

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT
DECEMBER 20, 2005

ATTENDANCE: COUNCILMEMBERS: VALLE, McCARTHY, MULLIGAN,
HOLLOWAY, DYE (arrived at 6:25p.m.), DePARA (arrived at
6:30 p.m.)

OTHERS(s): COUNCILMEMBERS: ANDRE AYALA, CURRAN, WALSH,
ATTORNEY CONTE, CITY ATTORNEY ANASTASI

ABSENT: COUNCILMEMBER: PAOLETTO

Councilmember Ayala called the meeting to order at 6:10 p.m. He stated that the co-chair Councilmember Paoletto was unable to attend tonight. He explained that him being the City Council President, he had the authority to sit in on all the council committee's and run the meeting as needed. He noted there were four members present tonight.

02-05 It was stated that this item was deleted from the agenda. The item was moved to the Public Safety & Transportation Committee.

07-05 Application to the U.S. Environmental Protection Agency for the Brownfields Assessment Cleanup and Revolving Loan Fund Grants

Ms. Diana Miller stated she was a writer from the Central Grants Office. She said they were awarded \$1.4 million last year and they were awarded that amount again for this year. It's a match in kind and the money was set aside for escrow, assessment and clean up at the Producto site.

Ms. Rina Bakalar added that the funds were used citywide, but the assessment grant wasn't pre-named; it's community wide to be used in the city on various projects. There is a \$200k clean-up grant and the costs are for the Producto site that relate to the EOC project. She noted it's a nice filler to create environment clean up.

**** COUNCILMEMBER HOLLOWAY MOVED TO APPROVE
** COUNCILMEMBER McCARTHY SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent Calendar**

08-05 Application for a Community-Based Habitat Restoration (the National Oceanic and Atmospheric Administration and the Development of Commerce)

Ms. Miller stated that this was a community based habitat restoration grant in the amount of \$101k with a match of \$101k. She said partnership was between the city and the Aquaculture School. The school will do a project and grow a native plant in the greenhouse and then plant it along Johnson's Creek. They will help restore the habitat and it's a good educational tool.

Councilmember McCarthy asked Ms. Miller to explain the match. Ms. Miller said \$79k was in-kind match at the school and \$22k would consist of cash in the second year. She further explained the school would have an environment engineer to oversee the work. And the monies will come from consultants that are currently being paid by the city.

Councilmember Mulligan asked if the \$22k was budgeted. Mr. George Estrada said it would be budgeted in the year 2007. He said they would identify funds from the consultant fees they currently spend, so they will see a savings by hiring in-house. He noted a construction manager would initiate the project.

**** COUNCILMEMBER McCARTHY MOVED TO APPROVE
** COUNCILMEMBER VALLE SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent Calendar**

09-05 Healthy Start Initiative Grant Program (U.S. Department of Health and Human Services)

Ms. Bakalar said that the Central Grants office was in partnership with health for the city. This is a 5-year grant of \$550k with no-match. The program will address infant mortality. She noted that New Haven and Hartford have been successful in the program in prior years. She hoped they would be successful receiving a federal grant. She explained they have a healthy start program run by the state that is state funded, but this grant from federal dollars will have a greater impact that will focus on women in high risk groups.

**** COUNCILMEMBER VALLE MOVED TO APPROVE
** COUNCILMEMBER McCARTHY SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent Calendar**

10-05 USDA National Community Forestry Advisory Council's 2006 Challenge Cost-Sharing Grant Program

Ms. Miller said this grant was for \$40k. the public facilities department will partner with Groundwork Bridgeport to train students in urban forestry. They will recruit and offer

support services, where kids will lean biology and groundwork. They will place four (4) graduates from the program into the program that will result in helping kids gain training that could lead to employment.

Councilmember Ayala asked how the funds were matched. Mr. Estrada said that annually, Bridgeport works and hires seasonal help, so part of that help will be the kids from the program that will give them a chance to demonstrate skills they learned in the program. They will be seniors that graduate this year.

Councilmember Mulligan asked if the money was appropriated in the parks department for seasonal employees. Mr. Estrada said that was correct. He noted the Phil Handy would use the graduate's services.

Ms. Bakalar clarified that the grant would be for the next school year.

Councilmember Valle asked what schools would participate in the program. Ms. Bakalar said four high schools would participate: Bassick, Central, Kolbe and Harding.

**** COUNCILMEMBER McCARTHY MOVED TO APPROVE
** COUNCILMEMBER HOLLOWAY SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent Calendar**

11-05 The State of Connecticut Department of Public Health Abstinence Only Education Grant

Ms. Miller said this was a grant for \$87,620.00 with an in-kind match of \$65k. it's a school based health center that will partner with G-bath to promote self-esteem and cover sexual health. It is a new grant for the following schools: Roosevelt, Reed, Marin, Columbus, Blackham, High Horizons and Multi-Cultural Magnet schools.

Councilmember Mulligan asked where the \$65k was coming from. Ms. Bakalar said it was a match of the salary from the school's health center. She noted the ages targeted would be the tween's age range, consisting of boys and girls. The curriculum consists of a self-esteem based goal that will focus on the students as individuals.

**** COUNCILMEMBER VALLE MOVED TO APPROVE
** COUNCILMEMBER MULLIGAN SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent Calendar**

Councilmember Dye arrived at 6:25 p.m.

12-05 It was noted that this item was a duplicate of item 17-05 (see below)

16-05 Request that ownership of property located at 460 Lafayette Street be transferred and conveyed to Action for Bridgeport Community Development, Inc. as a legal owner

Mr. William Bevacqua, the Assistant Director of Action for Bridgeport Community Development (ABCD) stated he was present to ask the city council for assistance in transferring ownership of the property that ABCD has occupied for thirty years as a day care center. They have functioned as owners of the property and assumed all the costs for improvements on the property. They moved in 1971 and had a lease with the city. However, he explained that a lot of the information was anecdotal, because documentation was not available, such as the lease or whom they dealt with in 1975. When the City of Bridgeport relinquished the property to ABCD, they were told they would assume all responsibility of the maintenance and upkeep. Since then, they have operated successfully and they have fulfilled their part of the agreement. He pointed out that over the course of 30 years, they replaced the roof and heating system and they updated the lighting. Overall, they have maintained the property in tiptop shape.

Councilmember dePara arrived at 6:30 p.m.

Mr. Bevacqua went on and said that during that time, they operated with up to 165 kids in a year. There was a verbal agreement, but again, they were told in 1975 that the city would transfer the property to them, although they never received any formal notification. When Mike Feeney raised the issue, they met with Attorney Liskov and it was suggested that a resolution be submitted to the city council for adopting to transfer ownership of ABCD.

Councilmember Holloway asked about the property at 468 Lafayette Street and if this property housed the Bethune Daycare Center. Mr. Bevacqua said it was now called the Hilley Center.

Councilmember Holloway asked Mr. Bevacqua asked if he knew the value of the building. Mr. Bevacqua said it was approximately \$700k.

Councilmember Mulligan asked who told them that transfer of ownership action would be taken in 1975. Mr. Bevacqua said that a representative from the city clerk's office told them that.

Councilmember Mulligan asked if the matter was recorded on the land records. Mr. Bevacqua said he didn't know. But he said they were told that the city was

not interested in maintaining the property and that they were the sole occupants of the building. They were then asked to take it over, so they did that.

Councilmember Mulligan asked if the City Hall Committee has acted on this matter yet. Councilmember Ayala replied no, he said it was suggested that the matter be referred to the city council. But it's not before the City Hall Committee. Councilmember Mulligan asked if the matter needed to be before them if the property is going to be sold. Councilmember Ayala said probably, but to date, the matter hasn't been discussed.

Councilmember Mulligan stated that history of the property was very inadequate and that presented a problem. Mr. Bevacqua stated that they assumed there was an agreement by the city, but once again, there was never any notification from anyone to indicate that they didn't own the property, so they assumed they did.

Councilmember McCarthy said he wasn't aware of any information from the administration or from Mike Feeny as far as the city's position on this matter. Therefore he said he wasn't comfortable supporting the item tonight. He expressed that he would like more information. Mr. Bevacqua said he wasn't sure how much more information was available.

Councilmember Ayala questioned what the administration's stance was on the matter and whether it concurred with ABCD's position. Attorney Conte stated there was some discussion during the summer with Mike Feeny as to ownership. They did a title search, but it wasn't clear due to the contiguous property, but it was found out that the city does own the property, although there isn't a lot of documentation.

Councilmember Holloway stated that he thought the Tax Assessor should be present to report on ownership of the property. He further said that the city was known to give properties to individuals, He recalled the incident of the firehouse in this district that was originally given to someone, but then suddenly transferred to another person. He thought they should be cognizant of these types of transactions in the future.

Councilmember Walsh said he was baffled as well, as to the matter of proving ownership. He said he would like to see something in writing from the city attorney's office about the intention of the property. Attorney Conte stated that it's certain that the city owns the property.

Councilmember Walsh questioned whether any documentation at all had been produced regarding this matter. Attorney Conte said he believed there was some information in the file, but he wasn't sure if it specifically addressed this issue.

Councilmember Walsh stated that he would also like to see a dollar amount of the improvements ABCD has made. Mr. Bevacqua said he could product that information.

**** COUNCILMEMBER McCARTHY MOVED TO TABLE
** COUNCILMEMBER MULLIGAN SECONDED
** MOTION PASSED UNANIMOUSLY**

17-05 Historic Preservation Enhancement Grant

Ms. Bakalar said this grant was prepared on behalf of the Historic District Commission #1 and the Stratfield Historic District Commission. There are no matching funds. It's a new grant to give some funds to historic preservation and resources to do projects to improve how their work is done. One specific project is a form that property owners have to file when their property is found to be in an historic area. She explained that the current form was not user-friendly, so they will update it with current information that will allow homeowners easy access. The second piece of the grant is to develop a brochure for the Stratfield Historic District Commission for the homeowner that is meant to be an educational brochure for new property owners. They will also enhance the city's website where owners can access information in a professional manner.

**** COUNCILMEMBER AYALA MOVED TO APPROVE
** COUNCILMEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY**

Councilmember Walsh said he understood there was no indication on the land records currently that indicates what property is located in the historic district, i.e., when someone buys a house, they are subsequently told that their house is in the historic district, this is usually found out when they go to make improvements. So there is a question of whether the deed would be updated to indicate that information. Ms. Bakalar said that 5,000 brochures would be printed, but she didn't have any information about adding information of a house being located in an historic district on the deed. However, she said she could research the matter.

**** MOTION PASSED UNANIMOUSLY**

***Consent Calendar**

23-05 Request authorization to take land by Eminent Domain – Ox Brook Flood Control Project

Councilmember Holloway stated that he was appalled that Councilmember Curran submitted a resolution to the new city council, since she lived in the Black Rock area, and

that no one in the 133rd , 134th , 135th or 136th districts, where Ox Brook is located never spoke up about the matter. He said his point was that a brand new councilperson initiated the resolution without knowing how to offer one properly. He expressed that his presented a problem for him. He further stated that he would hear the information presented tonight, but he asked if there would be any Department of Environmental Protection (DEP) or Environmental Protection Agency (EPA) representatives to speak that could address the flooding. He stressed that if they weren't present tonight to speak on the matter, then he felt they wouldn't be thoroughly informed.

Councilmember Ayala said that he appreciated Councilmember Holloway's comments as to how the resolution came before them, but he didn't think it would be a city project and that there might be some state involvement. If that happened, then they would need to have a presentation from the state side.

Councilmember Ayala explained how the committee meeting was run, in that council members ask questions, but that this was not a public speaking forum.

State Representative Caruso asked if they would allow him and State Representative Hennessey to speak tonight. He stated that if they wanted expert presentation, then the committee should have solicited them to speak tonight.

Councilmember Holloway said that he felt Representative Caruso was correct, in that, if the committee called the meeting, then the public should be allowed to speak.

**** COUNCILMEMBER HOLLOWAY MOVED TO TABLE THE MATTER**

Councilmember Curran stated that she didn't do anything out of order. She further expressed that she visited the Lasky's house recently to access the problems they were experiencing. She vehemently stated that she wouldn't be pigeonholed by a comment that she acted inappropriately and she said she was offended by the remark as stated by Councilmember Holloway. Council member Holloway acknowledged her comments. Councilmember Mulligan stated that as a courtesy, he suggested that the public be allowed to speak briefly. He further noted that the resolution was submitted on December 5, 2005 and he felt that if they had the opportunity to hear from people present tonight they should let them speak. And if it was found they require more information from state experts, then they could request that they be present at a follow up meeting. But overall, he thought they should get the ball rolling tonight.

*Councilmember Holloway withdrew his motion to table the matter

Mr. George Estrada approached and gave some background information on the project. He pointed out pictures of the site on that were displayed. He said the pictures were taken this year. He explained the project was the Ox Brook property that begins at Rogers Park and crosses over the majority of the north end to Bronx Avenue and Shreeva Park and in

proximity to Reed School. He said the project goes back to the early 1980's and moved through various phases of preliminary development and finally, the water was bought through the infrastructure of the 100-year flood. Councilmember Holloway asked him to explain what a 100-year flood meant.

Mr. Barry Skinner, the City Engineer said they characterized flooding by putting in a system by identified by a 1, 5 10 or 100-year flood. He said as the numbers go up, so does the intensity of the floodwater. And in this case, there is a 100% chance of this occurring over the course of 100 years. He asked them to visualize a storm over the course of say a 1-year storm that could result in 6 to 8 inches of rain per rainfall, thus, the intensity increases from year to year. He further explained more details of the flood zones.

Mr. Estrada continued and said the project was serpentine through the north end and ending up at the parcel being discussed. The parcel is 9.9 acres that is broken up into parcel-A and parcel-B. He said they were looking at parcel-A that he pointed out on the map that he said demonstrated the topography of the land. He said what was seen was the entrance to the park where the retention area was and parcel-A begins to slope from the height of 94 feet below 40 feet. He further pointed out an area that was relatively flat and he said for retention purposes, they require the flat area up top where a berm would be constructed to retain the 100-year flood. This measure will relieve flooding on the north end of Bridgeport. But for the program leading through Fairview Avenue to Amsterdam Avenue, what they were talking about was the acquisition of the first piece in the puzzle. He went on to say that in the handout was a budgetary breakout that was prepared in 1981 for \$20 million, but he didn't have a guesstimate of what it would be today.

Council member Mulligan said then he wasn't representing what the plan could be or ought to be and he wasn't saying that eminent domain was needed. Mr. Estrada said that was correct. He said they would leave the legislation to the city council.

Mr. Estrada stated that last year, the Mayor's agenda had this project as a top priority (*he distributed a copy of the legislation*) **and** said that future funding would require finds from the state delegation to continue the acquisition to construct the infrastructure and alleviate disasters that the residents live with.

Council member Mulligan asked if parcel-A was a flat parcel. He also asked the elevation of sea level from parcel-A to parcel-B. Mr. Estrada said there was a 90 ft. elevation and the sea level elevation was a 13 ft.

Council member Mulligan asked if there was any work done for flood control all this time. Mr. Skinner said that in the 1970's, the state DPW department constructed a couple of sections of Rooster River that was part of Ox Brook. He thought it was the city's intention to pick it up from there. But the main reason was that they started looking for alternatives to divert water from the area. He agreed that it was a great idea to have the

DEP speak on this matter as suggested by Council member Holloway, since they will have a lot of information to present.

Council member Dye asked if the area in question was jurisdiction of the DEP. Mr. Skinner said the DEP had control over the monies that will be needed.

Council member Walsh asked if parcel-A was developable. Mr. Estrada said no, that area was where the detention pond was. He further explained the measures that need to be taken to correct the problem and where modification will be required.

Council member McCarthy agreed there was a massive flooding problem in the area and he emphasized he was particularly aware since the area was in his district. He stated it has been a problem for 20 or 30 years and everyone has seen the flooding, noting this was the reason for so many concerns. But more importantly, he questioned what the game plan was to get the project moving.

Mr. Estrada said acquisition of parcel-A as it was outlined on the map was critical as the first component. He said they need a preliminary and final appraisal and then they would address acquisition of the property. Then they would design the project and get started. But all is predicated on the funding, because without it, nothing can be done.

City Attorney Anastasi said they needed to clarify the funding issues with the state, in that, they need to find out if the monies are available for eminent domain or for acquiring the entire nine acres. They need to clarify this with the DEP.

Council member Holloway asked what the acreage was of parcel-A. Mr. Estrada said it was 4.867 acres.

Council member Holloway questioned if the water would remain until it seeps through the ground, when it is released or it evaporates. Mr. Skinner said it wouldn't stay that way. Council member Holloway asked then if the 4.867 acres was enough wherein the DEP would come in and say there wasn't enough. Mr. Skinner said it's volume more than acres.

Council member Walsh asked if they developed parcel-B, was there a chance for more run off into parcel-A. Mr. Estrada said that parcel-A was determined to be sufficient enough to handle the water.

Council member Valle asked then for parcel-A, whatever problems the residents were having, would they be taken care of by construction? Mr. Estrada said no, it will provide the infrastructure to gain the construction to provide relief to the area.

Council member Mulligan asked if they were talking about large culverts. Mr. Skinner said it wouldn't be overly huge, but it will be large enough to handle the problem.

Council member Holloway commented that if the federal government could go in and build levees in New Orleans, then he felt federal funds might be available for this project.

Council member Dye asked if they received total funding, how long would it take to complete the project? Mr. Skinner said it would be a couple of years to design the project, then another year for the DEP work and another two years for the contractors work.

Mr. Estrada said the important thing about the project was that many homes have old retaining walls etc. and the measures that will be taken will alleviate the problems.

State Representative Hennessey addressed Council member Holloway's comment about Council member Curran getting involved in this matter. He stated that the 134th district wasn't present tonight, noting that he would have liked their involvement. Council member McCarthy interjected to state that he was the council member of the 133rd district and that he totally disagreed with the comment about that district not being involved. He expressed that this has been an issue with him and other council members for quite some time, but they were never invited to any of the meetings.

Representative Hennessey stated that monies have been present since 1991 and in the springtime, the bond committee released the monies. Council member Mulligan asked if he was speaking of the \$588k. Representative Hennessey said that was correct.

Representative Hennessey said the difference in height between parcel-A and parcel-B, was that there was only a 15 ft. different at their highest points and those areas could get flooded. But again, money was available and there is a commitment from the state. So there was a question of why they don't move forward.

Council member Mulligan asked if there was any engineering study to indicate that parcel-B was of any use for flood control. Representative Hennessey said he had a copy of a document indicating that if additional storage capacity was needed, then parcel-B might be viable.

Council member Mulligan questioned if they had to build a huge dam, what good would parcel-B do. He felt that parcel-A was all that was necessary. Representative Hennessey said that additional drainage capacities would be available with the entire property.

Council member Mulligan clarified that the bonding commission didn't appropriate funds yet per the governor's non-committal on other projects. And the project has not gone through the bond commission yet.

State Representative Caruso stated that the entire area was in the flood plain zone. He said that many in the area have received flooding in their homes. And with instances of more development and taking down trees, water tends to run through the area. He pointed out that at the end of Summit Street, a subdivision for 14 homes resulted in a flooding

problem into Island Brook, the problem is holding back the water in a severe storm. The subdivision required a 14 ft. wall, because of the water issues. He spoke to the issue of the state having the money and he said the governor committed to \$588k. He further talked about the Casper study that was done, but there were no valid records produced by that study. Council member Mulligan asked if the Casper study was the only study they had work with. Representative Caruso said it was to his knowledge. He stated the matter didn't seem to be a priority in the city.

State Representative Caruso further spoke about parcel-A and parcel-B. He noted that they didn't find any mention of them in the report. He further mentioned that the state engineer stated in a letter that the 9.9-acre parcel between Fairview Avenue and Hart Street would like to be kept whole and any elimination of the parcel would be futile. So that's why they recommended using the entire parcel. He further read portions of a letter from the state engineer regarding this matter. He said the problem was that if they building housing, the value of the land will skyrocket and they will have to have equipment put on the land to accommodate the project.

Council member Mulligan questioned what the professionals recommended on how much land was necessary. Representative Caruso said the city was arguing that they only need one parcel, but they were saying they need the two parcels. Council member Mulligan repeated that he was asking about any other professional studies conducted.

Representative Caruso presented a copy of the contract between Ox Brook Land Acquisition and the city to purchase the parcel. City Attorney Anastasi clarified that document reflected a preliminary appraisal only.

Council member Mulligan reiterated that they should wait for the bonding commission to appropriate the funds.

Representative Caruso said that if the city didn't take the property by eminent domain, the value of the property would be triple and would probably be prohibitive to get the land. So he would like to see control of the project put into the state's hands that would allow access of the money more expeditiously. He said it was clear however, that the parcels were agreed to and the \$588k has been committed.

Mr. Skinner clarified that the first appraisal of the property was done in 1989 and it shows both parcels, noting this was contrary to Representative's comment.

Representative said the city received over \$1 million for the project and over \$400k was released by the state to do the study. And when Representative Hennessey became a state rep, he checked with the DEP and had a meeting with Mr. Skinner, but they were not aware at that time that there was \$588k in the account. Mr. Skinner disputed how they could have had the monies, if the matter hadn't gone through the bonding commission yet. Representative Caruso said the \$588k subsequently was released by the state.

City Attorney Anastasi pointed out that they don't draw a legal distinction when they purchase from a willing seller. If they go to eminent domain, before they can file the taking papers, they have to have the funding to do it. But to legitimize eminent domain of a property, they have to have a reasonable demand for it and to do this, they need something current that supercedes an old study and the Casper study didn't cover that, so a new study is required. He further stated that the Casper study was the only study on record and it talks about the need for the 4.867 acres.

Representative Caruso said he never conceded otherwise. Attorney Anastasi said if it is legitimately necessary for a public purpose, but without the documentation to show they need the land then it serves no purpose. There was some further open discussion between City Attorney Anastasi and State Representative Caruso regarding the need for the entire 4.867 acres for parcels A and B.

