

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT
AND ENVIRONMENT COMMITTEE
SPECIAL MEETING
DECEMBER 10, 2007**

ATTENDANCE: Richard Paoletto, Chair; Angel dePara, Maria Valle, Ezequiel Santiago, Brian Crowe, Michelle Lyons (6:10 p.m.), Warren Blunt (6:15 p.m.)

OTHERS: Council Member Thomas McCarthy, Alanna Kabel, Deputy Housing CAO; Ed Lavernoich, Deputy OPED Director; Council Member M. Evette, Mr. Richard Yao, Grants Department; Atty. Russell Liskov; Atty. Stephen Mednick; Mr. Sanford Cloud; Mr. Adam Cloud, Atty. Mark Anastasi. Mr. Hinkle, Mr. Haydock Council Member Andre Baker; Mr. Kenneth Morales, East End NRZ President and Selection Committee; Ms. Barbara Pouchet, Selection Committee

CALL TO ORDER

Chairman Paoletto called the meeting to order at 6:00 p.m.

02-07 State Funding for Steel Point Project

Mr. Lavernoich reviewed the proposal and explained that the funding was for acquiring the last parcel at Steel Point, which is the Yacht Club. The Committee members did not have any additional questions for Mr. Lavernoich.

**** COUNCIL MEMBER DE PARA MOVED TO APPROVE THE AGENDA ITEM 02-07 STATE FUNDING FOR STEEL POINT PROJECT.**

**** MR. CROWE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

05-07 Submission of Grant Contract to the State of Connecticut

Office of Policy & Management (Trumbull Gardens Teen Center)

Mr. Yao came forward and reviewed the reasons for the application. This would utilize the current Lighthouse program and expand the programs. Ms. Valle asked if this would be available throughout the City. Mr. Yao said that it was his understanding that this was a citywide project.

**** COUNCIL MEMBER DE PARA MOVED TO APPROVE AGENDA ITEM 05-07 SUBMISSION OF GRANT CONTRACT TO THE STATE OF CONNECTICUT OFFICE OF POLICY & MANAGEMENT (TRUMBULL GARDENS TEEN CENTER).**

**** COUNCIL MEMBER CROWE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

04-07 Disposition of City Owned Properties

Atty. Liskov came forward and distributed copies of the city properties that had been in the process. He then reviewed the listing:

221 Jefferson Street - AUCTION
668 Central Avenue - AUCTION
52 Laurel Court (also known as 52-58 Laurel Court) - AUCTION
393 Laurel Avenue #209 – AUCTION
1972 Seaview Avenue – AUCTION
15-17 Huron Street - AUCTION
552 Success Avenue – AUCTION
149 Whitney Avenue - AUCTION

Council Member Michelle Lyons arrived at 6:10 p.m.

846 Chopsey Hill Road – AUCTION
311 Pitt Street - AUCTION
965 Fairfield Avenue - AUCTION
1060 Railroad Avenue – AUCTION
2010 Seaview Avenue; - AUCTION
401 Park Avenue – AUCTION
427-9 Hollister Avenue - AUCTION
150 Clinton Avenue – AUCTION
80 Hastings Street – RFP

Council Member Warren Blunt arrived at 6:15 p.m.

Atty. Liskov explained that there were a number of environmental problems with 80 Hastings Street site. He also reviewed the RFP process and the qualifications that would be listed for the RFP.

116 Peet Street - AUCTION

There were several questions about this split parcel, which has a portion of a garage on it. Atty. Liskov informed the Commission that the property owner had been advised to

discuss the issue with the Tax Assessor and the property owner had declined to do so. The taxes on the parcel have not been paid and therefore the City was foreclosing on it.

370 Alba Avenue – AUCTION
156 Clearview Avenue – AUCTION
304 West Avenue – AUCTION
306 West Avenue – AUCTION

Council Member dePara asked about the offsite workforce housing that was discussed regarding Steele Point and these properties. Atty. Liskov reviewed the details of the discussion he had with Mr. Pacacha about this. Atty. Liskov also pointed out some of the disadvantages of holding onto to these properties that were taken by the City through foreclosures.

Council Member Valle said that she understood that Atty. Liskov would be waiting to discuss with Midtown Development if the parcels could be used for workforce housing, but she requested that the parcels be kept clean. She said that she had concerns about the parcels being used as trash dumps.

**** COUNCIL MEMBER DE PARA MOVED TO APPROVE THE DISPOSITION OF THE CITY OWNED PARCELS AS RECOMMENDED BY ATTORNEY RUSSEL LISKOV AS FOLLOWS:**

**221 JEFFERSON STREET - AUCTION
668 CENTRAL AVENUE - AUCTION
52 LAUREL COURT (ALSO KNOWN AS 52-58 LAUREL COURT) - AUCTION
393 LAUREL AVENUE #209 – AUCTION
1972 SEAVIEW AVENUE – AUCTION
15-17 HURON STREET - AUCTION
552 SUCCESS AVENUE – AUCTION
149 WHITNEY AVENUE – AUCTION
846 CHOPSEY HILL ROAD – AUCTION
311 PITT STREET - AUCTION
965 FAIRFIELD AVENUE - AUCTION
1060 RAILROAD AVENUE – AUCTION
2010 SEAVIEW AVENUE; - AUCTION
401 PARK AVENUE – AUCTION
427-9 HOLLISTER AVENUE - AUCTION
150 CLINTON AVENUE – AUCTION
80 HASTINGS STREET – RFP
116 PEET STREET – AUCTION
370 ALBA AVENUE – AUCTION
156 CLEARVIEW AVENUE – AUCTION**

304 WEST AVENUE – AUCTION
306 WEST AVENUE – AUCTION

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

03-07 Johnson's Creek Project

Ms. Kabel came forward and introduced herself to the Committee and also introduced Atty. Stephen Mednick to the Committee. Copies of a letter dated December 10, 2007 from City Attorney Mark Anastasi to the Economic and Community Development and Environment Committee regarding Johnson Creek were distributed to the Committee members.

Ms. Kabel said that that they were present to ask for ratification of the selection team. Ms. Kabel explained that last year an RFQ and RFP had been issued for the site. She then reviewed the details of the requirements of the RFQ and the members of the selection committee. Five proposals for the project were received. Full proposals were then submitted by four of the groups. The selection committee then reviewed and selected a project contractor, Pennrose-Cloud, Duvrnay & Brooks (PCB&D). Their plan included senior housing, a medical facility, a community area and numerous other amenities.

Ms. Kabel then outlined the various details regarding this project. She reminded everyone that this was an environmentally challenged site. Funding for remediation will be available through the State.

Mr. Adam Cloud and Mr. Sanford Cloud from the Cloud Company, along with Mr. Samuel Haydock, an architectural redevelopment specialist, came forward. Mr. Adam Cloud then distributed copies of the proposal to the Committee members. Mr. Sanford Cloud said that his company was very excited to be part of the project. He explained that his company had formed a strong relationship with Pennrose Company, one of the leaders in mixed use, mixed income projects.

The project will involve 80 1 or 2 bedrooms units of along with a medical facility. This is to keep the elderly East End residents in the East End where they wish to stay when they can no longer manage on their own. Eleven townhouse units will be included. This project will require tax credits, however, Mr. Sanford Cloud said that he believes that this will be part of the city's priorities. However, there are some serious environmental issues that need to be addressed.

Mr. Tim Hinkle then came forward to address the Committee. He said that this was part of the initial effort to enter the Bridgeport market. At the last count, Mr. Hinkle said that

Cloud had done 30 units very similar to the senior units being proposed. Mr. Hinkle said that the NRZ had a very clear vision of what they wanted, which helps the project move forward. This site is leverage on the waterfront and will provide access to the water for the community. He also explained that the buildings were placed where there would be the least environmental impact. He also pointed out that the area is a commercial and industrial area and how this impacted the design, especially promenade area. There is a joint commitment to neighborhood involvement and local hiring.

Council Member de Para asked about the details of the elderly housing. Mr. Hinkle explained that the units would be rentals and gave an approximate rent for the one and two bedrooms. Regarding the owner occupied town houses; the sale price will be dictated by the market. The townhouse units would be marketed for families. He also explained that there could be a mix of market rate and affordable housing. Council member de Para asked about tax credits. Mr. Hinkle said that there would not be any tax credits.

Mr. Samuel Haydock, from BL Companies, came forward and explained that he was a licensed to work on brown field properties. Pennrose has worked on 17 brown fields out of their 30 sites. The remedial action plan has been approved, but had not yet been approved. This plan will take into account the vision of the NRZ. The DEP and EPA will approve the remedial action plan. After the plan is approved, it will be a few months before the project starts. Both remediation and construction will occur at the same time in order to maximize efficiency. Council Member Crowe asked about additional funding that may be needed for remediation. Mr. Haydock reviewed the plans, which takes into account what funding is currently available. Mr. Hinkle said that their application estimates took this into account.

Council member Baker asked about the 9% tax break. Mr. Hinkle said that this was a complicated but commonly used funding mechanism. He then reviewed the use of this type of tax credit with the Committee.

Council Member Baker then asked about the four to six month break down between the approval of the remediation plan and the actual start of the project. Mr. Hinkle said that it would be important to remediate the entire site. It is difficult to put timelines on this because there are many State agencies involved. Mr. Hinkle said that once the construction starts, it would most likely take a year to a year and a half to complete the project.

Council Member Colon said that she had heard about some tax credits for cleaning up brown fields. Mr. Hinkle said that while it is a similar financial method, but has different requirements and applications. Mr. Adam Cloud said that the program that Council Member Colon was referring to was a program administered by the State of Connecticut and requires that the site be registered with them as a brown field site.

Council Member Colon had several questions about the architectural plans, which Mr. Hinkle answered for her.

Council Member de Para asked about the level of remediation at the site since there will be families living on the site. Mr. Haydock explained that the remediation would involve some excavation because of petroleum products and heavy metals. The regulations for the State will be followed. These allow for sites to be addressed in a manner that will make them safe for residents to live in the building and for children to play on the grounds. The final remediation plan will adhere to these requirements.

Council Member Brantley asked who would be responsible for upkeep of the site. She said that she was familiar with the site, which apparently once a dump. She then asked if the site was on the State brown field list. Mr. Haydock said that unless the list had changed recently, the site was on the lists.

Mr. Hinkle said that the issue of absentee landlords is a concern, but the project would be managed by a professional management company. While there are issues with absentee landlords walking away from the units, the developer is in for the long term. He added that that environmental cap has to be maintained as well. As a long term owner and a community stakeholder, the developer will be careful to maintain these.

Council Member Bonney then asked about the creek area being remediated. Ms. Kabel explained that whatever the EPA and DEP require would be cleaned up. Once the plan is reviewed with the DEP and EPA

Council Member Blunt said that the greatest stake owners in a community are the homeowners. He said that he felt that the biggest emphasis on home ownership rather than rentals. Council Member Blunt said that he felt the entire project should be all affordable housing. Mr. Hinkle said that he agreed. Efforts will be made to do this.

Council Member Colon asked about the number of parking spaces for the elderly units. Mr. Haydock replied that the plans will require approval from the Planning Department to proceed and this will be part of the requirements.

Council Member Baker asked about the details of the medical facility. Mr. Hinkle said that all their residences have enough space to administer to the residents. He said that at the NRZ meeting, it was clearly stated that the community wanted to also take advantage of this amenity.

Council Member Baker then asked about the number of parking spaces. Mr. Hinkle said that there would be between 115-120, which in the company's experience is more than enough.

Council Member Baker then asked Ms. Kabel to review the breakdown for the development teams, which she did.

Council Member Baker then asked what percentage of the project would the developer be bringing to the table. Mr. Hinkle said that it would be roughly 65% and reviewed where the funding would come from.

Council Member Blunt asked if there was any consideration for MBEs. Ms. Kabel said that this had not been part of the RFP because it happened before the MBE ordinance was passed. Mr. Hinkle said that the companies would be including that in part of their response.

Council Member Blunt said that this was a new Council and that a second recommendation had been made by then Mayor Fabrizi on October 15th. City Attorney Anastasi said that there was some confusion with the prior administration about the role that the Mayor might play in the recommendation. This was why the matter was tabled and referred to the new Council. He added that according to the way the RFP was set up, the selection team was the one that was to make the final recommendation.

Council Member Baker asked about the scoring of the four applicants for the selection committee. Ms. Kabel then reviewed the details of the selection committee. Mr. Moraleas of the selection committee then pointed out that minority developers played a role in the selection. Ms. Pouchet, who was also on the selection committee also, pointed out that there were major remediation issues. Attorney Anastasi explained that the role of the Committee was not to re-evaluate the recommendation, but to accept or deny the recommendation as brought forth by the Selection Committee.

Council Member Blunt asked Atty. Anastasi about the role of the Mayor's recommendation in this process. Atty. Anastasi reviewed the details with the Committee and reiterated that the way the RFP had been set up did not provide for the Mayor to submit a recommendation.

Council Member Colon asked about the 17 sites that were brown fields that Pennrose had developed out of the 25 elderly housing projects. Mr. Haydock reviewed this with the Committee and said that the 17 sites had been successfully developed. Council Member Colon said that she was impressed with this record. Mr. Haydock said that currently the liability rests with the City, but when the developer starts work, the liability will shift to the developer.

**** COUNCIL MEMBER DEPARA MOVED TO APPROVE AGENDA ITEM 03-07 JOHNSON CREEK**
**** COUNCIL MEMBER LYONS SECONDED.**

Council Member Blunt said that he had some concerns about the fact that there appeared to be some disagreement on the selection committee about the proposed candidate. Atty. Anastasi pointed out that when this item reached the Council floor, additional discussion and questions would be entertained.

**** THE MOTION PASSED WITH FOUR IN FAVOR (CROWE, DEPARA, SANTIAGO, AND LYONS) AND TWO OPPOSED (BLUNT AND VALLE).**

06-07 2007-2008 Per Capita Grant

There was no one present to address the Committee on this issue.

**** COUNCIL MEMBER DEPARAMOVED TO TABLE AGENDA ITEM 06-07 2007-2008 PER CAPITA GRANT.**

**** COUNCIL MEMBER SANTIAGO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

07-07 2007-2008 DPH Childhood Asthma Initiative – Easy Breathing Grant

There was no one present to address the Committee on this issue.

**** COUNCIL MEMBER DEPARAMOVED TO TABLE AGENDA ITEM 07-07 2007-2008 DPH CHILDHOOD ASTHMA INITIATIVE – EASY BREATHING GRANT.**

**** COUNCIL MEMBER SANTIAGO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COUNCIL MEMBER DEPARA MOVED TO ADJOURN.**

**** COUNCIL MEMBER BLUNT SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE
of the CITY COUNCIL
WEDNESDAY, JANUARY 16, 2008
6:00 p.m.

ATTENDANCE: Council members: Paoletto, dePara, Crowe, Santiago, Lyons
Walsh (*arrived at 6:30 p.m.*); Valle (*arrived at 6:45 p.m.*)

OTHERS PRESENT: Valerie Sorrentino, Health & Social Services; Dawn Twistol, Central
Grants Office, Ed Lavernoch, OPED

Council member Paoletto called the meeting to order at 6:01 p.m.

Minutes Approval – December 10, 2007

** COUNCIL dePARA MOVED TO ACCEPT THE MINUTES
** COUNCIL SANTIAGO SECONDED
** MOTION PASSED UNANIMOUSLY

06-07 2007-2008 Per Capita Grant

Ms. Valerie Sorrentino stated this was a \$166,642 grant for the State Dept. of Health. The grant is based on population and is used for various health department programs, such as, a health fair and heart, stroke and asthma programs.

** COUNCIL MEMBER dePARA MOVED TO APPROVE
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

07-07 2007-2008 DPH Childhood Asthma Initiative – Easy Breathing Grant

Ms. Sorrentino stated this was a renewal grant from the Dept. of Public Health, for a regional asthma program in Region-1. They do a lot of community education and they work with families and pediatricians to manage asthma by conducting home visits.

** COUNCIL MEMBER dePARA MOVED TO APPROVE
** COUNCIL MEMBER SANTIAGO SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

10-07 2007-2008 Retired Senior Volunteer Program

Ms. Sorrentino stated she was present to speak on behalf of Mike Boyer. The program involves retired seniors volunteers of approximately (500) people, that are recruited and placed in non-profit agencies to do volunteer work. The grant is \$8,900.00 that goes towards salaries and supplies.

Council member Paoletto commented that this program was part of the CDBG program last year, but it has since been cut out.

Council member Santiago asked if retired persons were recruited for the program. Ms. Sorrentino said yes and their ultimate goal was to train them towards permanent employment.

Council member Santiago asked if this program was the same as the senior aide program. Ms. Sorrentino said no, that was a different program. Council member Paoletto suggested that he contact Mr. Boyer for an informal presentation about the program.

** COUNCIL MEMBER SANTIAGO MOVED TO APPROVE

** COUNCIL MEMBER CROWE SECONDED

** MOTION PASSED UNANIMOUSLY

*Consent calendar

14-07 Grant Submission (TDML) and (WQS) Grant to develop studies on Total Daily Maximum Load & Water Quality Standards in Bridgeport's Pequonnock River

Ms. Dawn Twistol, of Central Grants stated she was present on behalf of Richard Yao, who recently left the department. She explained the application was to the Environmental Protection Agency (EPA) for two pre-applications. They were asking for \$20,000.00 each to study the (TDML) Total Daily Maximum Load that involves pollutants along the Pequonnock River for data collection only. The study will also involve public facilities and the Aquaculture facilities and consultants to collect data that will be submitted to the EPA for investigation if necessary.

Council member Paoletto commented that anything that involved the Aquaculture School was for a good purpose.

** COUNCIL MEMBER CROWE MOVED TO APPROVE

** COUNCIL MEMBER SANTIAGO SECONDED

** MOTION PASSED UNANIMOUSLY

*Consent calendar

20-07 A Resolution regarding the Sale of City owned vacant lots to the Bridgeport Community Trust (BCLT)

Council member Paoletto updated that Council member Valle was the primary sponsor for this resolution. But she asked that they table it and a new copy of the resolution will be crafted by the Central Grants Office. He noted that if the revised resolution was submitted in the first place, it probably would have passed. Anyway, it was decided to table the item.

** COUNCIL MEMBER dePARA MOVED TO TABLE

** COUNCIL MEMBER CROWE SECONDED

** MOTION PASSED UNANIMOUSLY

22-07 Proposed amendment to City Council Action 230-06 Re: 1095 South Avenue

Council member Paoletto stated that he thought Ed Lavernoich was suppose to attend the meeting. After the statement was made, Mr. Lavernoich arrived at the meeting at 6:15 p.m.

Council member Paoletto updated that the item went through committee and passed. It was back before them for clarifications that were made before they voted on it, but the wording was never entered into the record. So to make it legal, that's why Mr. Lavernoich was here tonight.

Mr. Lavernoich said he would give an update about the history of the property.

Council member Santiago asked if they didn't approve to remove the \$300k in taxes, what would the result be to the property owner. He questioned if things would left as they are and allow the tax burden to increase and not do the development. Mr. Lavernoich replied that he didn't think the developer would pay all the taxes and they might have to foreclose eventually, although they were reluctant to do that due to the environmental problems associated with the property. He further stated that it would be nightmare to get a property through foreclosure with environmental problems. And whoever was caught with the property, will have to fix the problems or find a buyer to do it. However, with the current owner and the way he acquired the property, he believed he had the ability to get financing to clean it up, but when the property hits a transfer status, documents have to sent to the DEP outlining the certifying owner and it must indicate that he will clean up the property. But as soon as the property is sold, they as the seller are responsible for the environmental conditions. He noted the problem was a six-figure matter, but in order that the developer doesn't squander and renege on his agreement, they will attach the appropriate proviso to assure it's done.

Mr. Lavernoich added that they had extensive discussions regarding the matter, but never received the go ahead from the previous mayor to move forward. However, Council member Colon and former Council member Mojica decided to sponsor the resolution to encourage a solution, so that's why it's before the committee tonight.

Council member Paoletto stated that all the language that needed to be deleted and added was previously done, but it never made the record.

Council member Lyons asked if the property would be used for storage only. Mr. Lavernoich said no, there will be restrictions on what it can be used for - *he submitted a copy of the amended resolution to Council member Paoletto*. He said he thought the developer hoped to attract a manufacturing tenant. Council member Lyons asked if the was talking about a wholesale tenant. Mr. Lavernoich said there was a possibility that might happen and he noted that certain industrial properties allow retail.

Council member Lyons questioned if the property was used for retail, would the city council see the item before them again. Mr. Lavernoich said no, that would be a Planning & Zoning Commission matter.

Council member Crowe asked how extensive the clean up would need to be to meet the EPA regulations. Mr. Lavernoich said it would be at least a six-figure clean up; the appraised value is \$397k according to the Tax Assessor. The concept put up was that the developer should pay approximately \$300k and the remainder of liens would be sold by state law.

Council member Walsh asked about the enabling state legislature *Statute 12-195-H* concerning the assignment of liens - *he read the language outlined in the statute*. He stated they were assigning liens to grant a tax abatement. Mr. Lavernoich said he wasn't sure he agreed with that comment.

Council member Walsh asked who the property owner was. Mr. Lavernoich said it was 9 State Street LLC who is the entity and controlled by Peter Dinardo Industries. Council member Walsh stated they were allowing him to buy back his own tax lien, and as far as he was concerned, that resulted in a tax abatement. He stressed that Mr. Dinardo bought the property knowing there were liens on the property and he assumed them at the time, so to sell them at \$1.00 is not covered under the assignment of tax liens; he thought this was clearly considered a tax abatement. Mr. Lavernoich said the city attorney's office didn't agree with his claim. He pointed out the consideration of receipt should be negotiated between the municipality and the assignee, and that was done.

Council member Walsh recalled that he previously requested to submit a resolution to request that every resident get a \$5,000 tax abatement. He went on to say that now, he would like to request that anyone with tax liens, should have the ability to buy them back at 50% of the value, as long as they turn the money back into the property.

Council member Walsh further stated that there weren't any threshold amounts involved. Mr. Lavernoich said they discussed the environmental issues. And the fact that the city doesn't want to own the property and the developer will agree to deed restrictions and invest over \$1 million in the property was cause for consideration. Council member Walsh said the suggested language in the resolution didn't reflect that. Mr. Lavernoich said the agreement will allow the developer to finish the building as he likes, but that doesn't contradict zoning or the deed restrictions. And until he fixes up the property, the city will have lien rights in another form. Thus, he thought that Mr. Dinardo would be motivated to get rid of the lien rights.

There was some further discussion regarding the environmental clean up of the property.

Mr. Lavernoich said he was confident that Mr. Dinardo's exposure would be a six-figure. *He referred to a prior report pertaining to significant contaminations on the property.*

Council member Walsh asked if he gave him an estimate of the cost for remediation. Mr. Lavernoich said he wasn't sure.

Council member Walsh asked if the matter could be approved without a recommendation from OPED. Mr. Lavernoich said yes.

Council member Walsh repeated his proposed amendment to the resolution for residents:

That he would like to request that anyone with tax liens, should have the ability to buy them back at 50% of the value, as long as they turn the money back into the property. Mr. Lavernoich said if that was what he was recommending, he needed to bring the matter to the full city council. He said if that was done, his office would then like to see specific rehabilitations on properties done. Council member Walsh asked if the interpretation of the state statute would allow that to go through, i.e., that anyone can buy back their own tax lien. Mr. Lavernoich said that was correct.

Mr. Lavernoich recalled a clean up at the old Bridgeport Brass property that was done by Mr. Dinardo under similar circumstances and the city council voted affirmatively. Council member Walsh also recalled that was done illegally, because all he did was move property from one LLC to another LLC. Mr. Lavernoich said if that was true, it would imply that the city attorney advised something illegal. Council member Walsh said that was correct.

Council member Walsh once again stressed that this matter was tantamount to a tax abatement. Council member Paoletto stated that if he was at the meeting when the language was approved, he would have known the details. Council member Walsh replied that if it was previously approved that was irrelevant; noting that what was approved was faulty.

Council member Crowe asked what the developer had planned for the property. Mr. Lavernoich said he owned the property and he planned to fix it up to lease out to tenants. He will put most of the \$1 million in before he knows who the tenants will be. And then increase the improvements after that.

Council member Lyons said she had a concern about not understanding what was meant by each person's opposing point of view, per Council member Walsh and Mr. Lavernoich. She thought that more clarification would be beneficial to the new council members on the committee. She further expressed that she wasn't for or against the request, but again, some clarification would be helpful about the state law. She asked if there was a time constraint on the matter. Mr. Lavernoich said he would like to get it done ASAP.

Council member Walsh mentioned other departmental people that were invited to the meeting tonight, but only Mr. Lavernoich showed up.

Mr. Lavernoich asked for approval contingent upon the city attorney's opinion. He suggested that it not be added to the consent calendar for Tuesday's city council meeting. Council member Paoletto said it was up to what the committee decided. He noted that the item could be pulled off the floor if necessary. Council member Lyons said she didn't like the idea of pulling items off the floor, especially when they haven't been discussed in detail beforehand. Council member Walsh suggested that they reconvene this meeting on Tuesday night before the city council meeting. Council member dePara also requested that any information from the city administration or developer be provided, so that on Tuesday, they will have all the information to review and discuss among themselves prior to the city council meeting.

**** COUNCIL MEMBER LYONS MOVED TO RECONVENE THE ECDE COMMITTEE MEETING UNTIL TUESDAY, JANUARY 22, 2008 AT 6:00 P.M. WITH THE CITY**

ATTORNEY PRESENT WITH A LEGAL OPINION; TO DISCUSS THE VALIDITY OF THE STATE STATUTE REGARDING THE RESOLUTION. THE ROUGH FIGURES FOR THE ENVIRONMENTAL CLEANUP SHOULD ALSO BE AVAILABLE FOR REVIEW (*ED LAVERNOICH TO PRODUCE THAT INFORMATION*)

**
COUNCIL MEMBER CROWE SECONDED
**
MOTION PASSED UNANIMOUSLY

Council member Valle arrived at the meeting at 6:45 p.m., so the co-chair returned to item:
20-08 A Resolution regarding the Sale of City owned vacant lots to the Bridgeport Community Trust (BCLT)

Council member Paoletto informed Council member Valle that the item had already been tabled. He asked what she decided. Council member Valle said she wanted to "kill" the item or withdraw it.

**
COUNCIL MEMBER dePARA MOVED TO RECONSIDER ITEM 20—07
**
COUNCIL MEMBER CROWE SECONDED
**
MOTION PASSED UNANIMOUSLY

Council member Valle stated that whatever language that was needed to retrieve the resolution was done for the new resolution, so she wanted to withdraw the old resolution.

Council member Paoletto clarified that the old resolution would be withdrawn.

**
COUNCIL MEMBER VALLE MOVED TO WITHDRAW RESOLUTION 20-07
**
COUNCIL MEMBER LYONS SECONDED
**
MOTION PASSED UNANIMOUSLY

ADJOURNMENT

**
COUNCIL MEMBER dePARA MOVED TO ADJOURN
**
COUNCIL MEMBER CROWE SECONDED
**
MOTION PASSED UNANIMOUSLY

The meeting adjourned at 6:49 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE
of the CITY COUNCIL
TUESDAY, JANUARY 22, 2008
6:00 p.m.

ATTENDANCE: Council members: dePara, Crowe, Santiago, Valle, Lyons

ABSENT: Council members: Paoletto, Blunt

OTHERS PRESENT: Ed Lavernoich; OPED, City Attorney Mark Anastasi

Council member dePara called the meeting to order at 6:03 p.m.

22-07 Proposed amendment to City Council Action 230-06 Re: 1095 South Avenue

Mr. Lavernoich stated that he asked the committee to take up the proposed amendment to the resolution that was submitted in the fall by the co-sponsors. The resolution was submitted and considered in September and found to be adequate legal form, so he worked on it to come up with a resolution that was in proper legal form. The city council considered the resolution in October and he thought it was voted on unanimously. However, what was voted on wasn't accurately reflected for the city clerk's record and it was deficient with adherence to state law; and on January 2, the co-chair submitted an amended resolution for consideration by the full council. Then there was a meeting a couple weeks ago and they determined that the resolution required a legal opinion from the City Attorney Anastasi – *the amended resolution was submitted to the city clerk's office and a copy of City Attorney Anastasi's legal opinion.*

Mr. Lavernoich discussed the resolution and noted that it was basically the same as the original with a couple of language changes that were outlined in the amendment submitted.

City Attorney Anastasi reviewed his legal opinion and noted that the city council had the discretion judicially to enter into an agreement with the assignee and they can determine where to use the power given to them under the law, but there are no statutory limitations to allow what they can do with the owner. He went on to say that he thought it might be in the best interest of the city to accomplish the tax goal.

Council member Walsh said he was confused, due to the memo that was sent out from the co-chair about the original form having no firm basis in state law. He stressed that was because what was being allowed was a tax abatement and that is not allowed. Mr. Lavernoich said there was a difference between the assignment of liens and a tax abatement according to state law, but neither could be used in this instance because they don't apply. However, the assignment of liens does apply due to the circumstances and there are two different processes.

Council member Walsh stated that if they sold \$377k in tax liens for \$1.00, then he maintained that this was considered a tax abatement. City Attorney Anastasi referred to paragraph 3 of his legal opinion that outlined other considerations by the city council, to take a piece of contaminated property and get it back on the tax roll. But according to state statute, there is no requirement that the assignment has to be to the current owner. He further mentioned that his opinion was also that of Attorney Trachtenburg and Ed Lavernoich.

Council member Walsh referred to the minutes of October 2007; he read the information regarding Mr. DiNardo acquiring the property tax liens from National Tax Funding during 1997/1998, he questioned who owned the tax liens. Mr. Lavernoich said he didn't have the exact answer to that, but he recalled that the early liens were sold to National Tax Funding and he thought they were done during 1992/1993, but they didn't foreclose on the liens. Mr. DiNardo acquired the early tax liens from National Tax Funding and then found out about the contamination on the property.

Council member Walsh recalled that he requested a history of past tax liens. City Attorney Anastasi clarified that he only issues written opinions to the city council or the committee, and a tax history would be obtained from either the Tax Assessor, the Tax Collector or OPED.

Council member Walsh submitted information regarding a lien search that was performed by Data Retrieval System that showed the liens that were outstanding during April 2006, 2005, 2004, 2003 and May 2001 and 2002; it also indicated a lien against Bridgeport from Jean Tortitorny. Mr. Lavernoich questioned the significance of what Council member Walsh referenced. He stated that the earliest lien he was aware of was from 1997, 1998, 1999 and 2001 through 2006. Council member Walsh said the earliest filing date was from 1998, which he thought was probably for the taxes owed for 1997. Mr. Lavernoich said the city's record from the Tax Collector's office showed he owed taxes from 1994 through 1997 and he stated that Mr. DiNardo already paid \$300k that was dedicated to 1994 through 1997 taxes. So they will execute an agreement to waive those taxes and apply them to the 1994 taxes going forward. Council member Walsh stated that would result in swapping money. City Attorney Anastasi clarified that Mr. DiNardo paid the \$300k approximately three weeks ago.

Attorney Anastasi added that a more traditional assignment of liens generally is not with the current property owner and the city council is not mandated to approve it, but again, the council needed to use their discretion to determine if it would be in the best interest of the city.

