

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT  
AND ENVIRONMENT COMMITTEE  
REGULAR MEETING  
SEPTEMBER 16, 2014**

**ATTENDANCE:** Lydia Martinez, Co-chair; Jack Banta, Co-Chair; Eneida Martinez-Walker; Richard DeJesus, Council President Thomas McCarthy; Michael Marella (6:26 p.m.)

**OTHERS:** Council Member Susan Brannelly, Council Member Enrique Torres, Council Member Patricia Swain; Council Member Robert Halstead, Council Member Milta Feliciano; Council Member Denese Taylor-Moye; Christine Smith, Central Grants Office; Renu Gupta, Central Grants; Bill Coleman, OPED, David Kooris, OPED Director; Mark Anastasi, City Attorney; Ron Pacacha, Associate City Attorney; Chris Anastasi, CAO Sustainability Coordinator; John Stafstrom, Bond Counsel; Audrey Gaines, Lead Prevention Program; Penn Lindsay, Wishrock Housing; Tom McCluskey, JHM Developers; Mr. John Fletcher, JHM Developers; Robert Francis, RYASAP

**CALL TO ORDER**

Council Member Martinez called the meeting to order at 6:11 p.m. There was a quorum present.

**APPROVAL OF COMMITTEE MINUTES OF AUGUST 25, 2014  
(SPECIAL MEETING).**

**\*\* COUNCIL MEMBER BANTA MOVED THE MINUTES OF THE  
AUGUST 25, 2014 SPECIAL MEETING.  
\*\* COUNCIL MEMBER MARTINEZ-WALKER SECONDED.  
\*\* THE MOTION TO APPROVE THE MINUTES OF THE  
AUGUST 25, 2014 SPECIAL MEETING AS SUBMITTED  
PASSED UNANIMOUSLY.**

**151-13 Grant Submission: re State of Connecticut, Office of Policy & Management  
Right Response CT Network Grant Program. (#15434)**

Ms. Smith gave a brief overview and distributed a document and Bob Francis, RYASAP director, came forward to present the item.

*Atty. Anastasi joined the meeting at 6:13 p.m.*

Mr. Francis explained that there were concerns about the over-representation of students of color in the juvenile justice system. He said that it has become clear that punishment is not changing behavior and the previous programs will be analyzed.

Council Member Banta asked about the number of children in the program. Mr. Francis said that about 800 children were served but the focus was on the adults and having them change their behavior.

Council Member Banta asked the length of the program. He was told it runs about a year.

**\*\* COUNCIL MEMBER BANTA MOVED AGENDA ITEM 151-13 GRANT SUBMISSION: RE STATE OF CONNECTICUT, OFFICE OF POLICY & MANAGEMENT RIGHT RESPONSE CT NETWORK GRANT PROGRAM. (#15434).**

**\*\* COUNCIL MEMBER MARTINEZ-WALKER SECONDED.**

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

**152-13 Grant Submission: re State Department of Public Health FY2015 Lead Poisoning Prevention Financial Assistance Program. (#15236)**

Ms. Gaines, who has been the Director of the Lead Poisoning Program since 1980, came forward. She said that Bridgeport has the highest number of lead poisoning cases in the State. Ms. Gains' department goes out to the various gathering places such as churches, schools and other events to screen children's blood levels.

Council Member Banta asked about the salary. Ms. Gaines explained that there were three staff members and that the salaries were subsidized.

Council Member DeJesus asked about the type equipment for this program. Ms. Gains gave a brief overview of the equipment that is used. Council Member DeJesus also wished to know about the interns. Ms. Gaines said that there were three inspectors in her department and that they use interns to handle paperwork and office support so that the inspectors can focus on the screening.

**\*\* COUNCIL MEMBER MARTINEZ-WALKER MOVED AGENDA ITEM 152-13 GRANT SUBMISSION: RE STATE DEPARTMENT OF PUBLIC HEALTH FY2015 LEAD POISONING PREVENTION FINANCIAL ASSISTANCE PROGRAM. (#15236)**

**\*\* COUNCIL MEMBER BANTA SECONDED.**

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

**157-13 Proposed Grant application for Electric Vehicle Supply Equipment (EVSE) Projects.**

Mr. Christopher Anastasi, CAO Sustainability Coordinator, came forward to speak about the Electric Vehicle Supply Equipment (EVSE) charging station. This grant will advance

the Mayor's green initiative. Bridgeport has been awarded 100% of the funding from the DEEP. There are no matching City funds needed because the station will be available to the public 24/7 at the ballpark and near the inter-modal transportation station. He then distributed copies of potential designs of the EV charger. Two vehicles can be charged at the same time and the new technology will only take 4-8 hours for recharging.