Council member Holloway repeated that all the questions raised tonight required and expert opinion from the DEP and EPA. He therefore suggested tabling the matter to gather that information or he noted they could also vote to deny the matter.

Council member Curran thanked the committee for agreeing to hear this matter tonight. She repeated that she visited the Lasky's property to see the conditions the flooding has caused. She urged the committee to move forward due to the tremendous power of the brook wreaking havoc in the area.

Council member Mulligan asked if the Casper study was available. Mr. Skinner said it was a preliminary study that never went to a final design. But he said he could provide a copy to him for his review.

Council member Mulligan asked where the \$588k was. Mr. Skinner said that money was approved by the city council for the Mayor to sign off on and once it's signed, it goes to the state. Again, the bonding commission approved that portion.

**** COUNCILMEMBER AYALA MOVED TO TABLE**
**** COUNCILMEMBER HOLLOWAY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

ADJOURNED

**** COUNCILMEMBER HOLLOWAY MOVED TO ADJOURN
** COUNCILMEMBER AYALA SECONDED
** MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT
COMMITTEE
JANUARY 18, 2006

ATTENDANCE: COUNCILMEMBERS: DYE, DEPARA, McCARTHY,
MULLIGAN, PAOLETTO

ABSENT: COUNCILMEMBERS: HOLLOWAY, VALLE

OTHER(s): COUNCIL MEMBERS: PIVIROTTO, WALSH
CITY ATTORNEY ANASTASI

Councilmember Dye called the meeting to order at 6:00 p.m.

Approval of committee meeting minutes: October 18, 2005

Approval of committee meeting minutes: December 20, 2005

**** COUNCILMEMBER DEPARA MOVED TO ACCEPT THE MINUTES
** COUNCILMEMBER DYE SECONDED
** MOTION PASSED UNANIMOUSLY**

16-05 Request that ownership of property located at 460 Lafayette Street
be transferred and conveyed to Action for Bridgeport Community
Development, Inc. as legal owner

**** COUNCILMEMBER McCARTHY MOVED TO TABLE
** COUNCILMEMBER DEPARA SECONDED
** MOTION PASSED UNANIMIOUSLY**

**24-05 Submission of Grant Application to the State of Connecticut
Office of Policy and Management for the Lighthouse Program**

Ms. Judy Mirella stated she was the representative for the Lighthouse Program. She said that back in November, the Mayor and Tammy approached them to get support for the program for \$25k. She said they hoped to secure more funds in January. So they needed the grant application for review and the Mayor's signature, with a formal resolution to the city council.

Councilmember Dye asked if there were any matching funds. Ms. Mirella said no.

**** COUNCILMEMBER McCARTHY MOVED TO APPROVE
** COUNCILMEMBER DEPARA SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent Calendar**

25-05 2005-2006 Social Services Block Grant/SAGA

Ms. Iris Molina stated that this grant has actively been received from DSS since 1997. The grant is to allow services support and emergency for SAGA clients not eligible for case management, but there is no cash assistance. It's a yearly grant and the amount allocated was \$91,751 that is 100% funded with no city match.

Councilmember Mulligan asked who the typical client was. Ms. Molina said the clients received food vouchers, clothing, intervention for food stamps, medical and job training. The State of Connecticut contracts them to provide these services for people unable to find a job.

**** COUNCILMEMBER McCARTHY MOVED TO APPROVE
** COUNCILMEMBER DEPARA SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent Calendar**

**33-05 Study by Public Facilities and OPM for a Sign on top of the
Arena on top of Harbor Yard**

Councilmember Mulligan stated that a constituent brought this matter to his attention, in that if they had signage, it could be helpful in advertising for events. They could sell more tickets due to the fact that 20,000 people drive by this area daily and would see the sign. He stated however that he wasn't sure if the roof could hold the sign or whether the sign company might be willing to give the sign gratis. Also, as far as the roof on Harbor Yard Arena, they may need to determine if the roof would support the sign from an engineering perspective. So that's why the matter was on the agenda tonight to be considered by the city council.

Councilmember Paoletto added that originally they thought this item would be tabled, but he received a call from Mr. Sherwood of OPM and George Estrada. He said to his recollection, he thought a study was done and the idea was already in the works. So he suggested giving them 30-days to allow both departments to submit the written report.

Councilmember Walsh asked if the billboard moratorium along I-95 was still in effect and if this sign would be considered a billboard. He also questioned if there were naming rights on the arena and if half the right goes to the State of Connecticut and if they would have to sign off on the project since they financed it. Attorney Anastasia said the signage per se didn't constitute naming rights. He said he would research the revenue streams with the state. As far as the moratorium on signs that was implemented, this was for a limited time period, noting that the proposed sign would be an electronic sign that is allowed and permitted, rather than a billboard. So there is no land use restriction as far as he knew. He further noted the idea was great and it will attract attention.

Councilmember Mulligan commented this matter was purely a civic interest by a constituent. He clarified he was not suggesting a scroll type sign, but more of one that changes messages every hour or half-hour; it will be solely to attract business for the varied events in Bridgeport.

Councilmember Pivrotto commented that it was as great idea, noting how much attention the billboards attract at Mohegan Sun Casino.

Councilmember Dye asked if there was a process to implement this in place currently. Councilmember Paoletto said yes, something spurred the administration for George Estrada and other parties to work on it, they felt it was doable, so that's why he suggested cutting the time down to 30-days.

Councilmember Dye thought that if they could review the report, then a lot of questions would be answered.

Councilmember Mulligan said he spoke to Mr. Lavernoich about the matter.

Attorney Anastasi said his office only heard of the matter within the last week or so, but they weren't aware of any ongoing study. He recommended requesting a report in 30-days or inviting the parties in to the next meeting to get more information.

Councilmember Lyons agreed the sign was a good idea to attract people and to let them know of any future events coming up in the city, like they do at Oakdale Theatre. She said it will also make the city better known as to what they have to offer.

Councilmember DePara also agreed it was a great idea. He added that they could also advertise for events happening in the downtown area, noting the thousands of cars that travel downtown daily.

**** COUNCILMEMBER DEPARA MOVED TO APPROVE THE RESOLUTION AS AMENDED TO 30-DAYS INSTEAD OF 60-DAYS RESOLVED, THAT A STUDY BE UNDERTAKEN BY THE PUBLIC FACILITIES DEPARTMENT AND OFFICE OF POLICY AND**

MANAGEMENT, TO DETERMINE THE COMMERCIAL, FINANCIAL AND ENGINEERING FEASIBILITY OF THE CONSTRUCTION OF A STATIC ELECTRONIC SIGN ON TOP OF THE AREA CLEARLY VISIBLE BY NORTHBOUND AND SOUTHBOUND I-95 TRAVELLERS FOR ENTERTAINMENT, SPORTING AND OTHER EVENTS WITHIN THE CITY OF BRIDGEPORT AND A REPORT BE PRESENTED TO THE CITY COUNCIL WITHIN ONE MONTH (30-DAYS) OF THE PASSAGE OF THIS RESOLUTION CONCERNING IMPLEMENTATION

**** COUNCILMEMBER DYE SECONDED
** MOTION PASSED UNANIMOUSLY**

Councilmember Paoletto updated that item 16-05 was tabled per a request by the person that submitted the resolution. Attorney Anastasi stated that if that person wasn't in attendance to speak on the matter, it couldn't be acted on anyway.

Councilmember Piviroto asked about the matter of 333 State Street being added to the agenda.

**** COUNCILMEMBER McCARTHY MOVED TO ADD ITEM 35-05 TO THE AGENDA
** COUNCILMEMBER DEPARA SECONDED
** MOTION PASSED UNANIMOUSLY**

Attorney Anastasi asked about item 30-204 that was the original matter to be considered. He asked if that item had been sent back to committee. Councilmember DePara stated that item was passed last night at the city council meeting.

Councilmember Walsh reviewed item 35-05, that the original resolution was approved on November 7, 2005 and at the meeting in December 2005, during the public speaking forum, questions were raised and a legal opinion was requested. However, none was forthcoming and it was indicated that action might be taken in February. But there is a question of legal action pending on the building. He also had a question of whether the city adhered to the city ordinance for the transfer of city owned property. He further reviewed the response to the resolution and he read some information regarding the transfer of title. He said the title would pass to Bridgeport before it passed to Greenfield for \$555k; however, he believed that other transactions could take place before then. But again, there was a question of other transactions taking place, so he did some research but was unable to find anything. Attorney Anastasia responded that a letter was received from Stuart that indicated a possible lawsuit that was settled for \$20k that went to attorney's fees, noting he thought the settlement was a just result. He referred to page 2 of a document regarding the issue of a court file by Bee's Knee's vs. Bridgeport regarding a tax appeal pending in New Britain. However, he said it was correct that if the matter was resolved, the city would retain no claims to any proceeds for any current or

future actions. And the sole exclusive would be a single asset, flipping it over and putting it back on the tax roll.

Councilmember Walsh questioned an article in the post dated June 4, 2005 regarding foreclosure action against the D'Addario estate at one point. Attorney Anastasi said Mr. D'Addario was the title owner as indicated by Attorney Liskov.

Councilmember Walsh questioned what delayed city action then. Attorney Anastasi said the current administration directed his office to initiate foreclosure proceedings, but they weren't sure if D'Addario was the title owner at that time, but if so, he didn't think that information was significant.

Attorney Anastasi conceded there was a brief point when D'Addario was the owner of record and the taxes due accrue, but he thought that information was immaterial. He further stated that it seemed Councilmember Walsh was looking to rescind the city council vote on this matter. Councilmember Walsh questioned whether there should be additional steps taken by the city or other considerations taken.

Councilmember Pivrotto distributed copies of Section 8-24 and read it into the record.

Councilmember Dye asked about the city taking the title and the window of opportunity to do something. Councilmember Walsh said the city only takes title for a short period and then it transfers to Greenfield, but the city attorney can't waive that right. Attorney Anastasi agreed that was correct and he further explained the process that was involved. He pointed out that only basis for acquiring title was through a court judgment for strict foreclosure that the city council has approved.

Councilmember Mulligan asked about the two lawsuits that were researched that involved this matter. Attorney Anastasi said they were cognizant of a pending tax appeal and there was also a matter of an asbestos damage lawsuit.

Attorney Anastasi clarified that the vote could be rescinded up to the date the actual foreclosure took place.

Councilmember Mulligan said he would be interested in seeing the document that indicates that D'Addario or the LLC had pending litigation that might impair recovery. Secondly, he said he would be interested to find out if there was any third party action by the LLC against anyone else. Attorney Anastasi responded that they could check court records and get attorney representations to certify there was nothing pending.

Councilmember Mulligan said it would be good to find out if there was no past or potential recovery in the future. Attorney Anastasi said the larger issue was whether there were any actions related to the property that they weren't aware of.

Councilmember Piviroto reviewed that a municipality couldn't see city owned property without first taking the proposal to zoning, she thought the matter was pretty clear on that.

Attorney Anastasi clarified they were not selling the property, it's property they don't have title to and they are not entitled to title, it's a conditioned acquisition to the manner it will be disposed.

Councilmember Walsh said but the city has entered into an agreement. He stressed that they were giving D'Addario a tax break that was not entitled by law, thus they were taking a \$2.7 million tax bill and cutting it down to \$555k and using that to acquire another property. Attorney Anastasi said there should be a determination that if they don't do the deal, it would be in the city's best interest to acquire it through the normal process.

Councilmember Piviroto commented that the intent of the statute was to have the zoning experts look at it and make a proposal, i.e., even if it's not a good deal, it could be overridden by a city council vote. But again, she thought that Sec. 8-24 was pretty clear as to the intent of the law.

Attorney Anastasi said there was no scenario by which they will acquire the property through this mechanism unless it becomes a judgment, that subsequent to taking title, the property is disposed in the manner proposed.

Councilmember Walsh emphasized that they had a window of opportunity to forward the matter to the Planning & Zoning Commission for their input that would be in accordance with the law. He felt that doing this would halt the developer from backing out of the deal.

Councilmember Dye questioned if they went they way they were going now with the foreclosure, where would they be in dollar figures as far as attorney fees. Attorney Anastasi said he wasn't suggesting running up attorney's fees, noting that to date the matter was being handled in-house. But they found the time and control of the property was critical to getting the property back on the tax roll.

Councilmember Mulligan questioned if the city council had to approve the transaction, why wouldn't the Planning & Zoning Commission have to do the same. Attorney Anastasi said because the city council approves settlements of tax appeals. He further stated that he didn't feel Sec. 8-24 applied in this matter.

Councilmember Mulligan asked if the closing occurred and the property was transferred to Greenfield, but the developer doesn't get P&Z approval what happens then. Attorney Anastasi said it will then become a matter of being subject to LDA. But there is no intention of getting court approval until the LDA is in place.

Councilmember Walsh referred to **Sec. 2.64.030, Re: Duties and powers in regard to other real property** he reviewed it as outlined. He stated that action sidesteps the role of the City Hall Committee. And as it was confirmed by Councilmember Ayala, the matter wasn't seen before the City Hall Committee. Attorney Anastasi said they were really talking about point-B outlined in the section. He explained that it's not property owned by the city where the City Hall Committee would petition for it; this matter involved acquiring it in obligation and manner to transfer it.

Councilmember Walsh asked if there was any action to petition the City Hall Committee. Attorney Anastasi said there wasn't any that he knew of. He emphasized that it was important that the city council follow its own ordinances.

Councilmember Pivrotto asked how that should be done. Attorney Anastasi said by rescinding the vote if necessary. He referred to page 3 of his legal opinion that was submitted. He made it clear that he was **not** recommending they rescind the vote, noting this was indicated in his letter only to give the city council their options.

Councilmember Walsh referred to **Sec. 3.08.110 Re: Public hearing on sale of city-owned property –Advertisement** he reviewed the item into the record. He stated that it was very clear and straightforward. He went on to say that if they had a public hearing, parties could have expressed their concerns and the matter might not have been before them, he suggested they hold a public hearing. Attorney Anastasi stated that it might be prudent to hold a public hearing on the litigation matter only.

Councilmember Walsh returned to the matter of forgiving the \$2.7 million in taxes. Further discussion followed between Councilmember Walsh and Attorney; Anastasi regarding that matter.

Councilmember Walsh referred to the appraisals that were done. Attorney Anastasi said he believed there was one done for \$550k. Councilmember Walsh questioned why more than one appraisal wasn't done. Attorney Anastasi said they generally exchange appraisals only if there is an eminent domain action, but if they are acquiring property, appraisals are used differently.

Councilmember Walsh asked how Bee Nee LLC came into ownership of the property. Attorney Anastasi said he believed there was a transfer completed within the bounds of the law.

Councilmember Walsh questioned the property being deeded to another LLC. Attorney Anastasi said that was correct. Councilmember Walsh said he believed the city could go after the state for the \$2.7 million. Attorney Anastasi said they could go after the taxes accrued during ownership that was less than \$550k.

Councilmember Mulligan clarified that the matter occurred back in 1975, 20 years have passed and now they want to do something about it. He thought it would be questioned by a judge why they didn't foreclose back then. He further commented that the fact that

so much time passed before they did anything was appalling. He asked how long the taxes were outstanding. Attorney Anastasi said he wasn't sure, but he relayed that the Mayor has stated that they should foreclose on all properties.

Attorney Anastasi stated that the overall issue was how to rectify the problem and get the property back on the tax roll.

Councilmember Pivrotto questioned why they should compound ten years of bad decisions by going against the state statute and ordinance.

Councilmember Lyons stated that she foresaw the same issue surfacing with other properties in the future. She thought that to avoid that, she asked if it would be better if things were done in the proper manner to make sure the ordinances were being followed. Attorney Anastasi said what ultimately controls is the majority vote in a matter. He clarified his role was to only advise them and lay out all the factors.

Councilmember Walsh expressed that if the city council had an independent attorney, issues such as these could be weighed against the city attorney's opinion as was originally suggested by Councilmember Rodgerson. Attorney Anastasi said that would presume that he wasn't giving advice in the best interest of the city.

Councilmember DePara asked how this matter should be resolved then. Councilmember Walsh stated that his comments and concerns proved that there should be more scrutiny concerning the matter. He offered the following options be carried out:

- Have D'Addario agree to known or unknown legal action
- Order a Sec. 8-24
- Order either the city council or city hall committee to review the matter and transfer control of the property to the appropriate department/office

Attorney Anastasi stated this wouldn't work and unless the deal changes, the city wouldn't process the property long enough for the City Hall Committee to negotiate. Councilmember Walsh said but the City Hall Committee can relinquish control.

- Or they could order up a public hearing.

Councilmember Walsh felt that if they implemented all these measures, then they at least might be satisfied they took all the steps to rectify the issue.

Attorney Anastasi responded to Councilmember Walsh's options:

- He noted that he would complete a research of the court records to find out about any other legal actions
- He said that once they got their hands on the title, the matter could then go to the Planning & Zoning Commission or the City Hall Committee, but they will **not** have any control over property that's not owned by the city
- As far as calling for a public hearing, they can do this for any item of interest, but unless there is intent on changing the course of action, i.e., the vote, then he felt it might be perpetuating a lengthy matter.

Councilmember Mulligan clarified that Sec. 2.64.0303 paragraph-B pertained to the fact that City Hall Committee have control of all city property and the development office would be in control, but there was fear of destruction to a property where the city would be liable somehow. So the consensus was that the development office would have an aggressive plan to handle the properties.

Councilmember Piviroto made the point about Sec. 8-24, noting this information was provided to her by a legal opinion and it wasn't brought forth out of a vacuum. She commented that holding a public hearing was the democratic thing to do!

Option #1 was reviewed by Councilmember Mulligan, that they obtain a signed affidavit by the members of the LLC and estate of the LLC that is no pending or future litigation foreseen. *It was stated that this was draft language that would be devised in legal terms by City Attorney Anastasi.*

Attorney Anastasi stated they should amend the resolution to include that the city attorney's office be directed to act and submit the wording at the next council meeting. All committee members agreed Attorney Anastasi should be given that directive.

Councilmember Mulligan suggested that they recess on this matter and come back with specific language to be reviewed by the committee. Attorney Anastasi stated that he may not have a response within a week. Councilmember Mulligan clarified that his suggestion was to allow one week giving Attorney Anastasi time to draft the language.

**** COUNCILMEMBER MULLIGAN MOVED TO RECESS ON THIS
MATTER UNTIL JANUARY 20, 2006 AT 6:00 P.M. FOR THE PURPOSE
OF CITY ATTORNEY ANASTASI TO GATHER ADDITIONAL
INFORMATION AND DEVISE SPECIFIC LANGUAGE
** COUNCILMEMBER DEPARA SECONDED
** MOTION PASSED UNANIMOUSLY**

ADJOURNED

**** COUNCILMEMBER PAOLETTO MOVED TO RECESS
** COUNCILMEMBER McCARTHY SECONDED
** MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
COMMITTEE ON ECONOMIC AND COMMUNITY
DEVELOPMENT AND ENVIRONMENT
PUBLIC HEARING
FEBRUARY 13, 2006**

ATTENDANCE: Richard Paoletto, Co-chair; Johnny Dye, Co-chair; Thomas Mulligan, James Holloway, Angel de Para (6:15 p.m.)

STAFF: Mark Anastasi, City Attorney, Attorney Russell Liskov, Ed Lavernoich, Deputy Director, Planning & Economic Development.

OTHERS: Gail Solis, Kathy Saint, Steve Auerback, Tom Kelly, Joe Christiano, Rick Torres, State Representative Jack Hennessey, Council Member Donna Curran, Charlie Coviello, Council Member Bob Walsh, State Representative Chris Caruso, Donald Greenberg, Michael Bradley

CALL TO ORDER

Co-chair Paoletto called the meeting to order at 6:10 p.m. There was a quorum present.

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

**CHANGES TO THE PROPOSED TAX FORGIVENESS AT 333 STATE STREET
(35-05)**

Co-Chair Paoletto announced that this meeting was a public hearing and requested that those of the public who wished to speak sign up on the sheet provided. He also requested that the public keep their remarks to five minutes or less in order to allow everyone to have the opportunity to speak.

Attorney Liskov from the Bridgeport City Attorney's Office was the first one to speak. After greeting the Committee, Attorney stated that he was involved in the foreclosure of 333 State Street. He then gave a brief history of the foreclosure, starting on January 9, 1997 by First City National Bank at the behest of the City of Bridgeport because of tax liens. Subsequently, the City acquired the lien and has been involved in this procedure for the last nine years. There are numerous counter claims pending against the City concerning the demolition of the mall, the abatement assessment, the removal of

asbestos, and other issues concerning the Community College project and the parking spaces involved. The case has been to Superior Court and to the Connecticut State Supreme Court when an attempted foreclosure was made on the Community College. The Supreme Court found that the allocation of money was done properly and did not foreclose against the College. He went on to inform the Committee that the owner had the property as a single asset property LLC. The only thing that either corporation had, or ever had, was the building. He then explained that because of this, the only asset that can be liquidated is the building itself or the fair market value of the property. The matter is now in strict foreclosure as of March 28, 2006. If this agreement is confirmed by the Council, the City could possibly take title as early as the first week of April. That is dependent upon the City taking the title and transferring it to Greenfield. A judge in Superior Court has also found the fair market value of the property to be five hundred and fifty thousand dollars. The property also has asbestos since it was built in 1962. It has been assessed that abatement of this would cost over a million dollars. He then referred the rest of the information about the transfer and benefits to Bridgeport to Mr. Lavernoich.