Council member Walsh referred to another set of minutes regarding the environmental problems associated with a property - *submitted to the city clerk's office.*

Mr. Lavernoich said that Mr. DiNardo would pay in excess of \$300k to settle the tax arrears on the property. He also pointed out that the environmental problems would be well in excess of that amount and the problem will take a while to solve.

Council member Crowe asked who would be responsible for remediation on the property. Mr. Lavernoich said that Mr. DiNardo would be. And if he doesn't correct the problem, he will face state

law consequences. He further explained that if the city took a property through foreclosure, they weren't obligated to deal with the clean up, but if they took the property and then tried to sell it, then the city would be responsible for the environmental clean up.

Council member Walsh referred to and read some legislative history dated June 8, 1993 from the House of Representatives. The document outlined that it allows a municipality to sell tax liens and generate case from tax liens, but if they are sold to a third party, then it's another matter. He stressed that what he read relayed to the \$377k tax forgiveness that he considered abuse. Attorney Anastasi stated that a third party tax lien sale was more traditional and he presumed there would be a significant determination to allow the legislative body to consider the circumstances that warrant a procedure, such as that outlined in his legal opinion. He further commented that he didn't feel the property was being transferred for a mere \$4.00, \$5.00 or \$6.00, and he emphasized that he thought the entire transaction would amount to much more in the long run.

Council member Walsh repeated the legislation outlined in the document from the House of Representatives. He stressed that the way he read it, it wasn't the intention to give out tax abatements. Attorney Anastasi thought that what was outlined in the document was the opinion of only two members and he thought the language outlined was more to urge municipalities to think long and hard before using it. He reiterated that the city council was not mandated to approve the request.

Council member Walsh emphasized that what was proposed amounted to a clear tax abatement, **not** a tax lien. He urged that the committee members read the minutes from a prior meeting. He stated that if the resolution was passed as it was written, it would open up a "barnyard" door and anyone who has a tax lien could begin the same negotiations. Attorney Anastasi said if that happened; any negotiations would have to be with the city council's approval. Once again he clarified that what was available to them was mandatory, and the only thing to consider was if they were interested in getting the property back on the tax roll and cleaning up the property.

Mr. Lavernoich agreed with Attorney Anastasi that if other people attempted to open up the same type of negotiation they could, but that wouldn't mean it would automatically be acted upon. He recalled all the pluses that would have to apply, such as, a similar guarantee from the developer, deed restrictions and cleaning up an environmental problems.

Council member Lyons recapped what she thought this matter involved. She questioned that if it was done for one district, this might leave open the question if it should be allowed for another district, if the same circumstances applied. She commented that it was a tough decision to make due to the environmental issues associated with not only this property, but other properties in the city.

Council member Crowe asked if the legislation would restrict use of the resolution in the future, i.e., a person buying their own tax liens. Mr. Lavernoich said he gets inquiries all the time regarding tax breaks, but certain triggers apply, such as, improvements to the property etc. However, he did

agree that there will probably be a hand full of people that will come forward with a similar request, but at that time, the matter will be looked at by his office, the committee and city council.

Council member Walsh clarified that he could assure them that he would never propose that a dead beat taxpayer in his district or any other district propose this type of legislation to get out of paying taxes.

Attorney Anastasi clarified that they were not forgiving taxes accrued during the time of Mr. DiNardo's ownership. Mr. Lavernoich concurred with that statement.

Council member Walsh stated that if they were really concerned about land uses in the district, that matter should be addressed through the Planning & Zoning Commission and not through a tax break. He went on to say that information regarding the city budget was released today and the mayor put a freeze on salaries etc., so he stressed that this was not the time to give away a \$377k tax abatement. He repeated there is no state law to allow such a transaction.

Council member Walsh referred to the information regarding delinquent taxpayers and how they are handled in other municipalities, noting that the following term would apply "*Judgment Foreclosure by Sale*", he stressed that this would be a good message to send.

**** COUNCIL MEMBER SANTIAGO MOVED TO APPROVE**

**** COUNCIL MEMBER CROWE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

ADJOURNMENT

** COUNCIL MEMBER VALLE MOVED TO ADJOURN
** COUINCIL MEMBER SANTIAGO SECONDED
** MOTION PASSED UNANIMOUSLY

The meeting adjourned at 6:50 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT
AND ENVIRONMENT COMMITTEE
REGULAR MEETING
FEBRUARY 20, 2008**

ATTENDANCE: Richard Paoletto, Ezequiel Santiago, Marie Valle, Brian Crowe; Michelle Lyons (6:16 p.m.); Angle de Para (6:18 p.m.); Warren Blunt (6:21 p.m.)

OTHERS: Council Member Andre Baker, Council President Thomas McCarthy, Council Member Susan Brannelly, Council Member James Holloway, Council Member Robert Walsh, Ed Lavernoich, Rena Bakalar, Grants Office, Alanna Kabel, Deputy CAO for Housing and Community Development Sadie McKeown, The Community Preservation Corporation; Phil Kuchma, Bijou Square, LLC; Atty. Lisa Trachtenburg, City of Bridgeport

CALL TO ORDER

Chairman Paoletto called the meeting to order at 6:06 p.m.

MINUTES OF JANUARY 16, 2008

**** COUNCIL MEMBER SANTIAGO MOVED TO APPROVE THE MINUTES OF JANUARY 16, 2008 AS SUBMITTED.
** COUNCIL MEMBER VALLE SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

20-07 – A Resolution regarding the Sale of City owned vacant lots to the Bridgeport Community Land Trust (BCLT).

Rena Bakalar came forward and said that Council Member Valle and she had discussed the fact that Agenda Item number 20-07 was not correct. Ms. Valle said that she had withdrawn the item. Chairman Paoletto then checked the minutes and stated that item was tabled and later in the meeting the item was withdrawn by Council Member Valle. Therefore item 20-07 will not be considered and will be removed from the agenda.

26-07 – Submission of Grant Re: Community Gardens Partnership/DEP Grant with Bridgeport Land Trust.

Ms. Bakalar then said that she had been approached by then Council Member Mulligan about the community gardens. Previously, there had been not much communication to the City about the gardens. This matter was then referred to Ms. Bakalar's office. Since then grant requirements and other items have been reviewed. The new resolution reflects what the community gardens stand for and how they help the community.

Council Member Lyon joined the meeting at 6:16 p.m.

Work has been done with Mr. Carroll to clarify the ten garden sites. There was some confusion about one of the sites possibly going to the YMCA day care program. Ms. Bakalar said that this parcel was not part of the YMCA.

Council Member de Para joined the meeting at 6:18 p.m.

Ms. Bakalar said that there was some clarification about the community gardens being in perpetuity. Previously, the State had required that this be done, but this is no longer the case. This current resolution is for ten years. If the City has a project like a school or a housing project it would be required to replace the garden square footage only for the amount of time left on the lease.

Council member Blunt joined the meeting at 6:21 p.m.

Ms. Bakalar went on to explain that if the City needed to take the property for a project, the City would be obligated to find 2,000 sq. feet of space for the community garden for the remainder of the ten year lease.

Organization structure would be working with the Land Trust. Many people think that the City will be selling the parcel to the Land Trust. This is incorrect. The City will retain ownership of the parcel and the contract language has been changed to reflect this. When the Land Trust does work, they will invoice Mr. Carroll's office. This would cover something like fencing and possibly sidewalk funding. Mr. Carroll will be working with the land trust to make sure the sidewalks are up to City standards. The budgets have been refined to account for bid adjustments.

Chairman Paoletto said that there was never anyone who was opposed to this project, but through Council Member Valle's work and diligence, many of the questions have been answered about this project. He said that he would like to commend Ms. Valle for her diligence in this project.

Council Member de Para asked about water lines. Ms. Bakalar said that there would be water lines and some already have water lines installed. Mr. Carroll's team would make decisions and there has been a budget allocated for this. Those sites that have water lines will have evaluations done to relocate the lines to better places.

Council Member Holloway said that in the 1980's and now, there were 8 community gardens and now 7 of these are gone. There were many groups like the Cambodians and the Viet Nameese who used these gardens but development has taken most of the plots.

Council Member Holloway said that he believe that these were a wonderful for the community. He also asked who would be responsible for the water bill. Ms. Bakalar replied that the group would be going to the WPCA about this. Council Member Holloway said that most of the plots were non-conforming building lots.

Council Member Lyon asked about the soil testing and grant funding. There has been some testing to establish the fact that the soil is not contaminated. Ongoing maintenance is something that the Land Trust has agreed to take care of with their funds. Most of the initial funding will be spent around upgrading the plots with fencing, water, and sidewalk repairs.

One of the gardeners present said that she had tested the soil on her plot at her own expense and that the soil in her plot was fine, but the soil near the road was contaminated.

Council Member Valle thanked former Council Member Mulligan for contacting Ms. Bakalar, because the project would have died without Ms. Bakalar's help. Council Member Valle said that there is an issue with Gregory Street, which was not on the list of plots. She said that there was an existing garden at the Gregory Street site.

**** COUNCIL MEMBER SANTIAGO MOVED TO APPROVE AGENDA ITEM 26-07 THE SUBMISSION OF GRANT RE: COMMUNITY GARDENS PARTNERSHIP/DEP GRANT WITH BRIDGEPORT LAND TRUST.**

**** COUNCIL MEMBER LYON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested this be put on the consent calendar.

32-07 Beardsley Park Improvement Project – State of Connecticut office of Policy And Management.

Ms. Bakalar said that in December she had been asked by Mayor Finch to track some requests for funding for Beardsley Park to prevent further accidents in the future. Mr. Genuario and Mr. Williams were principle sponsors on the State level.

The request includes extending the wooden guardrails to where the old tennis courts were. The water is much calmer and shallower there. There was also a request to demolish the old concession stand and expand and repave the parking lot. Any additional funding dollars would be used for benches and informational signs. Mr. Carroll pointed

out that this proposal had not gone to the Parks Commission. Ms. Bakalar said that the proposal was written in such a way that the Parks Commission could order the priorities.

Chairman Paoletto said that everyone was familiar with the recent deaths there and other deaths that had happened in the past. Chairman Paoletto said that he was pleased because he realized that many other people use the park other than the residents of his district.

Council Member Walsh asked if there were any plans in the future for the concession stand. Mr. Carroll said that the first concession stand in Seaside Park was doing okay and a second one will be opening at Seaside. Mr. Carroll said that because of the lack of parking, the concession stand at Beardsley never did well. There was a discussion about this issue.

**** COUNCIL MEMBER DE PARA MOVED TO APPROVE AGENDA 32-07 BEARDSLEY PARK IMPROVEMENT PROJECT – STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT.**

**** COUNCIL MEMBER LYON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

33-07 Grant Submission: Regional Public Health Preparedness Plan.

This grant is from the State Department of Public Health for the City to work on mass vaccination/quarantine and evacuation planning. There is a requirement that the State create detailed plans for this. Dr. Evans wishes to apply for these funds. This will be done on a regional approach. She then listed the communities involved and said it would be \$80,000/year for three years for the communities listed.

Council Member Blunt then asked Ms. Bakalar if this was a new plan or an upgraded plan. Ms. Bakalar said that there were requirements to advance the original basic plans. She said that she believed that this basic plan needed to be expanded.

Chairman Paoletto said that he was familiar with this preparedness plan.

Council Member Colon said that she had participated in a program this past week on Emergency Preparedness and that she was looking forward to working on this program in the future.

**** COUNCIL MEMBER DE PARA MOVED TO APPROVE AGENDA ITEM 33-07 GRANT SUBMISSION: REGIONAL PUBLIC HEALTH PREPAREDNESS PLAN.**

**** MR. CROWE SECONDED.**

**** THE MOTION PASSED WITH SIX IN FAVOR (PAOLETTO, DE PARA, VALLE, CROWE, LYON AND SANTIAGO) AND ONE ABSTENTION (BLUNT).**

Chairman Paoletto said that he would like to thank Ms. Bakalar for her hard work and said that she will be greatly missed. Ms. Bakalar said that she has really enjoyed working with everyone and that she would be nearby. Ms. Bakalar said that she would be happy to help out in anyway that she could.

28-07 A RESOLUTION RE: THE SALE OF 50/100 FOOT SECTION OF BRUSH STREET TO SANTO'S FOUNDATION FOR \$1.00.

Mr. Nidol, Director of Planning for the City came forward to address the committee in place of Atty. Howlett, who was not able to be present at the meeting.

Mr. Nidol said that the abutting property owners actually own the land underneath the City streets.

Mr. Nidol said that he has been told that he could not abandon a portion of a street without a public benefits test. It can not be for economic gain. The policy has been approved by the Council. In years past, Mr. Nidol said that the City did not follow this, but during the last four years, the he has been working, the City not been allowed to do a street abandonment.

Council Member Holloway said that he agreed with Mr. Nidol. He then distributed folders to the members of the Committees with several documents enclosed. He said there have been several cases where the property owners have built houses and have been required to improve the land. He then reviewed the printouts of photographs in the folder with the Committee. He said that he disagreed with Atty. Howlett's opinion.

Atty. Trachtenburg came forward and said that this was a procedural and not necessarily undoable. Council Member Holloway said that they sell the street. Mr. Nidol said that the City does not actually own the streets, but only has surface rights. The property owners own the land under the street to the center line. The current resolution states that the City would be "sell" the 50/100" section of Brush Street to Santos.

Chairman Paoletto asked what the best way to handle this would be. It was suggested that the resolution be rewritten and the word "sell" removed.

**** COUNCIL MEMBER BLUNT MOVED TO WITHDRAW 28-07 A RESOLUTION RE: THE SALE OF 50/100 FOOT SECTION OF BRUSH STREET TO SANTO'S FOUNDATION FOR \$1.00.**

**** COUNCIL MEMBER DE PARA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

30-07 – REQUEST TO APPROVE 2009-2010 CITIZEN’S UNION’S COMMITTEE

Alanna Kabel, Deputy CAO for Housing and Community Development came forward to address the Committee. It is time to appoint a new Citizen’s Union. Ms. Kabel said that the Citizen’s Union was in the Charter. The various districts appoint a member and then the district representative appoint other members. Ms. Kabel then explained how important this was. A plan needs to be submitted to HUD by May 15th. Council President McCarthy said that it would be good to send the names of the appointment to Mr. White, Ms. Kabel and himself, just to be sure.

Council Member Lyon said that the current president was willing to continue and requested that her own name be corrected from “Marie” to “Michelle”.

Council Member Holloway said that for the last 14 years he has been on this committee. He said that most cities have done away with citizen’s unions, because the City Council overrides it. Council Member Holloway said that the Federal government does not recognize this group. Ms. Kabel said that HUD encourages community participation. Council Member Holloway said that the Citizen’s Union’s are usually ignored. People are nominated to come to the Board to work on a project, but the final decision is up to the Council. Discussion of this and the related details followed.

Council Member Valle said that she had heard from others that the Citizen’s Union members had put a lot of work and time into their projects but then the Council does not take the issue into consideration. Council Member Valle then requested a calendar of the Union meetings in advance.

Council Member Walsh said that he agreed with Council Member Holloway for the most part. He said that his district members felt that it was a waste of time.

Council Member Lyon said that in listening to everyone’s comments, she had heard similar concerns from constituents about this. Council Member Lyon said that she would be working to obtain some CDBG funding for the youth.

Council Member Blunt said that for the sake of clarification, he wished to know what would replace that body. Ms. Kabel said that in Norwalk there are a number of public hearings held about CDBG issues. The Norwalk Council then appoints a joint committee to review the applications. HUD requires the community input.

Council Member Holloway said that he had been speaking with his colleagues around the country and many cities had citizen’s unions. Eventually, the cities got rid of the citizen’s union and worked directly with the staff. Discussion followed.

**** COUNCIL MEMBER DE PARA MOVED TO APPROVE AGENDA ITEM 30-07 – REQUEST TO APPROVE 2009-2010 CITIZEN’S UNION’S COMMITTEE
** COUNCIL MEMBER VALLE SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that this item be put on the consent calendar.

39-07 A resolution regarding use of space on Arthur Street, as storage, by Black Rock Community Council.

Council Member Brannelly explained that there was more work to be done on this bill. She requested that the agenda item be tabled at this time.

**** COUNCIL MEMBER CROWE AND COUNCIL MEMBER BRANNELLY MOVED TO TABLE AGENDA ITEM 39-07 A RESOLUTION REGARDING USE OF SPACE ON ARTHUR STREET, AS STORAGE, BY BLACK ROCK COMMUNITY COUNCIL.
** COUNCIL MEMBER DE PARA SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

34-07 A PROPOSED RESOLUTION RE: PILOT FOR DEVELOPMENT OF 323 FAIRFIELD AVENUE.

Mr. Lavernoich and Mr. Bill Coleman from Economic Planning and Zoning came forward to address the Committee about this issue. Mr. Kuchma was also present representing the developer. Mr. Lavernoich said that the project was about 130,000 square feet and the largest new construction in downtown Bridgeport in twenty year. This PILOT is consistent with the PILOTS approved by the Council in the past. Residential units would pay \$2/sq ft for the first few years, and then \$3/sq ft. after that. The Community Preservation Corporation is interested in financing this project.

Council Member Valle left the meeting at 7:41 p.m.

At the present time, it would be very difficult to get commercial lenders to finance a project. Mr. Lavernoich then reviewed the details of the financing and why it is being handled in the manner that it is. The project would include work force housing and available to those who earn up to 80% of the median income, which is \$64,000. This would be nine units and approximately 10% of the units.

Mr. Lavernoich then reviewed the Bridgeport contractors that would be involved in the project.

This PILOT is different in that it has a time frame for completion of the project. Taxes generated for the first five years would be \$250,000 per year.

Mr. Kuchma came forward and said that this was a situation that his development company did not expect. It was their intention to start the project with their money and then put the bank commitments in place. He then reviewed the financial situation and said that Citibank had agreed to financing. Citibank began to report billions of dollars in losses. Citibank then told Mr. Kuchma that they could not finance his project because they were no longer doing construction loans of any type. Mr. Kuchma said that his company had no reason to believe that the loan would not be honored. Banks are not loaning, in some cases, not at all, and in others, very restricted amounts.

Chairman Paoletto asked about the rate of the square footage. Mr. Lavernoich explained they were projecting \$5/sq ft.

Council Member Walsh said that he would rather focus on the ordinance on hand. Council Member Walsh said that he had made copies of the ordinance and distributed them to the Committee members.

Council Member Walsh said that he did not see any uniformity or consistency in the projects as required in 3.20.020. Mr. Lavernoich said that a letter has been received from the developers and that the financial situation was clear.

Council Member Walsh then pointed out that Section 3.20.030 Eligibility Criteria states “residential, if not rental use or low and moderate income (as defined by U.S. Dept. of H.U.D.) owner occupied units”. Council Member Walsh said that this requirement was only for owner occupied and that it was only for low income units, not all the units in a project. Mr. Lavernoich said that his office did not read the language of the code the same way that Council Member Walsh did.

Council Member Walsh then said that he did not believe that the H.U.D. definition of the affordable units would be 80% of the median income.

Mr. Coleman then reviewed the details of the Jefferson School and other projects, which Council Member Walsh had deemed as “losses”. Discussion about this followed.

Ms. McKeown said that her company saw Bridgeport as an emerging market. She then gave a brief history of her company’s track record in Bridgeport. She said that there has already been 16 million dollars invested into the project and that it would be a major loss for the City. She said that it would be important to move this project forward.

Mr. Lavernoich said that he would be willing to draft an amended ordinance, or a change in the code regarding Payment in Lieu of Taxes to be approved by the council.

Atty. Trachtenburg said that she appreciated the background information given by Mr. Kuchma. She said that while Council Member Walsh was correct about his first construction theory, but subsequent theories were not necessarily correct. She said that affordable was affordable regardless of whether it was coming from the developer's money or from H.U.D. It was also pointed out that the word "precedent" should not have been used and that she did not believe it was included in the State ordinance. Atty. Trachtenburg said that she believed it was the Council's understanding that the owner occupied terms were inserted by the Council to prevent the units from being purchased and rented out and later sold with a profit from the PILOT break.

Council Member Walsh then asked about the minorities. Mr. Kuchma said that currently the crews that are working on site were over fifty percent minorities. He invited the Council members to drive by at any time to talk to the workers.

Council Member Walsh pointed out that Mr. Kuchma has not interviewed the minority contractors. He said that the PILOT was not developed to bail out a developer. Mr. Kuchma said that he was not bailing out.

Mr. Kuchma said that over 20 years ago, the City had purchased the parcel had been purchased by the City and the structure demolished. Mr. Kuchma said that he did not feel that it was being started at the wrong time. The request for the PILOT was a product of the sudden downward spiral of the home equity and housing market. He said that he believed that if this was an easy project, it would have been completed long ago.

Council Member Blunt said that while he recognized Mr. Kuchma's commitment to the City, but also stated that this project may have been hit by the perfect storm. He then asked what the time line was. Mr. Kuchma then explained that a bridge loan would be needed and that if work stopped now, the work already done would deteriorate. The work has continued on the project, but a recent newspaper article has claimed that the work stopped. There are several businesses interested in commercial space that the project will have.

Council Member Blunt then asked what the worse case scenario was. Mr. Kuchma said that the lenders will be looking at this project and gauging their response from the City's response to this PILOT request. Council Member Blunt asked about the affordable housing, which would be buyer subsidized. Ms. McKeown explained that that adding more units would destroy the narrow return margin that a developer receives on those units. She said that there is a very modest return for the developer and that her company looks at it as a community mission.

Council Member Walsh said that Council Member Blunt should do his own due diligence regarding the funding rather than taking what is being said at the meeting at face value.

Council Member Brannelly then had several questions about the project and whether it would be possible to talk about other alternatives for this project. Mr. Lavernoich said that while there are many discussions going on about the various options for home owners and such, however for this particular project, there is no alternative. He said that he did not know any other way, other than changing the ordinance. He added that a revision of this ordinance had been proposed and but the former Mayor had not put a high priority on the issue.

Council Member de Para asked about the possible amendment language regarding the power that the municipality has to grant Payment in Lieu of taxes by referencing CGS 7-498. Atty. Trachtenburg said that she did not have that particular statute, but that it was much broader than the city ordinance.

Council President McCarthy asked Mr. Kuchma to provide a report on the minority contractors. He also said that Mr. Kuchma had put his money on the table and that if ever Bridgeport was to give someone a break, it should be Mr. Kuchma.

Council Member Walsh asked Atty. Trachtenburg about whether the State laws trumps the City's law.

**** COUNCIL MEMBER DE PARA MOVED TO AMEND THE RESOLUTION AS FOLLOWS FROM:**

WHEREAS, BIJOU SQUARE, LLC (BIJOU) A DEVELOPER OF COMMERCIAL REAL ESTATE IN BRIDGEPORT, HAS COMMENCED CONSTRUCTION ON A MIXED USE PROJECT AT 323 FAIRFIELD AVENUE, A PROPERTY ALSO CURRENTLY OR FORMERLY KNOWN AS 188 CANNON STREET (THE PROPERTY); AND

WHEREAS, THE MIXED USE PROJECT THAT BIJOU HAS UNDERTAKEN ON THE PROPERTY INVOLVES 84 RESIDENTIAL CONDOMINIUM UNITS, MORE OR LESS, AND APPROXIMATELY 10,000 SQUARE FEET OF COMMERCIAL SPACE, ALL AT A TOTAL ESTIMATED COST IN EXCESS OF \$25 MILLION; AND

WHEREAS, THE PROJECT IS DESIRABLE TO THE CITY BASED ON ITS POTENTIAL TO CREATE ADDITIONAL MARKET RATE HOUSING AND MODERN RETAIL SPACE OPPORTUNITIES IN THE DOWNTOWN AREA; AND

WHEREAS, THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) HAS DETERMINED THAT THE PROJECTED LEVEL OF FUTURE

PROPERTY TAX OBLIGATIONS ON THE CONDOMINIUMS WOULD IMPACT THE MARKETABILITY OF THOSE TO THE EXTENT THAT BIJOU WOULD NOT BE ABLE TO SECURE ADEQUATE CONSTRUCTION FINANCING FOR THE PROJECT AT ANY TIME IN THE NEAR FUTURE AND WOULD DRAMATICALLY INCREASE THE RISK OF THE PROJECT; AND

WHEREAS, BIJOU HAS AGREED TO DEDICATE NINE (9) OF THE UNITS TO HOUSEHOLDS WHOSE INCOME IS AT OR LESS THAN 80% OF AREA MEDIAN INCOME AT THE TIME OF SALE; AND

WHEREAS, IN LIGHT OF THE ABOVE, BIJOU HAS REQUESTED THE CITY'S CONSIDERATION OF A PAYMENT IN LIEU OF TAXES AGREEMENT (PILOT) AGREEMENT; AND

WHEREAS, SECTION 3.20 OF THE BRIDGEPORT MUNICIPAL CODE ALLOWS FOR THE CITY TO ENTER INTO SUCH AN AGREEMENT:

NOW THEREFORE BE IT RESOLVED,

THE MAYOR AND/OR THE DIRECTOR OF THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT ARE AUTHORIZED TO NEGOTIATE AND EXECUTE A PILOT AGREEMENT WITH BIJOU SQUARE LLC OR A COMMONLY OWNED ENTITY ON BEHALF OF THE CITY OF BRIDGEPORT, SUCH AGREEMENT TO BE CONSISTENT WITH THIS RESOLUTION AND THE RECOMMENDATIONS CONTAINED IN THE JANUARY 30, 2008 COMMUNICATION FROM THE NATIONAL DEVELOPMENT COUNCIL.

FURTHER BE IT RESOLVED,

1) THE PERIOD OF THE AGREEMENT WILL BE 7 YEARS, AND WILL STIPULATE THAT THE INDIVIDUAL CONDOMINIUM UNITS WILL MAKE AN ANNUAL PILOT TO THE CITY OF BRIDGEPORT OF \$2.00 PER SQUARE FOOT FOR YEARS 1 THROUGH 5, AND AN ANNUAL PILOT OF \$3.00 PER SQUARE FOOT FOR YEARS 6 AND 7 .

2. THE ANNUAL PILOT FOR THE INDIVIDUAL UNITS WILL BE DUE IN TWO INSTALLMENTS, EFFECTIVE JULY 1, 2009. BIJOU WILL BE RESPONSIBLE FOR CONSTRUCTION PHASE PROPERTY TAXES IN ACCORDANCE WITH THE NORMAL ASSESSMENT AND LEVY PRACTICES OF THE CITY OF BRIDGEPORT. BIJOU WILL BE RESPONSIBLE FOR THE PILOT OBLIGATION OF ANY UNIT NOT COMPLETED AND SOLD PRIOR TO JULY 1, 2009, UNTIL THE UNIT IS SOLD.

3) THE COMMERCIAL SPACE IN THE PROJECT WILL BE SUBJECT TO THE NORMAL ASSESSMENT AND LEVY PRACTICES OF THE CITY OF BRIDGEPORT AND WILL NOT BE SUBJECT TO A PILOT.

4) BIJOU WILL BE REQUIRED TO PROVIDE NINE (9) AFFORDABLE CONDOMINIUM UNITS IN THE PROJECT, WHICH SHALL BE A CONDITION CONTAINED IN THE PILOT AGREEMENT AND GUARANTEED VIA DEED RESTRICTION OR OTHER MEANS ACCEPTABLE TO THE OPED DIRECTOR AND THE CITY ATTORNEY.

TO:

WHEREAS, BIJOU SQUARE, LLC (BIJOU) A DEVELOPER OF COMMERCIAL REAL ESTATE IN BRIDGEPORT, HAS COMMENCED CONSTRUCTION ON A MIXED USE PROJECT AT 323 FAIRFIELD AVENUE, A PROPERTY ALSO CURRENTLY OR FORMERLY KNOWN AS 188 CANNON STREET (THE PROPERTY); AND

WHEREAS, THE MIXED USE PROJECT THAT BIJOU HAS UNDERTAKEN ON THE PROPERTY INVOLVES 84 RESIDENTIAL CONDOMINIUM UNITS, MORE OR LESS, AND APPROXIMATELY 10,000 SQUARE FEET OF COMMERCIAL SPACE, ALL AT A TOTAL ESTIMATED COST IN EXCESS OF \$25 MILLION; AND

WHEREAS, THE PROJECT IS DESIRABLE TO THE CITY BASED ON ITS POTENTIAL TO CREATE ADDITIONAL MARKET RATE HOUSING AND MODERN RETAIL SPACE OPPORTUNITIES IN THE DOWNTOWN AREA; AND

WHEREAS, THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) HAS DETERMINED THAT THE PROJECTED LEVEL OF FUTURE PROPERTY TAX OBLIGATIONS ON THE CONDOMINIUMS WOULD IMPACT THE MARKETABILITY OF THOSE TO THE EXTENT THAT BIJOU WOULD NOT BE ABLE TO SECURE ADEQUATE CONSTRUCTION FINANCING FOR THE PROJECT AT ANY TIME IN THE NEAR FUTURE AND WOULD DRAMATICALLY INCREASE THE RISK OF THE PROJECT; AND

WHEREAS, BIJOU HAS AGREED TO DEDICATE NINE (9) OF THE UNITS TO HOUSEHOLDS WHOSE INCOME IS AT OR LESS THAN 80% OF AREA MEDIAN INCOME AT THE TIME OF SALE; AND

WHEREAS, IN LIGHT OF THE ABOVE, BIJOU HAS REQUESTED THE CITY'S CONSIDERATION OF A PAYMENT IN LIEU OF TAXES AGREEMENT (PILOT) AGREEMENT; AND

WHEREAS, SECTION 7-498 OF THE CONNECTICUT GENERAL STATUTES ALLOWS FOR THE CITY TO ENTER INTO SUCH AN AGREEMENT:

NOW THEREFORE BE IT RESOLVED,

THE MAYOR AND/OR THE DIRECTOR OF THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT ARE AUTHORIZED TO NEGOTIATE AND EXECUTE A PILOT AGREEMENT WITH BIJOU SQUARE LLC OR A COMMONLY OWNED ENTITY ON BEHALF OF THE CITY OF BRIDGEPORT, SUCH AGREEMENT TO BE CONSISTENT WITH THIS RESOLUTION AND THE RECOMMENDATIONS CONTAINED IN THE JANUARY 30,2008 COMMUNICATION FROM THE NATIONAL DEVELOPMENT COUNCIL.

FURTHER BE IT RESOLVED,

1) THE PERIOD OF THE AGREEMENT WILL BE 7 YEARS, AND WILL STIPULATE THAT THE INDIVIDUAL CONDOMINIUM UNITS WILL MAKE AN ANNUAL PILOT TO THE CITY OF BRIDGEPORT OF \$2.00 PER SQUARE FOOT FOR YEARS 1 THROUGH 5, AND AN ANNUAL PILOT OF \$3.00 PER SQUARE FOOT FOR YEARS 6 AND 7 .

2) THE ANNUAL PILOT FOR THE INDIVIDUAL UNITS WILL BE DUE IN TWO INSTALLMENTS, EFFECTIVE JULY 1, 2009. BIJOU WILL BE RESPONSIBLE FOR CONSTRUCTION PHASE PROPERTY TAXES IN ACCORDANCE WITH THE NORMAL ASSESSMENT AND LEVY PRACTICES OF THE CITY OF BRIDGEPORT. BIJOU WILL BE RESPONSIBLE FOR THE PILOT OBLIGATION OF ANY UNIT NOT COMPLETED AND SOLD PRIOR TO JULY 1, 2009, UNTIL THE UNIT IS SOLD.