*Council Member Marella joined the meeting at 6:26 p.m.*

Council Member Banta asked what would happen if the City exceeded the allocated the amount. Mr. Anastasi said that the City would have to pay the overage.

Council Member Banta asked several questions about the fees and the costs involved. Mr. Anastasi said that \$999,000 is allocated for maintenance.

Council Member Swain asked about insurance in case of damage. Mr. Anastasi said that the City was insured.

Council Member DeJesus asked how the figures were estimated. Mr. Anastasi said that they had been estimated them with the assistance of the State. Council Member DeJesus said that he was concerned about the cost of maintenance of the EV station.

Council Member Martinez-Walker said that she would like to table this item until the figures are presented because there are too many unknowns.

Mr. Anastasi said that the station has to be installed and fully operational by November 14. Atty. Anastasi suggested that this item be tabled to the night of the next council meeting because of the time constraints. Council Member Swain asked that the information be sent to all the Council members. Atty. Anastasi pointed out that the Committee members could approve the item contingent on receiving the requested information.

**\*\* COUNCIL MEMBER DEJESUS MOVED TO APPROVE AGENDA ITEM 157-13 PROPOSED GRANT APPLICATION FOR ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) PROJECTS ON THE CONDITION THAT THE INFORMATION IS SUBMITTED BEFORE THE NEXT COUNCIL MEETING.**

**\*\* COUNCIL MEMBER MARTINEZ-WALKER SECONDED.**

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

**133-13 Grant Submission: re State Office of Policy & Management – Youth Services Prevention Grant for the Office of Neighborhood Revitalization Mentoring Program.**

**\*\* COUNCIL MEMBER MARTINEZ-WALKER MOVED TO TABLE AGENDA ITEM 133-13 GRANT SUBMISSION: RE STATE OFFICE OF POLICY & MANAGEMENT – YOUTH SERVICES PREVENTION GRANT FOR THE OFFICE OF NEIGHBORHOOD REVITALIZATION MENTORING PROGRAM.**

**\*\* COUNCIL MEMBER MARELLA SECONDED.  
\*\* THE MOTION TO TABLE PASSED UNANIMOUSLY.**

**47-13 A Resolution regarding the Coal Burning PSEG Plant in Bridgeport Harbor.**

Council Member Banta said that he had introduced the item and had spoken to PSEG but they were not able to be present at the meeting.

**\*\* COUNCIL MEMBER BANTA MOVED AGENDA ITEM 47-13 A  
RESOLUTION REGARDING THE COAL BURNING PSEG PLANT IN  
BRIDGEPORT HARBOR.**

**\*\* COUNCIL MEMBER MARELLA SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**145-13 Proposed Resolution Authorizing a Tax Incentive Development Agreement for the Laurelwood Place Apartments, an Affordable Housing Development located at 585 Norman Street.**

Mr. Coleman came forward and introduced Mr. Penn Lindsay of Laurelwood. This is a 100 unit property and an apartment for seniors and disabled Bridgeport residents. The apartments need to have updated.

Mr. Coleman said that there were two developments of Senior housing and the developer has taken over this deed restrictive property. He said that Sycamore Place had been before the Committee recently. Right now, the proposal starts at the current tax rate and increases at 3% a year. He then distributed a chart showing the tax figures for the last fifteen years. He explained that the City would have received more tax revenue with the escalators rather than the previous agreement. Mr. Coleman then spoke briefly about the Rotary's figures.

Council Member Martinez asked about the comparison of Sycamore, which contains 110 units while the Laurelwood Apts. has 100 units. Mr. Lindsay and Mr. Coleman reviewed the figures with the Committee.

