

**CITY of BRIDGEPORT  
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE  
of the CITY COUNCIL**

**THURSDAY, FEBRUARY 4, 2010**

**CITY COUNCIL CHAMBERS**

**6:00 P.M.**

**ATTENDANCE:** Council members: dePara; Co-chair, Curwen; Co-chair, Brantley, Martinez

**OTHERS(s):** Council member T. McCarthy

**STAFF:** Kelly McDermott, Acting Senior Manager, Central Grants  
Alanna Kabel, Deputy Chief Administrative Officer/  
Housing & Community Development

**CITY ATTORNEY:** Mark Anastasi

Co-chair Curwen called the public hearing to order at 6:15 p.m.

**15-09 Community Development Block Grant Program Re-proposed Amendment to the City of Bridgeport Consolidated Plan for Housing and Community Development (2008-2013)**

Alanna Kabel noted that City Attorney Anastasi would explain the "Conflict of Interest Form".

Attorney Anastasi distributed the forms that have been used in the past and now modified. He noted that the Program Year had been left off the Conflict of Interest form.

**\*\* COUNCIL MEMBER dePARA MOVED TO ACCEPT THE CONFLICT OF INTEREST FORM INTO THE RECORD AS *EXHIBIT-I***  
**\*\* COUNCIL MEMBER LYONS SECONDED**  
**\*\* MOTION PASSED UNANIMOUSLY**

Attorney Anastasi stated that the document was identical to the old form, noting the committee members were familiar with it. It was noted that the Program Year should read **PY-35**. He added that the form should be limited to CDBG and tailored to the ECDE Committee.

Council member Curwen suggested that they enter the document as the proper document going forward and to leave off the program year.

**\*\* COUNCIL MEMBER dePARA RESCINDED HIS MOTION TO RECONSIDER THE SUBMITTAL OF EXHIBIT-I INTO THE RECORD**  
**\*\* COUNCIL MEMBER McCARTHY SECONDED**  
**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER dePARA MOVED TO ENTER TWO (2) DOCUMENTS INTO THE RECORD:**  
**1. CONFLICT OF INTEREST FORM**  
**2. SPREADSHEET FORM SUBMITTED BY ALANNA KABEL TITLED “FY10 RE-PROGRAMMING EFFORT” - PART II-EXHIBIT-I**  
**\*\* COUNCIL MEMBER McCARTHY SECONDED**  
**\*\* MOTION PASSED UNANIMOUSLY**

Attorney Anastasi distributed two other documents:

- 1. Conflicts of Interest – *Powerpoint document – Exhibit II***
- 2. Conflicts of Interest Some Illustrations – *Exhibit III***

He urged the committee members to take the documents home to read.

**\*\* COUNCIL MEMBER BRANTLEY MOVED TO ACCEPT THE DOCUMENT EXHIBIT-II INTO THE RECORD**  
**\*\* COUNCIL MEMBER dePARA SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER dePARA MOVED TO ACCEPT THE DOCUMENT EXHIBIT-III INTO THE RECORD**

**\*\* COUNCIL MEMBER LYONS SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

Attorney Anastasi explained that it was important to maintain the written standards of conduct that apply to four different categories of players, as part of the approval process. Such as, the staff that works on the project, the Citizen's Union and the sub-recipients ie., the parties that receive the funding. He explained that the Conflict of Interest document was geared towards gaining a financial interest or conflict - *he read and reviewed page 12 outlined in exhibit-II Conflict of Interest document.* He further noted that it was important to maintain an appearance of propriety, which is someone who has a financial interest. He said they should concern themselves how they will come across to the public. He proposed that the committee vote in categories, for example; if there were (35) items, they would vote as a group and the other (5) categories would be voted as a group. He further explained that when there is a conflict of interest, there is the impression that they can't vote on an item and it requires an abstention from the process – *he gave the example of an individual that sat through a disability issue and at the end of the discussion, the person stated that they couldn't vote because he was a neighbor to the party involved.* In this case, it should be stated up front and that person shouldn't participate in the discussion, the vote and they shouldn't participate at all.

Attorney Anastasi urged everyone to read over the samples contained in *exhibit-III Conflict of Interest Some Illustrations.* He cautioned the committee that if anyone looks to gain a financial interest, they shouldn't vote on the item. - *he read some examples from the packet to highlight his point.* He also urged the committee that if they were affiliated with a particular organization, even if they don't receive any direct financial benefit, they should reconsider voting on the item.