3) THE COMMERCIAL SPACE IN THE PROJECT WILL BE SUBJECT TO THE NORMAL ASSESSMENT AND LEVY PRACTICES OF THE CITY OF BRIDGEPORT AND WILL NOT BE SUBJECT TO A PILOT.

4) BIJOU WILL BE REQUIRED TO PROVIDE NINE (9) AFFORDABLE CONDOMINIUM UNITS IN THE PROJECT, WHICH SHALL BE A CONDITION CONTAINED IN THE PILOT AGREEMENT AND GUARANTEED VIA DEED RESTRICTION OR OTHER MEANS ACCEPTABLE TO THE OPED DIRECTOR AND THE CITY ATTORNEY.

**** COUNCIL MEMBER SANTIAGO SECONDED.**

Council Member Walsh stated that he was surprised at this and felt that this would be illegal. He also said that Mr. Lavernoich would be responsible for explaining to the Bridgeport residents why they were not going to get a \$600 tax refund. Mr. Lavernoich said that the tax rebate was a totally different issue and that his office had never been involved in anything illegal.

Council Member Walsh left the meeting at 8:55 p.m.

Council President McCarthy said that he would advise that the Committee seek the City Attorney's opinion on the entire package before bringing it to the Council.

Council Member Lyon said that she would be reluctant to vote on it until she sees some clarification on the issue so that she could explain this to her constituents.

**** THE MOTION TO AMEND PASSED UNANIMOUSLY.**

Atty. Trachtenburg pointed out that the project was already underway and therefore the City requirement regarding Minority Contractor's had not applied.

Atty. Trachtenburg the suggested following #1-4 adding two additional conditions with the following language:

5) Bijou, shall, with future contracts not yet awarded on this particular project, comply with City Ordinance sub section 3.20.030 (E) (F) and (G) and the best efforts to comply with the current City's MBE. Ordinance.

6) This is subject to the City Attorney's office tendering of a satisfactory legal opinion to the entire Council prior to referral to the full Council.

**** COUNCIL MEMBER DE PARA MOVED TO AMEND THE RESOLUTION AS FOLLOWS:**

WHEREAS, BIJOU SQUARE, LLC (BIJOU) A DEVELOPER OF COMMERCIAL REAL ESTATE IN BRIDGEPORT, HAS COMMENCED CONSTRUCTION ON A MIXED USE PROJECT AT 323 FAIRFIELD AVENUE, A PROPERTY ALSO CURRENTLY OR FORMERLY KNOWN AS 188 CANNON STREET (THE PROPERTY); AND

WHEREAS, THE MIXED USE PROJECT THAT BIJOU HAS UNDERTAKEN ON THE PROPERTY INVOLVES 84 RESIDENTIAL CONDOMINIUM UNITS, MORE OR LESS, AND APPROXIMATELY 10,000 SQUARE FEET OF COMMERCIAL SPACE, ALL AT A TOTAL ESTIMATED COST IN EXCESS OF \$25 MILLION; AND

WHEREAS, THE PROJECT IS DESIRABLE TO THE CITY BASED ON ITS POTENTIAL TO CREATE ADDITIONAL MARKET RATE HOUSING AND MODERN RETAIL SPACE OPPORTUNITIES IN THE DOWNTOWN AREA; AND

WHEREAS, THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) HAS DETERMINED THAT THE PROJECTED LEVEL OF FUTURE PROPERTY TAX OBLIGATIONS ON THE CONDOMINIUMS WOULD IMPACT THE MARKETABILITY OF THOSE TO THE EXTENT THAT BIJOU WOULD NOT BE ABLE TO SECURE ADEQUATE CONSTRUCTION FINANCING FOR THE PROJECT AT ANY TIME IN THE NEAR FUTURE AND WOULD DRAMATICALLY INCREASE THE RISK OF THE PROJECT; AND

WHEREAS, BIJOU HAS AGREED TO DEDICATE NINE (9) OF THE UNITS TO HOUSEHOLDS WHOSE INCOME IS AT OR LESS THAN 80% OF AREA MEDIAN INCOME AT THE TIME OF SALE; AND

WHEREAS, IN LIGHT OF THE ABOVE, BIJOU HAS REQUESTED THE CITY'S CONSIDERATION OF A PAYMENT IN LIEU OF TAXES AGREEMENT (PILOT) AGREEMENT; AND

WHEREAS, SECTION 7-498 OF THE CONNECTICUT GENERAL STATUTES ALLOWS FOR THE CITY TO ENTER INTO SUCH AN AGREEMENT:

NOW THEREFORE BE IT RESOLVED,

THE MAYOR AND/OR THE DIRECTOR OF THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT ARE AUTHORIZED TO NEGOTIATE AND EXECUTE A PILOT AGREEMENT WITH BIJOU SQUARE LLC OR A COMMONLY OWNED ENTITY ON BEHALF OF THE CITY OF BRIDGEPORT, SUCH AGREEMENT TO BE CONSISTENT WITH THIS RESOLUTION AND THE RECOMMENDATIONS CONTAINED IN THE JANUARY 30,2008 COMMUNICATION FROM THE NATIONAL DEVELOPMENT COUNCIL.

FURTHER BE IT RESOLVED,

1) THE PERIOD OF THE AGREEMENT WILL BE 7 YEARS, AND WILL STIPULATE THAT THE INDIVIDUAL CONDOMINIUM UNITS WILL MAKE AN ANNUAL PILOT TO THE CITY OF BRIDGEPORT OF \$2.00 PER SQUARE FOOT FOR YEARS 1 THROUGH 5, AND AN ANNUAL PILOT OF \$3.00 PER SQUARE FOOT FOR YEARS 6 AND 7 .

2) THE ANNUAL PILOT FOR THE INDIVIDUAL UNITS WILL BE DUE IN TWO INSTALLMENTS, EFFECTIVE JULY 1, 2009. BIJOU WILL BE RESPONSIBLE FOR CONSTRUCTION PHASE PROPERTY TAXES IN ACCORDANCE WITH THE NORMAL ASSESSMENT AND LEVY PRACTICES OF THE CITY OF BRIDGEPORT. BIJOU WILL BE RESPONSIBLE FOR THE PILOT OBLIGATION OF ANY UNIT NOT COMPLETED AND SOLD PRIOR TO JULY 1, 2009, UNTIL THE UNIT IS SOLD.

3) THE COMMERCIAL SPACE IN THE PROJECT WILL BE SUBJECT TO THE NORMAL ASSESSMENT AND LEVY PRACTICES OF THE CITY OF BRIDGEPORT AND WILL NOT BE SUBJECT TO A PILOT.

4) BIJOU WILL BE REQUIRED TO PROVIDE NINE (9) AFFORDABLE CONDOMINIUM UNITS IN THE PROJECT, WHICH SHALL BE A CONDITION CONTAINED IN THE PILOT AGREEMENT AND GUARANTEED VIA DEED RESTRICTION OR OTHER MEANS ACCEPTABLE TO THE OPED DIRECTOR AND THE CITY ATTORNEY.

TO:

WHEREAS, BIJOU SQUARE, LLC (BIJOU) A DEVELOPER OF COMMERCIAL REAL ESTATE IN BRIDGEPORT, HAS COMMENCED CONSTRUCTION ON A MIXED USE PROJECT AT 323 FAIRFIELD AVENUE, A PROPERTY ALSO CURRENTLY OR FORMERLY KNOWN AS 188 CANNON STREET (THE PROPERTY); AND

WHEREAS, THE MIXED USE PROJECT THAT BIJOU HAS UNDERTAKEN ON THE PROPERTY INVOLVES 84 RESIDENTIAL CONDOMINIUM UNITS, MORE OR LESS, AND APPROXIMATELY 10,000 SQUARE FEET OF COMMERCIAL SPACE, ALL AT A TOTAL ESTIMATED COST IN EXCESS OF \$25 MILLION; AND

WHEREAS, THE PROJECT IS DESIRABLE TO THE CITY BASED ON ITS POTENTIAL TO CREATE ADDITIONAL MARKET RATE HOUSING AND MODERN RETAIL SPACE OPPORTUNITIES IN THE DOWNTOWN AREA; AND

WHEREAS, THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) HAS DETERMINED THAT THE PROJECTED LEVEL OF FUTURE PROPERTY TAX OBLIGATIONS ON THE CONDOMINIUMS WOULD IMPACT THE MARKETABILITY OF THOSE TO THE EXTENT THAT BIJOU WOULD NOT BE ABLE TO SECURE ADEQUATE CONSTRUCTION FINANCING FOR THE PROJECT AT ANY TIME IN THE NEAR FUTURE AND WOULD DRAMATICALLY INCREASE THE RISK OF THE PROJECT; AND

WHEREAS, BIJOU HAS AGREED TO DEDICATE NINE (9) OF THE UNITS TO HOUSEHOLDS WHOSE INCOME IS AT OR LESS THAN 80% OF AREA MEDIAN INCOME AT THE TIME OF SALE; AND

WHEREAS, IN LIGHT OF THE ABOVE, BIJOU HAS REQUESTED THE CITY'S CONSIDERATION OF A PAYMENT IN LIEU OF TAXES AGREEMENT (PILOT) AGREEMENT; AND

WHEREAS, SECTION 7-498 OF THE CONNECTICUT GENERAL STATUTES ALLOWS FOR THE CITY TO ENTER INTO SUCH AN AGREEMENT:

NOW THEREFORE BE IT RESOLVED,

THE MAYOR AND/OR THE DIRECTOR OF THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT ARE AUTHORIZED TO NEGOTIATE AND EXECUTE A PILOT AGREEMENT WITH BIJOU SQUARE LLC OR A COMMONLY OWNED ENTITY ON BEHALF OF THE CITY OF BRIDGEPORT, SUCH AGREEMENT TO BE CONSISTENT WITH THIS RESOLUTION AND THE RECOMMENDATIONS CONTAINED IN THE JANUARY 30,2008 COMMUNICATION FROM THE NATIONAL DEVELOPMENT COUNCIL.

FURTHER BE IT RESOLVED,

1) THE PERIOD OF THE AGREEMENT WILL BE 7 YEARS, AND WILL STIPULATE THAT THE INDIVIDUAL CONDOMINIUM UNITS WILL MAKE AN ANNUAL PILOT TO THE CITY OF BRIDGEPORT OF \$2.00 PER SQUARE FOOT FOR YEARS 1 THROUGH 5, AND AN ANNUAL PILOT OF \$3.00 PER SQUARE FOOT FOR YEARS 6 AND 7 .

2) THE ANNUAL PILOT FOR THE INDIVIDUAL UNITS WILL BE DUE IN TWO INSTALLMENTS, EFFECTIVE JULY 1, 2009. BIJOU WILL BE RESPONSIBLE FOR CONSTRUCTION PHASE PROPERTY TAXES IN ACCORDANCE WITH THE NORMAL ASSESSMENT AND LEVY PRACTICES OF THE CITY OF BRIDGEPORT. BIJOU WILL BE RESPONSIBLE FOR THE

PILOT OBLIGATION OF ANY UNIT NOT COMPLETED AND SOLD PRIOR TO JULY 1, 2009, UNTIL THE UNIT IS SOLD.

3) THE COMMERCIAL SPACE IN THE PROJECT WILL BE SUBJECT TO THE NORMAL ASSESSMENT AND LEVY PRACTICES OF THE CITY OF BRIDGEPORT AND WILL NOT BE SUBJECT TO A PILOT.

4) BIJOU WILL BE REQUIRED TO PROVIDE NINE (9) AFFORDABLE CONDOMINIUM UNITS IN THE PROJECT, WHICH SHALL BE A CONDITION CONTAINED IN THE PILOT AGREEMENT AND GUARANTEED VIA DEED RESTRICTION OR OTHER MEANS ACCEPTABLE TO THE OPED DIRECTOR AND THE CITY ATTORNEY.

5) BIJOU, SHALL, WITH FUTURE CONTRACTS NOT YET AWARDED ON THIS PARTICULAR PROJECT, COMPLY WITH CITY ORDINANCE SUB SECTION 3.20.030 (E) (F) AND (G) AND THE BEST EFFORTS TO COMPLY WITH THE CURRENT CITY'S MBE. ORDINANCE.

6) THIS IS SUBJECT TO THE CITY ATTORNEY'S OFFICE TENDERING OF A SATISFACTORY LEGAL OPINION TO THE ENTIRE COUNCIL PRIOR TO REFERRAL TO THE FULL COUNCIL.

**** COUNCIL MEMBER CROWE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER DE PARA MOVED TO APPROVE 34-07 A PROPOSED RESOLUTION RE: PILOT FOR DEVELOPMENT OF 323 FAIRFIELD AVENUE AS AMENDED.**

**** COUNCIL MEMBER SANTIAGO SECONDED.**

**** THE MOTION PASSED WITH FIVE IN FAVOR (PAOLETTO, DE PARA, CROWE, BLUNT AND SANTIAGO) AND ONE OPPOSED (LYON).**

Council Member Blunt said that he was feeling the same type of pressure from constituents. He said that he had to be as objective as possible and he thought it would be a worthwhile project.

Mr. Kuchma said that he thought the amount of the taxes could reduce taxes by \$600 for 50,000 residents. He said that this was an immediate assistance for everyone, not just the purchasers of the property.

Mr. Lavernoch said that his office has never taken this type of request lightly. He said that his office goes to great length on this type of research.

Chairman Paoletto said that Mr. Lavernoich had worked hard on this project and that there never was a legal problem with the PILOT request.

ADJOURNMENT

**** COUNCIL MEMBER DE PARA MOVED TO ADJOURN.**

**** COUNCIL MEMBER SANTIAGO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE
of the CITY COUNCIL
WEDNESDAY, APRIL 2, 2008
6:00 p.m.

ATTENDANCE: Council members: Paoletto, dePara, Lyons (arrived 6:35 p.m.),
Santiago, Valle, Crowe,
OTHERS PRESENT: Council members: Martinez, Colon
Council President: McCarthy
ABSENT: Council members: Blunt
OTHER(s): Ed Lavernoich, City Attorney Mark Anastasi

Council member Paoletto called the meeting to order at 6:04 p.m.

Approval of Minutes February 20, 2008
** COUNCIL MEMBER VALLE MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

Council member Paoletto stated that Angie Staltaro was present to address all three Neighborhood Revitalization Zones.

44-07 Black Rock Neighborhood Revitalization Zone
45-07 West Side Neighborhood Revitalization Zone
46-07 South End Neighborhood Revitalization Zone.

Ms. Staltaro referred to the packets distributed. She stated that the attachment reflected the maps that outlined the Black Rock Neighborhood Revitalization Zone, West Side Neighborhood Revitalization Zone and the South End Neighborhood Revitalization Zone, noting that all three were adjacent to each other. She explained that they brought the boundaries forward earlier in the planning stages and Black Rock wanted PT Barnum and Captains Cove included in the NRZ. And they wanted the south end to agree that the area up to Ash Creek, as it pertained to the waterfront should be shared and discussed for any changes or modifications. She pointed out that what happens on one side, will affect all sides. – *she noted that the maps reflected all the NRZ's, but it was only a draft.*

Council member Paoletto stated that being on the committee for so long and discussing the NRZ's, it was nice to see the agreed upon issues, especially having to do with the harbor.

Council member Walsh said he had a problem with the plan in respect to all three of the NRZ's participating in what happens on the waterfront. He clarified that his issue was with Black Rock having a say as to what happens on the water, but the city not having a say in that. Ms. Staltaro explained that the idea was for everyone to help each other.

Council member Walsh questioned where the waterfront boundary was. Ms. Staltaro said there wasn't a designated boundary. Council member Walsh said then that Bridgeport should have some voice as to what happens to the Black Rock waterfront.

Council member Paoletto stated that the matter needed to be discussed among the committee members whose district it concerned. Council member Crowe said he didn't have a problem adding language to the resolution to include the Black Rock waterfront.

**It was stated that they should reference the fact that any development concerning the Black Rock Harbor, Burr Creek and Cedar Creek should be the shared responsibility of all three (3) Neighborhood Revitalization Zones.*

The following is the official amendment:

Be it resolved, that all waterfront proposed development for the Black Rock (harbor), Burr Creek and Cedar Creek should be the shared responsibility of the Black Rock Neighborhood Revitalization Zone, West Side Neighborhood Revitalization Zone and South End Neighborhood Revitalization Zone for review and approval.

Tom Coble recalled that the reason the concept was brought up, concerned the matter that if development took place in the south end's side of the creek, it may impact other areas overall. However, he thought if that happened, it would result in a south end initiative. He said that if the south end agreed and wanted reuse of a particular land site and Black Rock didn't, he questioned if this would result in a failed outcome for all three NRZ's. Council member Walsh said it should be understood that what's outlined denoted a recommendation only.

** COUNCIL MEMBER CROWE MOVED TO AMEND THE RESOLUTION RE: Be it Resolved, THAT ALL WATERFRONT PROPOSED DEVELOPMENT FOR THE BLACK ROCK (HARBOR), BURR CREEK AND CEDAR CREEK SHOULD BE THE SHARED RESPONSIBILITY OF THE BLACK ROCK NEIGHBORHOOD REVITALIZATION ZONE, WEST SIDE NEIGHBORHOOD REVITALIZATION ZONE AND SOUTH END NEIGHBORHOOD REVITALIZATION ZONE FOR REVIEW AND APPROVAL.

** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

*Council member Paoletto clarified that the amendment should apply to all three (3) items: 44-07; 45-07 and 46-07.

44-07 Black Rock Neighborhood Revitalization Zone

** COUNCIL MEMBER dePARA MOVED TO APPROVE AS AMENDED
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

45-07 West Side Neighborhood Revitalization Zone

** COUNCIL MEMBER dePARA MOVED TO APPROVE AS AMENDED
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

46-07 South End Neighborhood Revitalization Zone.
** COUNCIL MEMBER dePARA MOVED TO APPROVE AS AMENDED
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

** COUNCIL MEMBER dePARA MOVED TO PASS AS AMENDED
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

34-07 Pilot for Development of 323 Fairfield Avenue

Mr. Ed Lavernoich stated they amended the resolution that was previously presented. The matter was discussed in committee and caucus. - *he distributed copies of the resolution and supporting documentation for review.* He went on to update that the project concerned Bijou Square LLC that was represented by Phillip Kuchma and Kurt Hersher. They undertook a \$25 million multi-use development downtown for (84)-condominiums at 9,500 square feet of commercial space. And they undertook the project with their own financing, although they attempted to obtain commercial financing to continue the project for \$18.5 million. But they are having some difficulty due to the current banking crisis. They have been advised about a similar tax incentive given for other project would be critical to finance the project. He said there were questions that were raised due to the legalities and City Attorney Anastasi would be available tonight to discuss those issues. He noted they would address the financial issues also. Mr. Lavernoich emphasized that it was key to do all they could to move the project forward.

Mr. Lavernoich continued and said that they originally cited a city ordinance to structure the tax break proposed, but there were some complexities, so they looked for a simpler statute to address for following tax breaks in the past. Such as for the People's Bank building and the R. Scinto property, he noted the statute was relied upon to provide the tax break in 1988 for R. Scinto. He further addressed the financial analysis and he said there were 90,000 sq. ft. of net residential space proposed. And under the PILOT, he noted the amounts per square foot that were outlined in the information that were recommended. He explained that what was proposed was an assessment fixed at \$50.00 per square foot for a 7-year period that will average 45-mils. Also, revenues will be created on the residential side that will be approximately \$20k for the first five years under the PILOT scenario. He pointed out that before the project was undertaken; they paid approximately \$16k in real property taxes. They did an analysis and conferred with the Tax Assessor and they were told the minimal tax generated should be in the \$30k range, so the retail will generate more taxes than it has done in several years. Secondly, they inquired about what would happen if the project stopped today and they were told it would amount to \$4.57 million in value and assuming the mill rate, this would be a \$150k tax break to the city, so he understood the need to justify this to their constituency. However, he felt confident that they would eventually be able to collect more taxes if the project went forward. He said they looked at other options to get the project financed and they contacted the Community Preservation Association to share the risk of mortgage debt for the project. He added that they had information sent up to CHAFA with support letters indicating that a new round of financing should be addressed. He recalled there was some discussion if the project stalled in downtown Bridgeport - *he referenced an article*

regarding a \$20 billion project in New York that had been delayed. He noted that Bridgeport has been slow in getting projects started in the past.

City Attorney Anastasi addressed the alternative statute. He said that he looked at the resolution and found that it does qualify under use requirements. It is also a statute that the city has used in the past and advantageous as far as finances. He said he found it compelling that they had this piece of property in the past, but not at its highest and best use, so the new project will allow that. He said that from a legal perspective, there was no reason that the project doesn't qualify for the incentive, but he emphasized that it was the council's call.

Council member Martinez asked if it was correct that the tax break would go to the buyer of the condominium. Mr. Lavernoich said that was correct. Council member Martinez asked what language in the resolution would reflect that. Mr. Lavernoich referred to and read (*sub-section-1*), noting that it would be a fixed rate at \$50.00 per square foot.

Council member Martinez asked him to clarify if what was outlined in the resolution meant the actual owner or the owner that lived in the condominium. He thought the resolution should reflect the owner that lived in the condominium and that it would benefit him/her. He asked if language could be included to reflect that. Mr. Lavernoich stated that the developer should address that issue.

Mr. Kuchma questioned how it could be accomplished that anyone who bought a unit, couldn't resell it at some point. He didn't believe the project would attract end loans with a project of a large amount of units. He thought lenders usually looked at whether the units were owner-occupied, but he wasn't sure if this could be done through a deed restriction.

Council member Martinez clarified his concern was about someone buying a unit and then sub-let it. Mr. Kuchma said they had policies to address the rental of units, but he thought that younger individuals or couples were the target market for the units. He mentioned that sometimes the units are purchased by parents; such as a co-signor situation of the person(s) living there. However, he thought they needed to be careful of placing restrictions, but they could indicate there couldn't be multiple units purchased by the same entity. So as long as it's done in a way that is suitable, he was in favor of owner-occupied units.

Council member dePara asked what type of restriction there was to prevent entities from purchasing multiple units. Mr. Kuchma explained that 10% of affordable units would be for sale with a restriction; that says, any assistance received has to be paid back if the unit is sold before a 10-year period and if the city helped with the taxes and it's sold.

Council member dePara clarified that the point was the matter of multiple units being sold by one entity was the issue. Mr. Kuchma said they were willing to restrict owners having multiple units, i.e., one unit per buyer. Attorney Anastasi asked if this could be accomplished by putting it in the condominium plan to be binding on future transfers. Mr. Kuchma said yes.

Council member Lyons asked if there has been any interest yet for the units. Mr. Kuchma said they couldn't offer the units, due to the issue of the tax not being resolved yet. Council member Lyons stated that with the house foreclosures problem, they were now building more housing. But

there was also the concern of businesses going in the development. Mr. Kuchma said they've had a number of calls by e-mail from people showing some interest in the units, so they've accumulated the names for potential future contact. However, they haven't been able to determine exact interest to date, because they need more detailed information first.

Attorney Anastasi said if they were anticipating placing restrictions on the units, were they confident this wouldn't impede financing. Mr. Kuchma said it could be a problem, but he needed to verify that. He said they were familiar with restrictions on affordable housing units, so he hoped it would be viewed the same way.

Council member Silva questioned if the purchaser buys a unit and resells it, was there anything prohibitive from seeing it go from a PILOT to the old taxes. Attorney Anastasi said it would be the preferred option and a benefit to allow the transfer. He said it would be a good thing to go back to taxes that would result in a good thing. So he would prefer to draft it in a manner of escalation of the full situation. Mr. Kuchma agreed that would be a cleaner way to do it, so that it wasn't perceived as discriminatory.

Mr. Lavernoich asked if they agreed upon the restriction of having one buyer per unit. Mr. Kuchma said yes, it should apply to the **initial buyer only**.

Council member Walsh stated that he was pleased that they addressed the legal issues with using the ordinance and state law, but he thought the ordinance already on the books was good and needed to be referenced. He said that if changes needed to be made to it, then the ordinance should be utilized and referred to. He emphasized that the developer should be able to expect certain rules to make the project fit. Mr. Lavernoich said they've had the amended ordinance for sometime, but the legal framework has changed so much, that in some ways, the ordinance was obsolete. However, they will have a clear path to recommend changes to it that will be addressed in the near future.

Council member Walsh said he had a problem with the \$50.00 assessment for the 800 sq. ft. unit. He noted that assessment amounted to \$40k. Mr. Lavernoich said he was correct about the \$50.00 per sq. ft.

Council member Walsh questioned how they could justify to their constituency, paying \$250k for a unit and it being taxed as though they paid \$40k; he stressed that would result in a tremendous tax break. Mr. Lavernoich pointed out that major commercial construction was difficult in downtown Bridgeport, but all the costs of development are in line with Fairfield County. And to defray costs, they need buyers to buy in at an extremely high level. In order to make the units affordable to buy in at \$250k, they need to make it up somewhere else.

Mr. Kuchma said he was happy that Council member Walsh addressed that matter, but he said the assessment of real estate in Bridgeport was the core problem, because assessments are way too low. For example, he noted that six months ago, he could have sold his home for \$500k, but his tax assessment would have been \$150k, so he stressed that under normal circumstances, he would never sell a home at that price. Again, assessments have to be brought back to value.

Mr. Kuchma distributed copies of Kurt Hersher's resume for informational purposes.

Attorney Anastasi said they would like to maximize what they could in taxes. He asked Mr. Kuchma to confirm the design of the number of bedrooms in the units that doesn't anticipate heavy demand on the school system. Mr. Kuchma said there wasn't any restriction that people who have kids couldn't buy a unit, although he didn't feel the units were geared towards that target market, he thought they were designed for adult living.

Council member Walsh said he had a problem with new construction and not rehabilitating. He pointed out that the property was clean land and adjacent to parking, but they were taking open space that was a private park, so it's a negative impact of taking limited space downtown and converting it into a commercial use that will be 10% workforce affordable. He said if they gave the this type of tax break to the project, he thought they would send the message that it pertained to every developer coming into Bridgeport. He said that if it was approved, it would set a precedent.

Council member Lyons asked if the PILOTS that come before them were for an extended period of 6 to 7 years. She questioned if this was the case, she felt it should be for a period of 3 to 4 years, due to changes in the market that occur. Mr. Lavernoich said it wasn't viewed as an extended period of time. He explained that the typical mortgage on new property usually gets financed or sold within a 7 year period, so that was the reason seven years was proposed for the PILOT.

Council member Walsh commented that the project also affected minority contracts. He noted that he added up the sheet that showed there was \$2.7 million in outstanding contracts that only resulted in approximately 13% of contracts going out. Mr. Kuchma stated unequivocally that there weren't any restrictions on the project for minority hiring. In fact, to date, ninety-eight (98) of the contractors have been minorities and residents of Bridgeport. He made it clear that this was done without the minority contract issue being enforced.

Council member Silva asked the percentage of building done. Mr. Kuchma said it was 30%. Council member Silva asked if the project didn't go through, was there a plan-B, i.e., will the proposed condominiums go to office space. Mr. Kuchma said that would be difficult due to the design of the building. There are partitions that can't be moved or removed, so it will be difficult to change the layout. He further noted that as a rental building, the bank has valued the building at \$4 to 5 million less than what it's costing to build.

Mr. Lavernoich said there was nothing they wanted to see happen more than office development in Bridgeport. But due to the strong finances, Bridgeport has the most difficult economics when it comes to building office space and it almost impossible to get major office users to pre-lease at the minimum square footage. Mr. Kuchma said that as more people live downtown, it will become more attractive to employers, so he thought this would encourage demand for more commercial development and office space.

Council member dePara asked if any consideration was given to constructing a "green building". Mr. Kuchma said they factored those elements into the project, such as using environmentally green materials like metal, wood and concrete that is all recyclable. They also have energy efficient systems planned. He also mentioned that they had to put in a detention system on the property. They also agreed to allow United Illuminating to put a vault on their property and another property

that will affect this development. He said the key to the entire project being built was the fact that the property across the street always had a parking structure that will be utilized by the project.

Mr. Kuchma further express the appropriateness of the statute, he noted that for the last two major buildings built in the city, they used the same statute for construction and to enable projects to happen. He clarified the statute wasn't created for this project solely.

Council member Walsh asked if they were able to build up on the project. Mr. Kuchma said probably not, due to the poor soil conditions. He said they couldn't go higher five stories.

Council member Walsh asked if he would have any problem with agreeing to air rights to the city. Mr. Kuchma said that wouldn't be a problem. Council member Walsh said then an amendment should be made to the resolution. Council member Walsh also asked if they would agree to limit one owner having multiple units. Mr. Kuchma reiterated that would agree to that. Council member Walsh questioned if that would apply to LLC's also. Mr. Kuchma said there was no way of knowing that now.

Council member Valle said she looked over the minority hiring numbers and she commended the developer for the big hiring percentage.

** COUNCIL MEMBER VALLE MOVED TO ... the motion wasn't completed - *see below*

Mr. Lavernoich recapped a couple of the issues some of the council members had:

- speculators may buy the property and sell it with a tax break - i.e., one owner per unit is to benefit from the tax break and if they sell the unit, it **no longer receives a tax break**
- owner occupancy per Trusts and LLC's – if the owner is the occupant and able to guarantee that. Mr. Kuchma said it would be difficult to address due to all the different lifestyles today, in regard to people that either live together or separately.

Mr. Lavernoich said there was a big concern about renting a unit that benefits from a tax break, so he suggested the following:

- A restriction that there be only one owner per unit to participate in the tax break

It was noted that if a unit was rented out, it would then to go market, thus end the tax break.

Mr. Lavernoich said that everyone who owns a unit would benefit from the agreement. And there will be an affidavit to file with the city to indicate they are the owner-occupant.

Council member Martinez stated that the best way was to specify that the agreement is only eligible for the owner-occupant of the unit for a 7-year period. Mr. Lavernoich explained that if you have a dual residence and you are not using the services in this city, then that's good for the city, but he thought that if they mandated Council member Martinez's suggestion; it could be detrimental to the city from a tax perspective. He clarified the big issue was having someone buy a unit and renting it out at reduced taxes.

Council member Martinez asked then if they limited it to the initial buyer, was there a way to indicate that they couldn't sub-let. He stressed that whatever was decided upon, it should be

clearly outlined in the resolution, because it needs to be legally binding to satisfy constituents and the city council body.

Council member Silva stated that the affidavit would allow the restriction on sub-leasing. As for the issue about a second buyer getting the tax break, he questioned if this would open up a legality that they should get a tax break for all 7 years. Attorney Anastasi said no it wouldn't, because by way of accelerating it would be good.

Council president McCarthy though the point was to reward the person that buys the unit first. As for the second potential buyer, the market could turn, so he wanted to reward the initial owner. He thought that if they amended the resolution with that general concept, the final language would accomplish that.