Council Member DeJesus said that this was a difficult commitment but he knew that the Rotary Club would be re-investing some of the money. Mr. Coleman said that there had been discussions with the Rotary Club about the City's expectation that the Rotary will re-invest in the City. Council Member Banta asked if there was a guarantee the Rotary Club would invest in Bridgeport. Mr. Coleman said that he could not guarantee this and reminded everyone the resolution was about the developer, not the Rotary Club.

*Mr. Kooris joined the meeting at 6:50 p.m.*

Mr. Kooris was asked to speak about the Rotary Club's commitment. He said that there was an agreement with the Rotary Club that between \$500,000 and \$1,000,000 would be directed to a major project in one of the parks.

*Council Member Halstead joined the meeting at 6:51 p.m.*

Council Member Swain said that she was the one who had asked about the Rotary Club's commitment and said that she was concerned about the fact that the taxpayers would not necessarily benefit.

Council Member Torres said that he had concerns about the fact that the building was not being taxed at the full value.

Mr. Kooris then displayed a map of the City showing the location across the city that are in some form of tax exemption. Collectively, they represent 40% of the assessed value of property and land on the grand list. They include publicly owned properties including schools, parks, and state and federal buildings as well as privately owned properties including cemeteries, churches, non-profits, and veteran owned businesses. Of that 40% of assessed value that is tax exempt, approximately 2.5% of that is the result of tax incentive agreements approved by city council and residential as-of-right tax incentive deals provided for within the enterprise zone. Mr. Kooris emphasized that tax exemption is a huge problem for the city and the administration is focused on and the council should be focused on achieving property tax reform and PILOT reform in Hartford. Eliminating the tax incentive program will do little to change revenue generation in the city and will remove one of the most important locally available tools for economic development. In response to a question about continuing these in perpetuity, Mr. Kooris mentioned several deals put in place over the last decade that have since expired and properties that are now fully taxed. In response to questions about the revenue of these tax incentive deals compared to the cost of city services, Mr. Kooris described the city's economic development strategy beyond residential and emphasized that other projects are consistently coming on line that provide far more in revenue than they require in services.

Council Member Halstead said that there were too many agreements like this in the City and the taxpayers were being expected to pay the difference.

Council Member Martinez asked about the expansion of the building Mr. Lindsay said there would only be a small addition that would allow moving the community room from the upper floor to the first floor. This will make it more convenient for Meals on Wheels and others to have the community room right off the lobby. Two additional units will be created from the vacated space on the upper floor. All the units will also be getting air conditioners.

Council Member Taylor-Moye said that she would like to thank Council Member Martinez for her comments and concerns about the elderly residents at Laurelwood.

**\*\* COUNCIL MEMBER MARELLA MOVED AGENDA ITEM 145-13  
PROPOSED RESOLUTION AUTHORIZING A TAX INCENTIVE**

**DEVELOPMENT AGREEMENT FOR THE LAURELWOOD PLACE APARTMENTS, AN AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 585 NORMAN STREET.**

**\*\* COUNCIL MEMBER DEJESUS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

*Council Member Halstead and Council Member Swain left the meeting at 7:21 p.m.*

**142-13 Proposed Resolution authorizing a Tax Incentive Development Agreement for the Crescent Crossing Development located at 252 Hallet Street.**

Mr. Kooris said that the developers and the OPED had sharpened their pencils.

Council Member DeJesus said that he had been concerned about having allocated units for veterans. He asked how many units would be allocated. He was told there would be 2 units per 100, which would be a total of 12 units for the total projects. Council Member DeJesus said that 12 was not shabby, but he would prefer 15 units.

Council Member DeJesus asked what the average of the tax assessment would be per unit. He was told that it would be between \$1,200 and \$1,500.

Mr. McCluskey said came forward and said that the rents are set by the State and the developer cannot change the rents. The investment being made by the public and private investors has been reached.

Mr. Kooris said that this parcel would be bordered by public streets: the non-existent Martin Luther King Street and reconstruction of two streets that existed before the construction of Father Panik Village. This will be a major public infrastructure improvement for the City.