Council member Martinez asked if she sat on a board, but she doesn't have any close family relationship or other relationship with the committee members, would this be considered a conflict of interest. Attorney Anastasi said she should be cautious, even

though there is no direct relationship with no financial interest, he suggested that she might want to abstain. Ms. Kabel agreed.

Attorney Anastasi stated that even if someone decided to participate, it was important to disclose the relationship up front - *per the examples outlined in the document.*

Council member Martinez asked if she had a conflict with some of the items, should she abstain. Attorney Anastasi said yes, she should abstain from the debate, discussion and the vote.

*The council members present took a few minutes to review the FY10 Re-Programming Effort listing to determine if they had any conflicts.*

*\*It was noted that a document would be prepared in the future for all of the council members, to make a determination of whether they have any conflict with an item that goes before the full city council for a vote.*

Council member Curwen thanked City Attorney Anastasi for revising the form(s) that were distributed. Attorney Anastasi noted that he only tweaked the old document that Alanna Kabel had on file.

*Ms. Kabel began the review of the FY10 Re-Programming Effort listing. She made the applicable comments as follows:*

<u>Organization</u>	<u>Total Funding Request</u>
<b>1. GBAPP</b>	<b>\$35,000</b>
This program is looking to renovate the office and provide handicap accessibility. HUD looks at the line of credit and they have to have a percentage spent by April 30, 2010.	
<u>Citizen's Union Recommendation</u>	<u>Staff Recommendation</u>
\$35,000	\$35,000
<b>2. CoB OPED</b>	<b>\$115,000</b>
This request is for small scale projects and street scape improvements. They are looking to begin the implementation stage; such as for the fountain on the west end.	
<u>Citizen's Union Recommendation</u>	<u>Staff Recommendation</u>
0	0

3. CoB OPED **\$460,000**

There are five (5) projects out to bid. They are due back on February 11, 2010. Demolitions will be completed by March 15, 2010. The cost for the demolitions will be approximately \$100,000

Citizen's Union Recommendation

0

Staff Recommendation

0

The streets proposed are: 1307 Pembroke St., 31 Polk St., 27 Polk St., 1023 Reservoir Ave., 204 Wells St. - *others that may be included:* 480 Clinton Ave., 273-279 West Ave., 683 Kossuth St.

Council member Martinez asked why the concentration was all in one area. It was clarified that the improvements are spread out in different areas in the city.

Co-chair dePara further explained that although there may be more houses in other areas that need to be taken down, the city can't arbitrarily demolish them without cause. It has to be done through a process.

5. Blessed Sacrament **\$57,500**

They are installing a handicap lift to provide better access to the church for seniors and the disabled. There is a two week construction time and they are ready to go by April.

Citizen's Union Recommendation

\$57,500

Staff Recommendation

\$57,500

6. CoB OPED **\$500,000**

It was recommended by Don Eversley that they apply in PY-36; since the projects aren't ready to go yet.

Citizen's Union Recommendation

0

Staff Recommendation

0

7. Marrionville, LEDSCO **\$849,000**

There are major problems with the roof that is causing water damage. An estimate was done and the cost for the improvements will be \$800,000. A lease agreement from Chinaka Real Estate was submitted that outlined they are held harmless for the repairs and improvements.

<u>Citizen's Union Recommendation</u>	<u>Staff Recommendation</u>
\$800,000	\$700,000

Council member McCarthy commented that it was a good catch by Council member Brantley in bringing the issue of the lease agreement forward.

11. Bpt Fire Dept **\$81,250**

The request is for a new fire boat ramp. It is a match to the FEMA fireboat ramp. The new ramp will be located at 30 Congress Street.

<u>Citizen's Union Recommendation</u>	<u>Staff Recommendation</u>
\$81,250	\$81,250

12. East End NRZ/East End CC **\$93,000**

The project isn't shovel ready yet and it will take a year until they are set to go. The project is recommended for funding in the next cycle.

<u>Citizen's Union Recommendation</u>	<u>Staff Recommendation</u>
0	0

13. Bpt Comm Lnd Trust **\$155,000**

The project isn't shovel ready yet.

<u>Citizen's Recommendation</u>	<u>Staff Recommendation</u>
0	0

14. ABCD **\$100,000**

<u>Citizen's Union Recommendation</u>	<u>Staff Recommendation</u>
\$47,000	\$43,000

15. CoB OPED/Barnum Shelton **\$50,000**

Council member Martinez stated that she would like to see Tom Coble's office with the homeowners when this project is ready to go forward.

Citizen's Union Recommendation

0

Staff Recommendation

0

16. Bpt Neigh Trust BNT **\$200,000**

Citizen's Union Recommendation

0

Staff Recommendation

0

17. McGiveny CC **\$45,000**

This project will involved an upgrade to the elevators. It was recommended that they apply for funding in PY-36.