**** COUNCIL MEMBER SANTIAGO MOVED TO AMEND THE RESOLUTION: BE IT RESOLVED: THAT THE BENEFITS TAX FIXING OF THE AGREEMENT SHOULD ACCRUE ONLY TO THE INITIAL OWNER OF THE CONDOMINIUM UNIT. AND TO MAINTAIN THE TAX BENEFIT, THE UNIT OWNER MUST FILE AN AFFADAVIT WITH THE CITY ANNUALLY ATTESTING THAT THEY ARE NOT RENTING THE UNIT EXCEPT TO A CO-HABITANT**

**** COUNCIL MEMBER dePARA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

Mr. Kuchma stated that if only six units were sold and there hasn't been a sale for the last 24-months, and they feel the only resolution is to rent the units, if the unit(s) is rented, they will file an income and expense report to the Tax Assessor.

**** COUNCIL MEMBER SANTIAGO MOVED TO APPROVE AS AMENDED**

**** COUNCIL MEMBER CROWE SECONDED**

**** MOTION PASSED WITH FOUR VOTES IN FAVOR AND ONE VOTE IN OPPOSITION (COUNCIL MEMBER LYONS)**

ADJOURNMENT

**** COUNCIL MEMBER VALLE MOVED TO ADJOURN**

**** COUINCIL MEMBER dePARA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

City of Bridgeport
Economic and Community Development and
Environment Committee
April 2, 2008
Page 8

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT
COMMUNITY DEVELOPMENT BUILDING GRANTS
PUBLIC HEARING
APRIL 10, 2008**

- ATTENDANCE:** Richard Paoletto, Chairman; Angel DePara, Ezequiel Santiago, Maria Valle
- STAFF:** Alanna Kabel, Community Development & Housing/CAO; Kathleen Hunter, Housing and Community Development Manager; Diane C. Toolan, Senior Housing and Community Development Manager
- OTHERS:** Rosemarie Hoyt, Director of Department of Aging; Rosemary Wong, Department of Aging; Joe Minopoli, Code Enforcement, Iris Molina, Social Services; Jill Bruno, Office of Veteran Affairs; Valerie Leas-Sorrentino, Human Services/Youth Services; Martha Santiago, East Side Senior Center; Deputy Chief Robert Petrocelli, Bridgeport Fire Department; Tom Coble, Neighborhood Revitalization OPED; Angie Staltero, Neighborhood Revitalization Program; Audrey Gains, Bridgeport Health Department Lead Poisoning Prevention Program Director, Sabine Kuczo, Bridgeport Lead Free Families Program Manager; Police Chief Bryan Norwood, Bridgeport Police Department; Officer Nick Ortiz, Bridgeport Police; Peter Ganz, Bridgeport Housing Authority; Deborah Caviness, Small and Minority Business Development

CALL TO ORDER

Chairman Paoletto called the meeting to order at 6:17 p.m.

Let it be noted that the following comments and remarks by all speakers have been summarized and are not necessarily verbatim.

CITY OF BRIDGEPORT – DEPARTMENT ON AGING

Ms. Hoyt and Ms. Wong came forward and gave a brief overview of the program to the Committee. She then said that the Department lost two part time and one full time staff members to earlier budgets. Ms. Wong said that having part time employees is vital to

the programs that the Department runs. She said that having the three part time positions requested are desperately needed.

Chairman Paoletto thanked Ms. Hoyt and Ms. Wong for their presentation and commented that a few years ago, the late Council Member Johnny Dye had suggested that the hearings for the CDBG funding be split into two nights. He said that this would give the Committee more time to listen to various applicants.

SOCIAL SERVICES DEPARTMENT/EMERGENCY CODE VIOLATION
RELOCATE

Ms. Molina came forward and gave a brief overview of her department's services. When a Bridgeport resident is displaced because of code violations, the Social Service Department steps in to provide temporary housing until the situation is resolved.

Ms. Otiz came forward and read the portion of the regulations that cover the requirements for providing housing for those displaced by code violations. There are no grants that can absorb the salary of the Code Enforcement Relocation Coordinator. The CDBG funding pays the salary for the position.

HOUSING AND COMMERCIAL CODE ENFORCEMENT

Mr. Minopoli came forward explained how his department responds to complaints and handles violations. His department does not generate revenue, but does cite violations, which are fined and collected by another City agency. He also pointed out that he works closely with other City Departments.

DEPARTMENT OF HEALTH/ HUMAN SERVICES/ OFFICE OF VETERANS
AFFAIRS

Ms. Jill Bruno came forward and said that the handout that she provided was a list of the various accomplishments that her department provided for the veterans. This includes providing transportation to the V.A. Hospital in New Haven and other support services.

YOUTH SERVICES BUREAU GRANT MATCH PROGRAM

Ms. Sorrentino came forward and thanked the Committee for having two different hearings because it was easier to handle.

She then gave a brief overview of the information in the packet with the Committee. CDBG funding has provided funds for many of the programs including the Adolescent

Pregnancy Program, Reconnecting Youth, and support services such as Janus House for Youth in Crisis.

EAST SIDE SENIOR CENTER

Ms. Santiago came forward and gave an overview of the East Side SC Program and the request for funding to cover the rental of space for the Center. The goal of the center is to assist older people to remain in their homes with maximum independence by providing various services. This includes recreation, exercise classes, dental services and assistance with energy costs. Before the Center opened, there were approximately 37,000 Hispanic seniors in Bridgeport and there was no place where this population to gather.

Chairman Paoletto then took a moment to recognize and thank Ms. Maria Ovachenko, a new Citizen's Union member for her attendance at the meeting.

BRIDGEPORT FIRE DEPARTMENT

Deputy Chief Petrocelli came forward and presented some of the statistics for refurbishing Engine No. 12 from the Beechmont Avenue station.

Council Member Valle asked about the details involved in rebuilding. Deputy Chief Petrocelli reviewed this with the committee.

OFFICE OF NEIGHBORHOOD REVITALIZATION/ANTI-BLIGHT

Mr. Coble came forward and laid three stacks of files at least 4 inches or more on the table in front of the Committee. He indicated that the piles of documents on the tables were files on the properties that owe the City more than \$3,000 and are in a state of disrepair. 75% of the files on the table are currently in the same state of disrepair that they were a few years ago. This is because the property owners do not live in Bridgeport. By enforcing the anti-blight ordinances, the property values increase. By working with the property owners, the NRZ often can help the individuals handle the problems and this eliminates blight. He said that the goal is to have a cleaner, safer Bridgeport.

Council Member Valle had some questions about the various properties that had been restored from blight. Mr. Coble came forward and reviewed the details of the various parcels with her. Council Member Valle asked what kind of revenue the group has generated. Mr. Coble said that currently the revenue stood at slightly over at \$38,100 and that there had been some reimbursements that totaled around \$31,000.

Council Member DePara then asked about staff member salaries and the type of work that the staff member would be doing. Mr. Coble said that currently his program is using

a temp to process the material, which is funded from unexpended salaries. Council Member DePara then asked Mr. Coble what the total values of the properties were. He said that he could get the figures to Ms. Kabel tomorrow.

NEIGHBORHOOD REVITALIZATION PROGRAM

Ms. Staltero came forward and explained that it would be important to expand the NRZs to more of the neighborhoods like Mill Hill or the North Reservoir Avenue area.

Ms. Staltero explained that the East Main Street Façade Program would serve as a model for various other commercial corridors, like Westport Avenue.

There are several neighborhoods need to be stabilized by having owner occupied units.

Mr. Coble came forward and said that the NRZ was a blight remediation tool and that at the end of the day, the properties are improved. Many of the businesses have never had any type of overall business plan for their area. Even though Black Rock has been able to band together to work on small projects, the local businesses wanted to have an NRZ anyway because of the benefits available. Mr. Coble pointed out that there were a number of people who had come together to help one another and who have been assisted by professionals. Mr. Coble gave an example about how one plan for a facility at Seaside Park had fallen through the NRZ plan had an option for the facility, which was very helpful. It is important that the programs remain in place to help the program pick up momentum.

Council Member Valle asked about the three new NRZ programs and expressed concern about the NRZs that are not doing as well. Mr. Coble said that the funding for the East Side NRZ is there, but the program is waiting on the Planning Department. Council Member Valle said that the East End is also lagging behind. She said that it would be important to finish off the projects.

BRIDGEPORT LEAD POISONING PREVENTION PROGRAM

Ms. Gaines came forward and explained that this program is from the Health Department. She reminded everyone that her department works with other City departments and agencies. She said that her responsibilities were State and Federally mandates.

Council Member Valle asked about the other lead program. Ms. Gaines said that the city of Bridgeport has more children with lead poisoning than any other city in the State.

Chairman Paoletto then suggested that Ms. Gaines stay while Ms. Kuczo gave her presentation so that the Committee would be able to ask both staff members questions.

LEAD FREE FAMILIES PROGRAM

Ms. Kuczo came forward and gave a brief overview of her program and explained how it interfaced with Ms. Gaines' work. The program helps the home owners with the cost of lead abatement. Ms. Kuczo pointed out that one of the first sites where lead was recognized and rehabilitated was in the Hollow, which was one of the first NRZ.

Council Member Valle asked about the program from the Health Department, which Ms. Kuczo reviewed with her.

Ms. Gaines informed the Committee that prior to the start of the program, there were only two people on the State list for lead abatement. Now the list is starting to grow.

BRIDGEPORT POLICE PROJECT NICE

Chief Norwood came forward and explained that there had been concern about the middle school youth and the students can now enroll in a martial arts program and also allow the students become familiar with the police officer instructors.

The director of Weed and Seed came forward and said that as the economy worsens, crime increases. The program is comprehensive because it is physical, mental and introduces discipline.

Officer Nick Ortiz who is one of the Community Service officers. Adding this program helps the youth. Borderline students from three middle schools have been enrolled in program and Officer Ortiz said that he could already see a major change in the students.

Chief Norwood said that there were a number of volunteers who are in college who help with the tutoring. He then read the code of conduct for the students.

Chairman Paoletto asked about the re-establishment of the POSTs in the Hollow and the East side and how the funding would be used. Chief Norwood said that about \$60,000 would be for martial arts and that the remaining funds would be dedicated for the POSTs. Chairman Paoletto then asked about details of the funding if it was a reduced amount. The Chief reviewed the strategy with the Committee.

HOUSING AUTHORITY FOR PEMBROKE III REDEVELOPMENT PROJECT

Mr. Ganz came forward and said that the City of Bridgeport was under two consent decrees. Due to the recent and unexpected death of Ms. Gordon, the Senior Planner, Mr. Ganz said he might not be able to answer all the questions.

Mr. Ganz said that Pembroke III was part of the Father Panik Village consent decree associated. He said that it became evident that mixed neighborhoods were much better for everyone than having large low income housing projects. He then reviewed the financial details and explained that there would be a financial gap. Of the 45 units in the development, 30 will be on the tax rolls. Mr. Ganz said that once requirements for the Father Panik Village consent decree were fulfilled, the City would realize revenue. The goal for the City after Father Panik and Pequonnock will be the new type of units using the new model of low income housing.

Chairman Paoletto said that normally that this type of project would come before the regular ECDE committee. Ms. Kabel explained that the funds can be used for this type of project. Chairman Paoletto said that he was surprised that there was

Council Member Valle asked about the type of housing. Mr. Ganz replied that they would be townhouses. Fifteen of the units would be low income and the remaining thirty units would be regular market. Council Member Valle had some concerns about the number of units.

Chairman Paoletto then requested some information about the project and said that Mr. Ganz needed to relay to Redevelopment that the Committee was very skeptical. He then said that there were many questions and that more information was needed.

Mr. Ganz thanked everyone for their assistance and understanding in this matter.

SMALL AND MINORITY BUSINESS DEVELOPMENT RESOURCE CENTER

Ms. Caviness came forward and reviewed the proposal for having a program that would assist small and minority businesses apply for the various projects. Ms. Caviness said that one problem is that many of the contractors do not have certification and that program will help these contractors gain their certifications. The request is for staffing.

Chairman Paoletto asked what amount of request would be for salaries. Ms. Caviness said that approximately \$321,000 would be for the staffing needed. She added that the group was looking for other avenues for funding.

Council Member DePara asked about some other application that the group had made. Ms. Caviness reviewed the details regarding the one year contract for Rufus Wells. Ms. Caviness said that it was the hope of the program that after the contract expired, the program would have funding to keep Mr. Wells on. Discussion about this then followed.

Chairman Paoletto then asked if there was anyone else present who wished to address the Committee. No one came forward. He then repeated this question two more times.

Seeing that there was no one else present who wished to address the Committee, Chairman Paoletto closed the Public Hearing at 8:11 p.m.

ADJOURNMENT

**** COUNCIL MEMBER DE PARA MOVED TO ADJOURN.**

**** COUNCIL MEMBER VALLE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:12 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE
of the CITY COUNCIL
MONDAY, APRIL 14, 2008
6:00 p.m.

ATTENDANCE: Council members: Paoletto, dePara, Crowe, Lyons, Valle

Council member dePara called the meeting to order at 6:13 p.m. He thanked the city staff for preparing all the information. He also thanked the applicants for coming before the committee to speak on behalf of their program(s). He thanked and mentioned the names of the people at the Citizens Union for working on the long process.

Council member dePara stated that everyone would have three minutes to speak; he asked that they adhere to that time limit in fairness to everyone.

Council member dePara introduced the committee members present.

54-07 Public Hearing re: Communication from Housing and Community Development re Program Year 34 Community Development Block Grant Program, Emergency Shelter Grant Program, HOME Program, Housing Opportunities for Persons with AIDS Program, **OUTSIDE AGENCIES**.

The following program(s) were identified by page#(s) and item #(s) for the representative(s) to address. Detailed program descriptions are contained in the 28-page handout that was referenced during the meeting and compiled by Alanna Kabel's office.

Page 2 – Item 5 – Bridgeport Police Activities League – Request \$20,000

- **Mike Marella** stated he was the Executive Director of PAL. He said that they served more than (400) youth throughout the city of varied youth activities. He expressed that many of the youth involved in their program have gone on to become productive citizens in many professions. The program highlights issues having to do with drug prevention and they will soon address the issue of gang violence that is on the rise. He thanked the committee for taking their time to help young people.

Page 13 – Item 39 – RYASAP – Catalyst for Community Change – Request \$30,000

- **Janice Anderson** stated that block by block dollars were used to support the community groups, to fund the community gardens, neighborhood watch and block parties. There are no administrative funds sought.

Angie Staltaro added there were many groups who have taken advantage of the block by block dollars and those dollars are leveraged by numerous donations that help get projects going.

Janice stated that they increased the request to include spring and fall allocations.

Page 14 – Item 40 – RYASAP – Safe Neighborhoods AmeriCorps Partnership – Request \$75,000

- *Steve* stated he was the representative from the Safe program that has been in existence since 1994. He recalled that they started the smoke alarm program with 14,000 smoke detectors installed in homes. They were looking to continue the project with a 5-year grant. He further noted there were 17 other states that received funding for this type of program and Bridgeport has become the model program.

Deputy Chief Petrocelli added that funding was important to keep RYASAP functioning. He spoke about the importance of smoke alarms, noting that lives have been saved due to installing 14,000 smoke detectors in homes that didn't previously have them.

Page 19 – Item 57 – Cardinal Shehan Center – Request \$73,500

Terry O'Connor stated they were looking to upgrade the building. There are nineteen different projects. He noted there were 3,000 youth who go through the Shehan Center on a daily basis, as well as attending the after school programs. He also noted other activities that they sponsor throughout the year and in addition to the physical education program, they also run a day camp. He expressed he was for funds this year to do more projects.

**Page 26 – 1st 3 Items from the top - Action for Bridgeport Community Development, Inc. Energy Assistance – Request \$40,000
Rent Assistance – Request \$25,000
Food Pantry – Request \$20,000**

Carol Reid stated that they were requesting energy assistance funding that provides short term subsidies to defray fuel costs.

She relayed that the food pantry provided food and serves to low income families. It was further noted that ABCD has been around for 44 years. They tie in with federal, state and city funding sources and they are part of the human services infrastructure. So the dollars generate into millions when it comes to the state and federal funding. He mentioned the number of families they service, noting that they do not charge an administration fee. The services go directly to Bridgeport residents.

Page 26 – 4th Item from the top – Alpha Community Services - Request \$50,000

Melissa Gutierrez said they were requesting funding for three sites in Bridgeport located on Brooks Street, Clinton Avenue and Boston Avenue. They were looking to offset the cost for the shelter sites that consume \$65k total. She noted that all the families were referred by outside social services to deal with mental illness, substance abuse etc.

Page 22 – Item 71- Washington Park Revitalization Corporation – Request \$55,575

It was stated that this program was one of the largest providers of housing in Fairfield County. They operate ten of the homes that have been revitalized and they have bank commitments to put the money into more housing. They were before the committee because they need office space to serve 10 to 15 families.

Page 26 – last item on the page – Bethel Recovery Center – Request \$25,000

Jonathan Spinner stated he was there to request funding for a program director for the center. He explained that due to the services they provide and the residents they deal with, funds were needed to service them more effectively and efficiently.

The founder of Bethel Recovery *Janice Kelly* spoke and expressed that she has been a one person show for many years running the program and it was time to have someone run the day to day operation. The funding would be for a program director that will service a group of women and kids that no one else accepts. She noted the varied issues they deal with. She said they needed the funds to get a full time program director to serve over (500) women and children.

Page 3 – Item 6 – Bridgeport YMCA – Y Nights – Request \$11,000

Page 3 – Item 7 – Bridgeport YMCA – South End Community Center – Request \$28,200

Page 18 – Item 56 – Bridgeport YMCA - South End Community Center Awning – Request \$3,450

Erin Meaney stated she was the Youth Family Director at the Bpt. YMCA. She spoke about the youth program and community center and noted they were asking for help with repairs to the awning.

She also spoke about the Y Nights program for teens 14 to 19 years. She noted they have a gym, workout room and speakers come to address the kids. She relayed that the program helps get kids off the streets, but the program stopped due to lack of funding.

She spoke about the South End Community Center where an after school program was started. They also have a drill team with 10 to 23 kids that participate. They service low income families in the south end, so they were looking for funds to continue the program that has seen a great deal of progress.

Page 17 – Item 52 – Habitat for Humanity of Coastal Fairfield County – Request \$100,000

Michael commended the committee for working with them to address the needs of the program. She asked that they consider the recommendation to work to strike a balance between short term needs for long term solutions.

Simone Wright gave some background that they were a faith based developer who has built over 130-homes in Connecticut. Their purpose is to provide safe housing for the working poor who couldn't ordinarily afford a traditional mortgage. Their primary focus is on the east side and west side of Bridgeport and their goal is to build an additional 100-homes. She asked for support of the grant to continue the operation that is currently in jeopardy. She expressed that they have a proven success record of building 130-homes and providing housing for (500) people.

Page 28 – United Congregational Church – “Feel the Warmth” Outreach program – Request \$18,000

Kim Hudler stated that she was the coordinator of the program that has serviced Bridgeport since January 2007. The population they service benefit from a community supper on Thursday night where they provide a meal for 80 to 160 people. They also provide other services. She noted that donations and grants finance the program and they strive to find creative ways to promote community in terms of physical and mental well being.

Page 22 – Item 68 – Russell Temple CME Church – Low-Moderate Income Solar Energy Housing Rehab and Blight Removal – Request \$50,000

Page 22 – Item 69 – Russell Temple CME Church – Housing Rehabilitation to Remove Blight – Request \$100,000

Michael Hinton and Edward Lomax approached the committee. Mr. Lomax stated the projects they were looking to get funded. He said they were proud to see all new development on the east end that they helped contribute to. The funding will be used to create a lifeline to help the community and the solar energy system will result in providing decent housing with high quality features. The solar energy component will contribute by making rentals affordable, due to re-useable energy sources, thus money is saved. He spoke about the sidewalk repairs along Connecticut Avenue that have been improved and looks a lot better, but they were also hoping for funding to do the sidewalks on Bunnell Street.

The Pastor of the church stated that they were looking to build upon all the work that has been done in the community.

Page 22 – Item 70 – United Cerebral Palsy of Southern Connecticut, Inc. – Request \$75,000

Maureen Linderfelt expressed her thanks for considering their request. She said the center was located on the east side and has existed for 1 ½ years. The request is to fund the expansion for more space that they are looking to convert. She said they also partner with Harding High School where they teach job skills and they are looking to expand to other areas, such as after school programs to teach interviewing skills that will help translate into a person's life.

Page 4 – Item 10 - Child Guidance Center of Greater Bridgeport, Inc. – Hispanic Family Outreach Services – Request \$40,000

Page 4 – Item 11 – Child Guidance Center of Greater Bridgeport, Inc. – Strategic Intervention for High Risk Youth – Request \$ 40,000

Dee Jackson stated that she was the direction of the program. She said she was there to talk about the Spanish speaking program for low income persons. They provide case management and advocacy to gain fair and appropriate services for families. And case management helps gain access to resources and advocacy assists with the teen program. They service (46) families and 95% receive the proper referrals to other resources. She thanked the committee for monies they received in the past. She noted the highest population was Hispanics who need access to services.

Gloria added that she works with the center and they teach the parents to advocate for themselves and for their children. Their job is to teach their children and become empowered to grow in the community. The long term goal is for them to advocate for themselves and their kids without aid from the program.

Page 12 – Item 35 – McGivney Community Center, Inc. – Request \$30,000

Angie Staltaro stated she was there to represent the program. The center has operated since 1992 and they service various after school programs. They also have an evening recreational program for basketball and tutoring. They are also actively involved in the NRZ as a host agency and implementation family committee. They also partnership, helping out with other youth programs, so they provide a lot of outreach.

Michael added that when he first got to Habitat, his task was to find computers and McGivney Center volunteered their computer lab, so they are definitely a community member.

The co-chair called for a 5-minute recess. The meeting reconvened at 7:14 p.m.

Page 3 – Item 8 – Burroughs Community Center, Inc. – Quick Start Language Center Request \$31,100

Jason Macchia stated they have been in existence for 10 years and they have sought funding for eight years. The program consists of a computer lab with fourteen computers to learn foreign languages and teach English. The problem was that they had to send people to other agencies to learn English, so the Quick Start program allows people to immediately learn and helps them advocate for themselves in the school system.

Page 4 – Item 9 – Center for Women and Families – Request \$53,400

Page 27 – 1st item at the top of the page - Center for Women and Families of Eastern Fairfield County – Emergency Shelter – Request \$27,000

Susan Schnitzer stated that she was the grants manager. Their primary resource was for domestic violence and sexual assault. They provide services for (350) victims and they also do outreach. There were two requests; one was for a case manager and funding for a safe house. She noted that many leaving domestic situations look to be homeless, so Safe House allows them to put their life back together. They need funding for a part-time case manager to increase coverage. And the other request is for a case management services person who takes victims out of their environment and provides child services and care and helps prevent a transitional cycle of violence. She extended an invitation to attend an event held on April 26.

Page 11 – Item 33 – Hall Neighborhood House, Inc. – Ella Jackson Senior Center – Request \$70,000

Page 21 – Item 64 - Hall Neighborhood House, Inc. – Physical Improvements – Public Facilities – Request 175,000

Reggie Walker stated that Hall Neighborhood House has been in existence since 1986. They provide services for daycare, recreational, computer lab, senior citizens and they have a new musical program. The request was twofold because they need to improve the very old HVAC system at the center that is desperately needed.

Paulette Mack spoke about the senior program. She said the program services low to moderate seniors 60 years +. They provide health screenings, food pantry and recreation. They are open Tuesday through Thursday from 9:00 a.m. to 2:00 p.m. and they currently service 80 seniors. The funds are needed to provide a driver to transport the seniors to the center and also for operational costs.

Page 27 – 3rd Item from the top – Greater Bridgeport Adolescent Pregnancy Program Inc. – MI CASA/My Home – Request \$30,900

Krystie Moore stated that MI Casa was one of the two maternity homes in the city that houses teen parents. They have up to seventeen (17) girls and the typical resident hasn't had adequate care and has experienced a disruption in their education. So they provide case management and medical follow up, as well as educational assistance. They are also staffed with childcare workers and they provide life skills and job seeking skills. They are looking for teachers to help with education. She noted that they do receive other funding, but it's not sufficient to provide the other needs of the program.

Page 23 – Item 72 – Community Economic Development Fund Foundation – Three NRZ Projects – Request \$ 45,000

City of Bridgeport
Economic and Community Development and
Environment Committee –
Program Year 34 -Outside Agencies
April 14, 2008
Page 5

Tom Corso stated they were in the process of managing three (3) NRZ zones; Black Rock, west end and south end. These three NRZ's completed the planning process and they are now in the stages for implementation of projects. He said they will also match CDBG funds through other funding raised. He commented that it would be good to start implementation ASAP.

- Council member Paoletto asked what the difference was between what he was asking for and what Tom Coble requested. Mr. Corso said he was working with the three **existing NRZ's, Black Rock, south end and west side** and finishing their plans. He thought that Mr. Coble's request was for the creation of new NRZ's.

Angie Staltaro clarified there were two applications for NRZ's, one was for the expansion of the NRZ's and the other was for support staff to service all the NRZ's.

Council member Paoletto asked then if the request tonight was specifically for the three NRZ's existing. Mr. Corso said that was correct. Council member Paoletto asked if the other two requests on the city side are for NRZ support and administration. Ms. Staltaro said that was correct.

Council member Valle asked if they were involved with the east end/east side NRZ's. Mr. Corso said he hadn't been involved in those plans, because that was a city project. However, he said they were waiting for the east side plan to be finished to spend money in that area. Council member Valle mentioned that it seemed they were creating more NRZ's. She spoke about the east end, east side and the hollow area and stressed that those communities needed to see some projects completed before more monies are allocated. She emphasized that projects haven't been completed and it was important to finish those that were started a long time ago before funds run out. Mr. Corso said he has done projects in the east end and completed the streetscape in the Hollow, but the east side has money set aside, but again, until the plan is finished, it is hard to determine which project to complete.

Page 21 – Item 66 – Regional Network of Programs – Upgrades at the Regional Counseling Services – Request \$28,800

Page 21 – Item 67 - Regional Network of Programs – Horizons – Request \$22,000

Dawn Stoffer stated this was a private non-profit organization that has been existence fro 35 years. they provide substance abuse services, emergency shelter and housing. They have serviced 3,000 clients in the last year and they were requesting funds for two programs.

Matthew Belcourt stated that one program was to expand the third floor of the building to allow more space. And the other program is for Horizons Rehabilitation on Fairfield Avenue, they need a new roof.

Page 10 – Item 30 – Fairfield University – Financial Aid Literacy – Request \$7, 792

Diane Devallis stated that she was the Associate Director of Financial Aid. She noted this was the first time they applied for a grant. The funding is to provide for six literacy programs. She highlighted that literacy is good for all of the community and all city students' grades 6 through 12 are eligible. They will assist up to 1,000 low to moderate income students. They also hope to establish life long partnerships with parents to help ease the burden. She said they were hoping to hold sessions of up to 100-students to provide the information that will allow them to reach more families. They will also place ads in the newspaper for parents that need

translators. They will hold presentations on weekends to accommodate those who work. Overall, they want to expand on outreach.

Page 10- Item 29 – International Performing Arts, Inc. – Summer Sounds of the World – Request \$25,000

Melissa Bernstein stated she was the General Manager of the Arts Center. She spoke about the summer program that brings professional high quality concerts to underserved areas in the city and the programs are free to all residents and non-residents. However, it's critical that in an effort to encourage economical development, that they project a positive public image for Bridgeport and the region. She added that the concerts offer families an opportunity to spend time together.

Page 21 – Item 65 – Marrakech, Inc. – 1053-1057 East Main Street – Request \$41,309

Heather Latorra stated they have been around for 27 years. They serve anyone with a disability and they provide safe senior residential units. The current building needs upgrades and they have used their own funds in the past. They need funding to renovate the apartments and put in energy efficient features. She noted that they have been cited by the Housing Department for units that are in great disrepair.

Page 14 – Item 42 – The Village Initiative Project College Preparatory & Life Skills Program – VIP College Tours – Request \$10,000

Ahlaam Abdul & Sheanna Cuttee both addressed the committee. They stated they were there on behalf of the college preparatory program that was founded in 1993. They relayed that for the past 15 years, the program takes students across the country to visit colleges. The purpose of the program is to educate Bridgeport students on the benefits of higher education with the focus on preparation for life after high school. They expressed that it was a great program that allows students to visit schools they wouldn't ordinarily have a chance to.

- *Council member dePara* offered his congratulations and he expressed that it was great to see youth go on to higher education. He wished them the best of luck!
- *Council member Paoletto* reiterated what Council member dePara expressed. And he thanked the students for what they were doing. He commented that if half of the other students turned out as well as they did, then that would be a good thing!
- *Council member Lyons* shared that she worked with young people at Blackham School. She also congratulated the students, and she noted that she has seen what kids have to deal with on the elementary side. She expressed that it would be a good thing if other students followed their lead.

Page 9 – Item 27 - Housing Authority of the City of Bridgeport/North End Social Services – Request \$ 20,000

Page 10 – Item 28 - Housing Authority of the City of Bridgeport – Resident Services – Request \$25,000

Kimberly Ford stated they were partners with the Lighthouse Program. The funds were needed to support the summer program and other programs.

The other request was to support transportation to attend educational and cultural events.

Page 15 – Item 43 – The Workplace, Inc. – Bridgeport Jobs Funnel – Request \$150,000

City of Bridgeport
Economic and Community Development and
Environment Committee –
Program Year 34 -Outside Agencies
April 14, 2008
Page 7

Janese Void asked for support of the Bridgeport Jobs Funnel. She explained the Workplace was a workforce development agency in SW Fairfield County that trains a workforce to compete in the 21st century marketplace. She mentioned the issue of why Bridgeport constituents' question why jobs go to those outside of the city, but the Workplace has a successful track record of meeting the needs of employers, she added they were a one-stop work center.

Scott Golderman added that he was the President of Career Resources. He said he observes job seekers looking for employment and he noted that Bridgeport didn't have a constructive job funnel, but through this type of program, he has seen results of people getting good paying jobs. He emphasized that the city needed to consider making the investment.

Council member dePara asked if they did outreach to the Hispanic community. Mr. Golderman said they meet with a variety of non-profits such as Casey Services and ABCD and anyone that has a servicing need. Ms. Void clarified that customers reflected the population they served.

Page 19 – Item 58 – Boys and Girls Village, Inc. – Bpt. Office Program Space Expansion & Renovation – Request \$100,000

Chris Carroll stated that Boys and Girls Village was founded in 1942; it's a 16-bed shelter home and foster adoptive care program. They were seeking support for renovation and expansion. They service low income persons. They operate out of one-third of the building and they were looking to renovate the entire right side of the building. They were also trying to expand their clinical services.

- *Council member Lyons* asked which schools they reach out to. Mr. Carroll said that they serve all areas of the Board of Education, as well as those from area agencies
- *Council member Paoletto* asked how big the facility was currently. Mr. Carroll said it was 13,000 sq. ft. and 9,000 sq. ft. has been completed.
- *Council member Paoletto* asked if they needed zoning approvals for the renovations. Mr. Carroll said they were currently going through the approval process to comply.
- *Council member Paoletto* asked if the \$100k was in addition to the \$250 they received from the state. Mr. Carroll said yes, the funds were for renovations.