Mr. Lavernoich, the Deputy Director of Planning and Economic Development introduced himself to the Committee and proceeded to give a quick overview of the proposal, which began in November. Greenfield Partners from the Norwalk area are proposing a mixed used development with a minimum of sixty five units of housing in the structure. The development will require a significant amount of demolition and significant amounts of asbestos abatement. He stated that Greenfield Partners are very capable and accomplished developers and reminded the Committee that this is a difficult project. He felt that Greenfield has the best resources to take on this project. In November, a resolution was passed authorized the Mayor to accept the deed for foreclosure or to accept the property in strict foreclosure. He went on to say that the City would sell the property to Greenfield Partners at the fair market value of five hundred and fifty thousand dollars as established by the Superior Court. That transaction, however, must be subject to some preset conditions.

Mr. de Para arrived at 6:15 p.m.

All outstanding claims on the property must be resolved and a letter of intent has been received from Greenfield Partners, which addresses that issue. The City generated a letter of intent that was sent to Greenfield and to also sent various others. Mr. Lavernoich stated that the public could call their office at 576-7221 in order to be provided with further details. The letter of intent establishes parameters for the future purchase and sale agreement and defines the details of particulars of the transactions. Among other issues, the letter includes remedies for non-performance. The timetable for the transfer is included. If Greenfield is unable to obtain approval from the various Boards or made

reasonable progress within one hundred eighty days of taking title, the property will revert to the City.

Co-Chair Paoletto then reminded the public that this was not a question and answer session and introduced the other members of the Committee to the public.

PUBLIC COMMENT

Ms. Solis introduced herself to the Commission. She stated that she is a resident of Bridgeport and currently serves as the Director of the Bridgeport Chamber of Commerce and is an affiliate of the Bridgeport Regional Business Council. She wished to address the issue of real estate taxes undergoing mediation. Her organizations support economic development in Bridgeport. She stated that it is important to strengthen the tax base by raising revenues from properties that revert to the City. This, in turn, improves the quality of life and attracts businesses to the community. She stated that the number of properties that are under utilized, non productive and in many cases, environmentally contaminated are blocking the growth of the tax base. She stated that approximately fifteen percent of all the land is vacant and unusable, which costs the City. The abandoned properties have been on the rolls for over a decade and are untapped opportunities. Addressing these properties is of the utmost importance. With nearly half of all City properties, which she stated was forty six point three percent, being tax exempt, being proactive with the vacant and abandoned properties is critical. Foreclosures currently take an average of eight years, which adds to the tax burden and general blight. She stated that the time has come to relieve the tax burden on the city residents and businesses. This is why she supports the Mayor's plan to for the reutilization of 333 State Street, because of the following: the property has been unproductive for the past ten years; the property is boarded up and unsightly and a detriment to economic development; the property is not owned by the City and tied up in litigation; with the agreement between the developer and the City, it would place the property back on the tax rolls. Further, the developer will be given milestones to achieve. The City will benefit with the fair market value being paid, and the property back on the rolls, along with the removal of a blighted structure. Otherwise, the City will continue spending money in litigation on this property and is unlikely to recover the delinquent taxes while the blighted property remains. She concluded by saying that she hoped the City would be able to add this property back onto the City's Grand List and thanked the Committee.

Ms. Saint addressed the Committee next and introduced herself. She stated that the current Administration was looking at all possible avenues to reduce blight in the City, for which she commends them. 333 State Street has stood for ten years as a landmark of decay and despair. The most important question is how to make the right decision for both the City and the economic benefits of the residents. Both the City and the property owner that they have been wronged. As always, the truth is someplace in the middle. If the City did not accept this proposal, would the City be able to find another investor

willing and able to put ten million dollars into the property. She also wondered how long that process might take. She did not think it was relevant whether Mr. D'Addario would personally benefit from settlement. Mr. D'Addario couldn't or wouldn't pay the current taxes on the property, but unless there was a strong case that would result in Mr. D'Addario paying the taxes, then the case should be settled. The fact that the City allowed this issue to drag on for years is harmful. She concluded by saying that she supports the settlement of the issue.

Co-Chair Paoletto announced that he would place a second sign in sheet for those who wished to speak and had arrived after the start of the hearing.

Mr. Auerback introduced himself as a resident of Bridgeport and stated he appreciated the opportunity to speak to the Committee. He stated that he resides at 127 Glendale Avenue. He stated that he total supports the City stand on the foreclosure. He feels that housing is a major issue in Bridgeport. He mentioned the City Trust building and said that it was a very positive move. He hoped that Bridgeport would not miss a great opportunity with this property. He also informed the Committee that his neighbors were in agreement with this proposed project, even if the City loses money immediately, in the long term the City will benefit.

Mr. Kelly was the next speaker. He introduced himself to the Committee and stated that he lives at 155 Brewster Street. The property needs to be developed, he stated, and he felt that everyone was in agreement with this. He also reminded the Committee about the economic theory of scarcity, and pointed out the recent success of a property auction done by the City of Bridgeport. He felt that this was a result of the natural market in action. Bridgeport should also start working on goals. He reminded the Committee about the 1997 Steele Point with RCI, who then brought in a private partner. He also referred to Eric Anderson, who also brought in a private developer. Mr. Kelly stated that the Council needed to do a better job in looking at what the City's assets are. He thanked the Committee for listening.

Co-chair Paoletto called the next speaker, Mr. Bradley, who stated that he did not need to speak and was there in support.

Mr. Christiano introduced himself to the Committee and stated that he was a Bridgeport property owner and wished to point out three issues to the Committee. He stated that the City Council's duty was to analyze the situation and determine that course which is best for the City of Bridgeport. A problem with the property at 333 State Street will not be put out to bid. There are two aspect to this; since the Superior Court listed five hundred fifty thousand as the fair market value, it would be good to have the appraisal available for public inspection in order to see the perimeters which were used. The second aspect is the assumption that the property is a financially viable piece of property, which would also be attractive to other investors if they had the opportunity to bid on it. The property has been in foreclosure for ten years, it is difficult to understand why the transaction must

be completed by April of this year. Within a matter of months, this property transfer is proposed after the property languished for years. Mr. Christiano wished to know why the transaction was being hurried along. He stated that he had read comments by city officials that lamented the fact that there are not many outside investors interested in doing business in the City of Bridgeport. Mr. Christiano stated that the type of situation before the City Council was the very reason why investors did not wish to do business with Bridgeport. Why would an outside investor wish to spend time on a development plan when it appears that it is already a done deal before even being put out for public comment, he asked. Relative to that point is a comment that Attorney Anastasi that was in the Connecticut Post. Mr. Christiano stated that Attorney Anastasi could have been misquoted, but that the reason for the public hearing was not important but because the City would only own the property for a very short period of time. That assumes, Mr. Christiano pointed out, that the City Council would approve the proposal. If this was so, Mr. Christiano wanted to know why the public hearing was even being held. If the City Council rejects the plan, then Bridgeport might have the property for a significant amount of time, but has no bearing on the need for a public hearing. He then thanked the Committee for their time.

Mr. Torres approached the podium next and introduced himself to the Committee. He identified himself as a Bridgeport resident and applauded the last speaker. He stated he was concerned about presumption. He felt that the Committee should be worried that the public believes that the Committee was not taking everything into consideration and that the City's best interest was not being served. One of the issues is whether or not the public believes there was side deal to protect the friends of the Mayor. In his opinion, this would not be the best deal for the City for many reasons. Others might decided not to pay their taxes like Mr. D'Addario after seeing this example. It's insulting that someone has been able to hold this off for ten years and end up not paying their taxes. Mr. Torres stated that when he did a computer search, he discovered that Mr. D'Addario was quite wealthy and discovered an article about Mr. D'Addario's 1931 antique Cadillac. He stated that Mr. D'Addario was going to be forgiven a 2.7 million dollar tax forgiveness suit. Mr. Torres wondered about this in light of all the other home owners who didn't have the right attorneys and were booted out of their homes - their only homes, unlike Mr. D'Addario, who has several. He asked whether it was true that Bridgeport is now actually towing cars from driveways because of back taxes. He hoped that was untrue, particularly as the City was forgiving 2.7 million dollars to someone who was wealthy. Bridgeport should be encouraging people to do the right thing. This may benefit the City in the short term, but in the long term hurt the City by setting a precedence. Let fairness rule the day, Mr. Torres said, and let the power people realize that having the right attorney and influence doesn't always win. He thanked the Committee for their time.

State Representative Jack Hennessy spoke next. He introduced himself for the record and stated he was present about the controversial 333 State Street project. He wished to address the give away of approximately three million dollars in delinquent property taxes

to the owner of the property. To the best of Representative Hennessy's knowledge, at least two local law and one state law have been violated in approving this project. He informed the Committee that he could not in good conscious ignore this conduct to go unchallenged. A letter is being prepared to the Attorney General of the State of Connecticut asking for a review of the procedure used to approve this project and a legal opinion on the legitimacy of its passage and enforcement of any laws that have been broken. He intends to submit this letter to the Attorney General on February 14th. He asked the Council to delay implementation of this project until the Attorney General rules on the legality. This project will do nothing to lower property taxes. Residential development costs the City more in services than it is able to bring in through tax revenue. Converting the property to residential use instead of keeping it as commercial use which would shift the tax burden away from home owners shows the intentions of the Administration towards home owners and high property taxes they pay. He stated that he owns a home on Devoy Street and pays over fifty four hundred dollars in property taxes this year. Many of his neighbors pay even more. When he receives calls from constituents who are having financial hard times and been unable to pay their property taxes on time, They tell him they receive no tax breaks from the City, and in most cases, threatened with loss of their homes. Why should a delinquent commercial property tax payer not pay almost three million in back taxes and then be forgiven. Why wasn't this taxpayer treated like the other tax payers and home owners in Representative Hennessy's district, he asked. Representative Hennessy felt the City should have taken title to the property long ago and put it out to bid for commercial use or redevelopment. Representative Hennessy stated that it appears that contributors to the Mayor's campaign are treated differently than the citizens of the City. The administration lacks concern for the home owners that borders on negligence. Last year, Representative Hennessy had a bill in legislature that could have brought short term private tax relief and provide land for commercial residential development. When he asked the Mayor's staff for support on this bill and never heard from them. The silence spoke loudly. Representative Hennessy stated that it was time for this Administration to start obeying the law and act to reduce home owner property taxes instead of providing tax give aways to campaign contributors. He concluded by thanking the Committee for holding the hearing.

Council Member Curran was next on the list, but she was out of the room at the time, so Co-chair Paoletto went on to the next name, stating that Council Member Curran would follow the next speaker.

Mr. Coviello came forward, introduced himself to the Commission and stated that he lived at 73 Willow Street in Bridgeport. He also stated that he was a co-chair for the Citizens for a Better Bridgeport. As a taxpayer, he is tired of attending Council meetings only to see the Council give away money or forgiving those who don't pay their taxes. He stated the City does not do it for the little guy, only for the big guy. He stated that if he didn't pay his taxes, he would be foreclosed on by the City or perhaps the City would

attach his bank account without his knowledge. He is tired of hearing the Mayor say that they are giving this away because no one wants it. As a realtor for the past twenty one years, the real estate market is the highest the City has ever seen. There is no reason to give away anything. He suggested that the City hold an auction on the property. He claimed that the City of Bridgeport does not do a fair market appraisal on the property before giving it away. He wonders where the Economic Development program is headed. He feels they are not doing their proper job or due diligence in finding out what the value of a property is before they suggest it be given away. He stated that he was quite encouraged by the public hearing on this matter, even if it was done under pressure. He complimented the Committee on that. He also went on to say that he hoped it would not be the first and only hearing like this. He stated that three quarters of a million dollars was raised at the recent auction. The Citizens for a Better Bridgeport had an editorial on August 21 in the Sunday Post where it was suggested that properties be auctioned off or have them sold on the open market through MLS listings. With an expected average sale price of forty thousand dollars for auctioned properties, the actual average turned out to be seventy five thousand dollar, almost double what was expected. The City should not be forgiving taxes because there are people who would purchase a property with the back taxes as part of the transaction. Mr. Coviello thanked the Committee for their time and asked them to consider his comments.

Council Member Curran spoke next and greeted her fellow Council Members. She stated that she wanted to understand the rationale and logic behind the sale of this property. She said that she was encouraged by the hearing and that State Statute 126, Section 8-24 which covers this. Council Member Curran applauded the Committee for having a hearing on this property as warranted by the code. She stated that it was important to have transparency and access to public opinion and that it was important to take the next step as required by the statute. Council Member Curran referred to an Ethics workshop that was held recently and that the bottom line was building trust and raising the level of disclosure. She stated there was no reason to rush this proposal and reiterated that Section 8-24 needed to be followed. She also said that it was time for the Council to stand up and execute the City statutes. In conclusion, she pointed out that City owned property is property owned by the citizens of Bridgeport. In one paragraph of the proposal, it is stated that the City does not own the property, but when it takes the title to the property, it will have control of the site. At that point, the Council needs to be pro active for the residents.

Attorney Anastasi spoke next and stated that he had three legal points in reaction to the various aspects raised by earlier speakers. The first point is that it is important to remember that Bridgeport does not own 333 State Street and therefore is limited in how it can proceed. Currently, the City is in no position to auction this parcel off as other properties that the City owns have been auctioned. Secondly, he stated that the City was not giving away money or forgiving property taxes. Because of the strict foreclosure process, the City is receiving the full appraised fair market value of five hundred and fifty thousand in consideration for transferring title of 333 State Street to Greenfield Partners,

LLC. The company being foreclosed on is a single asset legal entity, it is the sole and exclusive asset that the company controls and therefore, the City is acquiring control of that asset and transferring it for the fair market value. In doing so, the City is obtaining 100% of the assets that legally available to satisfy the tax arrearance without incurring any environmental exposure or liability. Thirdly, Attorney Anastasi commented on the quote in the Connecticut Post attributed to him by a prior speaker. While the quote may have been accurate, it was taken out of context because it addressed the issue of why no 8-24 referral was required in this situation. In responding to Council Member Curran, Attorney Anastasi reiterated that title to the premises will pass through the City in accordance with a judicial order, and since future title and use of the premises will be governed by the judgment of strict foreclosure, the Section 8-24 Planning and Zoning review would not be applicable in this situation. The City's title and position is qualified and contingent and subject to the conditions subsequent that the City transfer title to Greenfield for the fixed consideration. The City has no discretion on this issue, an 8-24 review would be a useless act and not required by law. He thanked the Committee for their time.

Council Member Holloway asked Attorney Anastasi if the property goes to Greenfield Developers, what will happen with the parking situation, which is already difficult with additional retail and residential units. Attorney Anastasi replied that he would refer the question to Mr. Lavernoich for those details. He concluded that he would expect the developer to obtain the appropriate site plan approvals, which would cover this issue, but this was not in his jurisdiction to answer.

Mr. Lavernoich approached the podium and stated that if Greenfield Developers is unable to pass the Planning and Zoning requirements for parking then the property will revert to the City of Bridgeport. Mr. Holloway reminded Mr. Lavernoich that Houstanic currently leases eighty percent of the parking. Mr. Lavernoich stated that this would be the developer's problem. He also said that the developer has worked with issues similar to this and been able to solve them. Mr. Holloway stated that this issue was not addressed at a recent meeting and therefore he is raising that question again. He stated that this question should come up in the Planning & Economic Development office first. Forcing the residents to park on the street and have to walk four or five blocks to their residence would be wrong. Mr. Lavernoich replied that was something that the developer would have to deal with. Mr. Holloway stated that he would not vote for this proposal unless this concern was addressed.

Co-chair Paoletto asked if there were any additional members of the audience that wished to speak that had not signed up.

Council Member Walsh approached the podium and thanked the Committee for having the public hearing. He stated that some of the public had reservations about the proposal. He also thanked the members of the public who were in attendance. One issue involved downtown Special Services, which had not been mentioned this evening. Council

Member Walsh said that he was not aware of them approving this proposal. This needs to be cleared up before the City Council considers the matter. A second issue is of all of the council members that have raised questions about this plan, none of them are questioning the ability or the integrity of the proposed developer. Council Member Walsh stated that he felt the City would be well served by the developer, but the biggest question is on the process and procedures. There are still concerns about State Law 8-24 and whether there should be a referral to Planning and Zoning. He does not believe that the City can circumvent Planning and Zoning by structuring a deal that there is no conflict. It is a serious problem in the way the City is moving this proposal forward. Under 8-24, if there were concerns about Planning and Zoning with parking that have not been addressed, then they can give a negative referral back to the Council, which would require a 2/3rds vote by the Council. The State Law is there for a reason. Most importantly is the issue of linkage between the developer who owes the City three million dollars in back taxes, and his right or ability to select the new developer. This has happened already once in the City with the City Trust building. It is happening here for a second time. Is this a new way for a developer to avoid the taxes they owe the City? He stated that there should be an opportunity for other developers to match the proposal deemed by the City to be in the best interests of the taxpayers, assuring that the taxpayers are not getting the short end of the stick. He urged the Committee to consider one last alternative by putting it out to an open bid, just like the properties that have been auctioned off. That would give the developer the opportunity to match the best offer the City receives. He stated that would remove any of his doubts about any other agreement that may be in existence or not and allow him to feel comfortable that the taxpayers are going to end up on the correct side of this issue. He thanked the Committee for their time and efforts.

State Representative Caruso introduced himself to the Committee and identified himself as a State Representative and Bridgeport resident. He stated that he had great concerns, particularly as all of the member of the Council have traveled to Hartford seeking additional funding from the State of Connecticut for Bridgeport. As the Representatives work to get more funding for Bridgeport because of the great need and plans. But frankly it is troubling and disturbing to Representative Caruso that rather than the City aggressively collect the back taxes owed, deals are being carved out for developers and others. In November of 2004, John Fabrizi pledged that he would be giving the City a change of direction. This type of deal is the kind that Joe Gannon would put together with developers. The reason this type of deal takes place is because the City does not have a plan of development. If the City had a plan of development, there would be the possibility of taking the property through eminent domain and continue the legal pursuit of back taxes. Housing is still needed but that is not the only plan of development. A recent newspaper article stated that the housing market is slowing. Based on the property taxes in the State, housing does not generate the most in revenue. With all the services like schooling, water, etc., the City will not get the full return on the dollar like commercial would. In addition, downtown housing is being considered and the issue of parking is the only one being considered. This will lead to congestion in downtown and

prevent economic growth and development. Take the time to plan. This City Council should be demanding this from the Administration. With such a strong emphasis on anti-blight, why isn't the City pursuing D'Addario on this aspect, like they do with homeowners? When rules are set for one, all must be held accountable. A not for profit organization was suddenly charged taxes of eight thousand dollars and went before the Tax Assessor and Mr. Liskov. They were told by Mr. O'Brien, the Tax Assessor and Mr. Liskov that the eight thousand dollars had to be paid. Why was this waived for D'Addario? Do the elderly who are on fixed incomes and find they can't pay their taxes and may lose their houses need benefactors like Mr. D'Addario's and Mr. DeNario's. Attorney Anastasi gave one interpretation on how to correct the problem, but there are others. If the Council only settles for what is presented and does not look beyond to determine what can be done, Bridgeport will never have the problems corrected. In the haste to do something, it will be easy to destroy the City. There are small commercial opportunities in Bridgeport. Mr. DeNario came in , purchased Remington Arms and evicted all the small businesses there. And the City gave him a tax waiver. This happens because there is no plan. Go back to the drawing board. Start using judgment and start applying pressure to the Administration as an independent body. We should be repeating what Norwalk and Stamford are doing. They build offices and commercial development and Bridgeport builds the housing. They are not inclined to build housing because Bridgeport is doing it for them. Let's start competing with Stamford and Norwalk.

Council Member Dye had a question for Attorney Anastasi. If the proposed plan does not pass, could the City turn around and pursue Mr. D'Addario for the back taxes?

Attorney Liskov replied Mr. D'Addario does not own the property. It is owned by BC Trainers, Inc. It is a Limited Liability Corporation. - a single entity holding company. It protects Mr. D'Addario from seizures because it is not allowed by law.

Council Member Mulligan commented that perhaps the Council should ask the Connecticut State Legislature to consider this matter. Perhaps an exception could be made for City tax collection.

Mr. Greenberg approached the Committee. He introduced himself as a Bridgeport resident and explained that he sat in on the Gannon trial. During that time, someone said to him, "This doesn't seem to pass the smell test." This proposal does not seem good or kosher. He stated that he doesn't know all the complexities but the deal seems rotten. He reminded the Committee that Abraham Lincoln said "You can fool some of the people all of the time and all of the people some of the time, but you can't fool all of the people all of the time." He stated that he will be working with Mr. Coviello's group at election time so that politicians have to answer for this. He is not interested in legal niceties. When he goes to pay his taxes, he can't form an LLC and would wind up getting evicted. There is a political reality that politicians need to be aware of.

Co-chair Paoletto asked if there were any further speakers. There being none, Co-chair Paoletto closed the public hearing at 7:20 p.m.

Respectfully submitted

Sharon L. Soltes
Telesco Secretarial Services.

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT
COMMITTEE
FEBRUARY 22, 2006

ATTENDANCE: COUNCILMEMBERS: DYE, PAOLETTO,
DEPARA, McCARTHY, HOLLOWAY

ABSENT: COUNCILMEMBERS: MULLIGAN, VALLE

OTHER(s): COUNCIL MEMBERS: CURRAN, LYONS, VIZZO-
PANICCIA, WALSH
ASSOCIATE CITY ATTORNEY TRACHTENBURG

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

23-05 Eminent Domain Resolution – Ox Brook Flood Control

Council member Paoletto said requests were made by State Representatives Caruso and Hennessey. He explained that the full committee didn't receive the document submitted in regard to the map from the DEP.

Council member Holloway stated that if a map was submitted for review, they should have had it reproduced for distribution to everyone for their review, to allow them to make an informed decision and to digest all the information. He didn't think it was appropriate to move forward tonight until everyone could review the information in its entirety.

**** COUNCIL MEMBER HOLLOWAY MOVED TO TABLE**

There was no second to Council member Holloway's motion, *so the motion failed.*

Council member Holloway left the meeting at 7:05 p.m.