Council Member Martinez asked for clarification on the following:

“Whereas it is in the City’s interest to encourage the development of high quality affordable housing;

Whereas, the Developer has a solid track record in developing and managing such projects;”

Council Member Martinez pointed out that the two schools located at the site were already at capacity. By building this facility, the developer would be creating a bigger problem. Mr. Kooris said that there had been discussions with the Board of Education about this. He said that Waltersville housing opportunity has not been approved because the building could not be rehabbed for housing, but could be used for a school. Council Member Martinez said that with 93 units, there could be an additional 100 students. Mr. Kooris said that he could not speak for the Board of Education. Council Member DeJesus said that one of the options could not be bussing the students from one area to another.

Council Member Martinez-Walker asked about the park area. She was told that the developer will be working with the City on this.

Mr. McCluskey said that one of the philosophies was to build a community within communities since there will be an 18 million dollar investment.

Council Member DeJesus said that he would like to point out that the developer would be bringing the two and three bedroom units to the area and therefore was actually causing the issue. While it was nice that the developer was bringing value, they were also bringing the problem. Council Member DeJesus said that having a fenced in area would just recreate an area for the youth to hang out. He would not support that. He was told that the community would be watching and would notify the police and the management company if this type of situation. Council Member DeJesus asked how there would be access to the green space.

Council Member Torres said that the median income for Bridgeport according to HUD was \$51,000. The census bureau provides information and the City has very few residents that could meet the 60% allocation. He said that he would like to have seen more and will be voting against this because the developers are getting this parcel for \$1.00 a year. The other residents in town will be paying the different.

Council Member Taylor-Moye said that everyone has brought forward good points about the schools and other issues. She said that housing is needed in Bridgeport. Bridgeport is going through a change for all the communities. Council Member Taylor-Moye said that she visited Stamford and Darien and that they were completely different. She said that she would like to see this type of community come to Bridgeport. She said that she was aware of what was happening at Marina and felt that the developer was present to help with the situation.

Council Member DeJesus asked about allocated for the non-Bridgeport Housing Authority (BHA) units that are not rented moving back to the BHA control. He was told that in order to have the financial situation work, the market rate units must be rented. The margins are very slim on the operating side. There is a major investment on this project. Council Member DeJesus said that he would support the project.

Mr. Kooris said that this was just one component of the projects on the South End and also on other ones in the City. Council Member DeJesus said that the people in Marina need places to go and the overall project is over 600 units. Mr. McCluskey said that the developer needs to market the units. Council Member DeJesus said that he still had concerns about the cost of the community and felt he had to protect the community.

Council Member Taylor-Moye said that there were 406 units from Marina that needed to be replaced and reminded everyone that the residents would be scattered throughout the City. In Phase One, only 33 units will be for Marina Village in the project.

Council Member Torres said that he would be voting against the project, but was not against cities doing dense development. He said that there would be over 2,000 human beings in one concentrated area.

Council Member DeJesus said that his concern was that the 33% BHA might morph in to 40% or 50% or more. The City learned from Father Panik Village. Mr. McCluskey said that he was fine with locking the number in at 33 units. Council Member Torres said that he felt that getting the rest of the 685 units might be difficult.

Council Member Martinez-Walker said that she would support the project and she commented that she had grown up in the neighborhood. She said that the plan should be adjusted just a bit by increasing the number of units for the veterans.

*Council Member Martinez left the meeting at 8:04 p.m.*

Council Member DeJesus said he still had concerns about the 685 units. Mr. Kooris said that the only thing that was being voted on was Phase One and Phase One A will be going before Planning and Zoning.

*Council Member Banta took over as chair. Council Member Martinez rejoined at 8:05 p.m. and resumed the Chairmanship.*

Council Member Martinez pointed out that the developers were counting on the new train station.

**\*\* COUNCIL MEMBER MARELLA MOVED TO AMEND THE FOLLOWING PORTION OF THE RESOLUTION BY SUBSTITUTION FROM:**

**NOW THEREFORE BE IT RESOLVED THAT THE DIRECTOR OF THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT OR HIS DESIGNEE IS AUTHORIZED TO NEGOTIATE AND EXECUTE A TAX INCENTIVE DEVELOPMENT AGREEMENT FOR WHICH THE BASE ANNUAL TAX PAYMENT IS THE FIRST YEAR OF OPERATION SHALL AMOUNT TO NO LESS THAN \$46,500, OR ROUGHLY \$500 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 40 YEARS;**