Page 12 – Item 36 – Pivot Ministries, Inc. – The Crisis Center – Request \$50,000

Rev. David Smith stated the ministry was located on the east side at 485-495 James Street. They have been in existence since 1961 and they serve men with substance abuse issues. They have a 16-month residential program and funds are needed for the induction center, where they stay for four months. He relayed that 40% of the men are homeless and are from Bridgeport. They supply immediate shelter and food. He noted this was the first year they were requesting funding for: a Program Director, House Supervisor and an Outreach Coordinator. They also offer computer skills and employment skills and they are a strong part of the neighborhood. He also noted that there is normally an induction fee, but if a person is unable to afford it, they never turn anyone away.

Page 9 – Item 25 – Gospel Mission Community Development Corporation – Project REACH – Request \$25,000

Rev. John Cotton stated the program was created five years go to implement Project REACH. They target at risk youth and single parent families. They run a basketball summer camp, enrichment program and food pantry. He highlighted that they provide services to help sustain neighborhood families.

- *Council member Paoletto* asked where they were located. Rev. Cotton said they reach out to people that live in the Hollow community.
- *Council member dePara* asked how they go about reaching out to the community. Rev. Cotton said they visit schools in the area and through other agencies.

Page 9 – Item 26 – Greater Bridgeport Community Enterprises, Inc. – Project Future Works – The Green Team – Request \$34, 188

Adrienne Farrar Houel stated they prepare people for jobs in a green economy. She expressed that they were enthusiastic about the program in an area of growth that will provide for low income residents in the city. She noted that they created a board that represents technical expertise in outreach services that consist of training people for qualification for work in Brownfields remediation, notably in the area of lead and asbestos abatement. They currently have more than 100-members and they have provided numerous lead abatement jobs. They serve the community in eliminating toxic fumes and materials in homes. The money is needed to continue licensing for the workers. She noted that CDBG funding is matched by other funding sources and the cost averages \$94.00 per student; in turn, they will earn up to \$25k per year for their families.

- *Council member dePara* asked how much it was per year for licensing. Ms. Houel said the cost was \$75.00 each for asbestos and lead licensing, and there is also a second refresher course. The cost is \$94.00 for each student over two years.
- *Council member Paoletto* asked where the training takes place. Ms. Houel said the training takes place in the west end at 1407 Fairfield Avenue.
- *Council member Paoletto* asked if they worked in conjunction with the city Health Department. Ms. Houel said they assisted with orientation.
- *Council member Paoletto* asked if they worked with the City of Bridgeport for the same type of classes. Ms. Houel said it was a separate program, wherein they provide jobs. She made it clear that their program wasn't a duplication of services, because they provide new jobs.

Page 18 – Item 55 – Bridgeport Community Land Trust – Community Gardens – Request \$50,000

Bob Halstead stated this program has come a long way in the last couple of years, where they have neighborhood people making something out of ordinary gardens. The people get involved and help beautify parks and highways. The gardens help provide people with food and if it wasn't for the community gardens, people would have to travel to Seaside Park or other places to enjoy green space. The gardens also enhance the quality of life for adults and children, who get involved in education and nutrition. They also hold conference and workshops.

Rose Marie Mason spoke about the gardens. She expressed that when she was small, she lived in a house with a garden, but it was torn down, so it's important to keep greenery.

Beverly Valdez added that the vegetables grown are given to tenants that live in the immediate area.

Other comments expressed: were that the gardens promoted an inexpensive way to bring the community together.

- *Council member Paoletto* asked about matching the fund. Mr. Halstead said that if they raised \$1.00, they receive \$2.00 back in match.

- *Council member Paoletto* asked how much has been raised to date. Mr. Halstead said they just got started, but they do receive in-kind contributions.
- *Council member Paoletto* asked if an application was recently presented to the committee requesting funds. Mr. Halstead said yes, they received \$150k through the DEP.

Page 27 – 2nd item from the top – East End Community Council – EECC – Nutrition/Health – Request \$12,000

Ted Meekins stated he was the chairman of the East End Community Council located at 49 Stratford Avenue. He thanked the committee for the funds they have received in the past. He said they were looking to provide resource services and help the community “help themselves”. They currently run activities in the community, such as little league and they work with the police and NRZ. They have a food bank service where they provide meals to kids and they feed over 100 families per week. He explained that families come with problems, so nutrition is provided through the program for those in need. He mentioned that their motto is, “*the community that services together, stays together!*”

- *Council member Paoletto* asked what other group in the area provides a food bank service. Mr. Meekins said there were a couple of churches that do, but they are the only program that has shown a track record of providing community building that consists of various programs, so there is continuous outreach.
- *Council member Paoletto* commented that EECC acts as a hub for all the other groups. He expressed that he was aware of Mr. Meekins dedication and he just wanted to find out if there were any other groups in the area doing anything similar. He thanked Mr. Meekins for the work he has done in the past. Mr. Meekins clarified that the program shouldn't be considered a duplication of services, because they provide the service to other areas other than the east end.

ADJOURNMENT

** COUNCIL MEMBER PAOLETTO MOVED TO ADJOURN
 ** COUNCIL MEMBER LYONS SECONDED
 ** MOTION PASSED UNANIMOUSLY

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Diane Graham
 Telesco Secretarial Services

City of Bridgeport
 Economic and Community Development and
 Environment Committee –
 Program Year 34 -Outside Agencies
 April 14, 2008
 Page 10

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE
of the CITY COUNCIL
TUESDAY, APRIL 15, 2008
6:00 p.m.

ATTENDANCE: Council members: Paoletto, Valle, Crowe, dePara
Council president: McCarthy

OTHERS PRESENT: Valerie Sorrentino, Deputy Director of Human Services

Council member Paoletto called the meeting to order at 6:05 p.m.

39-07 Resolution re: Use of space as storage, located on Arthur Street by the Black Rock Community Council (BRCC).

** COUNCIL MEMBER CROWE MOVED TO TABLE
** COUNCIL MEMBER McCARTHY SECONDED
** MOTION PASSED UNANIMIOUSLY

57-07 Proposed License Agreement with Black Rock Community Council.

Steve Tilischak updated that he spoke to the president of the BRCC and he requested that the item be tabled.

** COUNCIL MEMBER CROWE MOVED TO TABLE
** COUNCIL MEMBER McCARTHY SECONDED
** MOTION PASSED UNANIMOUSLY

66-07 Grant Submission Re: 2008-2009 Dial-A-Ride Transportation Program.
Dial-A-Ride Transportation Program in the amount of \$94,433; part of the cost is for certification. It's a transportation program that provides group trips for seniors. They also do scheduling and coordinator outreach at the Health Department and GBD does the actual transportation. She noted this was the second year the program has run. There is no city match.

** COUNCIL MEMBER McCARTHY MOVED TO APPROVE
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

67-07 Grant Submission Re: 2008-2009 Youth Service Bureau Grant.

Ms. Sorrentino stated that this was a renewal grant for \$143,000 that pays for some salaries. It also funds eight programs through a subcontractor. A city match is required and they match dollar for dollar through CDBG.

Council member Paoletto asked if the program was funded through the block grant, would it still get funded. Ms. Sorrentino said they would still fund it and reduce another program.

** COUNCIL MEMBER McCARTHY MOVED TO APPROVE
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

68-07 Grant Submission Re: 2008-2009 Southwestern Connecticut Agency on Aging (SWCAA) regarding the East Side Senior Center.

Ms. Sorrentino stated this was a renewal grant for the second year. They generally receive \$20k and they are trying to get \$30k this year to fund the senior center through Marrakech. She noted that it was a beautiful center and the programs were great, but the current space is almost maximized.

Council member Paoletto asked if the \$40k per year for rent was the going rate. Ms. Sorrentino said that price is negotiated through the city attorney's office and renewed from year to year.

Council member dePara commented it was why they only agreed to fund it for one year, due to the high rent. He thought they would be able to re-negotiate a better rental deal. Council member Paoletto asked Council member dePara to follow up on that matter and report back to the committee.

** COUNCIL MEMBER McCARTHY MOVED TO APPROVE
** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

70-07 Disposition of City-Owned Properties.

Attorney Liskov stated that these properties were part of foreclosures; that were sold for over \$5 million in real estate - *he reviewed the properties per the listing distributed.*

See complete listing submitted by city attorney's office:

- 61 Revere Street – city owned and recommended for auction for rehabilitation
- 34 Revere Street – small lot that is part of 30 Revere Street, proposed to combine for auction
- 51 Fifth Street – recommended for auction
- 115 Madison Avenue – empty lot , 40 ft. wide, will inquire for auction
- 8 Elmwood Avenue – recommended for auction
- 969 Maplewood Avenue – recommended for auction & rehabilitation
- 211 Lenox Avenue – empty lot recommended for auction
- 36 Sedgewick Avenue – recommended for auction
- 89 Islandbrook Avenue –recommended for auction (*noted: this property has an environmental pollution issue*)
- 290 Stillman Street – rehabilitated for auction

Council member Valle asked if letters were sent to abutters that might be interested in these properties. Attorney Liskov said that they usually give the public an opportunity to purchase a property.

Council member Valle asked about 373 Stillman Street. Attorney Liskov said that was a vacant lot; the abutters were notified via signs posted and a notice in the newspaper indicating there would be an auction. He noted that if the property comes up for auction, the abutter could be notified directly.

- 727 Arctic Street – small empty corner lot and recommended for auction
- 26 Judson Place – recommended for auction
- 155-165-170 Ezra Street – all three parcels recommended for auction for possible future development
- 366 Cambridge Street – small lot and the owner expressed some interest
- 370 Alba Street – recommended for auction

Council member Valle expressed some concern that when there is a vacant lot, there seems to be a trend by a company to build within a residential area. She asked if they could put a stop to an individual coming into the community and storing items on these properties. Attorney Liskov said if the property is in the industrial zone, they would need approval from the property department to do that, however, he wasn't sure if that practice could be stopped before something is actually done on the property. He stated that there were ordinances and remedies for these types of violations though. Council member Valle stressed that she didn't think anything was being done about it. She gave the example of an incidence that concerned an illegal use on a property. Attorney Liskov said in a case like that, the Zoning Official, Dennis Buckley should be contacted. Council member Valle didn't feel it was her responsibility to contact Mr. Buckley and that he should be aware of these types of violations. Attorney Liskov reiterated that there were mechanisms in place to address violations.

Council member Lyons mentioned a property on Wayne Street that has been abandoned. She thought this was a case where the people just left, but then the property was ransacked, so she contacted the property authority for them to look into. She suggested that in cases like this, the bank or other authority should be notified to investigate.

**** COUNCIL MEMBER McCARTHY MOVED TO APPROVE**

**** COUNCL MEMBER dePARA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

**** COUNCIL MEMBER dePARA MOVED TO SCHEDULE A PUBLIC HEARING**

**** COUNCIL MEMBER CROWE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

71-07 Disposition and Redevelopment of 1069 and 1085 Connecticut Avenue.

Mr. Lavernoich stated that he was joined by three co-workers involved with this item: Steve Tilischak, Richard McGee and Max Velez.

Mr. Lavernoich began and updated that this property was the former American Fabrics complex that left the site during the late 1980's. He explained that the former company tried to make a go of it as a real estate property that is located on 10-acres in the east end. The former owner leased out space, but unfortunately, he didn't follow the formal procedure, so whatever has been done during the last 10 years, was done without permits. They took the property through foreclosure last year and the former occupant surrendered the property due to the \$1.5 million in back taxes owed. So pursuant to the foreclose, there has been a lot of discussion to consider whether or not the property should go up for auction or if they should do an RFP. He thought they should adhere to the qualitative aspects of the property and wanted to see it end up in good hands, but at the time, they were aware of the environmental issues associated with the property. They issued an RFP in April of last year and received a minimum bid price of \$3 million from E&N Properties and West Rock Real Estate Development. They evaluated the proposals and selected E&N Properties and gave them time to do due diligence, however, they found additional environmental issues that needed assessing. They eventually came to the end of the year and E&N Properties declined the right to purchase the property, so they then went to the second proposal; and due to the conditions on the property, they thought that West Rock would be the stronger buyer, so they began negotiations. But they were told they couldn't honor the initial bid, due to the conditions associated with the site. So they came back with a counter proposal and after haggling over the final points, it resulted in the information they had tonight. He further updated that the offer from West Rock was different than it originally was, so that's why he thought they required a second approval.

Mr. Lavernoich went on to say that the offer was \$3 million for three (3) buildings. They will take care of all the environmental issues on the site to comply. He had an environmental report for review and he noted that they found out the property would need some additional investigation. They also found it will need 75% more parking, so the property to the north is less than they initially thought it would be, but the buyer has extensive experience with brownfield properties and they have indicated that they were willing to close before June 30th. Again, they will assume all costs associated with the property. So in the interest of time and realizing the revenue that could be made, they were recommended selling the property to West Rock Real Estate Development for the terms outlined in the information.

Council member Lyons asked when the last RFP went out. Mr. Lavernoich said it was during April 2007 and it had a return date of six weeks.

Council member Lyons asked if only two parties were interested in the property. Mr. Lavernoich said there were two initial parties, but one respondent eventually declined and the second respondent was who it was recommended they sell the property to. He noted that the third party interest wasn't thoroughly aware of the conditions of the site.

Mr. Lavernoich pointed out the areas that West Rock Real Estate Development would address included: taking down the three buildings, because two of the buildings had hazardous conditions. The boiler room and building 6 and building 7 will come down. He explained that West Rock will pay \$3 million in cash and the city will receive \$2 million; the other \$1 million will be held in escrow and controlled by the attorney and released as the pursue demolition on site.

Council member Valle asked if the sell would impact the Innovation Center. Mr. Lavernoich said it would only impact it, if access is required over the property.

Jason Friedland, West Rock Real Estate Development addressed the committee. He stated that the focus was on rehabilitating the troubled properties and revitalizing them. He said that most of the portfolio was industrial properties that would be revitalized as the need called for that would consist of retail and industrial uses. He mentioned a property on Fifth Street that had been dilapidated for years and when they bought the building, there were many hazardous conditions associated with it, so they purchased it and spent more renovating it; they then marketed the property that resulted in (25) people working there. He further explained why the property got into trouble. And one reason was due to the high heating costs, taxes, insurance and snow plowing, there weren't any funds to pay the bills. He addressed the heating issue and said that there was an old boiler that is inefficient the way it currently operates, thus, very costly. So they will consider heating by gas fire heaters, that will allow gas throughout the property and give each tenant a state-of-the-art system that will be controlled by them, so the first thing to do is to redo the heating system. He went on to say that the property had 10-acres and approximately 20,000 sq. ft., so the key was to take away some of the buildings for better accommodations. They will take down the boiler building and two other buildings he pointed out on the aerial map and by doing this, it will allow access for parking and to the other buildings. He recapped that the property hadn't been taken care of in a long time that resulted in a lot of damage that needs a lot of care.

Council member Valle asked if there were two companies purchasing the property. Mr. Lavernoich clarified there was only one company and the one recommend was West Rock Real Estate Development.

Council member Baker asked him to explain the breakdown of the purchase costs. Mr. Lavernoich explained they put up \$3 million in case, the city gets \$2 million immediately and \$1 million goes to escrow to be drawn on for expenses for the environmental demolition work, as long as it's approved by the city.

Council member Baker said then they were purchasing the property for \$2 million. Mr. Lavernoich responded that is the initial offer, but they could end up getting more.

Council member Baker asked about the time constraint to delay the RFP. Mr. Lavernoich explained that E&N Properties and West Rock Real Estate responded first. He emphasized that they couldn't afford to wait much longer due to the conditions of the property.

Council member Baker repeated that the city would hold \$1 million in escrow to do the demolition, testing and remediation work if needed.

Council member Baker questioned what would happen after a while if a portion of the \$1 million was gone and more contamination was found. Mr. Lavernoich said it would then be the responsibility of West Rock. Mr. Friedland acknowledged that was correct.

Council member Baker asked if they spoke to the NRZ people in the community. Mr. Friedland said they haven't done that yet. He said when the time was right, they would be glad to meet with them.

Council member Baker asked what their long term goal was for the property. Mr. Friedland said the goal was to have the property 100% rented, taxes paid and jobs provided with a combination of large and small businesses. He gave an example of a company that would be viable to come in based on the size of the square footage available in the building(s).

Council member Baker asked the amount of taxes they were looking to generate. Mr. Lavernoich said in the past, that amount went as high as \$140k, but he thought that due to the value of the buildings that will be freed up, he expected would increase the value of the property per the Tax Assessor. He clarified that West Rock Real Estate Developer wasn't looking for any other tax breaks.

Council member Crowe asked about West Rock being responsible for any additional remediation to address the environmental issue and what will happen if the \$1 million is depleted. The response was that the transaction was contemplated by certifying that the party will adhere to the Transfer Act for clean up and remediation, so the responsible party will be West Rock Real Estate Development.

Council member Blunt asked how many companies responded to the RFP. Mr. Lavernoich said there were only two companies that responded, E&N Properties and West Rock Real Estate Development.

Council member Blunt asked about the changes in the heating system and how much could be saved in the overall heating bills. Mr. Friedland said he wasn't sure at this time, but he estimated it could be up to 50% savings. The benefit is that each tenant will be responsible for controlling the thermostat.

Council member Blunt asked if any considerations were given to the "green concept" for the property. Mr. Friedland said the short answer was no, because when you do an environmentally friendly building, there were a lot of factors to consider that aren't always feasible for certain buildings. He further stated that they probably wouldn't install A/C units that will be the tenant's responsibility.

**** COUNCIL MEMBER dePARA MOVED TO APPROVE**

Mr. Lavernoich stated that a public hearing would be scheduled on April 21, 2008

Council member Paoletto acknowledged and thanked the guests from West Rock Real Estate Development that was present at the meeting.

**** COUNCIL MEMBER CROWE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

ADJOURNMENT

** COUNCIL MEMBER McCARTHY MOVED TO ADJOURN
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE
of the CITY COUNCIL
WEDNESDAY, APRIL 16, 2008
6:00 p.m.

ATTENDANCE: Council members: Paoletto, dePara, Crowe, Valle, Blunt,
Santiago, Lyons

OTHERS PRESENT: Alanna Kabel; Deputy CAO, Housing & Community Development,
Diane Toolan; Housing & Community Development

Council member Paoletto called the meeting to order at 6:10 p.m.

Alanna Kabel relayed that to come into full compliance, the staff and Citizens Union went through the funding requests. She stated that if any of the committee members had any relation to the programs or sat on a particular board, she asked that go through the list and check off those programs in the side column, then sign and date it at the top.

54-07 Program Year 34 Community Development Block Grant Program, Emergency Shelter Grant Program, HOME Program, Housing Opportunities for Persons with Aids Program

Diane Toolan, Senior Management Housing & Community Development stated that it was a busy year for the amount of work that needed to be done, in regard to the 5-year plan for housing & community development . She said they also had to deal with strategic needs. In the beginning, they alerted HUD to the fact that the city intended to use all the documents the city has adopted, so the result was a collaboration, in which, all entitlement programs came to the city on March 17. They also did a reiteration of what the plans have been and many remained the same. So her task was to look at the objectives for the city and they went under the assumption that the city's funding level will remain level or flat, based on the categories.

Ms. Toolan briefly reviewed the specific objectives for Public Facilities and Infrastructure – to promote downtown Bridgeport in all areas, including residential, employment, educational, cultural etc. she noted that in this city, there is difficulty balancing what the city's perceived needs are. She stressed there is always far more of a need than there are resources – *she distributed copies of the Five-Year Priority Needs and Objectives information.* The committee members were urged to contact Diane with any questions at (203) 576-7755.

Council member Paoletto thanked everyone involved in the long process. He stated that the CDBG allocation was \$300k less than last year. He recalled that for the eight years he has been on the committee, every year he sees the monies available get less, although the one a-wait payments have increased. There are three main categories that money was borrowed from that will need to be paid off and that is dictated by the federal government. He said that himself, Council members dePara and McCarthy did what they thought was a good job to allocate the funds. He further noted

that if any committee member disagreed with an allocation, they would have to determine where the money should be taken away from to allocate to another program.

Council member Paoletto reviewed the entire Program Year 34 listing and stated the amounts that were recommended to be allocated to each program:

He noted that HOME Funds had to stay with HOME funds.

He noted that HOPWA Funds had to stay with HOPWA funds.

He noted that ESG Emergency Shelter Grant had an extra \$3,720.00 available that could only be used towards another ESG category.

He referred to page 1 and stated that they had \$11,444.00 in extra funds that could be allocated to Public Services, Housing, Public Facilities and Anti-blight categories.

Ms. Kabel explained the reason for the cap. She said they receive four grants from HUD and all of it has to stay within the community development block grant program and they can't allocate more than 15% to any category; and not more than 20% to the ESG. She clarified the reason was because there are all different grants with a different qualifying criteria.

Council member Paoletto began the review: *see breakout of final allocations listing submitted by Alanna Kabel*

Page 9 - HOME ALLOCATION PLAN - Total Home Program \$2,378,739

He asked if there were any issues or recommendations within this category.

He recalled that there should be a separate vote for each category and then one final vote for the total allocations at the end.

** COUNCIL MEMBER SANTIAGO MOVED TO APPROVE
** COUNCIL MEMBER LYONS SECONDED
** MOTION PASSED UNANIMOUSLY

Page 8 – HOPWA – Total \$771,000

Council member Paoletto reminded everyone that if they took an allocation from one category, it must go to another HOPWA category. He noted for instance that Catholic Charities had a number of sites throughout the county and they assisted the city with the residents at the Helping Hand facility. He noted that Refocus Ministries had a similar program (program focuses on women) and they work with a different group of AIDS residents to enhance their lives with support services. The narrative of Refocus Ministries was read by Council member Lyons.

Council member Paoletto updated on the agencies that concentrated services primarily in the City of Bridgeport.

** COUNCIL MEMBER VALLE MOVED TO APPROVE
** COUNCIL MEMBER CROWE SECONDED

Council member Blunt expressed his concern of how Refocus Outreach Ministries deals with Bridgeport residents, especially with the increase of AIDS, so he suggested they increase the allocation to \$100,00. He suggested taking \$10,000 from St. Lukes Community Center, which reduced their allocation to **\$165,191**. The final allocation to Refocus Outreach Ministries was **\$100,776**

** MOTION PASSED UNANIMOUSLY

Page 8 – EMERGENCY SHELTER GRANT

Council member Valle recommended allocating an additional \$720.00 to Alpha Comm. Services-Families in Transition for a total of **\$34,720**.

Council member Blunt recommended allocating an additional \$3,000 to ABCD/Energy Assistance.

Council member Lyons asked the difference in the food pantries. It was explained that St. Stephens Pantry serviced a larger area in the city.

Council member Lyons recommended giving an additional \$500 to Healing Tree-King's Pantry. And giving another \$2,500 to ABCD/Energy Assistance per Council member Blunt's request. Council member Blunt was firm about wanting to allocate the entire \$3,000 to ABCD/Energy Assistance. It was determined that an additional \$500 would go to Healing Tree-King's Pantry for a total of **\$5,500** and an additional \$2,500 would go to ABCD/Energy Assistance for total of **\$32,500**.

** COUNCIL MEMBER SANTIAGO MOVED TO APPROVE
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

Page 7 – SECTION 108 – Total \$983,272

** COUNCIL MEMBER CROWE MOVED TO APPROVE
** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

Page 7 – PLANNING/ADMIN – Total \$650,592

** COUNCIL MEMBER dePARA MOVED TO APPROVE
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

Page 6 – ECONOMIC DEVELOPMENT

Council member Paoletto stated there wouldn't be any layoffs of the city staff. He said that although there may be questions that come up, no city employees would be laid off, due to the recommended funding allocations.

Council member Valle pointed out the \$50,000 allocation for CoB/CAO/Small & Minority Business Development, was considered a new position. Council member Paoletto said that technically, the City of Bridgeport

Economic and Community Development and Environment Committee -PY34

April 16, 2008

Page 3

position was not for a new employee however. He commented that if she felt the allocation should be cut, then they needed to consider that. Council member Valle commented that the position was created from the Mayor's office.

Council member Santiago stated that if the allocation was approved this year, then come next year, they will be expected to approve it again.

Council member Blunt stated that \$100k was allocated to Minority Business in a prior year, he questioned if funds were also allocated to Rufus Wells position. Ms. Kabel replied no and explained that he had a 1-year \$200k contract with the city and was considered through the RFP process.

Council member Santiago explained that the new Minority Business Development position was suppose to take over where Rufus Wells contract ended. He said this was stated during a committee meeting by Deborah.

Ms. Kabel reviewed the function of the Small & Minority Business Development position. The person with the position will be the main point of entry for small minority businesses. She also specified what Rufus Well's duties and responsibilities were. Overall, she thought that Rufus Wells position was creating the systems in place and the new position created would implement the systems.

Council member Valle asked about an item on **Page 2 of 9 – CoB-SS-Emerg. Code Violation Relocation**. It was stated that this program assists households in moving residents due to fire or other safety precautions. Council member Valle asked if there was any other agency that did the same thing. Ms. Kabel said no.

Council member Valle asked what the program for Central Grants Compassion Capital accomplished. Dawn, the representative from Central Grants explained the purpose was to help resident with homelessness. The city allocates \$100k and they receive \$500k back. Council member Blunt asked the number of groups that utilized the grant. Dawn said it was awarded last year, but the program isn't up and running yet. The goal is to have fifteen (15) groups go through the process, attend classes and then submit the granting process.

Council member Valle asked about the East Side Senior Center/Programs & Rental categories on **Page 1 of 9**. She questioned why the allocation was zero to those programs. Council member Paoletto stated that during discussion with department heads, it was thought that they needed the monies most for rental, because without rent money, there wouldn't be a program to operate.

Council member Blunt asked about Project NICE/Phoenix found on **Page 1 of 9**. Ms. Kabel said they were looking to expand the Tae Kwon Do program and to also expand the police posts in the neighborhood. Council member Paoletto said that many assumed the martial arts program fell under the police department budget. It was discussed that they thought it was more important to keep city employees, than fund the program.

Council member Valle stated that the person who teaches the martial arts program was a benefit in helping youth. She felt that the program made a difference, so she disagreed with not funding the

City of Bridgeport

Economic and Community Development and
Environment Committee -PY34

April 16, 2008

Page 4

program. She further expressed that she wasn't pleased with three people on the committee making all the decisions of what shouldn't be funded.

Council member Paoletto updated that there was \$9,444.00 available to allocate to programs.

Council member Lyons recommended that \$2,000.00 should go to the **BPT American Legion Congdon Baseball** program. It was determined that the allocation for this program would go from 0 > \$2,000.00.

Council member Valle asked about **PIVOT Ministries - The Crisis Center** on **Page 2 of 9**. It was determined that **\$3,000.00** would be allocated to the program. She also requested to allocate **\$2,000.00** to **International Performing Arts – Concerts**.

Council member dePara recommended allocating **\$2,500.00** to **RYASAP – Safe Neighborhoods AC Partnership** for smoke detectors. Dawn from Central Grants said they reapplied for a continuation of the program that comes through the CDC and the Red Cross for smoke alarms.

Council member Blunt recommended that \$1,944.00 be added to **The Village Initiative Project – VIP College Tours** for a total of **\$4,944.00**

Council member Paoletto updated that there was now 0(zero) dollars left to allocate to any programs.

Council member Blunt recommended taking \$25,000.00 from the CoB/CAO/Small & Minority Business Development and adding it to the **CoB-ONR0-City Wide Anti-Blight NRZ Support** for a total of **\$108,601.00**

Council member Valle mentioned the Mill Hill Reservoir NRZ allocation. She stressed some concern about the new creation of NRZ's that was fine, but her issue was that she thought they were leaving the east side with nothing. She further stressed that she took issue with everybody else's requests being fulfilled, yet when she has made requests at times, she felt she was ignored. She returned to the matter of not concentrating monies in another district that needs it.

Council member Blunt thought the concept of the NRZ was for a developer to come in and clean up an area for possible development. And although there are blighted areas that needed to be cleaned up, he thought the purpose of an NRZ was more in line with economic development.

Council member dePara offered some information about NRZ's. He said they were working on setting up a full council meeting to address exactly what the NRZ's were doing citywide. He added that this was done to address Council member Valle's question of why they were creating new NRZ's, when there hasn't been completion on the initial NRZ's.

Council member Lyons asked how the city paid for blight. The response was it was paid through the Anti-Blight office and they don't use any city funds. Council member Paoletto explained that different departments had to address certain problems associated with a property. He added that Tom Coble's office strictly handled blighted properties.

Council member Paoletto updated there was \$17,235.00 to spend in Housing/Public Facilities and Anti-Blight categories. It as clarified that they could only take monies from pages 1 and 2 to allocate to other programs.

Council member Santiago recommended adding \$10,000.00 to the Cardinal Shehan Center-Repairs/Renovations on **Page 5**. He suggested that the 10,000.00 come from the CoB/CAO/Small & Minority Business Development that left an allocation of \$15,000.00 and an allocation of **\$20,000.00** to the **Cardinal Shehan Center-Repairs/Renovations**.

Council member Paoletto updated that there was \$12,235.00 available to spend.

Council member Valle recommended they take \$5,000.00 and add it to the **Washington Park Revitalization –storefront renovation on Page 5 of 9**. The total allocation was **\$15,000.00**

Council member Valle recommended taking \$10,000.00 and giving it to **CoB-Parks –Water Playground/Improvement on Page 5 of 9**. The total allocation was **\$10,000.00**.

Council member Paoletto recommended taking \$2,500.00 from **Page 1 of 9 – Bridgeport Area Youth Ministry (BAYM) Ctr** and allocating it to **Burroughs Comm Ctr. –Language Center**. And then take \$2,235.00 from the balance of the pot and allocated it back to (BAYM).

The following motions were made to each category:

ECONOMIC DEVELOPMENT – Page 6 of 9

** COUNCIL MEMBER dePARA MOVED TO APPROVE
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

ANTI-BLIGHT/SLUM ELIMINATION – Page 6 of 9

** COUNCIL MEMBER dePARA MOVED TO APPROVE
** COUNCIL MEMBER LYONS SECONDED
** MOTION PASSED UNANIMOUSLY

PUBLIC FACILITIES/Infrastructure – Page 5 of 9

** COUNCIL MEMBER LYONS MOVED TO APPROVE
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

HOUSING – Page 4 of 9

** COUNCIL MEMBER SANTIAGO MOVED TO APPROVE
** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

PUBLIC SERVICES – Page 1 of 9 and Page 2 of 9

** COUNCIL MEMBER CROWE MOVED T APPROVE
** COUNCIL MEMBER SANTIAGO SECONDED
** MOTION PASSED UNANIMOUSLY

Motion to approve the final document – to be submitted by Alanna Kabel

** COUNCIL MEMBER dePARA MOVED TO APPROVE
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY
*Consent calendar

ADJOURNMENT

** COUNCIL MEMBER PAOLETTO MOVED TO ADJOURN
** COUINCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

The meeting adjourned at 8:52 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT
AND ENVIRONMENTAL COMMITTEE
SPECIAL MEETING
MAY 29, 2008**

ATTENDANCE: Richard Paoletto, Chair; Angel DePara, Brian Crowe,
Thomas McCarthy, Council President; Michelle Lyons

OTHERS: Council Member Susan Brannelly, Elizabeth Rivera-Rodriquez;
Emergency Preparedness; Phil Blagets, President, Black Rock
Community Council; Atty. Ron Pacacia, Jeanette Herron

CALL TO ORDER

Chairman Paoletto called the meeting to order at 6:10 p.m.