Council member McCarthy said he agreed somewhat with Council member Holloway. He said although he was also interested in reviewing the map, he thought they should move forward tonight.

Council member Paoletto also agreed that it was wrong the other committee members didn't receive the document submitted for review. He said he assumed all the committee members had the document. He clarified that it was not his fault that everyone didn't receive the information.

Council member DePara agreed they were at a disadvantage not having the information for review, but he said that since the public was present tonight, he thought the meeting should continue.

State Representative Caruso stated that he and State Representative Hennessey represented the Oxbrook Flood Control area. He said that after the last meeting, the issue was tabled for more information to be submitted. He said he met with people at the Department of Environmental Protection and they provided a letter regarding this matter. He thought that letter had been sent to the city clerk's office for distribution to everyone. Anyway, the letter included a map that was previously done by Casper Group outlining a study that was done of the land for a retention pond, but it was a preliminary map and there was no distinction made of how many acres should be set aside. So until a detailed study is done, the DEP suggested that they follow the master plan of the city showing the parcel as open space and not move forward on just 4.5 acres of land. Council member Paoletto acknowledged and concurred that the details of the letter were accurate.

State Rep Hennessey commented that to do anything now would jeopardize the flood control project according to the DEP. He thought the purchase of the property was the way to go.

State Rep Caruso said the matter was denied when it went before the Planning & Zoning Commission. One reason was because the project didn't conform to the master plan.

Council member Paoletto asked George Estrada is there were any plans to do another study. Mr. Estrada said in the late 1990's, the Casper Group did a preliminary study, but at this point, they have very preliminary information regarding the retention area. And where it begins in Elton Rogers Park in relation to the reconstruction of the dam and where it will aggravate conditions of the stream. The next step is at the engineering level that will cost between \$300k-500k, so they will initiate a RFQ for that. But the total funding for the project will be approximately \$25 to 30 million. They need to get an engineering evaluation to do hydrology testing, so the engineering phase will be the next step. Council member Paoletto asked who would end up footing the bill. Mr. Estrada said the state was expected to at 100%.

Council member Paoletto read a portion of a document from the **2006 Legislative Priority Booklet** Re: Flood Control Projects as follows:

Approximately 11 years ago, the City submitted 3 flood control projects to the state for funding to minimize flooding impact for residents and businesses. Flooding in Bridgeport, especially the North End, has plagued residents and business owners alike for many years.

On May 27, 2005, the Oxbrook Flood Control Project received \$580,579 from the State Bond Commission to secure the land needed to control the flooding in this area. While this funding will assist the city in the beginning stages, additional funding is necessary to complete this project. The city will look to the State this session to continue this critical flood mitigation program. To begin the next step of this project, the city will need \$3,020,000 for the initial design and construction of Phase I. This request consists of \$185,000 additional funds needed for land acquisition, \$420,000 for dam design in Roger's Park and \$2.6 million for Phase I construction in Roger's Park.

Council member McCarthy asked if they could use the \$580,579 towards the engineering phase. State Rep Caruso explained there were two separate projects; the Island Brook flood control project and the Oxbrook flood control project and they don't necessarily relate to each other. He further noted areas of each project that area affected. The monies required are: \$7 million for Oxbrook and \$5 million for Island brook and \$5 million for the North East side of town project.

State Rep Caruso further noted that the city hasn't signed a contract yet for the \$580,579 and there has been no final negotiation. But for the \$7 million, those monies could be used for the acquisition of the land or for open space.

Council member Paoletto referred to the document indicating the \$580,579 allocated to the Oxbrook plan. He asked Mr. Estrada to clarify whether that money could go for something other than the purchase of the land. Mr. Estrada said it could, but they need to get approval from the DEP.

Mr. Estrada submitted a copy of the phasing plan from the Casper Group study into the record.

State Rep Caruso suggested that based on the DEP findings, the prudent thing to do would be to leave the parcel as open space.

Council member Paoletto recapped the amounts of monies proposed for each project as indicated above. He asked what the time frames to secure funds. State Rep Caruso said that May 3, 2006 was the end of the legislative session, so bond approval was needed before then. State Rep Hennessey said there were many state representatives who were in support of this endeavor, such as Senator Finch.

State Rep Caruso stated he believed the bill would be passed and then they could move forward to the bond commission. He mentioned however, that they may not receive the entire monies up front, but they could begin with what they do receive.

Council member Paoletto asked if the money was earmarked for acquisition only or could it be used to start the project. State Rep Caruso said it could be used for anything concerning the flood control project. Mr. Estrada added that when funding becomes

available, they could look to acquire the land and begin the engineering study immediately. He concurred that Senator Finch and Senator Gomes were very supportive of the project.

Attorney Trachtenburg stated that in the interest of protecting the city, she referred to case law regarding this matter. But there appeared to be a discrepancy in documentation of what's actually needed from the preliminary plans, the actual design and reasonable parameters for open space. She said there is a consideration of - what's reasonably necessary for public purpose. The other concerns were funding and timing. But once the council decides on eminent domain, they need to file within six months. She stressed they needed to clearly determine those factors.

Council member Paoletto asked who the person was that determined the number of acres needed. Attorney Trachtenburg said they needed to make a finding to determine the appropriation of open space in that area. Council member Paoletto asked what standards that were used to determine that. Attorney Trachtenburg said this was done through accomplished state of purpose, but ultimately, the matter was determined in the scope of the project and time.

Council member McCarthy said the priority was that the project doesn't get slowed down. But there was also the concern of making sure the engineering study was done to justify what was needed in terms of acres. But again, the flooding issue was the #1 priority. He asked how to obtain the money to go towards getting the engineering study done. Mr. Estrada said he would meet with the city engineer tomorrow and schedule an appointment to visit Harford to ask them to support the endeavor to get the study done.

State Rep Caruso said the scope of work needed to be worked out, but there was nothing precluding the city from meeting with the owner (Mr. Moutinho) to acquire the property as open space. He noted that if the owner was interested in selling the land as open space, the state may be interested in negotiating that point. Council member Paoletto reminded State Rep Caruso that his suggestion was part of the state's action and not something the committee could take up. State Rep Caruso said they could possibly suggest that the city attorney's office initiate discussion with Mr. Moutinho to sell the land as open space though. He noted there was a 2-prong approach they could take, but overall, the taking of the entire parcel as open space would have a couple of very good benefits for the city.

Mr. Estrada noted that a month ago, the Mayor forwarded a letter to Moutinho to enter into discussion for the possible acquisition of the property. They will seek three appraisals for the land and the hope is that the value of the land will be less.

State Rep Caruso questioned why the city wasn't looking into the matter of the totality of the land as open space and not just the 4.5 acres. He strongly suggested they do so. Mr. Estrada thought the city would be interested in doing this if they definitely had the funding.

Council member DePara asked if they had the money to start the study. He emphasized the importance of addressing the flooding issue. Mr. Estrada said the city has been waiting for funding for a long time, but they were never able to secure it at the state level. The Mayor has requested the funds that were approved, but the matter hasn't gone before the bond commission, so it hasn't been done to date.

State Rep Caruso clarified there was always \$1 million in the account allocated by the state, but the city never accessed it. He further clarified that \$400k was used for the preliminary study.

Council member DePara asked if the money was still in the account. State Rep Caruso said yes, they had \$588k that was part of the original monies allocated.

Council member DePara questioned why the study hasn't been done yet to help correct the problem throughout the city. Mr. Estrada said the study that will cost \$500k will be for the Oxbrook Flood Control Project, the \$588k was approved, but not bonded by the governor. State Rep Caruso said they found the \$588 in the account, but the money sat there for years and then State Rep Hennessey went about getting the matter on the bond agenda.

State Rep Hennessey said he had a document from 1991 that indicated Mayor Ganim was at the point of initiating appraisals, but they were never forthcoming. So the trigger for the money was the appraisals.

State Rep Caruso said he didn't feel there was anything to stop the city from putting the item in the capital bond project and then get reimbursed by the state.

**** COUNCIL MEMBER McCARTHY MOVED TO TABLE WITH THE PROVISIO TO INSTRUCT THE ADMINISTRATION TO NEGOTIATE WITH THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND REPORT BACK IN ONE MONTH TO FIGURE OUT HOW THE ENGINEERING PHASE SHOULD BE INITIATED AND TO SUBMIT A FULL UPDATE OF THE PROJECT AND PLAN**
**** COUNCIL MEMBER DEPARA SECONDED**
**** MOTION PASSED UNANIMOUSLY**

26-05 Request to Sell Property Block #406 to the Junior League of Eastern Fairfield County

Mr. Mike Nidoh, of the City of Bridgeport Planning Office approached to speak about this item. He stated the item was sent to committee on December 12, 2006. He referred

to the map submitted showing the location of the site. He said the process began two years ago and what happened was, there was a meeting on September 19, 2004 and from there, Mrs. Liskov sent a letter outlining the need for daycare. But the matter wasn't immediately addressed, so it was readdressed through the RFQ process and they received one proposal back from the Junior League. They will take care of (105) kids and will have (20) employees. The Junior League was found to be a qualified program and the matter went before the Planning & Zoning Commission and received approval. He pointed out there were five (5) properties on the map with offers to purchase the property and develop a day care facility. The facility is sorely needed in the area on the south end. He stated that the property has been sitting vacant for a long time and has been used as a dumping ground. So he was present tonight to request to sell the property.

Council member McCarthy questioned \$1.7 million being a lot of money to raise for the project. Ms. Liskov said they worked on the project for five years and they chose the YMCA as a partner. They intend to do some capital campaigning to raise \$500k and the rest will come from various funding sources and they will also hold internal fundraisers.

It was further explained that the Junior League has said they would contribute \$100k up front and they will raise an additional \$500k; there are also a couple of grants that have been dedicated to the project. So between all these sources, the costs will be covered.

Council member Holloway asked if the properties had been title searched. Mr. Nidoh said a couple of them were, but the city was selling the properties as is.

Council member Holloway commented that the city recently sold fifty pieces of property a month ago that weren't title searched. He asked why these properties weren't on the list of properties to be auctioned. Mr. Nidoh said because the process for this project began before the city auctions started. The five properties were part of the south end redevelopment plan and the bid process started five years ago.

Council member Holloway pointed out other properties that were part of the redevelopment plan, he mentioned this to question why they weren't included, such as a property located on Sixth Street. He thought the process was pick and chose. He clarified that he had nothing against the YMCA or the Junior League, but again, he spoke about the process of picking and choosing only certain properties.

Council member Walsh spoke about March 5, 2005 regarding properties being sold free and clear of any liens. He asked if the demolition liens were done. Mr. Nidoh said when they go through the closing process, the entity takes all risks and the phase I environmental monitoring will be done, but there are no funds to do a title search. He further noted the Junior League paid \$1,000. to purchase the property. He said no taxes were shown due on the property as far as he knew.

Council member Walsh questioned what he called undesirable elements surrounding this property. He mentioned this to question whether it was a good idea to put a daycare in the

area. Ms. Liskov said they chose the property due to being located near Marina Village. And while it may not exactly be the best location in the neighborhood, there are many children in the area, so the facility would be accessible for them.

Council member Walsh asked if a feasibility study had been done to show the need for the facility. It was stated that a study had been done and in doing their research, an assessment was done. And the YMCA constantly monitors that need. It was further noted that there are waiting lists for child care and every study done were found to be in the five or six poorest neighborhoods in the city.

Ms. Liskov quoted Governor's Rell's intention to provide early learning programs in childcare facilities.

Council member Walsh echoed Council member Holloway's comment regarding the public auction of properties. He pointed out that nonconforming lots went for \$30k or more. He thought if this property went out to auction, it could probably have gotten \$250k. He felt that although the Junior League does good things, he didn't feel they had the capacity to undertake this venture. He thought they would be looking to change the project in two years that would further delay another development on the site that could be more viable. Ms. Liskov said they researched for five years looking at properties and architects. And although it seemed they don't have the expertise to undertake this project, they have dedicated a lot of time on it; but the YMCA does have the expertise. However, they have every intention to see the project through.

Council member Curran asked what other types of project they have done. Ms. Liskov said they were part of developing the Discovery Museum and Albins Rehabilitation Center. And more recently, they have partnered with Helping Hand Agency and they assist with other small services in the city.

Council member Curran commented she was impressed with what they wanted to do in the Marina Village area. She felt the project would help stabilize the neighborhood.

Council member Dye asked if other projects began on this property in the past and then were halted. Mr. Nidoh said yes, funding dried up for other projects, there were proposals for various housing projects.

Council member Dye asked who owned the property now. Mr. Nidoh said the City of Bridgeport and the city agency did.

Council member DePara questioned whether they would be able to combat the negative elements present in the neighborhood, he expressed that he had serious reservations about this. Ms. Liskov said they have researched that type of situation, but she thought when you bring a project such as this to a neighborhood it could be a good thing. She didn't necessarily think they could change the neighborhood, but she thought they would provide a safe environment. Overall, she thought the service was needed and would be used.

Council member DePara asked with recent auctions, if the properties in question were considered for the auction block. Mr. Nidoh referred to the map and pointed out lots #6, 9, 10 and 11A that were appraised at minimal amounts.

Attorney Trachtenburg stated there were indications that this matter hadn't gone through the City Hall Committee, but procedurally, she said they could vote that it does. And the matter could be subject to going before the City Hall Committee to act on the disposition of the property. She clarified that the matter definitely needed to go before the City Hall Committee.

Council member McCarthy commented that a daycare facility should go where it's needed. He further questioned whether the Junior League had the wherewithal to raise the funds required for the project. He went on to say that he would support the project based on the need for the children in the area and based on the fact that there will be a reverter clause.

Council member Walsh stated the matter should go through the City Hall Committee first before any action was taken.

Council member Holloway agreed with Council member McCarthy in that a day care facility should go in an area where it is needed, but he reiterated that the city couldn't pick and chose those properties to be sold. He stressed that a title search should definitely be done before any final action was taken. He further stated that he would not vote in support tonight until due diligence was done.

Council member Dye asked if a title search would be done by the City Hall Committee. Attorney Trachtenburg said she wasn't sure, but she thought that due diligence was usually conducted with the best of intentions. She also thought the buyer would initiate a title search to assure they were getting the property they want, i.e., "*Caveat Emptor – buyer beware*", especially in an as is, where is situation.

Council member Dye asked if the item passed in committee and failed at the City Hall Committee what happened. Attorney Trachtenburg said the matter would then go before the city council as a recommendation for a full council decision.

Council member Dye asked what kind of sliding scale they would use. It was stated that the Junior League uses the Department of Social Services sliding scale guidelines. They will fill slots on a first come-first serve basis, the slots will not be geographically restricted. Council member Dye felt those that lived in the immediate area should possibly be give priority to the slots available.

Council member Holloway stated the city got burned thirty years ago for millions of dollars for not doing title searches on properties. He once again stressed how important

he thought it was to do them. Again, he thought the matter should go back to the City Hall Committee to make sure the city owns the properties free and clear.

Council member DePara asked if the matter was time sensitive. Ms. Liskov said no, they have waited this long, so whatever other measures found to be necessary to get the project going, they could wait a bit longer.

Council member DePara stated that a lot was discussed. He felt the daycare should also go where it was needed, but he also thought further research was required so he suggested tabling the matter contingent upon City Hall Committee approval with a report back to committee.

**** COUNCIL MEMBER DEPARA MOVED TO TABLE FOR THE PURPOSE OF OBTAINING ADDITIONAL RESEARCH ON THIS MATTER. AND CONTINGENT UPON A TITLE SEARCH AND FOR THE MATTER TO GO BEFORE THE CITY HALL COMMITTEE APPROVAL PROCESS WITH A DECISION REPORTED BACK TO THE ECDC COMMITTEE**
**** COUNCIL MEMBER DYE SECONDED**
**** MOTION PASSED UNANIMOUSLY**

37-05 Grant Application Re: Undiagnosed HIV Infection Grant Program

Ms. Diana Miller, of Central Grants Office approached. She said this application was for the Dept. of Health & Human Services for the prevention and evaluation of HIV testing for African-American persons with undiagnosed HIV. It's a \$200k grant and there is some option to get the funding again in the future. There is no match from the city. She further explained the grant would allow them to work with an evaluator on four strategies of outreach. Overall, the grant will benefit the city to outreach to high risk women.

Council member Paoletto asked if the grant would be used for Bridgeport people only. Ms. Miller said yes.

**** COUNCIL MEMBER HOLLOWAY MOVED TO APPROVE**
**** COUNCIL MEMBER DEPARA SECONDED**
**** MOTION PASSED UNANIMOUSLY**

***Consent Calendar**

38-05 Grant Application Re: Preserve America Marketing Grant

Ms. Miller said they were here last year for the Preserve America designation. They were awarded the White House Laura Bush initiation. It's a \$150k grant and the match is mostly in-kind with a small cash match of \$10k from BRBC who will partner with other city services. The goal is to increase visitation downtown at various venues. They intend to do radio and print advertising.

Council member McCarthy asked if the cash match was city money. Ms. Miller said no.

Council member McCarthy asked where the match in-kind was from. Ms. Miller said a portion came from Laura Kaufman's salary and from her salary.

Council member Curran asked if the program would work in conjunction with the city's website. Ms. Miller said it will work with Info Bridgeport.com. She noted the grant will enhance what has already been done.

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

***Consent Calendar**

39-05 Review of U.S. Dept of HUD Report Re: CDBG/HOME/ESG.

Council member Walsh stated this matter came about when the city council members dropped a HUD report on the council members table. The report concerned questionable activities with CDBG/Home funds. Since then, the city responded and HUD found the response to be inadequate and lacking. He thought it would serve the committee to see what the city's official response was to find out what HUD was looking for.

Council member Paoletto said he was approached by Mike Feeney who told him that Rina Bakalar was handling this matter, but she has been on vacation. So Mr. Feeney asked that the committee table the matter until next month.

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

ADJOURNED

**** COUNCILMEMBER McCARTHY MOVED TO ADJOURN
** COUNCILMEMBER DEPARA SECONDED
** MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT
AND ENVIRONMENT COMMITTEE
MARCH 21, 2006**

ATTENDANCE: Richard Paoletto, Co-Chair; Johnny Dye, Co-Chair; Andres Ayala, Council President, Angel dePara, Thomas Mulligan (6:05 p.m.), Thomas McCarthy (6:07 p.m.),

OTHERS: Robert Walsh, City Council; Rafael Mojica, City Council; Michelle Lyons, City Council; Mark Anastasi, City Attorney, Michael Nidoh, Bpt. City Planning; Kathleen Hunter, Bpt. Dept. of Housing; Rina Bakalar, Edward Lavernoich, OPED; Attorney Steven Mednick, Karen Secrist, Junior League; Tara Liskov, Junior League; Dr. Dennis Williams, Dr. Evans.

CALL TO ORDER

Co-Chair Paoletto called the meeting to order at 6:00 p.m. and announced that Council President Ayala was present to make up a quorum.

**APPROVAL OF THE COMMITTEE MEETING MINUTES OF
JANUARY 18, 2006**

**** MR. DEPARA MOVED TO APPROVE THE MINUTES AS SUBMITTED.
** MR. DYE SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

**APPROVAL OF THE COMMITTEE MEETING MINUTES OF
FEBRUARY 22, 2006**

**** MR. DEPARA MOVED TO APPROVE THE MINUTES AS SUBMITTED.
** MR. DYE SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

26-05 Request to sell City Property Block #406 to the Junior League of Eastern Fairfield County.

Mr. Nidoh reviewed the proposal for the Committee. He stated that Council Member Walsh had requested that the Junior League obtain the approval of the City Hall Committee and have a title search performed. Copies of the title search confirmation were in the information packets for the Committee. The City Hall Committee had approved the request earlier in the day.

**** MR. DEPARA MOVED TO APPROVE THE REQUEST TO SELL CITY PROPERTY BLOCK #406 TO THE JUNIOR LEAGUE OF EASTERN FAIRFIELD COUNTY.**

**** MR. DYE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Mulligan arrived at 6:05 p.m.

39-05 Review for the Department of Housing and Urban Development Report.

Ms. Bakalar gave the Committee a quick review of the history connected with the CDGB funds and a very brief run down on the findings made by the courts. She stated that she had complete copies of all the documents in her office for any Council member who wished to have them. She also stated that there were some dollars that were in a CDGB fund account that needed to be spent down.

Mr. Walsh arrived at 6:07 p.m.

Mr. Ayala asked if all the reports were available. Ms. Bakalar reiterated that they were and suggested that any Council member who wished to review the reports start with the February report first and read forward from there.

Mr. Ayala asked if the Council would have any input over the spending the of money in the CDGB fund. Ms. Bakalar stated that the original amounts from HUD were constrained by various protocol, but that the money generated by program income, such as interest on loans, could be directed to various projects.

Mr. Walsh asked if the City would be required to return money to HUD. Ms. Bakalar stated that it was too early to determine this, but that the corrective measures were going well and some of the findings by the court had been closed out. Mr. Walsh asked if there were any additional facts that needed to be known when dealing with CDGB funds. Mr. Bakalar replied that the Federal Government was cutting the CDGB funds by 25%, which has nothing to do with the situation that had developed in Bridgeport. Mr. Walsh asked if all the organizations were still eligible for CDGB funds. Ms. Bakalar stated that two of the previously eligible organizations were being evaluated regarding this. Mr. Walsh stated for the record that he trusts Ms. Bakalar and her evaluation of the situation.

Mr. Mulligan commented that he had only received the August 2002 documents signed by Mayor Gannon on this matter. Ms. Bakalar stated that she supposed those might be the 2002 findings against the City for the problems with the program. She also state that two of the findings on that list have been closed out. A December 2005 listing contains the revised initial findings and the updated progress. Ms. Bakalar stated that she would give a copy to Tom White for the Council Members' inspection. Mr. Ayala commented that it was clear that the CDGB program was mishandled in the past.