**TO:**

**NOW THEREFORE BE IT RESOLVED THAT PROVIDED THAT TWO OF THE UNITS BE RESERVED FOR HOUSING VETERANS, AND FURTHER PROVIDED THAT OF THE 93 UNITS, THE DEVELOPER SHALL ALLOW NO MORE THAN 33 UNITS TO BE USED FOR BHA PARK CITY COMMUNITY'S REPLACEMENT PUBLIC HOUSING, AS WRITTEN AND THE DIRECTOR OF THE OFFICE OF PLANNING AND**

**ECONOMIC DEVELOPMENT OR HIS DESIGNEE IS AUTHORIZED TO NEGOTIATE AND EXECUTE A TAX INCENTIVE DEVELOPMENT AGREEMENT FOR WHICH THE BASE ANNUAL TAX PAYMENT IS THE FIRST YEAR OF OPERATION SHALL AMOUNT TO NO LESS THAN \$65,000, OR \$700 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 40 YEARS;**

**\*\* COUNCIL MEMBER MARTINEZ-WALKER SECONDED.  
\*\* THE MOTION TO AMEND PASSED UNANIMOUSLY.**

**\*\* COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM 142-13 PROPOSED RESOLUTION AUTHORIZING A TAX INCENTIVE DEVELOPMENT AGREEMENT FOR THE CRESCENT CROSSING DEVELOPMENT LOCATED AT 252 HALLET STREET AS AMENDED.**

**\*\* COUNCIL MEMBER MARTINEZ-WALKER SECONDED.  
\*\* THE MOTION TO APPROVE AS AMENDED PASSED UNANIMOUSLY.**

**154-13 Proposed Resolution approving amendment #4 to the West End Municipal Development Plan to designate for acquisition and disposition of certain properties in the West End Redevelopment Area for the Cherry Street Adaptive Reuse Project.**

Mr. Coleman then distributed aerial views of the parcels under consideration. He said that there had been some development plans since the 1980's for the West End Municipal Area. He listed a number of projects had been completed, but this particular block were not developed. In order to do this, the Plan needs to be amended.

Mr. Kooris said that the purposed of the Master Development Plan (MDP) was to encourage development and these parcels were omitted. There will be three items that have to do with the parcel. Through the MDP powers and State funding will be used to acquire the project and put the City in control. There are three owners involved in the block and the overall building was once was a single entity. Step one would be putting the parcel in the development plan. Step two will be reducing the variables and reducing risk.

Council Member Brannelly asked about the back taxes. Mr. Kooris explained that there were actually four parcels on the block and the City could foreclose on three of the parcels but would not recover the taxes by doing that. However, if the City acquires the entire block by purchasing it and sell the block to developer for the cost and the back taxes, the City would recoup the lost taxes. Council Member DeJesus then asked why the City did not take the properties via eminent domain. Mr. Kooris said that this could be done but it would not be the wisest course of action.

*Council Member Taylor-Moye left the meeting at 8:30 p.m.*

Mr. Kooris reviewed the details and explained that if foreclosed, it would take more time.

Council Member Torres asked for clarification on the MDP listing. Mr. Kooris said that this was a redevelopment statute by the state. It would allow the City to use eminent domain. Council Member Torres said that there would be a \$250,000 payment to the owners for the parcels. Council Member Torres asked about the issues of the brownfields. He had concerns about the City taking ownership of a brownfield site. Mr. Kooris said that there was recent legislation that allows the City to own the property in a "holding pattern" and not be involved in the chain of ownership. The City's ownership will expand the options for opportunities.

The current discussion was regarding acquiring the portion in blue and the red portion will be development.

Council Member Torres wished to know if there was a reverting clause. Mr. Coleman gave a brief overview of what could be reverted.

Council Member DeJesus asked about taxing schedule. Mr. Coleman reviewed the details. Currently, it is privately owned and taxed at the normal rate. The request is that there would be no taxes starting when the building permit is pulled and remains there until the Certificate of Occupancy is issued. The building permit will exceed the amount of taxes collected.

Council Member Banta asked when the buildings were last occupied. He was told it was November 2012. Council Member Banta asked about the environmental contamination. Mr. Kooris said that the City can apply for grants for remediation and the City would own the property for 12 to 24 months. The plan should be implemented within 18 months. The funding force the construction aggressively because of the burned out building on the site.