73-07 Grant Submission Re: 2007-2009 Public Health Preparedness.

Ms. Rivera-Rodriquez came forward and gave a brief overview of the grant, which the City has received in the past. Council President McCarthy asked if matching were required. Ms. Rivera-Rodriquez said that they were not.

**** COUNCIL PRESIDENT MCCARTHY MOVED TO APPROVE AGENDA
ITEM 73-07 GRANT SUBMISSION RE: 2007-2009 PUBLIC HEALTH
PREPAREDNESS.**

**** COUNCIL MEMBER CROWE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto announced that this item would be placed on the Consent Calendar.

Council Member Lyons joined the meeting at 6:12 p.m.

**39-07 Resolution re: Use of space as storage, located on Arthur Street by the
Black Rock Community Council (BRCC).**

Council President McCarthy announced that Council Member Brannelly withdrew Agenda Item 39-07. Council Member Brannelly concurred.

57-07 Proposed License Agreement with Black Rock Community Council.

Council Member Brannelly said that the new proposal had to do with a building at the dead end of Arthur Street that was abandoned in 1999 by the Board of Education and has a restriction on it. This building will be used for storage and not occupied. A short discussion followed about the exact location of the building and some of the details of the agreement. Attorney Pacacia reviewed the details of an expanded document outlining the exact terms of the agreement and the use of the building with the Committee.

**** MCCARTHY MOVED TO SUBSTITUTING IN WHOLE THE NEW DRAFT DATED MAY 29, 2008 AND MARKED EXHIBIT A PRESENTED BY ATTORNEY PACACIA AS AGENDA ITEM 57-07 PROPOSED LICENSE AGREEMENT WITH BLACK ROCK COMMUNITY COUNCIL.**

**** COUNCIL MEMBER CROWE SECONDED.**

**** THE MOTION TO AMEND AGENDA ITEM 57-07 PROPOSED LICENSE AGREEMENT WITH BLACK ROCK COMMUNITY COUNCIL PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER CROWE MOVED TO APPROVE AGENDA ITEM 57-07 PROPOSED LICENSE AGREEMENT WITH BLACK ROCK COMMUNITY COUNCIL AS AMENDED**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COUNCIL MEMBER DEPARA MOVED TO ADJOURN**

**** COUNCIL MEMBER CROWE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:24 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT
COMMITTEE
REGULAR MEETING
JUNE 9, 2008**

ATTENDANCE: Richard Paoletto, Chairman; Angel DePara, Co-chair;
Ezequiel Santiago, Maria Valle

OTHERS: Lynn Haig, CDB Planning; Steven Tyiszczak, OPED;
Christina Kuzanas, Central Grants; Valerie Sorrentino,
Human Services; Attorney Daniel A. Silver

CALL TO ORDER

Chairman Paoletto called the meeting to order at 6:05 p.m.

**86-07 Grant Submission to the CT Department of Environmental Protection's
Open Space & Watershed Acquisition Program re: Acquisition of Ox Brook
Property.**

Ms. Kuzanas from the Central Grants office came forward and said that the department was seeking Council approval for a re-submitted DEP grant proposal for a parcel that was recognized as being a key element in the Ox Brook Flood Control Project. The request is for \$750,000. This is a continuation of an effort by the City to secure this parcel. Mr. Tyiszczak from OPED was also present to answer in favor.

Chairman Paoletto said that earlier Atty. Silver from New Britain had requested to speak. Atty. Silver came forward and thanked the Committee for allowing him to speak because this was not a public hearing. Atty. Silver explained that he represented Greenwood Estates, the contract holder for the parcel being discussed. He said that he wished to submit some information that he thought might not be public knowledge. Atty. Silver said that his client holds the contract to purchase the property and had had this contract since 2004. The property is subject to a variance, which was just granted by the Zoning Board of Appeals for residential development for nineteen building lots for single family homes. There is a subdivision application for this property is pending before the Zoning Commission. Atty. Silver's client must close on the property on or before the end of this year and Atty. Silver said that he was authorized to indicate to the Committee that his contract price tag is two million dollars.

Atty. Silver said that because he had been unsure if he would be allowed to speak to the Committee, he had brought a document, which he then distributed to the Committee members. He pointed out that the funding could not be used for the purposes of eminent

domain. Atty. Silver said that his client had no intention of disposing of the property or selling this property because he intends to use it for residential development. Atty. Silver said that no one had approached his client to discuss purchasing the property. He then repeated that his client had no interest in selling the property and that the grant funding would not be available for the project if eminent domain was used. Atty. Silver said that he would appear to be remiss if he did not indicate his client's position.

Chairman Paoletto then asked Atty. Silver if his client was under contract to purchase the property. Atty. Silver said that this was so. Chairman Paoletto then asked if Atty. Silver's client had been approached by the City of Bridgeport in any fashion. Atty. Silver said that his client, who owns the contract rights, has not been approached by the City of Bridgeport.

Chairman Paoletto then asked the City representatives present about this. Mr. Tyiszczak said that the City Attorney and WPCA that they had contacted attorneys representing the properties. Atty. Silver said that perhaps the owner of the property had been contacted, but not his client, who is holding the contract on the parcel. Atty. Silver said that he was authorized to give the Committee members copies of the contract. The copy was turned over for inclusion in the record.

Council Member Valle had several questions about the contract. Atty. Silver explained that the owner of the property has a legal obligation to sell the property to his client. As a result of that legal obligation, he was indicating on behalf of his client that there were applications pending with the City for variances in zoning. Atty. Silver said that it had come to his attention recently that the grant was being applied for and when he researched the situation, he realized that his client was not willing to sell the property, and if the City invoked eminent domain, the funds could not be used for condemnation.

Ms. Kuzanas explained that the Central Grants Office was approached by the Office of Planning and Economic Development to submit an application for the purchase of this parcel. Ms. Kuzanas said that eminent domain was not being considered. Atty. Silver said that no one had approached his client for this purpose. Ms. Kuzanas said that when the application was submitted last year, the Central Grants Office was not aware that the title holder had entered into a contract with anyone else.

Chairman Paoletto said that this application was for funding to purchase the property but now there were two different issues with the contract holder and the property owner's involvement. Chairman Paoletto said that if the grant application was submitted, nothing would change because the property owner and the title holder could still say no, but by not allowing the application to go forward, the City would have no opportunity if the situation changed.

Council Member Santiago asked what the next steps would be. Ms. Kuzanas reviewed the process with the Committee. She said that part of the application requires a letter from the seller to the City stating the intent to sell. Previously, a letter was included that stated the landholder's letter would be forthcoming. However, the application did not receive approval, so it became a moot point. The same thing would be done this time and if the application was deemed acceptable on its other merits, it would be put on hold until and unless the letter from the property owner was submitted. If the letter from the property owner is not submitted, the application is not approved.

**** COUNCIL MEMBER VALLE MOVED TO APPROVE AGENDA ITEM 86-07
GRANT SUBMISSION TO THE CT DEPARTMENT OF ENVIRONMENTAL
PROTECTION'S OPEN SPACE & WATERSHED ACQUISITION PROGRAM
RE: ACQUISITION OF OX BROOK PROPERTY.
** COUNCIL MEMBER SANTIAGO SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that the item be put on the consent calendar.

**87-07 Grant Submission to the CT Office of Policy and Management's HOME
Connecticut Technical Assistance Program re: Incentive Housing Overlay Zones
(IHZ).**

Ms. Kuzanas and Ms. Haig from CBD Planning came forward. Ms. Kuzanas said that the departments were seeking approval for this grant for the purpose of creating incentive housing zoning. She then gave a brief description of Home Connecticut and what IHZ were. This encourages affordable housing developments in areas that are located within walking distance of transportation hubs and quality of life amenities. She said that it requires low cost households to be included in the development where the resident earns less than 80% of the areas median income for a minimum of thirty years.

She then reviewed the technical assistance project and if the overlay is approved, the City stands to have the incentive of receiving a zone adoption payment from OPM of \$2,000 per unit and additionally the City will receive a bonus on each residential building permit in that designated zone.

The City would be applying for assistance in the downtown area that would create an incentive overlay housing zone in the downtown area. Technical assistance would allow the City to complete the development of the IHZ regulations and ordinances and secure some funding for the development of affordable housing units in the district and allow the City to develop a model to duplicate this work in other neighborhoods if appropriate. Ms. Kuzanas reviewed some of the updated changes to the proposal with the Committee.

Council Member Valle asked about the 80% of the median income. A discussion about the figures involved then followed.

**** COUNCIL MEMBER SANTIAGO TO APPROVE AGENDA ITEM 87-07 GRANT SUBMISSION TO THE CT OFFICE OF POLICY AND MANAGEMENT'S HOME CONNECTICUT TECHNICAL ASSISTANCE PROGRAM RE: INCENTIVE HOUSING OVERLAY ZONES (IHZ).**

**** COUNCIL MEMBER DEPARA SECONDED.**

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

Chairman Paoletto requested that the item be put on the consent calendar.

A short discussion regarding the fact that the grant submission was a rolling application then followed. Co-chair DePara requested that Ms. Kuzanas keep the committee updated on the progress of the grant application and the project.

85-07 Grant Submission to the CT Department of Transportation's Connecticut Clean Fuel Program-Hybrid Vehicle Purchase.

Ms. Kuzanas explained that an application had been started for the 2008 Connecticut Clean Fuel Program-Hybrid Vehicle Purchase program through Public Works for funds against the cost of two Ford hybrid vehicles for the Director and Assistant Director of Public Works. The request was for \$17,092 and received word that the application has been approved for \$16,880. Currently the City has twelve clean fuel vehicles in the fleet. This will further the greening of the City's fleet to minimize the amount of air pollution. This amount will cover the cost differential between a regular gas combustion engine Ford Escape and a hybrid vehicle.

Council Member Valle commented that she had concerns over the fact that the budget was being reduced and positions were being eliminated, but the Committee was discussing the purchase of two new vehicles. Ms. Kuzanas explained that when the application had been submitted, the department had indicated that the funding for the purchase of the vehicles was available in their budget. Chairman Paoletto then stated that the Public Works Department already had approval for the two new vehicles and this grant would allow the City to purchase hybrid vehicles instead of the regular vehicles. Ms. Kuzanas agreed.

**** COUNCIL MEMBER DE PARA MOVED TO APPROVE AGENDA ITEM 85-07 GRANT SUBMISSION TO THE CT DEPARTMENT OF TRANSPORTATION'S CONNECTICUT CLEAN FUEL PROGRAM-HYBRID VEHICLE PURCHASE.**

**** COUNCIL MEMBER SANTIAGO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that this be put on consent.

74-07 Grant Submission Re: 2008 Neighborhood Assistance Act.

Ms. Sorrentino from Human Services came forward and greeted the Committee. She gave a brief overview of the program where businesses come forward and are given local approval and then the State confirms that the organizations have 501-3(c) status. There is no money involved, just the City's approval.

Council Member Santiago had several questions about the details of the program, which Ms. Sorrentino reviewed with him.

**** COUNCIL MEMBER DEPARA MOVED TO APPROVE AGENDA ITEM 74-07 GRANT SUBMISSION RE: 2008 NEIGHBORHOOD ASSISTANCE ACT.
** COUNCIL MEMBER SANTIAGO SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that this be put on consent calendar.

75-07 Grant Submission Re: 2008-2009 Social Services Block Grant.

Ms. Sorrentino explained that this grant was through the Department of Social Services and was for just over \$93,000. It has four components: case management, veteran's affairs, adult protective services, and Hispanic Child Guidance Outreach.

**** COUNCIL MEMBER VALLE MOVED TO APPROVE AGENDA ITEM 75-07 GRANT SUBMISSION RE: 2008-2009 SOCIAL SERVICES BLOCK GRANT.
** COUNCIL MEMBER SANTIAGO SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that this be put on consent calendar.

76-07 Grant Submission Re: 2008-2009 Substance Abuse Prevention Program.

Ms. Sorrentino explained that this was a small grant of \$8,200 for prevention programs in the City. She then reviewed the distribution of funding.

**** COUNCIL MEMBER VALLE MOVED TO APPROVE AGENDA ITEM 76-07 GRANT SUBMISSION RE: 2008-2009 SUBSTANCE ABUSE PREVENTION PROGRAM.
** COUNCIL MEMBER DEPARA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that this be put on consent calendar.

77-07 Grant Submission Re: 2008-2009 Elderly Health Screening.

Ms. Sorrentino said that this was a collaborative effort with Bridgeport Hospital and a community nurse visits the various elderly housing complexes and provides various health screenings, such as checking blood pressure and other items.

**** COUNCIL MEMBER DEPARA MOVED TO APPROVE AGENDA ITEM 77-07 GRANT SUBMISSION RE: 2008-2009 ELDERLY HEALTH SCREENING.**

**** COUNCIL MEMBER SANTIAGO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that this be put on consent calendar.

98-07 Grant Submission Re: 2008-2009 State Department of Public Health LHD/Youth Violence/Suicide Prevention Program.

Ms. Sorrentino explained that this was a \$31,000 grant from the State. Ms. Sorrentino said that she thought the City might lose this program because it is run through the school based health centers and there have been recent serious cuts. She then gave a brief overview on the focus of the program with the Committee.

**** COUNCIL MEMBER VALLE MOVED TO APPROVE AGENDA ITEM 98-07 GRANT SUBMISSION RE: 2008-2009 STATE DEPARTMENT OF PUBLIC HEALTH LHD/YOUTH VIOLENCE/SUICIDE PREVENTION PROGRAM.**

**** COUNCIL MEMBER DEPARA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that this be put on consent calendar.

99-07 Grant Submission Re: 2008-2009 YSB Enhancement Grant “Positive Choices” Program.

Ms. Sorrentino explained that this grant was added on to another regular grant and that it is used to do HIV/AIDS prevention with fifth graders.

**** COUNCIL MEMBER SANTIAGO MOVED TO APPROVE AGENDA ITEM 99-07 GRANT SUBMISSION RE: 2008-2009 YSB ENHANCEMENT GRANT “POSITIVE CHOICES” PROGRAM**

**** COUNCIL MEMBER VALLE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that this be put on consent calendar.

100-07 Grant Submission Re: 2008-2009 Retired Senior Volunteer Program (RSVP).

Ms. Sorrentino gave a brief overview of the program for the Committee. It encourages seniors to volunteer for various activities and programs.

**** COUNCIL MEMBER VALLE MOVED TO APPROVE AGENDA ITEM 100-07 GRANT SUBMISSION RE: 2008-2009 RETIRED SENIOR VOLUNTEER PROGRAM (RSVP).**

**** COUNCIL MEMBER SANTIAGO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that this be put on consent calendar.

102-07 Grant Submission Re: 2008-2009 Per Capita Grant.

Ms. Sorrentino gave a brief overview of the program for the Committee. The request amount is for \$166,000 and it is focused on public health. The grant funding provides partial payment of numerous salaries for various staff positions.

**** COUNCIL MEMBER VALLE MOVED TO APPROVE AGENDA ITEM 102-07 GRANT SUBMISSION RE: 2008-2009 PER CAPITA GRANT.**

**** COUNCIL MEMBER SANTIAGO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that this be put on consent calendar.

103-07 Grant Submission Re: 2008-2009 DPH Childhood Asthma Initiative “Easy Breathing” Program.

Ms. Sorrentino gave a brief overview of the program for the Committee. The request amount is for \$75,000. The funding would be used to diagnosis asthma and for education. Statistics would also be collected. Part of the grant would be used for a State mandated regional physician program, which has been contracted out to the Stamford Health Department for the training of other area physicians.

Council Member Valle has several questions about how the asthma meetings sponsored by the Stamford Health Department interface with Bridgeport. She also requested that

when the screening meetings are held in Bridgeport that the Council be notified so they can attend.

- ** COUNCIL MEMBER VALLE MOVED TO APPROVE AGENDA ITEM 1103-07 GRANT SUBMISSION RE: 2008-2009 DPH CHILDHOOD ASTHMA INITIATIVE "EASY BREATHING" PROGRAM.**
- ** COUNCIL MEMBER DEPARA SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto requested that this be put on consent calendar.

ADJOURNMENT

- ** COUNCIL MEMBER DEPARA MOVED TO ADJOURN.**
- ** COUNCIL MEMBER SANTIAGO SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:02 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services

ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE
of the CITY COUNCIL
CITY OF BRIDGEPORT
TUESDAY, JUNE 17, 2008
6:00 p.m.

ATTENDANCE: Council members: Paoletto, Valle, Crowe, Lyons

OTHER(s): Dawn Twistol; Central Grants

Council member Paoletto called the meeting to order at 6:11 p.m.

Approval of Special Committee Meeting Minutes of May 29, 2008

** COUNCIL MEMBER CROWE MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER LYONS SECONDED
** MOTION PASSED UNANIMOUSLY

Approval of Committee Meeting Minutes of June 9, 2008

** COUNCIL MEMBER CROWE MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER VALLE SECONDED
** MOTION PASSED UNANIMOUSLY

106-07 Grant Contract to the WorkPlace, Inc. Re: the operation of a year round Summer Youth Employment Program.

Ms. Twistol stated this grant resulted from a contract for Tammy Papa's Lighthouse program. It's a year round program for seventy (70) youth who work 2-hours, 5 days per week mostly at Lighthouse sites, banks and other establishments. The grant is for \$190k from the Department of Labor through The WorkPlace Inc. It's an annual summer youth employment program, so she was looking to get authorization for renewal of the program.

Council member Crowe asked if it was an existing program. Ms. Twistol said it was an existing program and there was no city match.

Council member Lyons asked if the Joseph Carbone that was involved in this program was the same person who worked in another city position. Ms. Twistol said no, she explained that this Joseph Carbone was the director for The WorkPlace Inc. that is a non-profit organization designated as a workforce group for the area.

Council member Valle asked who would oversee the program. Ms. Twistol said the Lighthouse program oversees the program. She repeated that she was looking for authorization to approve the contract.

** COUNCIL MEMBER LYONS MOVED TO APPROVE
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

108-07 Grant Application: Re: Regional Performance Incentive (RPI) Program submitted through the Greater Bridgeport Regional Planning Agency (GBRPA).

Ms. Twistol distributed copies of the resolution for review. She explained that the request was for a grant application through the Greater Bridgeport Regional Planning Agency to obtain permission to move forward with the "Rails to Trails" program. She explained the program is one that the state allocated money to the cities of Bridgeport, Monroe and Trumbull, to run along the old rail line to connect all towns to make them accessible as interconnected walking trails. It's a \$112k grant and the funding was allocated for the three towns. She noted that funding goes through the Greater Bridgeport Regional Planning Agency (GBRPA) to oversee the program. She further relayed that the funds could be used for patrolling the trails, making improvements to the trails area or purchasing equipment to keep the trails clean. So the resolution was to authorize the Greater Bridgeport Regional Planning Agency (GBRPA) to request funding from the state and move forward with the three towns.

Council member Paoletto mentioned that John Cotell called him about the program and let him know there were three directors of public facilities to work out the details and they are looking for equipment to maintain the trails. He said he was also told there may be separate equipment purchases for each town or the equipment might be shared among the three towns. He further noted that Trumbull and Monroe almost have the trails constructed, but Bridgeport is not quite done yet. He explained that the trail in Bridgeport will run down past the new city yard to Housatonic Avenue and the corner of North and Lindley streets, but there is an issue with connecting to the other trails because of the businesses surrounding it.

Council member Lyons asked if the trail will run through the old train tracks. Council member Paoletto said no, they knocked those tracks down to put in the new trail. He noted the trail measures approximately 8 feet wide on a blacktop area.

** COUNCIL MEMBER LYONS MOVED TO APPROVE
** COUNCIL CROWE SECONDED
** MOTION PASSED UNANIMOUSLY
*Consent calendar

ADJOURNMENT

** COMMISSIONER PAOLETTO MOVED TO ADJOURN
** COMMISSIONER LYONS SECONDED
** MOTION PASSED UNANIMOUSLY

The public hearing adjourned at 6:24 p.m.

Respectfully submitted,
Diane Graham
Telesco Secretarial Services

City of Bridgeport
Economic and Community Development and Environment Committee
June 17, 2008
Page 2

ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE
of the CITY COUNCIL
CITY OF BRIDGEPORT
TUESDAY, JULY 15, 2008
6:00 p.m.

ATTENDANCE: Council members: Paoletto, dePara, Valle, Crowe, Blunt, Lyons

Co-chair dePara called the meeting to order at 6:13 p.m.

AGENDA

Approval of Committee Meeting Minutes of June 17, 2008

** COUNCIL MEMBER PAOLETTO MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

126-07 Implementation and Completion of City Obligations pursuant to the Amended MOA re: Pequonnock Apartment Replacement.

Mr. Calace, Executive Director, BHA approached the committee to address this item. He said he was present on behalf of Alana Kabel and he noted that Diane Toolan, Senior HCD Manager was also present. He stated that the city council approve the MOU in December 2006, at which time, the city stood up to work with the housing authority for the replacement of Pequonnock Apartment. In January 2007, the city contributed to provide long term support for families and they identified and acquired sixty (60) replacement units to come up with under an agreement. They subsequently closed on twelve (12-units) and thirteen (13-units) were rehabilitated; and then four (4-units) were acquired and eight (8-units) more. He explained he was present tonight to ask for the authority to go forward with the remaining 27-units. They are also doing a final reconciliation to acquire a \$1.5 million loan to acquire 27-units at a cost of \$2.7 million.

Mr. Calace urged the city to give stand by authority to have them guarantee the payment over the years 2009 and 2010. Furthermore, the Housing Authority came across the means to acquire the units at \$2.7 million. He noted that the default rate was \$150k, but they currently aren't in default. He went on to say that the Housing Authority will acquire the load from Fannie Mae for \$1.2 million, so they were looking to go forward in August. He said this was a very significant act and there have been talks about the completion of the city's obligation per the deal that started in the year 2000, but there hasn't been any action for five years and they came to the agreement upon the completion of the MOU.

Commissioner Valle asked what other streets besides Hanover Street, did this pertain to. Mr. Calace said it only pertained to Hanover Street and Norman Street at this time.

Commissioner Walsh asked what address it pertained to on Norman Street. Mr. Calace said the address was 150-160 Norman Street.

Mr. Calace made a correction to the document denoted on the last page. He stated that the language reading; **No more than \$1.5 million acquisition** should be deleted. – *see amended copy in city clerk's book.*

The last page 5 of the document was also reviewed for revisions.

Council member Holloway commented that the revisions should have been typed up prior to the meeting for review and then submitted with the final revisions during the meeting. Co-chair dePara acknowledged the comment was duly noted for the record.

** COUNCIL MEMBER PAOLETTO MOVED TO AMEND
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE AS AMENDED
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

128-07 Grant Submission to the Connecticut Department of Transportation's Clean Fuel Program to support the acquisition of two new clean fuel (hybrid) vehicles.

Christian Kazanas, Central Grants spoke about the resolution previously submitted. He said he received a call from the DOT regarding a 2007 grant for the program, to pay for two Honda Civic clean fuel vehicles. He was told the resolution was submitted over one year ago, but it expired. So he was requesting a new resolution needed to process the contract, because they can't receive reimbursement on their costs until it's resubmitted. He further noted that the money was actually already spent, but they needed to show that they have a new resolution on file.

** COUNCIL MEMBER CROWE MOVED TO APPROVE
** COUNCIL MEMBER PAOLETTO SECONDED
** MOTION PASSED WITH FIVE VOTES IN FAVOR AND ONE
ABSTENTION (COUNCIL MEMBER BLUNT)

*Not on consent calendar

129-07 Lease Agreement with the State of Connecticut, DOT for property located under I-95 on Steel Point.

Attorney Pacacha stated that the DOT lease related to the Steel Point project off the I-95 peninsula. The area is available to be leased in connection with the Tallmadge Fish Company to be relocated along the Pequonnock River, where it intersects on the southerly side of the Stratford Avenue line. The purpose is to provide public parking and have a retail business at the location. It's a free lease from the state as long as it's needed, so he was looking for approval to maintain the lease.

Council member Valle asked where the nearest cross street was. The response was at Kossuth Street.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**

-he retracted the motion to continue discussion-

Council member Blunt asked the status of the Inter-local agreement with Steel Point. Attorney Pacacha said they exchanged drafts and comments and they expect to firm it up on August 28, he noted they were trying to hasten the process along.

Council member Walsh asked if the Inter-local agreement had to be signed by August 28. Attorney Pacacha said it had to be approved by the city council by August 28.

Council member Walsh questioned if the statement was true that the lease was free. Attorney Pacacha said it was as long as the property is maintained. Council member dePara added that the lot would be open to the public and not metered. Attorney Pacacha said it would be used in connection with the Tallmadge business to enforce proper parking.

Council member Walsh asked what the cost to the city would be to get the lot ready. Attorney Pacacha said he wasn't sure, noting that detail would need to be worked out with the developer.

Council member Walsh asked if the matter was a time sensitive issue. Attorney Pacacha said at this time it wasn't.

Council member Lyons asked when they planned on moving. Attorney Pacacha said they could move at any time, but the question of exactly when was based on putting the item out for a public bid.

Council member Lyons asked why the matter was being looked at now, before the parking details were worked out. Attorney Pacacha said the lot was contained to use for parking and they will use the money already allocated for the Tallmadge Fish Company relocation. Attorney Pacacha said the matter was in the whole context of the Tallmadge relocation and the agreement will include the use of the lot.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**

- There was no second to the motion -

Co—chair dePara asked for a second to the motion three times. He asked the committee members if there were any other issues they wanted to discuss.

Council member Holloway pointed out that a motion was made and a second to the motion was requested three times. He stressed that after the third call for a second, the item technically dies and you can't recall for a sentiment vote. Attorney Trachtenburg researched the matter for clarification and she read: *that the lack of a second motion failed, then the matter is no longer before the committee and they should move on to the next item of business.*

hearing none, it was determined that

**

MOTION FAILED FOR LACK OF A SECOND MOTION

133-07 Resolution re: Compressed Natural Gas Filling Station.

Council member Holloway distributed pictures for informational purposes. He stated that in the year 1998 or 2000, he attended an EENR conference in Tucson and found out about the first natural gas filling station. He brought the information back to the city council to discuss putting one up at the Public Works Facility that was to be built 6 years ago, but the city failed to do that, so he had to rescind his resolution. Eventually, the Grants Department put in a filling station at the Santa Fuel Filling Station - *he referred to the pictures that he distributed to show how the dryer drives gas out, removes water and goes into a compressor.* He further noted that Santa Fuel has six compressors and as the fuel goes into the compressor, it then pumps into the fueling tanks and then into the gas station. He pointed out that the last picture showed a diesel hybrid truck that contained diesel gas and when it runs, it runs off of diesel and when it idles, it then goes to natural gas. He explained that he recently submitted the resolution due to the all time high cost of gasoline and he stressed that Bridgeport residents should be able to purchase natural gas from the first source and not a secondary source. He noted that the Police Department and the Public Works Department were the only two entities that don't use their own fuel, so he thought they needed to consider the option, think outside of the box and consider having their own compressed natural gas fuel station. He thought it made more sense than buying regular gas that currently averages \$4.50 per gallon, as opposed to \$1.50 per gallon for compressed gas. He went on to say that he thought they needed to put the compressed natural gas filling station on public property.

Council member Blunt asked the number of trucks he had in mind that would use the compressed natural gas. Council member Holloway said approximately (200) trucks.

Council member Blunt asked if the city currently sent city cars somewhere else to fill up with the gas. Council member Holloway said yes, they currently go to Santa Fuel to fill up, but if the resolution is considered, they will now have their own filling station on site.

Council member Blunt asked if this concept was in the original plan when they built the facility. Council member Holloway said the concept has been in effect for 10 years, but they were now looking to save the taxpayers money by putting the compressed natural gas facility in.

Council member Valle asked if the new facility was equipped to handle this. Council member Holloway clarified that in 1998, the city decided to build a new facility, but the monies to do it, went to Santa Fuel and the city uses it for their vehicles.

Council member Valle asked when the city gave the facility to Santa Fuel, what were the stipulations. Council member Holloway they were given a grant to put it in and Santa Fuel currently fuels private and public vehicles with compressed natural gas.

Council member Valle asked how much this has saved the city. Council member Holloway's response was that they weren't taking money from Santa Fuel.

Council member Crowe asked what the cost would be for building the filling station. Council member Holloway said it would cost approximately \$125k and the savings will be that when the gas is on one of the city's properties, they will only be paying the difference of say \$4.50 per gallon vs. \$2.00 per gallon in bulk.

Council member Paoletto recalled when Council member Holloway proposed the original resolution and he supported it then and he does now. He noted that Council member Holloway was one of the first people to follow up on the issue and he brought the information back to the city. Overall, he said he thought it was a good thing for the city to have its own filling station.

Council member Bonney asked if the city currently had an agreement with Santa Fuel, and if so, what was the duration of the agreement. Council member Holloway said he wasn't sure about that, but he said the city attorney would have that information. However, he said that people do use the fuel now. Council member Paoletto added that he thought there was a year-to-year contract that will have to be fulfilled, and when it's done, the city will go out to bid, although Santa Fuel will probably be the only one to respond to the bid.

Council member Colon asked if a grant was provided to Santa Fuel for the filling station. Council member Holloway said they received a grant to provide the compressed natural gas facility at Santa Fuel. So they sell the gas privately and will continue to make a profit, even if the city gets their own filling station.

Council member Valle asked if the compressed natural gas can be used in any type of vehicle. Council member Holloway said no, it has to be a specific type of vehicle that takes compressed natural gas.

Council member Blunt asked if he could provide a cost difference analysis between compressed natural gas and regular gas. Council member Holloway said he didn't have that information off hand, but he emphasized that the cost for compressed natural gas had to be a lot less.

Council member Walsh said the resolution didn't outline any costs at this time, but he thought that if they had to add an item to the capital plan, there would be a cost benefit analysis done. He didn't feel they were committing an exact amount at this time, and they were only committing to the idea.

** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

137-07 Proposed Contract with State Department of Social Services for a DSS Initiative to Improve Access to Dental Services - One time funding to furnish dental offices in three (3) new schools: Barnum/Waltersville, Jettie Tisdale and North End.

Council member Paoletto updated that Dawn Twistol of Central Grants phoned him and requested that the item be tabled, because Helen O'Brien wasn't available to attend the meeting and there are still outstanding issues regarding whether or not the city could accept the grant.

** COUNCIL MEMBER PAOLETTO MOVED TO TABLE
** COUNCIL MEMBER LYONS SECONDED
** MOTION PASSED UNANIMOUSLY

138-07 Resolution by the City Council re: the correction of an omission in the 1995 sale of 113 Brooks Street.

Mr. Steve Tyliczszak, OPED briefed the committee that during 1991, Optomist Health Care leased property from Bridgeport for parking at 113 Brooks Street, prior to that it was a post office parking lot. He explained that the property was leased for 150ft. x 50 ft., noting that the other parcels on the block were 125 ft. x 50ft., but they leased 25 ft. more. He said that back in 1994, Bridgeport Community Healthcare was looking to expand and they asked the city to sell the 150ft.x 50 ft. lot and Mr. Freimuth asked staff to investigate whether or not a subdivision had to be done. The resolution was a simple one paragraph authorizing the city to sell the Brooks Street property and the city paid for 150 ft. and Bridgeport Health Community thought they got 150ft., but this year, they found that in actuality, only 125 ft. was transferred. They recently realized that the other 50 ft. wasn't technically their property, it was a technical error that was made and they are now looking to transfer the 25 ft. x 50 ft. parcel at 950-956 East Main Street.