Citizen's Union Recommendation

0

Staff Recommendation

0

18. Ralphola Taylor CC **\$46,858**

Part of the application is not eligible. It was recommended that they apply for funding in PY-36.

Citizen's Union Recommendation

0

Staff Recommendation

0

19. Bpt Comm Lnd Trust **\$8,000**

Citizen's Union Recommendation

0

Staff Recommendation

0

**20. FSW, Inc CT \$122,100**

This project is to repave the lot and install a security camera. The security camera isn't eligible for funding. The project isn't ready to go forward yet, so it was recommended they apply in PY-36.

Citizen's Union Recommendation

Staff Recommendation

**0**

**0**

**22. OPED Mult Proj NRZ \$250,000**

This request involves access to the waterfront projects. However, no time frame was provided when the work will begin. Staff will work with Tom Coble for PY-36 funding.

Citizen's Union Recommendation

Staff Recommendation

**0**

**0**

**23. Art of Christ Minis. \$33,700**

This is a residential facility for substance abuse rehabilitation. There is space for four (4) women and they are at capacity. But if they install a fire system, they can obtain approval for twelve (12) women.

Citizen's Union Recommendation

Staff Recommendation

**\$27,000**

**\$27,000**

Council member Curwen offered an the Ark of Christ Ministry as an example to hand out a proclamation to them, to show that CDBG money has made a difference and has helped this program become self-sufficient. Council President McCarthy commented that he initially thought it would also be a good idea.

**24. CGCD-BEDCO \$25,000**

This organization owns the property at 84-86 Holly Street. They are leasing it out to Re-Entry Outreach Ministries. Funds will be acquired to buy the property at 90 Holly Street.

Citizen's Union Recommendation

Staff Recommendation

**\$25,000**

**\$25,000**

**27. CoB Public Facilities \$610,000**

The request is to construct sidewalks at Central Avenue from Boston Avenue to the end of Harding High School. And on S. Main Street to Keefer Avenue to Whiting Avenue and 71-105 Clinton Avenue. They are also requesting to renovate the tennis courts in Ellsworth, Glenwood and Beardsley parks.

Citizen's Union Recommendation  
**\$487,543**

Staff Recommendation  
**\$487,543**

It was noted that Council member Martinez would abstain from voting on the following items:

1. GBAPP and 7. Marrionville, LEDSCO

***The committee proceeded to vote on the items proposed for funding:***

<u>Organization</u>	<u>ECDE Committee Recommendation</u>
1. GBAPP	\$35,000
3. CoB OPED	\$100,000 – added later see below
5. Blessed Sacrament	\$57,500
7. Marrionville, LEDSCO	\$700,000
11. Bpt Fire Dept	\$81,250
14. ABCD	\$47,000

Council member Brantley asked if they could increase the amount to ABCD to \$50,000. Ms. McDermott noted that the agency pulled phase-I back, so the recommended amount the true amount they need.

23. Ark of Christ Minis.	\$27,000
24. CGCG-BEDCO	\$25,000
27. CoB Public Facilities	\$487,543

\*Ms. Kabel noted that the rehabilitation of the Freeman Homes will be funded from NSP, so they had additional rehabilitation money available. It was noted that \$100k was still remaining to fund.

Council member Curwen recommended that they **fund \$100,000 to Application #3. CoB OPED** for the demolition of buildings.

**\*\* COUNCIL MEMBER CURWEN MOVED TO FUND \$100,000 TO APPLICATION #3. COB OPED**

**\*\* COUNCIL MEMBER dePARA SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*It was stated that the total FY10 Re-Programming Effort funding was \$1,560,293.**

**\*\* COUNCIL MEMBER dePARA MOVED TO APPROVE AND VOTE THE TOTAL FUNDING OF \$1,560,293 AS A WHOLE AS AMENDED**

**\*\* COUNCIL MEMBER LYONS SECONDED**

**\*\* MOTION PASSED WITH FOUR VOTES IN FAVOR AND ONE ABSTENTION (COUNCIL MEMBER MARTINEZ)**

**\*Council member Martinez abstained from voting on items #1 and #7.**

**ADJOURNMENT**

- \*\* COUNCIL MEMBER McCARTHY MOVED TO ADJOURNMENT**
- \*\* COUNCIL MEMBER BRANTLEY SECONDED**
- \*\* MOTION PASSED UNANIMOUSLY**

The meeting ended at 7:10 p.m.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services