Mr. Mulligan wished to know if the City funds would be required to pay fines. Ms. Bakalar stated that she did not know and it might be a possibility. She also informed the Committee that she and the other staff involved have been working closely with HUD to correct the problems and to close out as many findings as possibly. Historically, when fines have been levied by HUD, payment has been made over a period of years, but Ms. Bakalar stated that she had no way of knowing whether HUD will do that if fines are assessed. Mr. Mulligan asked if the fines would be given in the 06-07 fiscal year. Ms. Bakalar stated that she was not sure but that HUD was working with the staff and does not want to see Bridgeport penalized.

Mr. Dye asked Ms. Bakalar for some clarification on some terminology which she explained to him.

Mr. Ayala asked if the person hired to be the CDGB chief administrative officer would be full time. Ms. Bakalar stated that Ms. Alanna Kabel would be taking over the position and that it would be full time. She also informed the Committee that there will be a complete structural overhaul and that the organization is moving to the Annex.

Mr. Walsh wished to know what needs to happen to move the project forward. Ms. Bakalar stated that she felt good staffing was critical and that Ms. Kabel was a very capable manager. Mr. Mulligan stated that Ms. Kabel was a former City of Bridgeport employee.

69-05 CT. Dept. of Transportation appropriation/ Elderly and Disabled Demand Responsive Transportation program.

Ms. Bakalar gave the Committee a brief overview of the program and recommended that the Committee approve the appropriation.

**** MR. MCCARTHY MOVED TO APPROVE THE CT. DEPT. OF TRANSPORTATION APPROPRIATION/ ELDERLY AND DISABLED DEMAND RESPONSIVE TRANSPORTATION PROGRAM.**

**** MR. DEPARA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

83-05 New Barnum School Property Disposition - CDGB Consolidated Plan Amendment

Mr. Nidoh presented the proposal to the Committee which concerns 7+ acres in the southeast quadrant of the property previously occupied by the Father Panik Village, under the control of the Bridgeport Housing Authority. He indicated that Ms. Hunter from the Bridgeport Housing Authority was present to answer questions. This portion of the parcel was slated for the construction of 35 units of public housing under a HUD approved plan. In order to acquire the parcel for construction of the new Barnum

Elementary School, the City is offering sixteen parcels in exchange for the 7 acre parcel at the old Father Panik Village. These parcels are as follows:

116 Elizabeth Street - contains three units of housing.
143-45 Hope Street - contains two units of housing.
25 Marcel Street - contains one unit of housing.
145 Marion Street - contains two units of housing.
93-7 Palisade Avenue - contains three units of housing.
597-99 Union Avenue - contains two units of housing.
153 Robert Street - contains one unit of housing
38-40 McKinley Avenue - contains one unit of housing
183 Main Street - contains one unit of housing
53-5 Remington Street - contains three units of housing
34-6 Garfield Avenue - contains two units of housing
200 Coleman Street - vacant lot - estimated to house two units
195-97 Poplar Street - vacant lot - estimated to house two units
673-75 Barnum Avenue - vacant lot - estimated to house two units
486-90 Hallet Street - vacant lot - estimated to house two units
1327 Reservoir Avenue vacant lot - estimated to house three units

Mr. Walsh asked Ms. Hunter of the Bridgeport Housing Authority about the ten sites the City lost with the New Neighbor Program. Ms Hunter stated that she was not sure what Mr. Walsh was referring to and said that she would look into it.

Mr. Mulligan asked for clarification on the types of housing that would be created. Ms. Hunter explained that while this would remove the parcels from the City tax rolls, some of the property would be relisted because it would be Section 8 rental housing. There was some further discussion about the replacement of the 100 units of housing required but Ms. Hunter stated that the Housing Authority was currently working with Connecticut Legal Services, the City and HUD regarding this matter.

Mr. Mulligan wished to know if the school would take all the property. Mr. Nidoh replied that it would only occupy the southeast quadrant of the parcel, which was about 7 acres.

Mr. Walsh commented that the BHA properties are not tax exempt, but are taxed at a lower rate than others. Mr. Ayala commented that while the properties may be off the rolls, the City was providing housing for someone. He also felt that the fact that the City did not have to use eminent domain and evict people from their homes was a definite plus. Attorney Anastasi observed that this was a perfect opportunity for Bridgeport to provide affordable housing for the area and that this was another unfunded mandate from the Federal government. Mr. Mojica stated that he hoped the committee would approve the proposal because the City needs the new elementary school. Co-Chair Paoletto concurred.

**** MR. MULLIGAN MOVED TO APPROVE THE PROPOSED PLAN FOR THE NEW BARNUM SCHOOL PROPERTY DISPOSITION - AND CDGB CONSOLIDATED PLAN AMENDMENT.**

**** MR. DEPARA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Co-Chair Paoletto announced that there was an addition item #97-05 - Bridgeport Family Health, LLC - Proposal for North End Clinic - to be added to the agenda

**** MR. DEPARA MOVED TO ADD ITEM #97-05 - BRIDGEPORT FAMILY HEALTH, LLC - PROPOSAL FOR NORTH END CLINIC - TO THE AGENDA.**

**** MR. MCCARTHY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

#97-05 - Bridgeport Family Health, LLC - Proposal for North End Clinic

Dr. Evans introduced herself to the Committee and gave a brief overview of the proposal. She also indicated that Dr. Williams was present to answer any questions that the Committee might have.

Mr. Dye expressed concern as to whether or not a full time physician would be included in the proposal.

Mr. Walsh stated that State Senator Gomes was very pleased with this proposal and that friends of Mr. Walsh's in the medical field have nothing but praise for Dr. Williams. Mr. Dye stated that he was very excited about this project for the North End.

Mr. Mulligan wished to know what kind of RFP bid criteria was used. Dr. Evans stated that she was not part of that process, but that it was based on standard criteria. She also commented that this proposal would take the parcel out of the tax exempt classification and return the parcel to the tax rolls.

**** MR. DYE MOVED TO APPROVE AN AMENDMENT TO THE PROPOSAL WITH A STIPULATION THAT A FULL TIME PHYSICIAN BE A PERMANENT PART OF THE STAFF FOR THE BRIDGEPORT FAMILY HEALTH, LLC PRACTICE.**

**** MR. DEPARA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. DYE MOVED TO APPROVE THE AMENDED PROPOSAL FOR THE BRIDGEPORT FAMILY HEALTH, LLC PRACTICE.**

**** MR. DEPARA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

63-05 Pilot for the Redevelopment of 881 Lafayette Boulevard

City of Bridgeport
Economic and Community Development and Environment
March 21, 2006
Page 5

Mr. Lavernoich presented the proposal and explained that this was an older office building and could not longer attach the type of revenue needed to support the building. He commented that approximately 10% of the affordable housing would be for purchase by the tenant with home subsidies available. He pointed out that there will be a net increase in taxes along with the building fees. There will be 38 residential apartments and two retail spaces. The City would be charging a \$2.00 per square foot price for the building.

Mr. Mojica asked how many parking spaces would be available. Mr. Lavernoich indicated that there was a parking lot on site with over 100 spaces, which would allow three to four spaces per unit.

Mr. Walsh was happy that the square footage amount had been increased from \$1.00 to \$2.00 and that there would be affordable housing but wondered why there was a tax break. Mr. Lavernoich explained that it was an untested market and that the taxes would be increasing over a time period. Mr. Walsh asked if there was a reverter clause included in the proposal. Mr. Lavernoich said that there was a performance clause included.

**** MR. MCCARTHY MOVED TO APPROVE THE PILOT FOR THE REDEVELOPMENT OF 881 LAFAYETTE BOULEVARD.**

**** MR. DEPARA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

64-05 Pilot for the Redevelopment of 50 Ridgefield Avenue

Mr. Lavernoich explained that the developer, Steve Israel, was out of town and could not be present at the meeting. Mr. Lavernoich reviewed the situation, during which he pointed out that the former owner was believed to have abandoned the building. This was not true. The owner emptied the building out in anticipation of a school being constructed on the site. This did not happen. Mr. Lavernoich also informed the Committee that the developer would be removing the cladding on the building and returning it to its original facade.

Attorney Anastasi commented that both projects would increase the tax income but he was concerned about the increase in residential resources. Mr. Walsh concurred with Attorney Anastasi. Mr. Lavernoich replied that most of the units will be two bedrooms and that the tenants would be unlikely to have school aged children.

**** MR. MCCARTHY MOVED TO APPROVE THE PILOT FOR THE REDEVELOPMENT OF 50 RIDGEFIELD AVENUE.**

**** MR. DEPARA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Co-Chair Paoletto stated that Item #98-05 Amendment to the City Council Action 220-04; Payment in lieu of taxes for the Redevelopment of 588-612 East Main Street needed to be added to the agenda.

**** MR. MCCARTHY MOVED TO ADD ITEM #98-05 AMENDMENT TO THE CITY COUNCIL ACTION 220-04; PAYMENT IN LIEU OF TAXES FOR THE REDEVELOPMENT OF 588-612 EAST MAIN STREET TO THE AGENDA.**

**** MR. DYE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

#98-05 Amendment to the City Council Action 220-04; Payment in lieu of taxes for the Redevelopment of 588-612 East Main Street

Mr. Lavernoich explained that there were some procedural changes that were made, particularly the correction of some of the numbers in the letter received from the developer as indicated in the letter of March 20, 2006 from Mr. Lavernoich to the City Council. The other change was in the final portion of the resolution where the wording "the agreement to be fully consistent with the Director's June 7, 2004 letter" was changed to "the agreement to be substantially in accordance with the Director's June 7, 2004 letter".

**** MR. MCCARTHY MOVED TO APPROVE THE FOLLOWING AMENDMENT TO THE CITY COUNCIL ACTION 220-04; PAYMENT IN LIEU OF TAXES FOR THE REDEVELOPMENT OF 588-612 EAST MAIN STREET;**

WHEREAS, THE BRIDGEPORT CITY COUNCIL PREVIOUSLY APPROVED THE SALE OF LAND AND BUILDINGS LOCATED AT 588-612 EAST MAIN STREET FOR E/N PROPERTIES (E/N), CONDITIONED ON E/N'S CREATION OF AN AFFORDABLE HOUSING PROJECT; AND

WHEREAS, E/N HAS MADE A REQUEST TO THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) FOR CONSIDERATION UNDER THE CITY TAX INCENTIVE DEVELOPMENT PROGRAM ORDINANCE; AND

WHEREAS, OPED HAS DETERMINED THAT A PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT IS NECESSARY TO MAKE THE PROJECT FINANCIALLY VIABLE FOR E/N, AND THOSE ORGANIZATIONS THAT INTEND TO FINANCE THE PROJECT; AND

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

NOW THEREFORE BE IT RESOLVED,

THE DIRECTOR OF THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT IS AUTHORIZED TO NEGOTIATE AND EXECUTE ON THE CITY'S BEHALF A TEN (10) YEAR PILOT AGREEMENT WITH E/N, SUCH TERMS OF THE AGREEMENT TO BE SUBSTANTIALLY IN ACCORDANCE WITH THE DIRECTOR'S JUNE 7, 2004 LETTER, THE DEVELOPER'S PROPOSAL LETTER OF JULY 26, 2005 AND THE DEVELOPER'S MARCH 16, 2006 LETTER.

**** MR. DYE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** MR. AYALA MOVED TO ADJOURN**

**** MR. DYE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services.

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT
AND ENVIRONMENT COMMITTEE
APRIL 18, 2006**

PRESENT: Richard Paoletto, Chairman; Maria Valle, Thomas Mulligan, Angel dePara, Thomas Mulligan

OTHERS: Diana Miller, Robert Walsh, Mr. Goldwood, Charles Coviello, Barry Piesner

CALL TO ORDER

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

APPROVAL OF THE COMMITTEE MINUTES OF MARCH 21, 2006

**** COUNCIL MEMBER VALLE MOVED TO APPROVE THE MINUTES OF MARCH 21, 2006 AS SUBMITTED.**

**** COUNCIL MEMBER DEPARA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto announced that the Committee would be considering the agenda items out of their stated order in deference to those who were present to speak to particular items.

This was agreeable to all.

111-05 Application for a Connecticut State Library, Library Service and Technology.

Ms. Miller introduced herself to the Committee and quickly reviewed the grant application for the Bridgeport Library Historical Collection. This \$13,813.00 grant would have approximately \$215.00 in matching funds from Hertz bequest. The grant focuses on teaching interested parties techniques for gathering oral histories, genealogy, memoirs with the end result of compiling a Local History workbook.

**** COUNCIL MEMBER MCCARTHY MOVED TO APPROVE 111-05 APPLICATION FOR A CONNECTICUT STATE LIBRARY, LIBRARY SERVICE AND TECHNOLOGY.**

**** COUNCIL MEMBER VALLE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

109-05 State Department of Transportation, Alternative Fuel Motor Vehicle Grant Program.

Ms. Miller viewed the particulars of this grant which involves the State covering the cost differential between a conventionally fueled vehicle and a hybrid. The City will be replacing two vehicles in the coming year and have decided to purchase two hybrid Ford Escapes.

**** COUNCIL MEMBER MCCARTHY MOVED TO APPROVE 109-05 STATE DEPARTMENT OF TRANSPORTATION, ALTERNATIVE FUEL MOTOR VEHICLE GRANT PROGRAM.**

**** COUNCIL MEMBER DEPARA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

112-05 Application for a US Conference of Mayors Prevention Grants Program 2006 for HIV/AIDS.

Ms. Miller explained that this program is a \$75,000 one time grant which is for targeting Hispanic and African American women who may be exposed to AIDS via the various intake programs in Bridgeport like the Bridgeport Rescue Mission. The intake workers would be trained to present information about HIV/AIDS to their clients and communicate the seriousness of the issue. Robin Clark Smith will facilitate the program. Unlike other programs, this one begins at the intake level.

**** COUNCIL MEMBER MCCARTHY MOVED TO APPROVE 112-05 APPLICATION FOR A US CONFERENCE OF MAYORS PREVENTION GRANTS PROGRAM 2006 FOR HIV/AIDS.**

**** COUNCIL MEMBER VALLE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

113-05 Proposed Amendment to Resolution #205-99 adopted on October 4, 1999 Re 141-151 Williams Street

Council Member Valle informed the Committee that this issue had come up in her district and that she and Council President Ayala had looked into the matter. The City owns a lot and the residents of the condominium units at 141-151 Williams Street have been parking there. When the original resolution was passed, the properties included in the resolution the parking rights were granted to residents from #80 Williams Street up to the condominiums. The Condominium owners parcel only encompasses 141-151 Williams Street and has nothing to do with the other parcels on the street. Chairman Paoletto commented that when the street had more abandoned homes, there was more on street parking available, but now parking is at a premium. Council Member McCarthy had some questions about the wording of the resolution, as did Council Member Mulligan. Council Member dePara suggested that the Committee recess until May 1st, which would allow time to check various aspects of the issue, including obtaining the plot maps to verify the addresses of the parcels concerned, verifying that the City does indeed hold the title and clarifying the language of the original resolution.

**** COUNCIL MEMBER DEPARA MOVED TO TABLE 113-05 PROPOSED AMENDMENT TO RESOLUTION #205-99 ADOPTED ON OCTOBER 4, 1999 RE 141-151 WILLIAMS STREET PENDING FURTHER CLARIFICATION UNTIL MAY 1ST AT 5:30 P.M..
** COUNCIL MEMBER MCCARTHY SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

RECESS

**** COUNCIL MEMBER DEPARA MOVED TO RECESS THE MEETING UNTIL MAY 1ST AT 5:30 P.M..
** COUNCIL MEMBER MCCARTHY SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting recessed at 6:40 p.m. until May 1st, at 5:30 p.m.

Respectfully submitted,
Sharon L. Soltes
Telesco Secretarial Service.

**CITY OF BRIDGEPORT
ECONOMIC & COMMUNITY DEVELOPMENT & ENVIRONMENT
MAY 1, 2006**

ATTENDANCE: Councilmembers Paoletto, Chair (138th); Valle (137th); Ayala (137th); Holloway (139th); dePara (136th);
McCarthy (133rd); Mulligan (130th); Pivirotto (132nd)

STAFF:

OTHER: Alanna Kabel, Deputy CAO Housing & Community Development; Kathy Hunter

CALL TO ORDER

Chairman Paoletto called the meeting to order at 5:35 p.m.

**113-05 PROPOSED AMENDMENT TO RESOLUTION #205-98 ADOPTED ON
OCTOBER 4, 1999
RE 141-153 WILLIAM STREET**

Ms. Kabel, the Deputy CAO of Housing & Community Development, said there was a request that the address of the parking lot be included in the resolution. It is noted in the resolution, 141-143 and 151-153 William Street will be transferred to the William Street Condominium Association. The site plan for the street is included. The William Street Condominium Association would own the property once the transfer is made. The City's Attorney's office would put in a reverter clause as requested, and that is referenced also. The use of the space is further defined in the resolution for parking and open space in accordance with the William Barnum plan. The address of the condominiums on William Street is also referred to in the resolution. She said those were the questions that were presented to her after the last Committee meeting.

Councilmember McCarthy confirmed with Ms. Kabel that the City does own the property now.

Councilmember Pivirotto confirmed with Ms. Kabel that the word "development" in the last sentence of the resolution meant parking and open space.

Councilmember dePara confirmed with Ms. Kabel that the term "open space" meant shrubbery planting in order to make it look less spartan and urban-like.

Councilmember Valle thanked Ms. Kabel for answering her questions.

Councilmember Mulligan confirmed with Ms. Hunter that there were 13 units. It is two separate tax parcels. As it is a private entity, it would be fully taxed.

He asked about the status of the William Street residences with reference to mutual housing, and if they are developed, would they have permission to use the lot. Ms. Hunter said that they are trying to complete the ownership of the units. They have one owner who is holding out. They are moving forward with the first of two phases. He asked to confirm that there are 20 parking spaces for 13 units. Ms. Kabel said the parking is specifically restricted to the condominiums. Under the current zoning regulations, it is 1 ½ spaces per unit.

Councilmember Ayala reiterated that when the resolution initially went in, there were other addresses included that were outside of the Association. The Association was adamant that if they were going to be paying maintenance and insurance for the lot, they didn't want to be liable for any property damage of anyone outside of the Association.

**** COUNCILMEMBER MCCARTHY MOVED TO APPROVE THE FOLLOWING RESOLUTION AS AMENDED:**

BE IT RESOLVED, That the Resolution #205-98 is amended to read as follows:

WHEREAS, the City desire to redevelop its neighborhoods; and

WHEREAS, the neighborhood residents and organizations and in particular the East Side residents have been working with the OPED to plan the area known as the William-Barnum area; and

WHEREAS, Public Hearings were conducted on July 11, 1995 before the Housing Site Development Agency; and on October 2, 1995, before the City Council; and

WHEREAS, the William-Barnum Plan of September 12, 1995, has been written in accordance with Connecticut State Statutes 8-127, 8-169d, and 8-24; and

WHEREAS, the William-Barnum Plan of September 12, 1995, was adopted by the Housing Site Development Agency and the Planning Zoning Commission on September 18, 1998; and

WHEREAS, the City of Bridgeport by and through the Housing Site Development Agency acquired the properties known as the 141-143 William Street and 151-153 William Street; and

WHEREAS, 141-143 and 151-153 William Street will be transferred to the William Street Condominium Association, Inc., a low to moderate income first time home owner development condominium for \$1.00 for parking and open space in accordance with the William Barnum Plan;

NOW, THEREFORE BE IT RESOLVED, that the Director of OPED acting by and through the Housing Site Development Agency, as it's Executive Director is authorized to sell to the William Street Condominium Association, Inc. the properties known as 141-143 William Street and 151-153 William Street for \$1 for purposes of off street parking and open

space conditioned that the deed provide that the property shall revert to the City if the property is not utilized for the purposes of open space and off-street parking for the William Street Condominium Association, Inc. exclusively and that the development for such properties as permitted herein and that the buyer commence the development within sixty (60) days of deed transfer.

**** COUNCILMEMBER MULLIGAN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

**** COUNCILMEMBER MCCARTHY MOVED TO ADJOURN.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 5:50 p.m.

Respectfully submitted,

Carolyn Marr
Telesco Secretarial Services

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT
of the CITY COUNCIL
MAY 8, 2006

ATTENDANCE: COUNCILMEMBERS: DYE, PAOLETTO, HOLLOWAY,
VALLE, DePARA, MULLIGAN McCARTHY

OTHERS: ALANA KABEL, DEPUTY CAO HOUSING & COMMUNITY
DEVELOPMENT

Council member Paoletto called the public hearing to order at 7:00 p.m.

*Let it be noted that this is a summary of a working meeting held to review and approve Program Year 32 funding requests and allocations. It was also noted that the staff recommendations was the column they would be reviewing and modifying as required. *Numerous open discussions followed regarding the items for allocations.*

**143-05 CDBG YEAR XXXIII EMERGENCY SHELTER GRANT
RESOLUTION**

Council member Paoletto stated that they would start at page 9 to review the items for approval. And that a separate motion would be made for each page.

Page 9 - ADMINISTRATION

Council member Holloway stated that 20% of the block grant monies went to administration, noting that if the HRD was at 20% and then taken out, he questioned where it was going. Ms. Kabel replied that HRD was part of administration. She stated that they will now have a monitor on staff to oversee the programs. Council member Holloway repeated that community development HRD was 20% of the block grant, he asked for clarification of where the 20% was going. Ms. Kabel said that \$621k was going to community development and administration, noting that the grand total was \$671,140 as outlined on page 9.

Council member Holloway asked her to clarify the amounts. Ms. Kabel explained that the \$1,466,208 was not the grand total, the amount for \$671,140 was the grand total.