Council member Valle asked what the parcel is used for. Mr. Tyliczszak said construction already took place on site and there is a transformer on the property, there are no other changes proposed and there is parking in front.

Council member dePara stated then this was just a request to firm up the legality of the technical correction of what should have originally been 150 ft. x 50 ft.

Council member Bonney asked what was on the 950-956 East Main Street property. Mr. Tyliczszak said it was a parking lot.

** COUNCIL MEMBER CROWE MOVED TO APPROVE
** COUNCIL MEMBER VALLE SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

142-07 Grant Contract to the WorkPlace, Inc re: Summer Training and Employment Program for qualifying 14-21 year olds from July 1, 2008 – September 30, 2008.

Ms. Mary Lewis, Lighthouse Program addressed the committee. She stated that she was looking for approval to obtain a grant for summer jobs. She noted it was the same reapplication and there were no changes from the previous year and there was no increase in the amount of the grant.

Council member dePara asked how the applicants were chosen. Mr. Lewis said they go to high schools, career counselors and agencies. And when an application is completed, it gets returned and then processed by race, grades and gender and balanced out by the population of the Bridgeport schools.

Council member Blunt asked the number of kids that would be hired. Ms. Lewis said there would be (317) kids hired this summer. The program will run from July 1 through August 1.

Council member dePara noted that the contract read from July 1 through October 30, but the item won't come before the full city council until August; he asked if the program already began. Ms. Lewis said yes, the program has begun and the city is currently paying the kids and they are waiting for reimbursement from the state.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**

**** COUNCIL MEMBER CROWE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

150-07 Resolution in Support of the Creation of a National Affordable Housing Trust Fund.

Council member Paoletto updated that eighteen (18) city council members signed on to the resolution. He noted that Council members Walsh and Curwen originally put forth the resolution.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**

**** COUNCIL MEMBER CROWE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

152-07 Resolution by the City Council re: A Landscaping Improvement Grant from the State of Connecticut Department of Transportation.

Steve Tyliszczak stated that in 2006, the city council approved two grants from the state. One to landscape under Main Street next to I-95; between north and south frontage, near the arena. He explained that the project was put out to bid this year, but they found there wasn't enough money, so the State Department give an additional \$28,638.00, so he was asking for approval for that application.

Council member dePara asked if there were any other changes. Mr. Tyliszczak said no.

Council member Valle asked which company was doing the project. Mr. Tyliszczak said that information wasn't known yet.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**

**** COUNCIL MEMBER CROWE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

Co-chair dePara reminded the committee members that there was a joint meeting with the Ordinance Committee on Wednesday, July 16 regarding the NRZ's.

ADJOURNMENT

** COMMISSIONER VALLE MOVED TO ADJOURN
** COMMISSIONER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

The public hearing adjourned at 7:20 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

JOINT ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE *and*
ORDINANCE COMMITTEE
of the CITY COUNCIL
CITY OF BRIDGEPORT
WEDNESDAY, JULY 16, 2008
6:00 p.m.

ATTENDANCE: ECDE Committee - Council members: Paoletto, Santiago, dePara, Blunt
Ordinance Committee - Council members: Baker, Brantley, Bonney

OTHER(s): Council member Walsh
Associate City Attorney Melanie Howlett

Co-chair Paoletto called the meeting to order at 6:46 p.m.

AGENDA

146-07 A Proposed New NRZ Ordinance: West Side.

Attorney Howlett distributed her legal opinion. She stated that the opinion covered items 146-07(A) and 146-07(B).

Mr. Tom Coble, OPED, NRZ thanked everyone for meeting tonight to pass the NRZ plans. He updated that everyone worked hard for over a year with a lot of time and effort put into devising the NRZ plans and they were now ready to move the matter forward.

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE**

Council member Baker asked about the legal opinion and if a 501-C Corporation status would apply to the NRZ. Attorney Howlett responded that they may do it, if they receive grant money to help with the implementation. She further explained that they needed to apply for 501-C status, noting that it's on the NRZ agenda to be discussed, but it hasn't been done yet.

Council member Baker asked about the NRZ boundaries that were done last year. Mr. Coble said that matter was originally tabled, but they were approved a couple months ago.

Council member Walsh asked if any of the NRZ entities currently had monies available per the 501-C. Mr. Coble said that funds were applied for and they were eligible to help fund the NRZ's to get to the start up point.

Council member Brantley repeated her motion:

** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE 146-07(A)
** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

146-07 B West Side Neighborhood Revitalization Zone Plan Resolution.

** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE 146-07(B)
** COUNCIL MEMBER BAKER SECONDED
** MOTION PASSED UNANIMOUSLY

** COUNCIL MEMBER BRANTLEY MOVED TO COMBINE and APPROVE
146-07(A) and 146-07(B)
** COUNCIL MEMBER BAKER SECONDED
** MOTION PASSED UNANIMOUSLY

**Consent calendar*

** COUNCIL MEMBER BRANTLEY MOVED TO SCHEDULE A PUBLIC HEARING
PRIOR TO THE NEXT CITY COUNCIL MEETING IN AUGUST
** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

147-07 A Proposed New NRZ Ordinance: Black Rock.

Mr. Coble stated that this plan went through the same process for 1 ½ years. He noted that the legal opinion was written by the city attorney and they already established the 501-C status. The process has been supported and he thought it was the way to go 100%.

** COUNCIL MEMBER BAKER MOVED TO APPROVE 147-07(A)
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UNANIMOUSLY

147-07 B Black Rock Neighborhood Revitalization Zone Plan Resolution.

** COUNCIL MEMBER BAKER MOVED TO APPROVE 147-07(B)
** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

** COUNCIL MEMBER BAKER MOVED TO COMBINE and APPROVE
147-07(A) and 147-07(B)
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UNANIMOUSLY

**Consent calendar*

** COUNCIL MEMBER BAKER MOVED TO SCHEDULE A PUBLIC HEARING
PRIOR TO THE NEXT CITY COUNCIL MEETING IN AUGUST
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UNANIMOUSLY

Council member Paoletto thanked the city staff, Tom Coble and his office and Associate City Attorney Howlett and all the NRZ members for all their help. He commented that without the residents input, the process was nothing. He also gave a special thanks to Angie Stallaro on behalf of the committee for all her help.

**JOINT ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE *and*
ORDINANCE COMMITTEE
of the CITY COUNCIL
CITY OF BRIDGEPORT
WEDNESDAY, JULY 16, 2008
6:00 p.m.**

ATTENDANCE: ECDE Committee - Council members: Paoletto, Santiago, dePara, Blunt
Ordinance Committee - Council members: Baker, Brantley, Bonney

OTHER(s): Council member Walsh
Associate City Attorney Melanie Howlett

Co-chair Paoletto called the meeting to order at 6:46 p.m.

AGENDA

146-07 A Proposed New NRZ Ordinance: West Side.

Attorney Howlett distributed her legal opinion. She stated that the opinion covered items 146-07(A) and 146-07(B).

Mr. Tom Coble, OPED, NRZ thanked everyone for meeting tonight to pass the NRZ plans. He updated that everyone worked hard for over a year with a lot of time and effort put into devising the NRZ plans and they were now ready to move the matter forward.

City of Bridgeport
Joint - Economic and Community Development and Environment Committee *and*
Ordinance Committee
July 16, 2008
Page 3

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE**

Council member Baker asked about the legal opinion and if a 501-C Corporation status would apply to the NRZ. Attorney Howlett responded that they may do it, if they receive grant money to help with the implementation. She further explained that they needed to apply for 501-C status, noting that it's on the NRZ agenda to be discussed, but it hasn't been done yet.

Council member Baker asked about the NRZ boundaries that were done last year. Mr. Coble said that matter was originally tabled, but they were approved a couple months ago.

Council member Walsh asked if any of the NRZ entities currently had monies available per the 501-C. Mr. Coble said that funds were applied for and they were eligible to help fund the NRZ's to get to the start up point.

Council member Brantley repeated her motion:

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE 146-07(A)
** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY**

146-07 B West Side Neighborhood Revitalization Zone Plan Resolution.

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE 146-07(B)
** COUNCIL MEMBER BAKER SECONDED
** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER BRANTLEY MOVED TO COMBINE and APPROVE
146-07(A) and 146-07(B)
** COUNCIL MEMBER BAKER SECONDED
** MOTION PASSED UNANIMOUSLY**

**Consent calendar*

**** COUNCIL MEMBER BRANTLEY MOVED TO SCHEDULE A PUBLIC HEARING
PRIOR TO THE NEXT CITY COUNCIL MEETING IN AUGUST
** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY**

147-07 A Proposed New NRZ Ordinance: Black Rock.

Mr. Coble stated that this plan went through the same process for 1 ½ years. He noted that the legal opinion was written by the city attorney and they already established the 501-C status. The process has been supported and he thought it was the way to go 100%.

** COUNCIL MEMBER BAKER MOVED TO APPROVE 147-07(A)
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UNANIMOUSLY

147-07 B Black Rock Neighborhood Revitalization Zone Plan Resolution.

** COUNCIL MEMBER BAKER MOVED TO APPROVE 147-07(B)
** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

** COUNCIL MEMBER BAKER MOVED TO COMBINE and APPROVE
147-07(A) and 147-07(B)
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UNANIMOUSLY

**Consent calendar*

** COUNCIL MEMBER BAKER MOVED TO SCHEDULE A PUBLIC HEARING
PRIOR TO THE NEXT CITY COUNCIL MEETING IN AUGUST
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UNANIMOUSLY

Council member Paoletto thanked the city staff, Tom Coble and his office and Associate City Attorney Howlett and all the NRZ members for all their help. He commented that without the residents input, the process was nothing. He also gave a special thanks to Angie Staltaro on behalf of the committee for all her help.

ADJOURNMENT

** COMMISSIONER BRANTLEY MOVED TO ADJOURN
** COMMISSIONER BAKER SECONDED
** MOTION PASSED UNANIMOUSLY

The public hearing adjourned at 7:00 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

ADJOURNMENT

**** COMMISSIONER BRANTLEY MOVED TO ADJOURN
** COMMISSIONER BAKER SECONDED
** MOTION PASSED UNANIMOUSLY**

The public hearing adjourned at 7:00 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

JOINT ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE *and*
ORDINANCE COMMITTEE
of the CITY COUNCIL
CITY OF BRIDGEPORT
MONDAY, AUGUST 4, 2008
6:00 p.m.

ATTENDANCE: ECDE Committee - Council members: Paoletto, dePara, Santiago,
Ordinance Committee - Council members: Paoletto, Crowe, Bonney,
Martinez
OTHER(s): Council President McCarthy: *sat in to make a quorum*

Co-chair Paoletto called the meeting to order at 6:32 p.m.

AGENDA

- 1)** Proposed amendment to Municipal Code of Ordinances: Add new Chapter 8.94 West Side Neighborhood Revitalization Zone. (Item # 146-07 A)

The co-chair asked if there was anyone to speak against
The co-chair asked if there was anyone to speak in favor

Angie Staltaro stated that she represented the Office of Revitalization and the West Side NRZ Committee. She asked the committee's permission to approve the NRZ plan for the west side, noting that they were ready to move into the implementation stage. She further noted that they meet on a monthly basis.

Frank Borres, 586 Clinton Avenue stated that the committee worked on the plan for three years. He said that he was impressed with the people who came out to the meetings and he hoped they were ready to move forward. He commented that it was a well thought out plan and everyone was involved, from kids to the elderly.

Paul Mendes, 401 Blackham Place said they were looking to go forward with the plan and he requested that the committee approve the NRZ plan.

Richard Warren, 247 Bostwick Avenue said there was a lot of positive work in the community related to the NRZ plan. He added that they were anxious to move forward. He requested approval of the plan.

- 2)** Proposed amendment to Municipal Code of Ordinances: Add new Chapter 8.96 Black Rock Neighborhood Revitalization Zone. (Item # 147-07 A)

The co-chair asked if there was anyone to speak against
The co-chair asked if there was anyone to speak in favor

Angie Staltaro stated she was on the Planning Committee for the NRZ. She asked that the committee authorize and approve the NRZ plan. She noted this plan was similar to the West End NRZ that was done over the course of two years. She commented that they went through the community to get input from the residents of all ages and that resulted in them putting together the great strategic plan.

Joe Ainnello, 128 Balmforth Street asked the committee to approve the plan, so they could move forward. He said he was involved in the meetings and the workshops that included business people and residents. He noted that he was a Bridgeport resident and he mentioned the revitalization going on in the area, where there will be places to eat meal, shop etc.

Council member Paoletto thanked Angie Staltaro for all the work she does in the community with all her heart and soul!

Council President McCarthy moved to close the public hearings.

ADJOURNMENT

** COMMISSIONER McCARTHY MOVED TO ADJOURN
** COMMISSIONER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

The public hearing adjourned at 6:40 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

City of Bridgeport
Joint - Economic and Community Development and Environment Committee *and*
Ordinance Committee
August 4, 2008
Page 2

ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE
of the CITY COUNCIL
CITY OF BRIDGEPORT
TUESDAY, AUGUST 19, 2008
6:00 p.m.

ATTENDANCE: Council members: dePara; Co-chair, Valle, Santiago, Crowe

OTHER(s): Council members: Martinez, Brannelly, Colon, Walsh
Ed Lavernoich, OPED

Co-chair dePara called the meeting to order at 6:10 p.m.

AGENDA

Approval of Committee Meeting Minutes of July 15, 2008

** COUNCIL MEMBER SANTIAGO MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

44-07 (S) Correction of a Typographical Error: Black Rock Neighborhood Revitalization Zone Boundaries.

Co-chair dePara noted that Tom Coble wasn't present to speak about this item, so it needed to be tabled.

** COUNCIL MEMBER VALLE MOVED TO TABLE
** COUNCIL MEMBER SANTIAGO SECONDED
** MOTION PASSED UNANIMOUSLY

46-07 (S) Correction of a Typographical Error: South End Neighborhood Revitalization Zone Boundaries.

It was also noted that item needed to be tabled for the same reason.

** COUNCIL MEMBER VALLE MOVED TO TABLE
** COUNCIL MEMBER CROWE SECONDED
** MOTION PASSED UNANIMOUSLY

137-07 Proposed Contract with State Department of Social Services for a DSS Initiative to Improve Access to Dental Services - One time funding to furnish dental offices in three (3) new schools: Barnum/Waltersville, Jettie Tisdale and North End.

Co-chair dePara stated that he received a call from the administrator at Grants Department to let him know they were unable to attend. They requested that the item be tabled. It was noted that Helen O'Brien the dental supervisor was present tonight.

** COUNCIL MEMBER SANTIAGO MOVED TO TABLE
** COUNCIL MEMBER CROWE SECONDED

**

MOTION PASSED UNANIMOUSLY

159-07 Proposed Agreement with the National Development Council (NDC) for Professional Services.

Mr. Lavernoich, OPED stated that the resolution was similar to what had been received in past years, although it wasn't entirely identical, there were subtle changes. He explained that the agreement contemplated similar aspects that they have had for more than 10 years. He said that NDC was a national non-profit organization that assists communities and counties in structuring difficult economic deals. He mentioned that the city council members could take advantage of the tuition free training they provide. He emphasized that they provide an expertise that they are unable to do in-house - *he submitted a 2007-2008 client list* and noted that the list was always changing. He said that one question was raised regarding the composition of the organization and whether there is any minority participation. He said it was a diverse corporation and that 30% of the workforce was Af-Am, Hispanic or Asian. He referred to and described the work done for a project in Bridgeport. He noted there were two brochures for the entire county and they were proud of the work done.

He went on to say they had four economic development projects done in town that allowed for grant funding, to target distressed countries and municipalities. He said the amount was \$70k that was the same as last year. The agreement was recommended by the administration and the money is in the budget and has been approved by the city council.

Council member Santiago asked what type of work NDC has done with OPED. Mr. Lavernoich said there was a new market tax credit deal that they were instrumental in and they also help develop projects that they help get funded. The tax credit is used for projects in distressed areas, and it's especially significant because of the banks reluctance to fund certain projects. Overall, they are advisor to the community capital fund that does small business loans and advises on how to structure deals.

Council member Walsh asked if the agreement went out to bid. Mr. Lavernoich said no, because they had people look at the sources and they didn't find any organization that offers the type of training that NDC does, or who provides the allocation for the new market tax credits.

Council member Walsh thought not going out to bid eliminated the opportunity for any minority firm to bid on a project. Mr. Lavernoich reiterated NDC was a non-profit organization and that a quarter of the board members were minority and they have a 30% minority workforce.

Council member Walsh stressed that this was the same argument he had in the past, in that if they send something out to bid and they don't get back any minority responses, they need to take a more aggressive approach to bring in minorities. He didn't feel they were doing enough to address the problem and because of that, he thought that maybe they should cut the contract up some way. Mr. Lavernoich reiterated that NDC was a unique board that provided a unique set of services.

Council member Walsh questioned how they know to recommend someone, when they only bring something to the council when they are in favor of a particular project. Mr. Lavernoich responded that if they are ever in favor of a project, then they have NDC come in and look at it, and in the

same respect, OPED decides whether the project is worth pursuing. And then they bring the matter before the city council. However, a specific recommendation is what they rely on to get the job done.

Council member Walsh asked if NDC played a role in the LDA for Steel Point. Mr. Lavernoich said yes, and their role was to want access to the financial records of the companies so they could satisfy themselves if they were substantial, but there weren't any contingent liabilities. They provided the information to the city willingly, but they didn't have any role in structuring the Steel Point deal.

Council member Walsh asked what the status of the LDA was today. Council member dePara interjected to say that question wasn't germane to the topic. He didn't feel it was an issue for NDC to address. Council member Walsh disagreed and mentioned the Mid-Town Miami matter. Mr. Lavernoich repeated what he explained earlier about NDC's role in Steel Point. Council member dePara repeated that Steel Point had nothing to do with NDC. Council member Walsh thought that Mid-Town Miami was relevant to the matter. Council member dePara stated that if that was the case, he should question what was done by NDC in terms of Mid-Town Miami.

Council member Martinez asked how many city employees benefited from the training in the past year. Mr. Lavernoich said that quite a few people participated in the training.

Council member Martinez asked if they would be able to live without NDC if the agreement didn't pass. Mr. Lavernoich felt the city would suffer, because again, there isn't another organization with their expertise. The other option would be to bring someone in that might be more than what is required. He highlighted the tax credit allocation that has attracted \$20 million in equity to subsidize downtown projects.

**** COUNCIL MEMBER CROWE MOVED TO APPROVE**

**** COUNCIL MEMBER SANTIAGO SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

ADJOURNMENT

**** COUNCIL MEMBER VALLE MOVED TO ADJOURN**

**** COMMISSIONER SANTIAGO SECONDED**

**** MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 6:31 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE
of the CITY COUNCIL
CITY OF BRIDGEPORT
TUESDAY, SEPTEMBER 16, 2008
6:00 p.m.

ATTENDANCE: Council members: dePara, Paoletto, Blunt, Valle,
Santiago, Lyons, Crowe
OTHER(s): Council members: Baker, Walsh

ASSOCIATE CITY ATTORNEY: Trachtenburg

Co-chair dePara called the meeting to order at 6:17 p.m.

AGENDA

Approval of Committee Meeting Minutes of August 19, 2008

** COUNCIL MEMBER PAOLETTO MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER BLUNT SECONDED
** MOTION PASSED UNANIMOUSLY

44-07 (S) Correction of a Typographical Error: Black Rock Neighborhood Revitalization Zone Boundaries.

There was no representation for this item when it was called; so the co-chair stated that the item would be moved to the bottom of the agenda and called again later. - *see below*

46-07 (S) Correction of a Typographical Error: South End Neighborhood Revitalization Zone Boundaries.

There was no representation for this item when it was called; so the co-chair stated that the item would be moved to the bottom of the agenda and called again later. - *see below*

137-07 Proposed Contract with State Department of Social Services for a DSS Initiative to Improve Access to Dental Services - One time funding to furnish dental offices in three (3) new schools: Barnum/Waltersville, Jettie Tisdale and North End.

** COUNCIL MEMBER PAOLETTO MOVED TO TABLE
** COUNCIL MEMBER SANTIAGO SECONDED
** MOTION PASSED UNANIMOUSLY

164-07 Grant Submission re: Contract with the State Department of Public Health for a 2008-2010 Lead Poisoning Prevention Grant.

Chris Reale, Finance Manager of the Health Department addressed the committee. She stated this was a renewal contract for the program. The program targets kids between 6 months old

and 6 years old. There is testing, follow-up and case management and if found necessary, a referral is made for the removal and encapsulation of lead.

Council member Paoletto asked if there was a city fund match. Ms. Reale said no.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE
** COUNCIL MEMBER SANTIAGO SECONDED
** MOTION PASSED WITH FIVE VOTES IN FAVOR AND ONE ABSTENTION
(COUNCIL MEMBER BLUNT)**

***Consent calendar**

165-07 Grant Submission re: Contract with the State Department of Public Health for a 2008-2011 AIDS Prevention Education Services Grant.

Chris Reale also presented this item to the committee. She said there were two components; safety counts and the renewal for prevention. She explained that group meetings were held for informational purposes and there is STD's prevention for persons at risk. As well as a syringe exchange program. The grant is for \$109,273 and the total for a 2-year grant is \$157,011.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE
** COUNCIL MEMBER SANTIAGO SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

167-07 Grant Submission: re: 2008-2010 Retired Senior Volunteer Program.

**** COUNCIL MEMBER PAOLETTO MOVED TO TABLE
** COUNCIL MEMBER LYONS SECONDED
** MOTION PASSED UNANIMOUSLY**

169-07 Resolution re: Proposed Moratorium on the sale of Pleasure Beach until such time a referendum can be held to solicit public opinion regarding the sale; and approval for referenda question to appear on the ballot of November 11, 2008, or next available date, to determine public opinion on the sale of the same.

Council member Baker explained the situation where the Town of Stratford went back and forth whether to sell their share of Long Beach. So he tried to be proactive to decide what to do on the Bridgeport side, per the Mayor's interest to sell. He said he was looking for feedback from the people in Bridgeport. He noted that the site was located in the 139th District that is his district and a majority of the constituents want to see access to Pleasure Beach for fishing, swimming and family activities and open to the public as it was in the past. He further stated that he understood that during a fiscal crisis, funds are low, so they may not be able to do all they want with Pleasure Beach, but he thought a study would be done to determine what could be done. He said that although this matter pertains to the 139th District, he was concerned what the other council members thought about the matter, because it will impact the entire city as a whole. He thought it should be a transparent process and again, he thought it was important to hear the concerns of the people.

Council member Baker mentioned the Wild Life Preserve proposal and he said that normally, when you sell a property, the matter requires a public hearing. He emphasized that they needed to get a large public opinion to give some balance to the issue and to gauge how many are for or against. He thought this could be done in November, noting that was a close deadline, so it could be scheduled for early next year. In the meantime, more information could out to the people so they can determine whether they are for or against the proposal. They could also review what is involved in terms of dollars and cents. He went on to state that he didn't want to make a decision solely based on how he felt. He reiterated that the key was to solicit feedback from the residents.

Council member Valle commended Council member Baker for putting together the resolution. She relayed that she lived in Father Panik Village for years, so she was aware what Pleasure Beach meant to her and many others. She said it was an important piece of land that was previously used for fishing and other activities. She once again commended Council member Baker for bringing the idea up and allowing the people in Bridgeport to have a say of whether they should sell the land or keep it. She commented that it would have been good, if they did the same thing for Steel Point.

Council member Blunt stated that undeniably, the premise of community involvement was a plus, but he had a concern about needing more information before the people could make a conscientious decision and know what impact the outcome will have on the city. He said based on that, it would help the council to evaluate the matter and then make their decision.

Council member Lyons stated that she lived on Bishop Avenue for years and she spend a lot of time at Pleasure Beach. She expressed that it will always be a special place in her heart, but they also needed to look at the matter objectively when making a decision. She commented that the she realized Pleasure Beach held a special place for many in the city and she recalled what Council member Valle said, in that she also commended Council member Baker on giving enough time to gauge the feedback and to get more information about the piece of property. She further noted that the public shouldn't always believe what they read in the paper. She urged everyone to attend the cit council meetings to get more information about what's going on and to find out what the state also had planned for Pleasure Beach. She stressed that the matter does affect all of us.

Council member Walsh stated that he wasn't a member of the committee, but Council member Baker approached him about the resolution and he thought it was a good idea. He commented that *"when people tell the leaders where they want to go, then the leaders will lead"*. He noted that a log was going on with the property and State Representative Clemons has obtained funds. And former State Representative Keeley was also involved.

Council member Walsh questioned why Bridgeport should take a second seat to what Stratford wanted to do. He further noted that if this happened at Seaside Park, it would be quite a different story. Overall, he said he was in support of the idea 100%.

City Attorney Anastasi submitted his written opinion related to the matter. He noted that everything outlined in the letter was discussed with the city council. He clarified that the ultimate decision to sell the property was between the Board of Parks & Recreation and the Bridgeport City Council. He said they were obligated to conduct a public hearing on the proposed sell of the

property. He said he recognized that it was premature to weigh in on the merits or non-merits of the transaction since negotiations are still ongoing. – *the committee members took a few minutes to read over Attorney Anastasi's legal opinion.*

Council member Santiago said he heard different things regarding this matter. He asked if the referendum will be binding. Attorney Anastasi replied that the charter places sole authority on selling the park land by the Parks & Recreation board and the City Council.

Council member Baker said he realized the matter was premature. Initially, he wanted the item on the November ballot, but they needed to give the state proper notice, so that's why he was being more proactive now that will allow the matter to go into next year and at the same time, more information should be forthcoming to the community. He stressed that the main purpose was to get feedback on the matter and then go back to the city council with the information for their determination. He emphasized that it was important to consider the constituents, since they are responsible for putting the council members into office. He repeated it was important to get feedback from the residents.

Council member Paoletto stated that in theory, he supported the resolution. He recalled there was a letter to the editor written about him that was misconstrued. He clarified that he wants to give the people their say and that it was not just his will on this issue, but he agreed with Council member Blunt that it was still too early to make a decision since there is nothing formal before the city yet. He reiterated that he did care what the people had to say and it was important for the Parks & Recreation Board and the City Council to make a decision. He commented that he didn't care what Stratford's stance was on the matter, because he was only looking for what will ultimately benefit Bridgeport again. However, he didn't feel it was time to act right now, because there wasn't enough information to go forward. He also agreed that although the site was in the 139th District, the zoon is in the 138th District but it's a site for everyone to enjoy. He reiterated that he supported where his colleague was going, but he didn't feel they were ready to move forward now.

Council member Blunt stated that when all the information is gathered, then they could assess the impact. He thought that the matter being on the referendum would get all the people involved. He stressed that more information could decide a final determination and the more studies etc., the better. He said it should be noted however, that an extended opportunity for the public to speak should be helpful.

**** COUNCIL MEMBER PAOLETTO MOVED TO ENTER CITY ATTORNEY ANASTASI'S LEGAL OPINOIN INTO THE RECORD - *submitted to the city clerk's office***

**** COUNCIL MEMBER CROWE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

Council member Santiago felt that public opinion would be important to the city council in making their decision, however he concurred with Council member Paoletto that there wasn't enough on the table yet to give to the people that will participate in the referendum. He also felt there would be many forthcoming offers and proposals for the site. And although he supported the referendum, he didn't feel it was the time to act on it yet.

Council member Crowe said he was in full support with Council member Baker's resolution and he would eventually be glad to hear what the people have to say, but he also felt that more information was required.

** COUNCIL MEMBER CROWE MOVED TO TABLE
** COUNCIL MEMBER PAOLETTO SECONDED

Council member Walsh asked if the resolution was approved, would specific language related to a question have to come back to the committee. Attorney Anastasi said the scope and terms of deals or proposals have not come forward yet.

** MOTION TO TABLE FAILED WITH THREE VOTES IN FAVOR AND THREE VOTES IN OPPOSITION (COUNCIL MEMBERS: BLUNT, LYONS and BLUNT)

Council member dePara broke the tie vote in favor *and*:

** MOTION TO TABLE PASSED WITH FOUR VOTES IN FAVOR AND THREE VOTES IN OPPOSITION (COUNCIL MEMBERS: BLUNT, LYONS and BLUNT)

Council member dePara noted that he would like more information. He said he would request an update on this matter from the administration. He further noted that when the time came and all the information was gathered, he would definitely be in support of the resolution.

178-07 Grant Submission: Bridgeport Urban Trail Initiative/National Parks Service's Rivers, Trails & Conservation Program (RTCA).

Christine Kazanas, Central Grants Office stated that they submitted an application to the National Parks Services to develop a concept plan for Bridgeport Urban Trails Program. There is some research going on to see how they can physically connect the people to the parks. She noted that Connecticut has forty (40) parks. She said the project will receive an in-kind award for up to possibly two years. They will investigate the recreational and natural assets of the parks and the National Parks Service is involved. The three parks considered are Veterans Memorial Park, Beardsley Park and Elton Rogers Park; they were chosen because they are deemed under-utilized parkland, but there is no word yet if the parks were accepted. She noted that no city match was involved.

Council member Valle asked if Pleasure Beach was considered for the study. Ms. Kazanas said it could be considered, but they sought to pick a cluster of parks that will best represent the mix for utilization.

Council member Lyons questioned when the grant becomes renewable, could Pleasure Beach be considered at that time. Ms. Kazanas said the renewal period will be next June/July. She said Pleasure Beach could be considered, but what made the application more competitive, is that they knew what was being done with those parks, for example; Elton Park is a good site for trails. But next year, Pleasure Beach could be considered if it's deemed to be a model site for the people's utilization. She noted this was all an in-kind grant with no match.

Council member Baker asked who would have access to the report. Ms. Kazanas said it will be public information, but Public Facilities and the Parks & Recreation Department will have access to it first.

Council member Paoletto stated that since the city council has the final say, he requested copies of the study for the city council members also.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**
**** COUNCIL MEMBER VALLE SECONDED**
**** MOTION PASSED UNANIMOUSLY**

*Consent calendar

179-07 Grant Submission: DPH Dental Hygiene Pilot Demonstration Program for Women, Infants, and Children (WIC).

Dawn Twistol, Central Grants Office stated the grant for this program was \$37,100.00 that consists of supplies and contractual services to provide dental hygiene services to the WIC Program for pregnant and parenting women. The program will reach (960) clients in a one-year period and there is no match. The program is run by contracted services, not city staff.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**
**** COUNCIL MEMBER CROWE SECONDED**
**** MOTION PASSED UNANIMOUSLY**

180-07 Grant Submission re: CT Department of Environmental Protection – America the Beautiful Program.

Christine Kazanas stated there was some tree planting at the southerly end of Glenwood Park; currently there are no trees and there is evidence of storm water run off that is eroding a 500 ft. stretch of the Pequonnock River and polluting the river. So the tree planting will minimize run off to the river. They were awarded \$4,000.00 today, but they need \$8,000.00.