Mr. Kooris said that the current financier was the AFL-CIO Housing Investment Trust, which is not currently active in Connecticut.

Council Member DeJesus said that he would like to see some kind of arrangement where the parcel could be leased to the developer while the City is the owner. Mr. Kooris said that he believed that this might be possible.

Council Member DeJesus asked about the West End Municipal Development Plan and the revolving fund. Mr. Kooris said that the City could use the grant funds to purchase the property and then the funds are re-invested.

**\*\* COUNCIL MEMBER MARTINEZ-WALKER MOVED AGENDA ITEM 154-13 PROPOSED RESOLUTION APPROVING AMENDMENT #4 TO THE WEST END MUNICIPAL DEVELOPMENT PLAN TO DESIGNATE FOR ACQUISITION AND DISPOSITION OF CERTAIN PROPERTIES IN**

**THE WEST END REDEVELOPMENT AREA FOR THE CHERRY STREET ADAPTIVE REUSE PROJECT.**

- \*\* COUNCIL MEMBER BANTA SECONDED.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**155-13 Proposed Resolution Authorizing the Acquisition and subsequent disposition of four properties in the West End Redevelopment Area for the Cherry Street adaptive Reuse Redevelopment Project.**

Mr. Coleman came forward and distributed copies of an amended resolution. He then reviewed the changes and the details with the Committee members.

- \*\* COUNCIL MEMBER MARTINEZ-WALKER MOVED TO AMEND BY SUBSTITUTION THE FOLLOWING PORTION OF THE RESOLUTION FROM:**

**BE IT FURTHER RESOLVED, THAT PURSUANT TO THE WEST END MDP, THE MAYOR OR THE DIRECTOR OF THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT IS AUTHORIZED TO NEGOTIATE AND CONCLUDE THE SUBSEQUENT DISPOSITION OF THE PHASE TWO PROPERTIES AT OR NEAR APPRAISED VALUE TO THE DEVELOPER FOR THE COMPLETION OF THE PROJECT, AND IT IS FURTHER AUTHORIZED TO TAKE ANY AND ALL OTHER NECESSARY ACTIONS RELATED TO THE ACQUISITION CONSISTENT WITH THE PURPOSES OF THIS RESOLUTION.**

**TO:**

**BE IT FURTHER RESOLVED, THAT PURSUANT TO THE WEST END MDP, THE MAYOR OR THE DIRECTOR OF THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT IS AUTHORIZED TO NEGOTIATE AND CONCLUDE THE SUBSEQUENT DISPOSITION OF THE PHASE TWO PROPERTIES AS PER THE ATTACHED “TERMS OF ACQUISITION” TO THE DEVELOPER FOR THE COMPLETION OF THE PROJECT, AND IT IS FURTHER AUTHORIZED TO TAKE ANY AND ALL OTHER NECESSARY ACTIONS RELATED TO THE ACQUISITION CONSISTENT WITH THE PURPOSES OF THIS RESOLUTION.**

**“TERMS OF ACQUISITION”**

**ACQUISITION: DEED IN LIEU OF FORECLOSURE  
(CITY BACK TAXES OF APPROXIMATELY \$550K  
DISSOLVED).**

**CONSIDERATION: \$850,000 MINUS VALUE OF ALL LIENS CLEARED,**

**INCLUDING TAXES ESTIMATED NET ACQUISITION COST (DEPENDING ON CLOSING DATE) \$300,000 TO \$350,000.**

**SOURCE: STATE DEDC WEST END MONIES**

**DISPOSITION: TO CORVUS CAPITAL DEVELOPMENT: \$850,000**

**TERMS: COMPLIANCE WITH PZC APPROVAL OF ADAPTIVE REUSE MIXED USE DEVELOPMENT PLAN.**

**OBLIGATION: EVIDENCE OF FINANCING FOR COMPLETION OF PHASE II OF PROJECT EVIDENCE OF ABILITY TO SECURE AND MAINTAIN.**

**CONDITIONS: SUBJECT TO DEVELOPER PERFORMANCE PER LDA MILESTONES SUBJECT TO ENFORCEMENT MORTGAGE.**

**\*\* COUNCIL MEMBER BANTA SECONDED.**  
**\*\* THE MOTION TO AMEND PASSED UNANIMOUSLY.**

**\*\* COUNCIL MEMBER MARTINEZ-WALKER MOVED TO APPROVE AGENDA ITEM 155-13 PROPOSED RESOLUTION AUTHORIZING THE ACQUISITION AND SUBSEQUENT DISPOSITION OF FOUR PROPERTIES IN THE WEST END REDEVELOPMENT AREA FOR THE CHERRY STREET ADAPTIVE REUSE REDEVELOPMENT PROJECT AS AMENDED.**