Council member Valle asked about HRD and cutting a staff person, noting that there was an increase to administration in another department. She pointed out that HRD was just as important and that she didn't want to jeopardize that department. Ms. Kabel explained that position was set up through Human Resources. They paid for a person to process all

public service payment requests, noting this was when both departments were in on building. So they thought it was a charge that should come from the community development grant services. She further explained that they were paying someone \$55k per year to process public service requests, so they thought it was better to have a monitor process all the requests, oversee the programs and evaluate payments.

Council member DePara commented that whoever was brought on to administer the grants, should be hired at less than \$55k. He stressed there were a lot of improvements to be made.

- ** COUNCIL MEMBER DYE MOVED TO APPROVE PAGE 9
ADMINSTRATION FUNDING**
- ** COUNCIL MEMBER MULLIGAN SECONDED**
- ** MOTION PASSED WITH SIX VOTES IN FAVOR AND ONE VOTE IN
OPPOSITION (COUNCIL MEMBER HOLLOWAY)**

Page 8 – EMERGENCY SHELTER GRANT

Council member Holloway stated that when there are fires in the city and a need for shelter, ABCD Energy Assistance was important to have. So he thought the amount should go back to \$25k. He expressed that with the current heating issues and high rates the amount should be modified. He recommended decreasing the allocation for the food pantries.

Council member Valle commented that Bridgeport Rescue Mission didn't request funds last year, but they did this year. So she thought they could look at modifying their amount and allocating it to ABCD Energy. Council member Holloway agreed and noted that they needed to stop duplicating services where possible.

Council member Valle said she received a call from someone who went to the Healing Tree-Kings Pantry and no questions were asked, unlike other food pantry's that ask a lot of questions. She further noted that the Helping Hand-Kings Pantry didn't request monies last year, but they did this year. Ms. Kabel clarified that they requested monies for operational assistance.

Council member Paoletto asked for a recommendation to find an additional \$10k to allocate to ABCD Energy:

- o Bpt. Rescue Mission - allocation reduced by \$5,000
- o Helping Hand –Kings Pantry allocation reduced by \$5,000

Council member recapped that ABCD Energy Assistance allocation would be increased to \$25k and Bpt. Rescue Mission and Helping Hand-Kings pantry would be reduced.

**** COUNCIL MEMBER HOLLOWAY MOVED TO APPROVE
** COUNCIL MEMBER VALLE SECONDED
** MOTION PASSED UNANIMOUSLY**

Page 7 – ECONOMIC DEVELOPMENT

Council member Paoletto stated there were no changes to the allocations on this page.

**** COUNCIL MEMBER HOLLOWAY MOVED TO APPROVE
** COUNCIL MEMBER VALLE SECONDED
** MOTION PASSED UNANIMOUSLY**

Page 7 – SECTION 108

**** COUNCIL MEMBER DePARA MOVED TO APPROVE
** COUNCIL MEMBER DYE SECONDED
** MOTION PASSED UNANIMOUSLY**

Page 7 – GRANT FUNDING/LEVERAGE

**** COUNCIL MEMBER HOLLOWAY MOVED TO APPROVE
** COUNCIL MEMBER VALLE SECONDED
** MOTION PASSED UNANIMOUSLY**

Page 6 – ANTI-BLIGHT/SLUM ELIMINATION

Council member Paoletto noted that they added an additional \$2,500 to Black Rock District Beautification.

Council member Valle asked about item OPED Neighborhood Revitalization Admin. Ms. Kabel said this item was for city staff to administer neighborhood revitalization salaries.

Council member Holloway asked about item Charles Smith Neighborhood Rehab. Ms. Kabel said this program was to provide residential rehabilitation services on the east end to renovate residential facilities in the neighborhood.

Council member Valle asked about item Citywide Anti-blight Initiative for an allocation of \$25k. She recommended allocating that amount to the Comm. Serv. Divs. Proj.-NICE.

Council member Paoletto stated that the meeting would recess in order to attend the Special meeting of the City Council and then reconvene after that meeting.

**** COUNCIL MEMBER MULLIGAN MOVED TO RECESS
** COUNCIL MEMBER DePARA SECONDED
** MOTION PASSED UNANIMOUSLY**

The meeting recessed at 7:30 p.m.

The meeting reconvened at 9:20 p.m.

**Let it be noted that Council member Holloway didn't attend the reconvened meeting.*

Council member Paoletto recapped there was a recommendation to take \$5k from the City Wide Anti-Blight allocation and allocate the amount to Comm. Serv. Divs. Proj. NICE and to BRA Park City Sweep.

Council member Dye commented that next year, he would like to see certain line items identified if they were staff funded. He explained his reason for this was so when the committee gets the draft, they will be aware of the recommendations.

Mayor Fabrizi commented during the meeting to say there has been tremendous impact in the area of anti-blight and a lot of progress being made.

Council member Mulligan asked why the Citizen's Union wanted to de-fund. Ms. Kabel said her staff indicated to her the number they had to work with. Council member Mulligan also noted that he understood that the work of anti-blight was above and beyond the massive anti-blight efforts. He also expressed that Tom Coble was key in making that happen.

**** COUNCIL MEMBER MULLIGAN MOVED TO REFUND**

Council member Valle stressed that she was tired of seeing monies allocated for clean up efforts that are never done. She pointed out that the east side was still very dirty. And she strongly hoped that more progress would be seen next year or they would not be refunded.

Council member Paoletto referred to an up-to-date list indicating anti-blight properties.

**** COUNCIL MEMBER McCARTHY MOVED TO APPROVE ANTI-BLIGHT/SLUM ELIMINATION ALLOCATIONS
** COUNCIL MEMBER DePARA SECONDED
** MOTION PASSED UNANIMOUSLY**

Page 5 – PUBLIC FACILITIES/INRASTRUCTURE

Council member Paoletto stated that the staff recommendation was \$60k and the chair's recommendation was zero.

Ms. Kabel said they researched the programs that they had available for residential rehabilitation and found there were monies still available. So they can reduce the amount to zero, noting that the department had a program available to fund, therefore the monies can be reallocated.

Ms. Kabel pointed out that ASPIRA had \$137k available from prior year's allocations, so it was felt that they could take care of any work they plan to do with that amount.

Ms. Kabel talked about SADA Community Center, the co-chair recommended they go to \$25k, noting the \$30k was for the structure. Ms. Kabel said that there was a proposal for SADA to sell the property to a non-profit entity. If that happens, the city will lease back the first floor for a community center. So she recommended looking at capital improvements to the building, but they will continue discussion with Hartford to see if a 15 year lease was eligible.

Council member DePara asked if they would make capital improvements and then sell the lease. Ms. Kabel said she recommended funding be appropriated only until the building is sold. And if it isn't sold, then the funds will come back to the committee for reallocation.

Council member Mulligan asked about the Black Rock Little League – Renovate Field allocation. Council member Paoletto said they went with the staff recommendation of zero dollars. Council member Mulligan stated that there was an issue with the field being near wetland and a fence that was a safety hazard.

Council member Paoletto said that pages 4, 5 and 6 could be reviewed to try to find monies for reallocation. He referred to **Page 4 – HOUSING** to address the above matter.

Housing & Commercial Code and the United Way allocations were reviewed. It was explained that \$60k went to the housing code and \$5k went to the United Way, but \$2,500 of that went to Black Rock Beautification, so it was calculated that there was extra monies of \$2,500. Council member Paoletto repeated that they could possibly pull from pages 4, 5 and 6 to reallocate.

Council member DePara pointed out that page 4 should probably be left as is due to all the employment positions.

Council member DePara asked about the ADA upgrades. Ms. Kabel said they were to renovate the dental clinic.

It was decided that the University of Bpt Dental & ADA Upgrade would be left at zero and the Black Rock Little League allocation would be increased.

- ** **COUNCIL MEMBER McCARTHY MOVED TO APPROVE PAGE 5
PUBLIC FACILITIES ALLOCATIONS**
- ** **COUNCIL MEMBER MULLIGAN SECONDED**
- ** **MOTION PASSED UNANIMOUSLY**

Page 4 - HOUSING

- ** **COUNCIL MEMBER McCARTHY MOVED TO APPROVE PAGE 4
HOUSING ALLOCATIONS**
- ** **COUNCIL MEMBER DYE SECONDED**
- ** **MOTION PASSED WITH FIVE VOTES IN FAVOR AND ONE VOTE IN
OPPOSITION (COUNCIL MEMBER VALLE)**

Council member Paoletto referred to **Page 1 – PUBLIC SERVICES** noting they had a working pot of **\$1,356.00**. He reviewed the staff recommendations and modifications. He did the same for **Page 2**.

Council member DePara suggested that they give more monies to the Greater Bpt. Area Foundation. Ms. Kabel said the request was to work with non-profit groups to build capacity to request grants. Council member Valle thought this program was a duplication of the RYSAP program. Council member Paoletto noted that neither RYSAP nor Greater Bpt. Area Foundation requested funds in the past.

Council member DePara suggested that if the RYSAP basically has the same program function as Greater Area Foundation then maybe they could split the allocation.

Ms. Kabel explained that the projects that were asterisked were being referred to the HOME Program and the arrows designations referred to the LEAD Program per the legend denotations found on the last page of the handout.

Ms. Caviness referred to **page 3** and pointed out that the VIP Initiative program consisted of SAT preparation for college bound students. Council member Paoletto noted to asterisk that item.

Council member McCarthy questioned the Family Reentry Program allocation. It was explained that this program was a mentoring program and rehabilitative for persons on

parole. Council member McCarthy recommended reallocating the \$3,000 allocated to Family Re-Entry and giving it to the VIP Initiative.

Council member Valle recommended taking \$5k from the MACH Camp and MACH Ailey Camp.

Council member Valle recommended taking the \$1,356 in the pot and allocating it to the East Side Community Council .

Council member Valle again recommended taking \$5k from MACH Camp and giving it to Park City Little League.

Ms. Kabel explained that the North End CC Recreational Programs was a 6-week summer camp for public housing kids. And staff felt that anytime kids were active during the summer, it's beneficial to the kids and parents.

Council member Valle disagreed with taking monies from the Housing Authority. She repeated again that they should take \$5k from the MACH camps and allocate it to Park City Little League. It was finally decided to take \$2,000 from the MACH Camp and allocate it to Park City Little League. So MACH Camp was allocated \$3,000 total and zero to MACH Ailey Camp and Park City Little League's allocation was \$4,000

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

**** COUNCIL MEMBER MULLIGAN SECONDED**
**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBR MULLIGAN MOVED TO APPROVE THE ENTIRE RECOMMENDED ALLOCATIONS AND MODIFICATIONS FOUND ON PAGES 1 THROUGH 9 OF YEAR 32 APPLICANT STAFF RECOMMENDATIONS LISTING THAT WILL BE SUBMITTED TO THE CITY CLERK'S OFFICE BY MS. KABEL ON TUESDAY, MAY 9, 2006**

**** COUNCIL MEMBER McCARTHY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

ADJOURNED

**** COUNCILMEMBER DePARA MOVED TO ADJOURN
** COUNCILMEMBER McCARTHY SECONDED
** MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 10:55 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC & COMMUNITY DEVELOPMENT & ENVIRONMENT COMMITTEE
SPECIAL MEETING
MAY 15, 2006**

ATTENDANCE: Councilmembers Paoletto, Chairman (138th); Valle (137th); Ayala (137th); dePara (136th);
McCarthy (133rd); Mulligan (130th); Dye (135th); Holloway (139th);
Rodgerson (133rd)

STAFF:

OTHER: Alanna Kabel, Deputy CAO Housing & Community Development;
Charles Gulotta, Citizens Union

CALL TO ORDER

Chairman Paoletto called the meeting to order at 6.06 p.m.

143-05 EMERGENCY SHELTER GRANT RESOLUTION ADDENDUM

Chairman Paoletto said the reason for this special meeting was due to a miscalculation. There is an additional \$95,296.00 that needs to be allocated.

Ms. Kabel explained that this was a double deduction of public services. It leaves a total of \$518,357 available to balance. She has met with the 108 Consultant. The Section 108 loans are what the City takes out in previous years against future years in block grants so that they have a mandated repayment each year. The loan repayment increases every year. She received an amortization schedule going forward, and it indicates for the upcoming fiscal year, the repayment is actually \$1,223,061.00, not the \$800,000 number as previously mentioned and appropriated. The gap is \$423,061, which she is asking the Committee to consider programming to the Section 108 loan repayment, in order to have sufficient funds available in upcoming years to pay the balance due. The balance between the \$518,357 and \$423,061 leaves \$95,296.00. She mentioned that the public service and administrative caps set aside were done according to the correct total of the grant, so there isn't any opportunity to program additional funds in either of those two areas. There is room in public facilities, anti-blight, housing, and economic development. She said there are three 108 loans that the city drew down. The repayment terms range between 5, 10, and 15 years.

Chairman Paoletto wanted to clarify that the pending increase from \$800,000 to \$1,223,061 is a requirement. Ms. Kabel said that the three loans are for Morin Garfield, Westco, and the Grow Bridgeport Fund.

**** COUNCILMEMBER AYALA MOVED TO AMEND SECTION 108, PAGE 7, FROM \$800,000 TO \$1,223,061.**

**** COUNCILMEMBER MCCARTHY SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

Chairman Paoletto said the Committee now has \$95,296 to reallocate, and it cannot be used in the public services category, or the Emergency Shelter Grant. Each councilmember then gave recommendations for the reallocation. Ms. Kabel confirmed a running total after each recommendation was made by the councilmembers.

Councilmember Ayala recommended that they give \$20,000 to the McGivney Center for Team Mobile, and an additional \$10,000 to renovate the exterior façade.

Councilmember Mulligan recommended increasing the Black Rock Little League amount to \$2,500, which would equal a total of \$10,000.

Chairman Paoletto said that on behalf of a councilman that gave him a call today, he would like to have the Madison Avenue Corridor Project increased to \$5,000.

Councilmember DePara requested that \$10,000 be given to the Center for Women & Families to renovate their safehouse.

Councilmember Valle asked to increase the Urban Garden by \$5,000, the pump program by \$5,000, and the Park City Sweep by \$5,000. Also, she asked for an additional \$10,000 be given to the Phoenix Project, and an additional \$2,500 to the Black Rock Distribution Beautification.

Councilmember Mulligan suggested giving another \$10,000 to the Black Rock Little League.

Councilmember Ayala suggested giving another \$5,000 to the Espira façade project.

Councilmember Valle suggested giving another \$4,000 to the Park City Sweep.

Chairman Paoletta suggested giving the remaining \$1,296 into the Madison Avenue Corridor Project. He confirmed that the entire \$95,296 has been appropriated, and the balance is zero.

Chairman Paoletta then allowed Mr. Charles Gulotta from the Citizens Union voice his concerns.

**** COUNCILMEMBER AYALA MOVED TO APPROVE THE ABOVE LISTED APPROPRIATIONS.**

**** COUNCILMEMBER MCCARTHY SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COUNCILMEMBER MCCARTHY MOVED TO ADJOURN.
** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 6:42 p.m.

Respectfully submitted,

Carolyn Marr
Telesco Secretarial Services

**MINUTES
ECONOMIC & COMMUNITY DEVELOPMENT & ENVIRONMENT
COMMITTEE
MAY 16, 2006**

ATTENDANCE: Johnnie Dye, Co-Chairman; Marie Valle; Angel DePara; Tom McCarthy; Tom Mulligan.

STAFF: Edward Lavernoch, OPED; Lisa Trachtenburg, City Attorney's Office; Michael Sweeney, CEO; Russell Liskov, Associate City Attorney.

OTHERS: Councilmembers Walsh & Colon; Valerie Sorrentino, Human Services; Bina Williams & Michael Golrick, Library; Phillip Kuchma; Bob Halstead.

The meeting was called to order at 6:10 p.m. by the Co-Chair.

APPROVAL OF COMMITTEE MINUTES OF APRIL 18, 2006 & MAY 1, 2006

- ** COUNCILMEMBER MCCARTHY MOVED APPROVAL.
- ** COUNCILMEMBER DEPARA SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

PRESENTATION TO COMMITTEE REGARDING COMMUNITY GARDENS

Mr. Halstead introduced people from the community gardens from the Land Trust and Clean Space and Community Gardens from the City of New Haven. Ms. Benoit from the Land Trust said that community gardens have value to a community. Leaders become involved in the neighborhood and gardens have economic value in that the value of surrounding property increases.

Councilman Mulligan asked how New Haven handles liability. Ms. Benoit said they are members of the Connecticut Land Trust alliances and they have an insurance policy, which is very inexpensive. They rent some of the gardens. Another woman said if land is leased through the city, they provide insurance. Ms. Benoit said they have approximately 50 gardens but their insurance covers them all. She agreed with Councilman Mulligan that all of the properties are non-profit.

Mr. Halstead said that Senator Finch is working with the DEP regarding purchasing some land through P.A. 28 and Ms. Benoit said that it would be easy for the city to tap into that. Mr. Halstead said they need support in terms of block grant money. Councilman Mulligan pointed out that this issue had been taken up last night. Ms. Benoit pointed out that money can also come private donations.

DISPOSITION OF CITY-OWNED PROPERTY

Mr. Liskov reviewed the list, complete with the recommendations of the City Hall Committee. He said that there is an issue of whether or not to keep properties that are being used as community gardens. Councilmember Valle said if 142 Charles Street is a community garden, it should be taken off of the list. Mr. Liskov said it is a community garden but the abutting owner is interested in purchasing the property at fair market value. Councilmember Valle pointed out that Mayor Fabrizi has also recommended that this property be removed from the list.

- ** COUNCILMEMBER DEPARA MOVED TO AMEND THE LIST TO TAKE 142 CHARLES STREET OFF OF THE LIST.**
- ** COUNCILMEMBER VALLE SECONDED.**
- ** MOTION PASSED UNANIMOUSLY.**

Councilmember Walsh said that the motion should be clarified as to all properties to be taken off of the list.

- ** COUNCILMEMBER DEPARA MOVED TO RESCIND HIS MOTION.**
- ** COUNCILMEMBER VALLE SECONDED.**
- ** MOTION PASSED UNANIMOUSLY.**

- ** COUNCILMEMBER MCCARTHY MOVED TO REMOVE 331 CLINTON AVENUE, 617 OGDEN, 216 MAPLE STREET AND 65 WHITTIER STREET FROM THE DISPOSITION LIST.**
- ** COUNCILMEMBER VALLE SECONDED.**
- ** MOTION PASSED UNANIMOUSLY.**

- ** COUNCILMEMBER MCCARTHY MOVED TO CHANGE THE DISPOSITION OF 1710 RESERVOIR FROM GIVE TO ABUTTER TO AUCTION.**
- ** COUNCILMEMBER DEPARA SECONDED.**
- ** MOTION PASSED UNANIMOUSLY.**

Councilmember Walsh said that within 48 hours of the City Council approving this list, all properties should be posted and abutting neighbors should be notified by mail. Mr. Liskov said all of the abutting land owners knew in advance. Councilmember Walsh said they should make sure all of the neighbors know what is going on.

- ** COUNCILMEMBER DEPARA MOVED TO APPROVE THE DISPOSITION LIST AS AMENDED WITH THE CONTINGENCY THAT ALL ABUTTING OWNERS BE NOTIFIED OF THE POTENTIAL SALE OR AUCTION OF THIS PROPERTY BY CERTIFIED MAIL.**

**** COUNCILMEMBER MCCARTHY SECONDED.**

Councilmember Mulligan asked a question about the list of addresses, noting that one of the addresses listed 36 on the typed list and 29 on the second list, 608 Connecticut Avenue – auction should be added to the list, 308 Berkshire Avenue should be added to the list to be auctioned, 32 Emra should be added to the list to auction.

**** COUNCILMEMBER DEPARA MOVED TO WITHDRAW HIS MOTION.
** COUNCILMEMBER MCCARTHY MOVED TO WITHDRAW HIS
SECOND.**

**** COUNCILMEMBER MULLIGAN MOVED TO AMEND THE
DISPOSITION LIST TO REMOVE 418 PARMUNTER, 509 ARCTIC
STREET, 1327 EAST MAIN STREET AND PROVIDE FOR AUCTION
FOR 608 CONNECTICUT AVENUE, 308 BERKSHIRE AVENUE AND 105
& 115 EMRA STREET.**

**** COUNCILMEMBER MCCARTHY SECONDED.
** MOTION PASSED UNANIMOUSLY.**

**** COUNCILMEMBER MCCARTHY MOVED TO APPROVE THE
DISPOSITION LIST AS AMENDED WITH THE CONTINGENCY THAT
ALL ABUTTING OWNERS BE NOTIFIED OF THE POTENTIAL SALE
OR AUCTION OF THESE PROPERTIES BY CERTIFIED MAIL.**

**** COUNCILMEMBER DEPARA SECONDED.
** MOTION PASSED UNANIMOUSLY.**

Councilmember Valle said that Councilmember Paoletto had read a letter last night from Mayor Fabrizi, which Chairman Dye read. Councilmember Walsh asked if any building permits had been pulled for any property sold previously. They will request a report.

129-05

STATE GRANT AUTHORIZATION FOR “YOUR HISTORY, YOU’RE HISTORY” PROGRAM

Mr. Golrick explained this grant request of \$19,000, noting that there is a matching grant component.

**** COUNCILMEMBER MCCARTHY MOVED APPROVAL.
** COUNCILMEMBER DEPARA SECONDED.
** MOTION PASSED UNANIMOUSLY.**

131-05

2007 RETIRED SENIOR VOLUNTEER PROGRAM

Ms. Sorentino reviewed this request.

- ** COUNCILMEMBER MCARTHY MOVED APPROVAL.
- ** COUNCILMEMBER DEPARA SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

132-05

2006-2007 RETIRED SENIOR VOLUNTEER PROGRAM

Ms. Sorentino reviewed this request.

- ** COUNCILMEMBER MULLIGAN MOVED APPROVAL.
- ** COUNCILMEMBER DEPARA SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

133-05

2006-2007 YOUTH SERVICES BUREAU GRANT

Ms. Sorentino reviewed this request, noting that if there are any additional reprogramming monies next year, the match may be restored.

