.**

Mr. Larry Schilling appeared to present. He requested approval to authorize the Mayor to enter into a lease with the State of Connecticut for a right of way under Interstate 95 to be used for additional parking for the new Roosevelt School.

Ms. Martinez if the City will pay for this. Mr. Schilling said there is a one-time Administrative fee of \$500 payable to the State of Connecticut.

**\*\* CO-CHAIR MARTINEZ MOVED TO APPROVE AGENDA ITEM 74-12.**

**\*\* COMMITTEE MEMBER STAFSTROM SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**76-12 Proposed Resolution authorizing a Tax Incentive development Agreement for the rehabilitation of Augustana Homes at 525 Palisade Avenue.**

Mr. Kooris appeared to present. He said this project is in the Upper East Side, east of the GE property and it is the high rise building. This property recently was sold by the Diocese of Bridgeport to Related Affordable, LLC.

This is a for profit affordable housing senior development, and they pay approximately \$275,000 per year in taxes. Mr. Kooris is asking for approval to lock the taxes for a period of 10 years at which point it will begin to escalate. Affordable will in turn make a \$4.3 Million capital investment to rehab the property.

Mr. Matt Finkle stated they recently purchase this building from the Diocese which required approval from the Vatican. The building had been owned by the Diocese for 30 years. There are a total of 186 units, 175 are elderly housing, and 11 are for disabled residents. They will do a 20 year extension on the Section 8 contract. They will be financing the debt by issuing bonds locally through the BHA.

The Capital Improvement Plan will include the following: replace windows, new roof and brick rehabbing on the exterior. The two elevators will be completely replaced, replace kitchen counter tops, appliances, sinks, bathroom appliances, lighting. The hallways will be carpeted to reduce noise, the common areas will be renovated.

They plan on bringing in some supportive services for the residents, and will partner with area non-profits to provide programs for the residents.

Ms. Martinez asked what happens at the end of 20 year Section 8 contract. Mr. Finkle said 20 years is the longest time period HUD will award Section 8 and they will need to renew at that point in time.

Mr. DePara asked Mr. Kooris what happens to the taxes after year 10. Mr. Kooris said starting in year 11 the taxes will increase 5% per year. At the end of this 15 year pilot agreement the building will be subject to full assessment.

*Co-chair Martinez left the meeting at 8:30 p.m.*

Ms. Brannelly asked the current assessment. Mr. Kooris did not know the current value but did say the current taxes are \$275,000 with no allowances. She said the capital investment will add \$4.3 Million to the value of the building. Mr. Coleman added that this is not necessarily added value, more like deferred maintenance.

Mr. Kooris said they are freezing the assessment for 10 years, with an escalation over the next five years, and then full assessment in year 15.

Ms. Lyons calculated the total lost over 10 years is about \$120,000 which is not terrible.

Mr. DePara asked if there was a pro forma analysis done on this project to see if it was within industry standards. Mr. Coleman said NDC thought it was a very sound project and a generous deal.

Mr. Stafstrom said he understands the need for quality Senior Housing but is not so much a fan of taking current tax payers off the full tax roll. He asked why the need for 15 years. Mr. Finkle said the investor needs a 15 year investment horizon in order to underwrite the deal, and be able to sell to their investors. Mr. Stafstrom felt it was a lot of risk for a long period of time. Mr. Finkle said his lender is comfortable with this.

Co-chair Brantley asked exactly where this is on Palisades. Mr. Finkle said it is across from the school and also goes by the name of Bishop Curtis.

**\*\* COMMITTEE MEMBER LYONS MOVED TO APPROVE AGENDA ITEM 76-12.**

**\*\* COMMITTEE MEMBER BANTA SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

Ms. Lyons requested the following:

1. Would like the minutes from this meeting available to all council members prior to the next Council meeting scheduled for June 3, 2013.
2. Schedule of all tax Incentive Pilot Programs

**\*\* COMMITTEE MEMBER STAFSTROM MADE A MOTION TO ADJOURN**

**\*\* COMMITTEE MEMBER BANTA SECONDED**

**\*\* THE MOTION PASSED UNANIMOUSLY**

Meeting was adjourned at 8:45 p.m.

Jill Kuzmich  
Telesco Secretarial Services