**\*\* COUNCIL MEMBER BANTA SECONDED.**  
**\*\* THE MOTION TO APPROVE AS AMENDED PASSED UNANIMOUSLY.**

**153-13 Proposed Resolution authorizing a Tax Incentive Development Agreement for the Cherry Street Adaptive Reuse Redevelopment Project.**

Mr. Kooris then gave a brief overview of the project and Phase One and displayed an architectural drawing of the building. He explained the Low income tax credit deal and reviewed the market rates and the details about the brownfield. There will be a charter school, Charter Oaks, located on the parcel.

Council Member DeJesus asked about the \$35,000/yr. Mr. Kooris said that the AFL-CIO Housing Investment Trust is looking to begin to do this project soon. Because of this the AFL-CIO decided to lower the interest rate and the developer has sacrificed a portion of his percentage. Council Member DeJesus said that a tax abatement is actually as a failure to collect the full taxes owed. Discussion followed. Mr. Kooris said that this was part of a strategy for the eco-technology park.

Council Member DeJesus asked about the parcel that would not be foreclosed and wanted to know the tax would be on that parcel. He was told it was about \$15,000. Discussion followed about the debt service.

Council Member Torres pointed out that by doing nothing, the City would be getting 2/3rd more in taxes without any improvement or needed services. He said that the rent that would be coming in from the school and the store would be more than the taxes.

Council Member Marella said that when Mr. Rich was in Bridgeport and wanted to develop a parcel, the Council wouldn't give him a tax abatement, so he went to Stamford. He suggested that the Council take a chance.

Council Member Brannelly said that this was a redundant discussion because the area was blighted and in her district. She said that there was no likelihood of another developer coming forward to deal with this parcel, which is unsafe and unsightly. She said that the new life on State Street has been breathing new life in the area. The developer is talking about building a community and a neighborhood. Sacrificing \$50,000 a year to move past a burned out building that is unsafe and unsightly would be worth it. The City needs to get out of its own way.

Council President McCarthy said that he agreed with Council Member Torres about assessing the real costs of the developments. However, the police and fire costs are still accruing. The cost that is most important is the fact that there are over 100,000 cars driving by on I-95 and the burned out hull is destroying the City's reputation.

Council Member DeJesus said that he was not saying that the City should do nothing, but he asked about the River Bank development in Black Rock. He then asked the details of the units.

Mr. Coleman pointed out that there were nine major fire calls at the site and the cost was much higher. He said that there has never been a developer that was able to pull the owners together. Council Member DeJesus said that the City would be sacrificing the tax dollars and this is not being appreciated. It is nowhere near free and \$35,000 is not a fair offer and a second look should be taken.

**\*\* COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM 153-13 PROPOSED RESOLUTION AUTHORIZING A TAX INCENTIVE DEVELOPMENT AGREEMENT FOR THE CHERRY STREET ADAPTIVE REUSE REDEVELOPMENT PROJECT.**

**\*\* COUNCIL MEMBER BANTA SECONDED.**

**\*\* THE MOTION PASSED WITH FOUR IN FAVOR (MARTINEZ, BANTA, MARTINEZ-WALKER AND MARELLA) AND ONE OPPOSED (DEJESUS).**

**\*\* COUNCIL MEMBER MARELLA MOVED TO SCHEDULE PUBLIC HEARINGS FOR AGENDA ITEMS #154-13 AND #155-13.**

**\*\* COUNCIL MEMBER BANTA SECONDED.**

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

## ADJOURNMENT

- \*\* COUNCIL MEMBER MARELLA MOVED TO ADJOURN.
- \*\* COUNCIL MEMBER MARTINEZ-WALKER SECONDED.
- \*\* THE MOTION TO ADJOURN PASSED UNANIMOUSLY.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services