**** COUNCIL MEMBER VALLE MOVED TO APPROVE**
**** COUNCIL MEMBER SANTIAGO SECONDED**
**** MOTION PASSED UNANIMOUSLY**

*Consent calendar

181-07 Grant Submission: CT Department of Transportation (CDOT) Section 5310 of the Federal Transit Act Grant for Veterans Transportation.

Dawn Twistol stated this grant was up to \$40k and once the grant is awarded, they will be advised which vendor they will purchase the vehicle from. She noted that the city match could be up to 20%. The vehicle will transport veterans to the Veterans Hospital. She explained that the current vehicle has been out of commission for half of the year, so the new vehicle will be more cost efficient.

Council member Lyons commented that she spoke to some of the veterans and she was told that the current vehicle wasn't up to par, so she was in support of the request.

**** COUNCIL MEMBER LYONS MOVED TO APPROVE**
**** COUNCIL MEMBER VALLE SECONDED**
**** MOTION PASSED UNANIMOUSLY**

*Consent calendar

182-07 Grant Submission re: CT Department of Economic and Community Development re: Brownfield Municipal Pilot Program for clean-up activities located at 729 North Washington Avenue.

Christine Kazanas stated that she was presenting this item on behalf of OPED. They submitted a proposal to the state Brownfield Remediation for a brownfield project in the amount of \$45k to provide assistance to Howie Manufacturing that the program is specifically modeled for. She explained there was very little flexibility for the brownfield, and Howie Manufacturing has been in the city for over 100 years and the pollution that occurred on his property happened before the current law was in place. There is a big portion of polluted property that still is being taxed and they went before the state to attest that they didn't have the means to clean it up, so they submitted a proposal for \$500k to assist the clean up and removal of the building.

Council member Lyons stated that it was an important issue to clean up brownfields. She said it should be commended that they were proposing to help the owner, since the property could be a hazard to the community.

Council member Baker asked who owned the property. Ms. Kazanas said that Howie Manufacturing was the owner and they were up to date on taxes.

**** COUNCIL MEMBER LYONS MOVED TO APPROVE**

**** COUNCIL MEMBER VALLE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

The co-chair recalled the following items:

44-07 (S) Correction of a Typographical Error: Black Rock Neighborhood Revitalization Zone Boundaries.

Tom Coble stated that the city clerk made an error. He clarified there were three (3) NRZ boundaries submitted for: West End, Black Rock and South End. He noted that much debate went on concerning the waterfront that abuts those three areas and he wanted to make sure that what was designated was officially corrected. He explained when the matter went before the clerk's office, each NRZ had its own language, but when a cut and paste was done to the document, everything got taken from the west end boundary and pasted into the other two boundaries, which caused some confusion and needed to be changed. He said the most important part affected was where most of the blight occurred that is surrounding around the waterfront. However, he said it was important to have the language corrected.

Council member Valle asked if they should approve all three (3) boundaries together or separately. Co-chair dePara said they should be approved separately.

Tom Coble verified that the language had been corrected.

**** COUNCIL MEMBER VALLE MOVED TO APPROVE THE CORRECTION AS IT WAS DELINEATED IN ITEM-A TO BE SUBMITTED TO THE CITY CLERK'S OFFICE**

**** COUNCIL MEMBER CROWE SECONDED**

** MOTION PASSED UNANIMOUSLY

*Consent calendar

46-07 (S) Correction of a Typographical Error: South End Neighborhood Revitalization Zone Boundaries.

** COUNCIL MEMBER VALLE MOVED TO APPROVE THE CORRECTION AS IT WAS DELINEATED IN *ITEM-A* TO BE SUBMITTED TO THE CITY CLERK'S OFFICE

** COUNCIL MEMBER LYONS SECONDED

** MOTION PASSED UNANIMOUSLY

*Consent calendar

183-07 Resolution re: Request that the City Council approves and agrees that the taxes on the ABCD properties are deemed to have been improperly levied by the City of Bridgeport and should be forgiven.

Council member Colon stated that she requested this item on the agenda. She relayed that back in 1972, she was one of ABCD's new careers participants and they helped her develop and grow and succeed in life. She went on to say that back in 1984, she came back from Puerto Rico and was hired as an employee where she worked for four years. She commented that the resolution was submitted to represent the people and the services they offer, such as day care and other vital programs. She stated that she has received some feedback when it should be approved or tabled, but she stressed that the decision was not hers. She was only present tonight to support the resolution.

City Attorney Anastasi said that if they were intending to hear from the public, this was not a scheduled public hearing, so if they wanted to hold a public hearing, they had to vote to as a committee to allow it. He also stated that it was not the committee's or the city council's decision to determine whether or not the taxes could be forgiven, therefore, political influence nor public sympathy doesn't come into play to forgive the taxes. He further stated that by statute, the Tax Assessor is vested to enforce the statute. He clarified that taxes are not subject or in the authority of the city council.

Council member Lyons asked if anyone from the administration was there to speak on the matter. Council member dePara said that Attorney Anastasi already advised what they could or couldn't do with respect to forgiving the taxes. **Attorney Anastasi wanted it noted for the record that he was present tonight because of the legal issue involved.**

Council member Lyons asked if there was any discussion in progress about the matter. Mr. McClain a member of the administration staff spoke up and said they planned to meet with Charles Tisdale on Thursday and Monday and he was committed to working out the problem.

Council member Lyons stated that the matter seemed to be a controversial one and since there wasn't any other information forthcoming tonight, she said she would like to see the situation resolved between the city and Mr. Tisdale, however, she felt the matter should be discussed further.

**** COUNCIL MEMBER LYONS MOVED TO TABLE with the condition that if there is no compromise between both parties, that a special meeting will be held within days following the meeting of the two parties. And go forth with the approval of the said resolution**

**** COUNCIL MEMBER PAOLETTO SECONDED**

Attorney Anastasi stated that you couldn't propose a conditional motion.

Council member Walsh disputed Anastasi's statement that the question of assessment was totally up to the Tax Assessor. He noted the matter wasn't as clear cut as it was stated by the city attorney. He also thought that the committee should have heard from the representatives from ABCD that were in attendance tonight.

**** MOTION PASSED TO TABLE WITH FOUR VOTES IN FAVOR AND TWO VOTES IN OPPOSITION (COUNCIL MEMBERS: VALLE and BLUNT)**

ADJOURNMENT

**** COUNCIL MEMBER dePARA MOVED TO ADJOURN
** COMMISSIONER PAOLETTO SECONDED
** MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT
AND ENVIRONMENT COMMITTEE
SPECIAL MEETING
OCTOBER 16, 2008**

ATTENDANCE: Richard Paoletto, Chair; Brian Crowe, Angel DePara, Maria Valle, Council President Thomas McCarthy, Michelle Lyons (6:42 p.m.)

OTHERS: Robert Walsh, Council Member; James Holloway, Council Member; Andre Baker, Council Member; Susan Brannelly, Council Member, Atty. Ron Pachaca, City Attorney, Michael Pfaff, Long Island Ducks.

CALL TO ORDER

Chairman Paoletto called the meeting to order at 6:25 p.m.

203-07 Proposed Resolution to City Council re: Sale of Bluefish Franchise to Pastime Partners, LLC. (Frank Boulton).

Council Member Holloway said that while he had no problem with the sale, he had a concern that this issue should have been brought to a joint meeting with Contracts and ECDE Committee. Council President McCarthy explained that the last two times the contracts had been renewed, it had been sent to ECDCE. Atty. Pachaca said that he felt that he agreed with Council Member Holloway that it should have been send to a joint meeting. Council Member Walsh said that he had done some research on recent contracts, which had been sent to either the Contracts Committee or to a joint ECDEC Committee. He then listed the numerous contracts that had been handled either by the Contracts Committee or to a joint ECDEC Committee. Council President McCarthy said that he wanted the contract simply to be consistent with the last few times the contract had been handled.

Mr. Michael Pfaff, a representative for Mr. Frank Boulton came forward and introduced himself. He explained that Mr. Boulton was not able to come to the meeting. Mr. Pfaff then played a short piece about the Long Island Ducks done by CNBC for television some time ago. Mr. Pfaff said that Mr. Boulton would be present for the press release tomorrow. Mr. Boulton is one of the founders of the Atlantic teams and he believes that the Bluefish will work.

The general manager said that he believed that Mr. Boulton will be able to help the Bluefish into a position that they have not been able to attain recently.

Ms. Lyons joined the meeting at 6:42 p.m.

Atty. Pachaca came forward and said that Mr. Boulton was proposing to purchase the assets with the same terms listed in the licensing agreement. He then reviewed the lease and the subsequent five amendments. The Bluefish has a lease that ends in 2016. He then gave a brief overview of the security bond and other aspects of the contract. The Bluefish had rent in arrears, so the City worked with the Bluefish to reduce the amount owed by increasing the parking fees by \$2.00. One dollar of the additional charge went for advertising and the second dollar went to the City to pay down the amount owed.

He submitted a copy of a letter from Mr. Boulton requesting to purchase the franchise, a copy of Mr. Boulton's resume and a third document. The resolution assumes that a number of terms will be met. He then gave an accounting of the parking revenues and reviewed it with the Committee and distributed a document entitled.

Mr. Adam Wood, the Chief of Staff said that the City was very pleased with Mr. Boulton's willingness to pay the back rent to the City.

Council Member Crowe asked Mr. Pfaff why the Ducks were doing so well. Mr. Pfaff said that Mr. Boulton realizes that the team is not on corporate welfare and he has disciplines that he used with the Ducks and will be used with the Bluefish.

Mr. Baker then asked if the City Council has the ability to amend items in the contract. Atty. Pachaca said that Mr. Boulton had come to the City and stated that he wanted to purchase the Bluefish rather than having the franchise close. When that offer was made, it was not viewed as an option to renegotiate the lease. Atty. Pachaca said that the Council could amend the lease, but it must be with the agreement of the new owner. Council Member Baker said that he would like to review the situation to determine how much the City has benefited from the franchise. Mr. Wood said that if Council Member Baker meets Mr. Boulton tomorrow, Council Member Baker will realize that Mr. Boulton is able to realize his goals. Council Member Baker pointed out that as an elected official, he had to answer to his constituents. Atty. Pachaca said that a few years ago, there had been a feeling that there was some Bluefish funding that the City was not aware of, but an independent auditor had reviewed the books and verified the financial losses.

Council Member Holloway said that a franchise is a franchise and that he did not know what the league rules regarding acquiring a team. Mr. Pfaff explained that it is a membership, not a franchise. He restated the fact that he felt that it should have gone to

the Contract Committee. Atty. Pachaca pointed out that the City Clerk decides where particular resolutions are assigned. Council Member Holloway said that he would like to have an ad hoc committee to discuss this issue. Council President McCarthy said that he would be willing to discuss having an ad hoc committee review this.

Council Member Brannelly asked if the assets would be purchased, would this also include the liabilities. Mr. Pfaff said that Mr. Boulton felt the City of Bridgeport was a good partner and wished to continue the partnership.

Council Member Holloway asked who would be overseeing the resolution. Atty. Pachaca explained that the resolution authorizes the Mayor to execute the documents for the franchise. Council Member Holloway said that previous owners had not paid the rent and the City had not gone after the former owners. Atty. Pachaca said that it was a lease and that

Council Member Valle pointed out that the Council Meeting was on Tuesday and there was time to redirect the contract to the Contract Committee. She then asked what would happen if the Bluefish left the City. She also said that the resolution was here and it was time to move forward. Mr. Wood pointed out that there were other cultural assets in the City that struggle to pay their rents, such as the Zoo and the golf course.

Council Member Walsh asked if there was a fully executed fifth amendment. Atty. Pachaca pointed out that the Council had passed a resolution for the fifth amendment and that the resolution was effective today. The lawyer for the Bluefish had not signed the contract. Council Member Walsh said that this was illegal and that the Council was treading on shaky ground.

Council Member Walsh then asked about the revenue sharing for 2004. This was an interest free loan to the Bluefish on the taxpayers tab. He said that if the interest was added on, the franchise would not be able to pay the debt. Atty. Pachaca reminded Council Member Walsh that the City Council had passed a resolution and that there was no fifth amendment in place. Council Member Walsh then claimed that the full amount should be paid and that there was back rent due from 2004.

Council Member Brannelly asked for clarification as to what the Committee was being asked to do. She said that if the agreement is transferable, then it is not a contract. Atty. Pachaca pointed out that in the contract it stipulates that this does not happen without the City's consent.

Council Member Baker asked if the last paragraph authorizes the Mayor to change the contract. Atty. Pachaca said that the Mayor could only do what the City Council authorizes them to do.

Council Member Walsh then asked if the \$15,000 surety had been paid into the R&R. Atty. Pachaca said that the Bluefish had not paid this sum into the R&R but also pointed out that the City had not paid that this amount into the R&R.

Council Member Walsh then asked if there was a full copy of the contract for the Long Island Ducks. Atty. Pachaca said that he did not have a copy of the contract. Council Member Walsh said that he had asked for a copy. Council Member DePara then asked why Council Member Walsh wanted a copy of the contract. He said that he would like to see what a successful franchise could bring the City. Mr. Pfaff pointed out that Get Hooked LLC was bankrupt.

Council Member Baker then asked if the City could ask a copy of the document regarding the transfer of the assets. Atty. Pachaca said that he did not think that the City could require the contract from Mr. Boulton.

Council Member Lyons said that when a business is sold to another owner, the assets go with the business. She said that this would be the name "Bluefish" and the logo and other tangible assets such as the uniforms and sports equipment.

**** COUNCIL MEMBER CROWE MOVED TO APPROVE THE RESOLUTION.
** COUNCIL PRESIDENT MCCARTHY SECONDED.**

Council Member Walsh said that he felt Council Member Baker's question was totally in line because the last two owners of the franchise were not able to support the team. He then stated that the reason the amendment was sent to ECDC was to make sure it would be approved.

**** THE MOTION PASSED UNANIMOUSLY.**

Council Member Walsh then stated that it was clear that the reason the contract had been sent to the ECDE Committee was because it was known that the vote would pass. Council Member Lyons objected to Council Member Walsh's implication that the vote was fixed. Council Member Walsh began to shout at Council President McCarthy, who repeatedly tried stated that Council Member Walsh did not understand the situation.

ADJOURNMENT

Chairman Paoletto declared the meeting adjourned at 7:43 p.m.

Respectfully submitted

Sharon L. Soltes
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC & COMMUNITY DEVELOPMENT & ENVIRONMENT
OCTOBER 28, 2008**

ATTENDANCE: Councilmembers dePara (136th), Chair; Valle (137th); Blunt; McCarthy (133rd)

STAFF:

OTHER: Alanna Kabel, Deputy CAO Housing & Community Development; Liz Torres, BNT;
Keith Cook, Habitat for Humanity; Susan Brannelly, City Council;
Tammy Papa, Lighthouse;
Dawn Twistal, Dept. Central Grants & Housing

CALL TO ORDER

Chairman dePara called the meeting to order at 6:26 p.m.

APPROVAL OF MINUTES OF SEPTEMBER 16, 2008

**** COUNCILMEMBER MCCARTHY MOVED TO APPROVE THE MINUTES OF SEPTEMBER 16, 2008.**

**** COUNCILMEMBER VALLE SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

**192-07 GRANT SUBMISSION: RE FEDERAL DEPARTMENT OF JUSTICE (OJJDP)
FY 08 EARMARKS FOR LIGHTHOUSE PROGRAM.**

Ms. Tammy Papa, Lighthouse Programs, distributed a copy of the budget sheet that Mayor Finch is required to sign. She said they put in for the earmark last year, for fiscal year 2008, and explained that it is a line item budget. The total available is \$297,371. She said that wherever they are short on specific schools, they look for grants to fill them. She said that she, along with a financial person from the Comptroller's office, can train the school staff in filling out the paperwork required.

**** COUNCILMEMBER VALLE MOVED TO APPROVE 192-07 GRANT SUBMISSION RE FEDERAL DEPARTMENT OF JUSTICE (OJJDP) FY 08 EARMARKS FOR LIGHTHOUSE PROGRAM.**

**** COUNCILMEMBER MCCARTHY SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

201-07 GRANT SUBMISSION: RE STATE OFFICE OF POLICY AND MANAGEMENT FOR TRUMBULL GARDENS CITYWIDE YOUTH CENTER.

Ms. Papa said they received the two-year grant last year, but they are required to re-submit all the signatures in order to get the second year of funding. She explained that it is a direct subcontract for services through the Housing Authority, who hires the staff of youth workers and purchases the equipment.

**** COUNCILMEMBER VALLE MOVED TO APPROVE 201-07 GRANT SUBMISSION: RE STATE OFFICE OF POLICY AND MANAGEMENT FOR TRUMBULL GARDENS CITYWIDE YOUTH CENTER.**

**** COUNCILMEMBER MCCARTHY SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

193-07 GRANT SUBMISSION: RE BONDING TO IMPROVE ELLSWORTH PARK TO THE CT DEPARTMENT OF ENVIRONMENTAL PROTECTION.

Ms. Dawn Twistal, Dept of Central Grants and Community Development, said that the \$500,000 was awarded to the City as an earmark from the State, in particular for Ellsworth Park. The funding can cover several of the priorities, including constructing bathrooms, concession stands, storage facilities, replacement of playground equipment, surfaces, damaged fencing, landscaping, repairs to field drainage system, etc.

**** COUNCILMEMBER MCCARTHY MOVED TO APPROVE 193-07 GRANT SUBMISSION: RE BONDING TO IMPROVE ELLSWORTH PARK TO THE CT DEPARTMENT OF ENVIRONMENTAL PROTECTION.**

**** COUNCILMEMBER VALLE SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

194-07 GRANT SUBMISSION: RE CT DEPARTMENT OF ENVIRONMENTAL PROTECTION'S GREENING OF THE POST ROAD PROGRAM TO CONDUCT TREE PLANTING.

Ms. Twistal explained that they applied for the \$2,500 grant for greening along the Post Road. An area was chosen on the Post Road along North Avenue. The full allocation was not used, so they received a total of \$5,000. An area near Glenwood Park had been requested for funding under a different program, and denied, so it was agreed that the extra \$2,500 be used for Glenwood Park.

The change in the resolution should include the addition of wording as follows:

CITY OF BRIDGEPORT
ECONOMIC & COMMUNITY DEVELOPMENT & ENVIRONMENT
OCTOBER 28, 2008
PAGE 2

“And at Glenwood Park” and “it authorizes the Mayor to accept the \$5,000”.

**** COUNCILMEMBER MCCARTHY MOVED TO AMEND THE DOCUMENT TO ADD THE FOLLOWING LANGUAGE: “AND AT GLENWOOD PARK”.**

**** COUNCILMEMBER VALLE SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

**** COUNCILMEMBER MCCARTHY MOVED TO APPROVE 194-07 GRANT SUBMISSION: RE CT DEPARTMENT OF ENVIRONMENTAL PROTECTION’S GREENING OF THE BOST POST ROAD PROGRAM TO CONDUCT TREE PLANTING AS AMENDED.**

**** COUNCILMEMBER BLUNT SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

202-07 GRANT SUBMISSION: RE 2008-2010 SOCIAL SERVICES BLOCK GRANT (HUMAN SERVICES).

Ms. Twistal said there was an authorization for the Social Services Block grant that passed on June 27, 2008 for the period of 2008-09. The grant period was actually for a two year period, making it 2008-2010. The amount of the funding remains the same at \$192,850. The resolution has been adjusted to reflect the corrected grant period.

**** COUNCILMEMBER MCCARTHY MOVED TO APPROVE 202-07 GRANT SUBMISSION: RE 2008-2010 SOCIAL SERVICES BLOCK GRANT (HUMAN SERVICES).**

**** COUNCILMEMBER BLUNT SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

198-07 EXTENSION OF REVERTER RIGHT FOR 11 ARMSTRONG PLACE.

Ms. Alanna Kabel, from Dept of Central Grants and Community Development, said that the Mutual Housing Association (MHA) has now successfully partnered with Bridgeport Neighborhood Trust to renovate the historic structure into two units, one owner-occupied and the other a rental unit. The request is to extend the reverter rights through June 30, 2009, which would enable them to complete the re-construction of the building and sell the property to an income eligible, first-time home buyer.

Ms. Torres explained more details about BNT and the project. It is a two-family dwelling, one unit will be owner occupied, the other unit will be a rental. The rental unit is on the 1st floor and has 2 bedrooms. The 2nd unit is on the 3rd and 4th floors, and has 4 bedrooms. She said they are working as a consultant for the Mutual Housing Association and the document provided authorizes her to work as an agent for MHA. The estimated cost to restore the structure is \$425,000. They have secured family funds in the amount of \$24,000. They are working with the City of Bridgeport to secure a home loan for \$160,000. And they have received approval from the State of Connecticut for historic tax credits in the amount of \$48,000. In order to make the home affordable, it has been reduced to \$189,000. The reverter right extends the time to June 30, 2009. The Certificate of Occupancy has to be secured by that date or the property will be given back to the City.

**** COUNCILMEMBER VALLE MOVED TO APPROVE 198-07 EXTENSION OF REVERTER RIGHT FOR 11 ARMSTRONG PLACE.**

**** COUNCILMEMBER MCCARTHY SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

199-07 EXTENSION OF REVERTER RIGHT FOR 235-257 WILLIAM STREET.

Ms. Kabel said this is another property that MHA originally purchased from the City, and MHA is now partnered with Habitat for Humanity of Coastal Fairfield County. The property was originally 21 units, but is being renovated into 12 affordable units. Mr. Keith Cook, Director of Construction for Habitat for Humanity, explained the details involving the project. The 12 units consist of three 1 bedroom, five 2 bedrooms, and four 3 bedrooms. The project costs have increased to \$990,000 from \$840,000. They are not expecting any more increases or time delays, and expect three units to be occupied in February, and 2 more every 45-60 days afterwards, with the last units being occupied in August. They secured \$230,000 in historic tax credits; \$275,000 in Bridgeport Home Funds, and \$180,000 from Federal Home Loan Bank. They also have \$180,000 from the Westport bank, and a \$300,000 construction loan from Webster Bank. They are asking for the reverter rights to be extended to September 30, 2009, from the original date of August 31, 2008.

**** COUNCILMEMBER VALLE MOVED TO APPROVE 199-07 EXTENSION OF REVERTER RIGHT FOR 235-257 WILLIAM STREET.**

**** COUNCILMEMBER MCCARTHY SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

ADDENDUM:

167-07 GRANT SUBMISSION: RE 2008-2010 RETIRED SENIOR VOLUNTEER PROGRAM

Mr. Mike Boyer from RSVP explained that this resolution is for \$12,018 and originally came before the Council in June 2008. They received the contract in August, changed the dollar amount, and changed it from 2008 to 2010. The program is funded by the State and allows adults 55 or older to stay independent in their own homes. It is a two-year contract, and half of the money each year would go towards paying a coordinator from the East Side Senior Center.

**** COUNCILMEMBER VALLE MOVED TO APPROVE 167-07 GRANT
SUBMISSION: RE 2008-2010 RETIRED SENIOR VOLUNTEER PROGRAM.**

**** COUNCILMEMBER MCCARTHY SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

ADJOURNMENT

**** COUNCILMEMBER VALLE MOVED TO ADJOURN.**

**** COUNCILMEMBER BLUNT SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Carolyn Marr
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC & COMMUNITY DEVELOPMENT & ENVIRONMENT
NOVEMBER 18, 2008**

ATTENDANCE: Councilmembers Richard Paoletto, Chairman; Angel dePara (136th);
Michelle Lyons (134th);
Brian Crowe (130th)

STAFF:

OTHER: Alanna Kabel, Deputy CAO Housing & Community Development; Steve
Tzliszczak, OPED;
Edward Lavernoich, OPED; Keith Cryan, Consultant; Alexandra
McGoldrick,
Central Grants & Community Development

CALL TO ORDER

Chairman Paoletto called the meeting to order at 6:15 p.m.

**APPROVAL OF COMMITTEE MEETING MINUTES OF OCTOBER 28,
2008**

- ** COUNCILMEMBER DEPARA MOVED TO APPROVE THE MINUTES OF OCTOBER 28, 2008.**
- ** COUNCILMEMBER CROWE SECONDED.**
- ** MOTION PASSED UNANIMOUSLY.**

**217-07 GRANT SUBMISSION: RE SECTION 319 NON-POINT SOURCE POLLUTION
PROGRAM TO THE U.S. ENVIRONMENTAL PROTECTION AGENCY/STATE
DEPT. OF ENVIRONMENTAL PROTECTION**

Ms. Alexandra McGoldrick from the Central Grants & Community Development Office said they are submitting the application to the DEP and it is pass-through funding from the EPA. It is to develop a watershed base plan for the Pequonnock River from Bridgeport through Trumbull to Monroe. It would be regionally based. The plan would identify non-point sources of pollution within the river and create a strategy to mitigate those sources of pollution. They have applied for approximately \$90,000, which is similar to the previous year. It was suggested they apply for the same amount for 2009 so they have double the amount of money to develop the plan.

Councilmember Paoletto asked about the \$57,000 City match and in-kind funding. Ms. McGoldrick explained that the in-kind match is salaries that come from public facilities, so it is

the cost for staff salary for a public facilities person. It would also be time extracted from a staff person from Trumbull and Monroe.

**** COUNCILMEMBER DEPARA MOVED TO APPROVE 217-07 GRANT SUBMISSION: RE SECTION 319 NON-POINT SOURCE POLLUTION PROGRAM TO THE U.S. ENVIRONMENTAL PROTECTION AGENCY/STATE DEPT. OF ENVIRONMENTAL PROTECTION.**

**** COUNCILMEMBER CROWE SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

218-07 GRANT SUBMISSION: RE COCA COLA/NATIONAL RECYCLING COALITION RECYCLING BIN GRANT PROGRAM

Ms. Alanna Kabel from the Central Grants and Community Development Office requested that this item be removed from the agenda.

**** COUNCILMEMBER DEPARA MOVED TO REMOVE 218-07 GRANT SUBMISSION: RE COCA COLA/NATIONAL RECYCLING COALITION RECYCLING BIN GRANT PROGRAM.**

**** COUNCILMEMBER LYONS SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

220-07 GRANT SUBMISSION: RE COMPLETION OF THE SEAVIEW INDUSTRIAL PARK PROJECT ADMINISTERED BY THE BRIDGEPORT ECONOMIC DEVELOPMENT CORPORATION

Mr. Edward Lavernoich, and Steve Tyliczszak, from the Office of Planning and Economic Development, and Keith Cryan, a consultant for the Bridgeport Economic Development Corporation and Project Manager for the Seaview Avenue Industrial Park Project, presented the project information. Mr. Lavernoich said that the project is a municipal development plan that the City Council approved many years ago, and BEDCO was the planning agency for the plan. It is about an \$8M land assembly, brownfields reclamation and industrial park project. The State has been the primary benefactor on the plan, providing them with most of the grant money. They recently approved through the State Bond Commission \$750,000 so the progress could be continued on the plan. Previous grant awards were given directly to the Bridgeport Economic Development Corporation, but that corporation is now an obsolete legal structure and is in the process of ceasing business operations. The State wanted this grant to go through the Bridgeport Economic Development Corporation, so OPED is acting as a conduit for the grant.

Mr. Cryan explained the details of the project, saying that it is located south of the railroad tracks in the lower east end corridor, bordered by Central Ave and Williston Street. The project was

originally a land assembly to retain some businesses that were landlocked within the area. \$1.6M was spent on property and land acquisitions. Acquisitions, relocations, demolitions, blight removal, and brownfields remediation were conducted. The total project comes in at approximately \$8.6M, which is fairly close to the original budget. They have completed approximately \$7.4M and they received approximately \$4.9M from the State and \$1.8 from the EPA.

Mr. Cryan presented more information on the project, saying that one more house had to be demolished on Central Avenue. It will cost about \$70,000. Some houses were moved, and one has to be refurbished. He said there is about \$170,000 in site improvements and repairs remaining to complete the work. They will have all the relocation in the house rehab contracts completed with the current funding. In addition, there is a site work contract with Mark IV Construction for approximately \$1.5M for a streetscape program, which Council abandoned. They will become part of the industrial campus, and perimeter fencing, sidewalks, curbs, pavers, street widening, lighting, etc. will be part of the improvement plan.

It was mentioned that two buildings on the site have been cleaned up, and they have eliminated environmental hazards. Some remediation work has been done.

**** COUNCILMEMBER LYONS MOVED TO APPROVE 220-07 GRANT SUBMISSION: RE COMPLETION OF THE SEAVIEW INDUSTRIAL PARK PROJECT ADMINISTERED BY THE BRIDGEPORT ECONOMIC DEVELOPMENT CORPORATION.**

**** COUNCILMEMBER DEPARA SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

219-07 GRANT SUBMISSION: RE DISPOSITION OF CITY OWNED REAL ESTATE AT 930 MAIN STREET AND 114 STATE STREET ALSO KNOWN AS THE MECHANICS AND FARMERS BANK)

Mr. Lavernoich explained the resolution that would authorize the administration to dispose of the Mechanics & Farmers property at 930 Main Street and 114 State Street either through an auction process or an RFP process. He explained the location of the property. The intent they have is to put the property out for auction or bid at a minimum price of \$500,000 with the not-yet defined requirement that whoever buys the property would have to take out a building permit for a significant amount of improvements or stabilization on the property, for approximately \$500,000, and then they would have to build out the improvements on the permit within a two or three year period.

Mr. Lavernoich said that they originally purchased the properties in 2005 for \$400,000.

Some discussion took place among the Councilmembers regarding plans, zoning, and the auction and RFP processes.

The changes to the resolution are:

In the 4th paragraph, “via either an auction or” will be stricken from the resolution, and the word “auction” will be removed from the next paragraph.

1) A minimum bid or offer price of \$500,000 with the bid price being a competitive criteria of the RFP process.

Mr. Lavernoich said he will track the changes, send them to Ms. Murray, and give the Committee a copy so that everyone will have an amended copy when it goes to a vote.

Some discussion followed regarding the rules and regulations of a public hearing.

**** COUNCILMEMBER DEPARA MOVED TO AMEND THE RESOLUTION TO HAVE THE FOLLOWING CHANGES:**

IN THE 4TH PARAGRAPH, “VIA EITHER AN AUCTION OR” WILL BE STRICKEN FROM THE RESOLUTION; THE WORD “AUCTION” WILL BE REMOVED FROM THE LAST PARAGRAPH.

1) A MINIMUM BID OR OFFER PRICE OF \$500,000 WITH THE BID PRICE BEING A COMPETITIVE CRITERIA OF THE RFP PROCESS.

**** COUNCILMEMBER CROWE SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

**** COUNCILMEMBER DEPARA MOVED TO APPROVE THE RESOLUTION AS AMENDED.**

**** COUNCILMEMBER LYONS SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

**** COUNCILMEMBER DEPARA MOVED TO ORDER A PUBLIC HEARING FOR DECEMBER 1ST,
2008 OR THE NEXT SCHEDULED COUNCIL MEETING.**

**** COUNCILMEMBER LYONS SECONDED.**

**** MOTION PASSED UNANIMOUSLY AND PUT ON CONSENT.**

ADJOURNMENT

**** COUNCILMEMBER CROWE MOVED TO ADJOURN.**

**** COUNCILMEMBER LYONS SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Carolyn Marr
Telesco Secretarial Services