- ** COUNCILMEMBER DEPARA MOVED APPROVAL.
- ** COUNCILMEMBER MCCARTHY SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

134-05

2006-2007 YOUTH SERVICES BLOCK GRANT

Ms. Sorentino reviewed this request.

- ** COUNCILMEMBER MCCARTHY MOVED APPROVAL.
- ** COUNCILMEMBER DEPARA SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

135-05

SWCAA GRANT APPLICATION – HISPANIC SENIOR CENTER

Ms. Sorentino said that this was a \$30,000 grant.

- ** COUNCILMEMBER MCCARTHY MOVED APPROVAL.
- ** COUNCILMEMBER DEPARA SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

ECDE Committee

May 16, 2006

Page 4

136-05

2006-2007 SUBSTANCE ABUSE PREVENTION PROGRAM

Ms. Sorrentino said that this was a grant in the amount of \$8,200.

- ** COUNCILMEMBER VALLE MOVED APPROVAL.
- ** COUNCILMEMBER DEPARA SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

137-05

2006 NEIGHBORHOOD ASSISTANCE ACT

Ms. Sorrentino reviewed this program, noting that there is no city money required.

- ** COUNCILMEMBER VALLE MOVED APPROVAL.
- ** COUNCILMEMBER DEPARA SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

142-05

DISPOSITION OF 38-52 FAIRFIELD AVENUE

Mr. Lavernoich introduced Bill Coleman, Economic Development. Mr. Lavernoich said an RFP is required for this property. Treves Property would be the buyer at \$417,000.

Councilmember Walsh asked about a time line. Mr. Lavernoich said there is not one as of yet, but he would have to get the permit and demonstrate financing in place before he would be given the deed, which would reasonably take place within 3 to 6 months.

Councilmember DePara asked if that would include actively pursuing occupants. Mr. Lavernoich said he did not think they would do that. Extensive discussion took place.

Councilmember DePara asked if it was reasonable to ask for future business plan verification. Mr. Lavernoich said that the LDA would not be too particular. Councilmember DePara said he would like to see something concrete. Mr. Lavernoich said he would assume that, with a \$900,000 investment, Treves would not sit on that property. They can ask for a market plan in the LDA and as part of the disposition process. Councilmember DePara said it should have a reverter clause and information that this would add to the downtown. Mr. Lavernoich said he would give his assurance that a market plan would be added to the LDA. Six months from the date of the City Council approval, they would insist that building permits be pulled. He said that there will be a new roof exterior west wall rebuilt, HVAC replaced, elevator fixed, sprinkler

system and cosmetic issues taken care of, etc. Treves will get these permits before being given the deed. This will be in the LDA.

Councilmember DePara asked if there should be a 10 to 15 year reverter clause. Mr. Lavernoich said he was not sure if this should be discussed with Treves.

- ** COUNCILMEMBER MCCARTHY MOVED TO APPROVE.
- ** COUNCILMEMBER VALLE SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

141-05

MEMORANDUM OF UNDERSTANDING WITH BRIDGEPORT ECONOMIC RESOURCE CENTER RE: ESTABLISHMENT OF A NEW ECONOMIC DEVELOPMENT CORPORATION

Mr. Lavernoich reviewed this document with Kevin Nunn, President of Bridgeport Economic Resource and Phil Kuchma. This resolution would authorize the Mayor to sign the Letter of Intent. An operating agreement would be brought back in 60-90 days. It has a very short cancellation period.

Councilmember McCarthy said he supported the idea of this. He asked about other organizations.

Councilmember DePara said he also has high expectations for this new entity and asked how this entity was going to be different from the others which had no real results. Mr. Lavernoich said that past non-profit organizations had too many chiefs and not enough Indians. A larger organization will provide administrative depth so that there will be necessary specialization. Mr. Nunn said they hope to implement projects coming out of the city's planning process. They don't yet have a mission statement; they are in the formative stage. Councilmember DePara inquired about the mission statement. Mr. Lavernoich said recognizing that city staff has limitations in numbers and skills, a new organization with significant depth in staff and the board, focusing on a small number of projects, can attack development the way that city staff cannot.

Councilmember DePara asked for this organization to report back to the committee on the mission, vision and a few projects. He would like a biannual report to the Council on the status of the organization, the failures and successes, etc. They need to be more proactive, not reactive. Mr. Nunn said this was a very good idea. Mr. Lavernoich said that would be addressed in the operating agreement.

Mr. Kuchma said this will be the exclusive municipal development for the city. There will be a 50/50 public/private contribution. They see this as an enhancement to the city's Economic Development Department.

Councilmember Mulligan asked about the interplay between this agency and Redevelopment. Mr. Lavernoich said that they would continue to be the urban renewal agency. They currently have no staff; they are a holding pen for properties.

Councilmember Walsh said they should make sure there are no ten to twenty year old ordinances on the books that are in conflict with what is being done. Mr. Lavernoich said they have to research that nothing was promised to Bedco in terms of exclusivity. Councilmember Walsh asked if this new agency owns properties as Bedco did. Mr. Lavernoich said that they had fallen into that trap but the nature of the board would be such that it could not do anything against the wishes of the city.

Councilmember DePara said he would like meetings with the ECDE committee and the City Council a mandatory practice as long as this organization is in existence. Mr. Lavernoich said they envision operating agreements with a strong amount of timing attached to them. There would be reports to the City Council.

Mr. Lavernoich urged everyone to call Mr. Nunn at his office and go onto the website.

**** COUNCILMEMBER MCCARTHY MOVED APPROVAL.**
**** COUNCILMEMBER DEPARA SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

The Chairman closed the meeting at 8:15 p.m.

Respectfully submitted,

Cheryl Telesco
Telesco Secretarial Services

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT & ENVIRONMENT COMMITTEE
of the CITY COUNCIL
TUESDAY - JUNE 20, 2006

ATTENDANCE: Council members: Paoletto, Mulligan, Dye, dePara, Valle

OTHERS: Council member: Walsh

I. CALL TO ORDER

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

118-05 Disposition City-Owned Properties

Attorney Liskov updated that he provided everyone with a packet containing all the properties that were previously reviewed and approved. He noted that he was assisted by Brian Williams on this project. He referred to the document submitted to the council members (*and a copy submitted to the City Clerk's office*). He reviewed and summarized the "Disposition of City Owned Properties listings" as outlined. He commented on some viable properties that could be sold to abutters. He made further comments about other properties that were never closed on, but that might make sense for both abutters to split. He also commented on odd-shaped properties that might not be developable, but could be recommended to sell to the abutter. There were also narrow properties that would be better off sold.

Attorney Liskov stated that letters would be sent to all abutters of the properties indicating they had the option to buy a property prior to going to auction. He said the committee would see another batch of properties in 60-days.

Council member Walsh asked if there was any type of requirement for abutters that buy a property. Attorney Liskov said there were no strings attached to what they have to do. This was due to the blight staff citing people for blighted properties where they have had a good success rate of people cleaning up lots, paying fines etc.

Attorney Liskov explained that if someone buys a nonconforming lot, it becomes one lot and merges. Then the Tax Assessor would evaluate the property as far as the taxes go.

Council member Valle asked if they were selling a property to an abutter, what happens if they don't want to add the lot to their property. Attorney Liskov said it would remain as a city property

then. Council member Valle thought if this happened often enough, they could perhaps rebuild the community gardens in some areas. Council member Mulligan stated that they needed to be aware of the associated risks of developing community gardens if a property isn't sold. He thought if that happened; it might be a good idea in that case to just give the property outright to the adjacent homeowner.

Council member Paoletto asked if anyone had questions.

Mr. Tom white asked about an abutting property owner not claiming aversive action against a municipality as was mentioned earlier by Attorney Liskov. Attorney Liskov said an owner can tend the property forever, but they can't take aversive action against a municipality.

Attorney Liskov reviewed and summarized the "Auction Properties listings" as they were outlined in the packet. He commented that some of the properties would be viable for building on if sold.

Council member Walsh asked if it was safe to assume that if they auctioned the properties, the city wouldn't at some point go before the Planning & Zoning Commission with an objection to developing on the property. Attorney Liskov said he couldn't imagine someone objecting to building a single-family house. Although an adjacent owner might have some objection to that.

Council member Mulligan asked about details of the auction. Attorney Liskov said the property is bought as is. The prospective buyer leaves a 10% down payment that is required at the time of the auction. And they have 30-days to buy as is, i.e., *caveat emptor (Let the buyer beware)*.

Attorney Liskov went on and commented that corner lots would require a variance to build on because of how they are situated. He further noted that for foreclosures, all liens get wiped out, resulting in a clean title to the property for the next buyer.

Council member Valle had a question whether individuals could buy a house without going to auction and if they would be allowed to do that. And then try to secure funds to improve the structure. Attorney Liskov questioned who the person would be to buy the house, noting it might be a problem determining how to go about choosing people. He felt the auction was the best route to take, since these properties were owned by the city. He said by conducting an auction, this gave the opportunity to anyone to bid on a property. He noted that often times, thousands of dollars have to be sunk into a property for improvements, so it becomes a situation of defeating the purpose, if a property was purchased at too high a price.

Council member Dye stated that Council member Valle had a good point to let people take advantage of these properties. He thought doing so could possibly tie into some of the programs they fund, especially if there is interest from one of those programs. He stressed that they still needed to take care of people in the communities. Attorney Liskov said the purpose of the auction was to get the properties they could do something with. He noted that with the next batch of

properties, they would see some real planning. He further noted that some of the properties were valued at a higher price, but will actually be auctioned at a much lower price. Others will be auctioned at higher prices assuring a good chance of getting the asking price.

Attorney Liskov requested that a property located at 1710 Reservoir Avenue be moved to the "adjacent property owner list" for sale, noting it was added erroneously to the "city owned auction property list".

** COUNCIL MEMBER MULLIGAN MOVED TO AMEND THE LISTING FOR THE PURPOSE OF ADDING THE PROPERTY LOCATED AT 1710 RESERVIOR AVENUE TO THE LIST TO BE OFFERED TO THE ADJACENT PROPERTY OWNERS. AND DELETE 1710 RESERVIOR AVENUE FROM THE CITY OWNED AUCTION PROPERTY LIST

** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

** COUNCIL MEMBER VALLE MOVED TO APPROVE THE ENTIRE LISTINGS OF DISPOSITION CITY-OWNED PROPERTIES (*submitted to the City Clerk's office*)
** COUNCIL MEMBER DYE SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

Mr. White asked if the proceeds from the sales of the properties were earmarked for city reserves. Attorney Liskov said he wasn't sure. He only gets the information from Mike Lupkus.

153-05 HOME Investment Partnership Program 2006 Allocation

Ms. Hunter stated that this program was created by the National Affordable Housing Act to create housing for low-income persons. They anticipated receiving \$1,427,145 in home funds and \$500k in program income. She reviewed the items again that were referred to during the public hearing session.

HOME funded activities for program year:

a) Administration: \$142,714

The city will reserve the allowable 10% cap for internal administration. This funding covers the salary of the HOME Program Manager and partial salary for the Deputy Director of Housing and Rehabilitation Monitor. This also covers' expense associated with administering the City's Down Payment program (American Dream).

City of Bridgeport
Economic &Community Development &
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b) Down Payment Assistance: \$50,000

In an effort to promote targeted initiatives for public housing residents, the City is appropriating funding to enhance the Bridgeport Housing Authority's Homeownership program. In many cases, the City will be providing the needed down-payment to make the transaction feasible for the public housing resident. It is anticipated that five (5) families of very low income will be served.

c) HomeOwnership Production: \$700,000

The department is seeking to develop alternative purchase opportunities for people of low-income by complementing the City's goal of supporting adaptive reuse of obsolete office buildings. In keeping with the City's overall goal of increasing home-ownership opportunities particularly targeted for workforce housing. In keeping with the city's affordability guidelines, market-rate multi-unit housing development will target 10% of the planned units to households earning 60% or less of the Area Median Income or 15% of the of the Units to those households earning 80% or less of the Area Median Income. In order to promote the affordability in these units, the City will be providing appraisal gap subsidies in a form of direct HOME assistance to the homeowner. It is anticipated that approximately 10 to 14 small households will be served targeted at HOME 60% Limits to Low Income limits.

d) Multifamily Rental:

New Construction & Rehabilitation: \$400,000

The City has appropriated HOME funding to support rental projects that yield multiple units, economies of scale and more controlled management. The City seeks developers and managers of rental housing that apply professional standards of service, quality, cost management and accountability. HOME funds will support rental projects that leverage Low-Income Housing Tax Credits and other affordable housing subsidies. It is anticipated that approximately 10 individual/family units will be developed targeting very low income and HOME 30% limits.

Special Needs: \$300,000

The City has appropriated HOME funding to support special needs housing development. Special needs housing include supportive housing for people with disabilities, and other subsidies targeted to seniors and special needs populations. It is anticipated that approximately 4 individual family units will be developed targeting very low income and HOME 30% limits.

Acquisition: \$300,000

The City is appropriating funding for acquisition this program year to support housing strategies promoted by the Neighborhood Revitalization Zone efforts targeted to specific neighborhoods. This development approach has community stake holders working with the federal state and local governments in revitalizing neighborhoods with a significant number of deteriorated, foreclosed abandoned, blighted, or substandard properties. Specifically, the acquisition of vacant land or demolition will be undertaken with respect to a particular housing project intended to provide

affordable housing.

CHDO Operations: \$50,000

In an effort to build capacity among the city's Community Housing Development Organizations, the City is appropriating funding for general operating assistance. Operating expenses are reasonable and necessary costs for the operation of the CHDO and can include, salaries, wages, benefits and other employee compensation, employee education, training and travel; equipment, materials and supplies.

Council member Paoletto asked about the Acquisition item for \$300k and whether it should reflect \$75,000 per unit. Ms. Hunter said yes.

Council member Mulligan asked if it was all federal monies with no state or local matches. Ms. Hunter said the city had on occasion provided land that counts toward the match, but there wasn't any direct allocation of city funds.

Council member Valle asked who allocated the CHDO monies. Ms. Hunter said her department did. They do an RFP process to apply for funding.

Council member Walsh asked about the \$700k for the HomeOwnership Production. Ms. Hunter noted that they would like to dedicate the funds to the condominium conversion on Lafayette Street and the Columbia Towers project.

Council member Walsh commented that when they came before the city council for the Pilot Program, there was no mention of additional financing. Ms. Hunter explained that the assistance goes to low-income persons, not the developer. The money covers the gap of what they could have gotten in the fair market value.

Council member dePara asked Ms. Hunter to walk them through the process of applying. Ms. Hunter said they would advertise for say four units at a particular income bracket. Council member dePara asked what the income bracket was. Ms. Hunter said it was for those making \$57,240 or less. Ms. Hunter went to say that if they met the financial requirement, then their name goes through the lottery system. And if they are chosen, they will then purchase the house and receive the down payment assistance of \$50k.

Ms. Hunter continued and explained that these particular developments are high-risk, so due to them not being able to get conventional financing, this program helps people get housing.

Council member Walsh commented that they approved the Pilot Program because of high-risk projects, but there was no mention that they would use home funds to close the market rate. Ms. Hunter said she recalled there was some mention of that.

Council member Walsh asked if the assistance was open to anyone. Ms. Hunter said they would have to be a Bridgeport resident, emphasizing it's a way of benefiting people in Bridgeport to move into developments.

Council member Walsh said he thought they couldn't restrict programs such as this just for Bridgeport residents. He asked if there would be a document indicating that the program was strictly for Bridgeport residents.

Council member Dye asked the number of units in the Lafayette Street development. Ms. Hunter said there were four (4) units.

**** COUNCIL MEMBER DYE MOVED TO APPROVE
** COUNCIL MEMBER VALLE SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

Minutes Approval – May 16, 2006

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

154-05 Continuum of Care Homeless Assistance Program

Ms. Hunter stated they were asking for the authority to enter into a contract for the support of housing programs funded under Continuum of Care Homeless Assistance Program. The program has run for the last four years and they are programs for which they have taken over the projects.

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

***Consent calendar**

155-05 **Housing Opportunities for Persons with AIDS (HOPWA) 2006
Allocation Plan – Amendment to Resolution**

Ms. Hunter stated this item concerned the HOPWA Program. She explained that the city has served as the grant administrator. The program covers Stamford, Fairfield and the Norwalk areas.

Ms. Leticia Brown, of Catholic Charities Services was present to address the program. She said the program has been operating for 16 years and they house four (4) families and six (6) individuals and they requested funding for ten (10) units. They offer case management and rental subsidies for persons infected with AIDS. They maintain mainstream benefits and work closely with landlords where they ask for 8% of the fair market rent. The clients are assisted in skills necessary for living and they also provide an incentive to residents to participate in their planning. They also interact with service agencies.

Council member Paoletto asked where the program was located. Ms. Brown said it was located at 238 Jewett Avenue, Bridgeport.

Ms. Hunter explained they were changing the way the program is administered and her department will now do it; so that's why they changed the allocation request.

Council member Valle commented about other agencies in Bridgeport benefiting from this program. She asked the exact number of people that benefit from the program. Ms. Hunter said they weren't required to serve only Bridgeport residents. Council member Valle questioned if it was mandatory to give them money then if they don't service Bridgeport people. Ms. Hunter said yes.

Council member Valle asked if the policy was for the agency to request money and then her agency allocates it. Ms. Hunter replied yes.

Council member Valle asked how often they monitored these programs. Ms. Hunter said some agencies were monitored annually, while others are done bi-annually.

Council member dePara asked if the visits were announced or unannounced. Ms. Hunter said that were mostly announced, but they had one agency that they monitored unannounced due to a concern. Council member dePara suggested that they do more random visits. Ms. Hunter said they could manage that.

Ms. Alana Kabel stated that the programs were monitored by HUD, but she wasn't convinced of the federal standards, so monitoring visits would be a priority in the future.

Council member dePara asked what would happen if during an unannounced visit, they found that an agency wasn't meeting their responsibility. Ms. Hunter said they would be notified in writing and they would have to respond back with an action plan.

Council member Valle asked if the ECDE Committee was allowed to recommend adding or subtracting dollars of what was recommended by staff. Ms. Hunter said if they were looking to put more money into Bridgeport and take away from another city that might be a problem. Council member Valle questioned who it would be a problem for?

Council member Dye asked about administrative costs and what geographical area they covered. Ms. Hunter said they covered Danbury, Norwalk, Stamford, Fairfield and Bridgeport.

Councilmember dePara asked if accountability measures for the agencies would be implemented this year. Ms. Hunter said yes. Council member dePara asked then if they would be able to see a listing of who has performed up to the standards for the services they provide. Ms. Hunter said yes. Ms. Brown added that as far as monitoring went, they are monitored regularly and accountable to the agencies.

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

159-05 2006-2007 Elderly Hispanic Outreach Grant

Ms. Iris Molina of Bridgeport Social Services stated this grant was received from the SW Agency on Aging. It targets elderly Hispanics and they provide case management, outreach, information and referrals. They use the money to pay for a social worker. There is no city match.

** COUNCIL MEMBER dePARA MOVED TO APPROVE
** COUNCIL MEMBER VALLE SECONDED
** MOTION PASSED UNANIMOUSL

***Consent Calendar**

160-05 2006-2007 Grandparents Raising Grandchildren

Ms. Molina said this program was the forth year with the SW Agency on Aging. They requested \$15,000 but they will receive \$10,000. She explained that they have the responsibility to provide case management to grandparents raising their grandchildren and they have an active list of over (200) participants. They also administer class training and there is no city match.

Council member dePara asked how the budget cut would affect the program. Ms. Molina said they would pursue other grants.

Council member Mulligan asked what type of services they offered. Ms. Molina said they met once a month in support groups and addressed all issues, such as, food, clothing, shelter and the emotional distress of the kids. They follow up to make sure they are connected with the proper services.

Council member Mulligan asked about the (200) participants and who they consist of. Ms. Molina said they had 1,700 grandparents raising kids based on the last census, but they expected that number would double due to reform. She further explained the situation of grandparents taking responsibility of their grandkids as a common thing today.

Council member Mulligan asked if the situations were primarily that of kids being abandoned. Ms. Molina said that TANF could no longer support them, so that's why they come through this program.

Council member Mulligan asked how predominant a situation it was in Bridgeport, where it's a case of kids permanently not having either parents and have to rely on the grandparents. Ms. Molina repeated that statistic was based on the last census, were 1,700 grandparents have claimed to be fully responsible for their grandkids. But again, that number is increasing for varied reasons.

Council member Mulligan shared that he knew a youth that didn't have either parent in his life, but that he was a great kid and excelled.

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

*Consent calendar

Council member Paoletto updated that the City Development Initiatives/Yaremich Drive was assigned item #197-05. He noted there would probably be a special meeting held to address this item.

171-05 Community Development Block Grant Program Proposed Amendment to the City of Bridgeport Consolidated Plan for Housing & Community

Ms. Alana Kabel stated that in the escrow, the city transferred (16) sites to the Bridgeport Housing Authority as replacement housing, but they found two instances of mortgages that survived foreclosure. They were asking the city to indemnify them to allow them to clear the title. She updated on other properties they were looking to get clear titles to, noting that if they didn't, they were looking to get an indemnification of \$50k.

Council member Valle asked if the Hallet Street lots were vacant. Ms. Kabel said that was considered one property.

** COUNCIL MEMBER VALLE MOVED TO APPROVE
** COUNCIL MEMBER DYE SECONDED
** MOTION PASSED UNANIMOUSLY

***Consent calendar**

Council member Paoletto addressed item **196-05** regarding The WorkPlace. He stated they needed four people to add the item to the agenda. The item pertained to reallocating funds from Hall Neighborhood House to The WorkPlace for the same activity.

** COUNCIL MEMBER DYE MOVED TO ADD ITEM 196-05 TO THE AGENDA
** COUNCIL MEMBER VALLE SECONDED

Council member Mulligan asked what the urgency was. Ms. Kabel explained that about a year ago, they set aside \$15k to Hall Neighborhood House to act as the fiduciary agent for Continuum of Care that went through an RFP process with The WorkPlace to write the plan and they prepared the application. But since there wasn't any approval to fund it directly, they needed authorization to change the recipient. She further explained that it was already approved in the past for Hall Neighborhood House, but there were no longer doing business with them, so they need to transfer the money to The WorkPlace.

** MOTION PASSED UNANIMOUSLY

196-05 Reallocation of Program Year 31 Funds for Super NOFA Application

Ms. Kabel reiterated that this item involved an appropriation of \$15k to Hall Neighborhood House for Continuum of Care, but they weren't the legal agent to appropriate the money. So they had to transfer it to The WorkPlace.

Council member Mulligan asked who Continuum of Care was. Ms. Kabel said it consisted of 20 to 30 agencies throughout the city that focused on preventing homelessness.

Council member Walsh asked if they had anything in writing from Hall Neighborhood House releasing the city from any liability of transferring the funds. Ms. Kabel said she could get a letter from them stating that they relinquish the funds.

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

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

175-05 Father Panik Village Replacement Housing Transfer of City Owned Properties to the Bridgeport Housing Authority

Ms. Kabel updated that services were engaged for a consultant to balance out where they were going on a cash balance basis. As a result of a forensic review, they recovered \$3,737,731 of pre-reported income that was available from a number of sources. She explained that the department had a community development revolving fund account as of June 30, 2005 and there was \$1,295,261 in the account. In addition, the money had been parked with Mutual Housing Association for work that never happened, so HUD required that the funds be returned to the line of credit. She further explained that the amount of the program's available money increased and HUD had to meet a timeliness test, but the result is that there shouldn't be any money available beyond your credit amount. And due to the time limits criteria, HUD eventually monitored and now they have monies available, but they have until May 2, 2007 to spend it or the funds they are over and beyond 1 ½ times will have to go back to the government. So she was sure they had significant unspent dollars, but again, they have to spend it by next May.

Ms. Kabel said she had some suggestions from HUD on new activities that might help meet the spend down requirement. She spoke about the Clean-Up efforts where people were allocated CDBG money but never received. She said she had all the activities that had contracts or letters from the department promising funds.

Council member Paoletto spoke about the Clean-up efforts. He thought they should honor that obligation and allocate the monies. Ms. Kabel agreed.

Council member Valle commented that the list indicated fire vehicles, noting that a vehicle was eliminated from the fire station. Ms. Kabel clarified that Fire Chief Rooney requested the vehicles to do inspections from multi-family dwellings and apartment buildings.

*Ms. Kabel reviewed the list and gave a short summary of what each activity entailed.

Council member Paoletto thought the committee should have been privy to helping put the list together. Ms. Kabel said it was only a program amendment to the entitlement plan, pointing out there were also time constraints involved. She said if they had to do a new application, that would have cut down on the spend down time limit.

Ms. Kabel noted that HUD also allowed ADA improvement as they were outlined on page 2 of the listing.

Council member Paoletto asked about the ADA allocation and if they were talking about one or two libraries. Ms. Kabel said there would be two (2) ramps at the downtown library.

Council member Paoletto commented that with Ms. Kabel working with HUD and getting ideas of where to spend the money, he thought her professional opinion should be considered.

Council member dePara asked if there were other projects not on the list that could be considered.

Council member Valle noted they already had a 211 Project. She asked if the one proposed on the list would be separate from that one. Ms. Kabel said they would combine them into a new call center and enhance what already exists.

Council member Valle asked if the allocation for the Lighthouse Project would allow the sites to be opened up now. Ms. Kabel said she had to research that answer and submit it to the council members and the legislative aide.

Council member Mulligan stated that the library in Black Rock was dilapidated. He asked if monies were available for a library. Ms. Kabel said she would get an answer on that.

Council member dePara asked about the housing replacements at Pequonnock and who was administering it. Ms. Kabel said the city had an agreement in place with the developer who will act on their behalf to acquire the properties.

Council member Walsh stated that he didn't like the idea of what they were doing as far as the recommendations on the activities list, without consulting the public and other community programs. Council member Paoletto said he thought Ms. Kabel worked out with HUD the best way to spend the money.

Council member Mulligan commented that an item like large pick ups would probably be a one shot deal, so he didn't think they should allocate funds to that.

Council member Valle stated that she was somewhat satisfied at the work the Citizens Union did and she welcomed the input. But she also questioned why council members weren't invited to the meeting where they discussed what to do with the newly found monies. She stressed her dissatisfaction with not being involved in the meetings.

Council member dePara emphasized that for the next informational meeting, he thought everyone should be invited to hear the discuss and give their input. He further stressed that the meeting was more than informational, because actual programs were chosen for allocation. He strongly emphasized that in the future, no one in the department should ever promise anyone anything, noting that the committee were the other ones that had that authority. He thought doing that was presumptuous and could be misconstrued as favoritism.

Ms. Kabel stated that other agencies would be held up to the same criteria and tracked on a monthly basis.

** COUNCIL MEMBER dePARA MOVED TO APPROVE
** COUINCIL MEMBER DYE SECONDED
** MOTION PASSED UNANIMOUSLY

*Consent calendar

ADJOURNED

** COUNCIL MEMBER VALLE MOVED TO ADJOURN
** COUNCIL MEMBER DYE SECONDED
** MOTION PASSED UNANIMOUSLY

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT & ENVIRONMENT COMMITTEE
of the CITY COUNCIL
PUBLIC HEARING
TUESDAY - JUNE 20, 2006

ATTENDANCE: Council members: Paoletto, Mulligan, Dye, dePara, Valle

I. CALL TO ORDER

Council member Paoletto called the meeting to order at 5:20 p.m.

155-05 HOPWA Allocation Plan, 2006-07

Ms. Kathy Hunter approached. She gave a brief overview of the HOPWA program that became effective July, 4, 2004. She stated that the city became the program administrator and they now administer the housing program over the local cities. The program was previously instituted by the Dept. of Social Services. They did an RFP for new programs this year, so she was here to talk about the programs that have been funded by HOPWA for the past 8 to 10 years.

The following persons spoke about the programs funded by HOPWA:

- Ms. Carmen Micado, of Helping Hand stated that the first program began in 1980 located on Stratford Avenue. She said she has seen many come and go; some that do well and others not so well. Helping Hand provides room and board, food, case management, drug counseling and education classes. They also provide a scatter site where they pay 70% of the recipient's rent. She expressed that most of the people are HIV positive, but they also house substance abusers who receive out-patient treatment. They serve primarily Latino people and they have a bilingual staff. She believed Helping Hand was a successful program that has been in existence for 30 years and has been honored by the White House as a model program.

Council member Paoletto asked where Helping Hand was located. Ms. Micado said it was located on 140 Noble Avenue, in the back of the old Kolbe High School.

Council member Paoletto asked if all the people that participate in the program were Bridgeport natives. Ms. Micado said most of them were, but some were from New Haven. She noted that 82% were Bridgeport persons.

- Ms. Rosie Rodriguez, of the Mid-Fairfield AIDS Project. She stated that she was the housing coordinator for the program, where they sublet apartments for people living with HIV and AIDS. They service mostly people from Bridgeport and they currently have (19) people housed at full capacity. They also encourage clients to seek other housing opportunities and they provide other varied services to assist them.

Council member Valle asked if the program was based in Norwalk. Ms. Rodriguez said yes, but a big percentage of the people were from Bridgeport.

Council member Paoletto asked where they were located. Ms. Rodriguez said they were located at 16 River Street, Norwalk, CT.

Council member Dye asked the time frame for housing. Ms. Rodriguez said the housing was considered permanent housing, but again, they encourage the people to find other housing if possible.

Ms. Hunter clarified that the program also covered areas outside of Bridgeport, so it wasn't strictly geared towards Bridgeport residents. She repeated that they were the program administrator for the surrounding municipalities due to the State Department's jurisdiction.

Council member Paoletto expressed that in the past, he was aware that they were the program administrator, but the City of Bridgeport taking on that role for the rest of Fairfield County, sometimes becomes a problem of other cities not pulling their own weight.

Ms. Patricia, the Regional Director of Prospect House stated they were located at 392 Prospect Street with administrative offices located in Shelton, CT. She explained that they provided over 30 years of service to the Bridgeport community for substance abuse, mental health and they were contracted through Bridgeport to provide services to those living with AIDS. There are six scattered site locations that house ten (10) people and their rent is subsidized at 70%. She said they provided varied on-site services such as, a clinic, psychiatrist etc. They have been operating the program since 1995 and they hoped to be funded again.

Council member Paoletto asked how long Prospect House has been in business. Ms. Patricia said since 1995.

Council member Mulligan asked about the scattered sites. Ms. Patricia said they had scattered sites with six (6) people living independently in Trumbull, Stratford and Bridgeport. And they service the other four (4) people at the Prospect Street location and eight (8) persons at 510 Poplar Street. She noted that a new site would be opening soon on Stratford Avenue.

Council member Valle asked about the four sites in Bridgeport and what sections of town they were in. Ms. Patricia said one site was located on the west end; one site was on the south end and two sites were located on the upper east side.

- Ms. Louise Kamikeri of St. Lukes Lifeworks stated she was the Project Director. They have two sites for people with HIV and eighteen beds. Both are transitional facilities where people live and receive case management. They stay for 24-months and then transition into independent living. The sites are located in Stamford and West Redding/Georgetown. They work in conjunction with other services and provide substance abuse counseling and mental health services. The program began and opened in 1989.

Council member Valle asked if they were headquartered in Stamford. Ms. Kamikeri said yes.

Council member Paoletto stated that three council members weren't present tonight. So they would discuss this item further during the committee meeting. He stated for the record that all the council members should have been present for this public hearing.

153-05 HOME Investment Partnership Program, 2006-07

Ms. Hunter briefed on the partnership program and the proposal for 2006-2007 and the allocations received as outlined below:

HOME funded activities for program year:

a) Administration: \$142,714

The city will reserve the allowable 10% cap for internal administration. This funding covers the salary of the HOME Program Manager and partial salary for the Deputy Director of Housing and Rehabilitation Monitor. This also covers' expense associated with administering the City's Down Payment program (American Dream).

b) Down Payment Assistance: \$50,000

In an effort to promote targeted initiatives for public housing residents, the City is appropriating funding to enhance the Bridgeport Housing Authority's Homeownership program. In many cases, the City will be providing the needed down-payment to make the transaction feasible for the public housing resident. It is anticipated that five (5) families of very low income will be served.

c) HomeOwnership Production: \$700,000

The department is seeking to develop alternative purchase opportunities for people of low-income by complementing the City's goal of supporting adaptive reuse of obsolete office buildings. In keeping with the City's overall goal of increasing home-ownership opportunities particularly

targeted for workforce housing. In keeping with the city's affordability guidelines, market-rate multi-unit housing development will target 10% of the planned units to households earning 60% or less of the Area Median Income or 15% of the of the Units to those households earning 80% or less of the Area Median Income. In order to promote the affordability in these units, the City will be providing appraisal gap subsidies in a form of direct HOME assistance to the homeowner. It is anticipated that approximately 10 to 14 small households will be served targeted at HOME 60% Limits to Low Income limits.

d) Multifamily Rental:

New Construction & Rehabilitation: \$400,000

The City has appropriated HOME funding to support rental projects that yield multiple units, economies of scale and more controlled management. The City seeks developers and managers of rental housing that apply professional standards of service, quality, cost management and accountability. HOME funds will support rental projects that leverage Low-Income Housing Tax Credits and other affordable housing subsidies. It is anticipated that approximately 10 individual/family units will be developed targeting very low income and HOME 30% limits.

Ms. Hunter commented that they were looking to attract different types of developments.

Special Needs: \$300,000

The City has appropriated HOME funding to support special needs housing development. Special needs housing include supportive housing for people with disabilities, and other subsidies targeted to seniors and special needs populations. It is anticipated that approximately 4 individual family units will be developed targeting very low income and HOME 30% limits.

Acquisition: \$300,000

The City is appropriating funding for acquisition this program year to support housing strategies promoted by the Neighborhood Revitalization Zone efforts targeted to specific neighborhoods. This development approach has community stake holders working with the federal state and local governments in revitalizing neighborhoods with a significant number of deteriorated, foreclosed abandoned, blighted, or substandard properties. Specifically, the acquisition of vacant land or demolition will be undertaken with respect to a particular housing project intended to provide affordable housing.

Ms. Hunter commented that normally, they don't allocate for this type of activity, but due to the NRZ Neighborhood Revitalization Zone, they were looking to jump start efforts for housing.

CHDO Operations: \$50,000

In an effort to build capacity among the city's Community Housing Development Organizations, the City is appropriating funding for general operating assistance. Operating expenses are reasonable and necessary costs for the operation of the CHDO and can include, salaries, wages, benefits and other employee compensation, employee education, training and travel; equipment, materials and

supplies.

Ms. Hunter commented that they wanted to help them get technical assistance needed to build up Bridgeport.

** COUNCIL MEMBER VALLE MOVED TO CLOSE THE PUBLIC HEARING
** COUNCIL MEMBER MULLIGAN SECONDED
** MOTION PASSED UNANIMOUSLY

ADJOURNED

The meeting was adjourned at 5:50 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT
COMMITTEE of the CITY COUNCIL
TUESDAY - JULY 18, 2006**

ATTENDANCE: Council members: Paoletto, dePara, Dye, Valle, Mulligan

ABSENT: Council members: Holloway, McCarthy

OTHERS: Council member Walsh, Attorney Trachtenburg, Ed Lavernoich

I. CALL TO ORDER

The Chair called the meeting to order at 6:08 p.m.

Approval of Committee Meeting Minutes – June 20, 2006

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

193-05 Grant Submission – Historic Document Preservation Grant

Ms. Diana Miller, the grants writer approached. She stated this was a grant from the State of Connecticut Library. They are guaranteed \$17k per the application submitted. They are looking to apply for a town clerk to do a survey and if that's done, they will go out for competitive dollars next year.

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

***Consent Calendar**

194-05 Grant Submission – US Environmental Protection Agency Region 1

Ms. Diana Miller stated this was a small grant and they were asking for \$19,947 with an in-kind match. The program is under the Health Department and Bridgeport Lead Program. They are looking to go through the Lighthouse programs and hire an environmental consultant to develop a curriculum on lead, mercury and safety. They intend to pass on this information to 4th, 5th and 6th graders. They will also generate the information for the parents use.

Councilmember Mulligan asked if there was a match. Ms. Miller said the match was \$1,064.

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

***Consent Calendar**

195-05 Grant Submission – History Channel –Save our History Grant

Ms. Diana Miller said this was a competitive grant for \$6,699.00. They will work with a teacher at Central High School to look at architecture, photos, and exhibits and build a collection. The grant will help improve the history of architectural structures.

Council member Paoletto requested that the committee be kept apprised of the project, if they receive the grant.

Ms. Miller noted there was no match.

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

***Consent Calendar**

205-05 Submission of Grant Application to The WorkPlace Inc.

Ms. Tammy Papa, of the Lighthouse Program reviewed the summary of employment grant. She said they received \$300k to employ youth ages 18 years old to 21years old and they were asked that this matter be referred to the city council for the Mayor's signature. They anticipate hiring (375) youth that will be broken down by ethnicities; made up of the Bridgeport public school system, consisting of 57% African-Americans, 35% Latino and 8% Caucasian and other. She addressed how they plan to reach out to the Hispanic community next year, noting there was an issue of Hispanics not receiving applications as effectively as other groups. They applied for CDBG funds and received \$5,500.00. She further explained that they took a mixed majority of students and placed them. She also mentioned that they held a 3-day training session.

Council member Mulligan asked what types of jobs would be done. Ms. Papa said the majority of jobs would be at camp sites. And they also have monitoring positions, where they will troubleshoot problems, collect timesheets and distribute payroll. There are also office positions available. She pointed out that these jobs were reserved for the older youth, who will work a 4-hour day; 5 days per week. She noted that the 14 year olds will work as counselors.

Council member Mulligan asked if transportation would be supplied. Ms. Papa said no, most of the youth had access to vehicles. She noted this would be a 5-week program.

Council member Valle asked about page-13 of the summary report in reference to the program requirements. She questioned the A, B and C students only be eligible for the jobs. Ms. Papa said that qualification was indicative of the Lighthouse program's criteria.

Council member Valle said she hoped the criteria could be changed then, stressing that there might be some students who raise their grades at year end, therefore they may qualify for a job. She further stressed that some youth truly need a summer job to help out at home. Ms. Papa said they found that the majority of kids are good students and the ones that aren't, receive negative comments from their teachers, resulting in issues for them to work productively. She noted there have been times that C-students received jobs, but generally their policy is to check the last quarter grades to qualify for hiring.

Council member Valle asked if there were students hired who were over income. Ms. Papa said out of the \$5,500.00, they were able to have nine (9) youth work, but there weren't any other jobs for over income youth. She mentioned that she could discuss the matter with The WorkPlace to possibly rethink the criteria, however, there are strict income guidelines.

Council member Walsh asked what role The WorkPlace had in this program. Ms. Papa said they get the funding from the State Department of Labor and they go through the local workforce board. She said she wasn't sure if they received a fee for the placements. She said she would take the committees questions back and follow up.

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

*Consent Calendar

209-05 Contract with Senior Services America

It was stated that the applicant wasn't present.

** COUNCIL MEMBER DYE MOVED TO TABLE
** COUNCIL MEMBR dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

213-05 Disposition of City Owned Property

It was stated that the applicant wasn't present.

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** COUNCIL MEMBER DYE MOVED TO TABLE
** COUNCIL MEMBR dePARA SECONDED
** MOTION PASSED UNANIMOUSLY

214-05 Request to Transfer City owned Properties

Ms. Kathy Hunter, Housing Director stated they were requesting the transfer of seven (7) city owned properties for market value conditions. This item pertained to Fannie Mae, the NRZ and the Charles Smith Foundation, noting that the east end was selected as an area for revitalization and a lot of work went into the application. She expressed there was incredible work going on in that area, such as the Yale Urban Design workshop and the construction of new homes and a comprehensive financial literacy program. So the seven (7) properties were part of the phase-I development. They were proposing to acquire the sites as they were outlined in the packet, inclusive of the following streets: Clifford Avenue; Davenport Street, Revere Street, Stratford Avenue and Fifth Street. She said they anticipated there being ten (10) residential units that will be of green design and will add value to the neighborhood. The transfer was approved by the Planning & Zoning Commission, the City Hall Committee and the Neighborhood Revitalization Zone and it will be in accordance with the east end development plan. She noted that the people involved in this project were present.

Council member Walsh asked if the seven properties were acquired by the city. Ms. Hunter replied no, the city owns them and they were asking that they be transferred to ONE Associates.

Council member Mulligan asked if there was construction currently there or if they were vacant lots. Mr. Cryan said they were all vacant lots, noting they haven't performed any assets for 20 years.

Council member Valle asked the time frame of when the project will go forward and for people to start working on the project. Ms. Hunter said the goal was to begin right away. Mr. Cryan added that they already had the design concepts.

Council member Walsh asked if they were selling the properties for \$98k. Ms. Hunter said yes, noting the city valued them at \$209k.

Council member Walsh asked if the city was spending any of the money on demolition liens. Mr. Cryan said he wasn't sure, but he didn't think so.

Council member Walsh asked who ONE Associates was. Mr. Cryan said they were a group that grew out of separate activities from the Charles Smith Foundation as a development entity, noting they have an excellent reputation.

Council member Walsh asked what they would do with the proceeds. Mr. Cryan said the units would be based on 80% of the area median income. They will be 2-family and considered affordable housing. They will also use the proceeds to fund other programs that are in the works. He noted that ONE Associates was a 501-3C.

Council member dePara asked about the mayoral approval and the time line that the homeowners will be able to move in. Mr. Cryan said it would be approximately seven months and all the units would be complete in twelve months.

Council member dePara asked about minority contractors and if they would be reaching out to them to give them an opportunity to be part of this project. Ms. Caviness responded that a minority contract was aggressively put together. She pointed out that Mr. Cryan has been diligent in approaching them in the past and has hired several minority contractors for projects, and she expected he would do the same for this project. Mr. Cryan concurred that minority contractor hiring would continue.

Council member Dye asked about the green design and the cost to implement it. Mr. Cryan said the cost without green would be \$125.00 per sq. ft.; but it will increase by \$10.00 per sq. ft. with the green aspect incorporated. Ms. Hunter commented that the green design assists with energy efficiency, noting that HUD encourages it.

Council member Dye asked if they would receive help from the government for the green design. Ms. Hunter said not at this time, but she noted there were grants available.

Council member Dye asked if a special contractor would be necessary to implement the green design. Ms. Hunter said no.

Council member Hunter questioned one the units were constructed and sold, would they generate regular taxes. Mr. Cryan said yes.

Council member Baker mentioned that this project had his support. He noted that he was a little leery about it at first, due to the original request to take twenty (20) properties. There was also a concern in the community about the block radius; but the matter was addressed with the Charles Smith Foundation and they are putting together a plan to assist other homeowners fix up their properties. Overall, he said the project was a good thing, expressing he would be committed to see it work.

Ms. Hunter said the matter pertains to transforming a neighborhood per Fannie Mae's mission, not just developing property.

Mr. Cryan reiterated what Council member Baker stated, in that they intend to use the proceeds to help improve other properties.

Council member Valle expressed that it was good to hear how the east end community was doing something wonderful and moving forward. She offered her congratulations on the project. She also stated that she hoped someone was keeping an eye on the minority companies that may apply, but may not be accepted. She hoped their applications would be closely reviewed, to assure that a person will qualify for the next project. Ms. Caviness addressed this comment. She noted they

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were holding training sessions to assist contractors in putting together a bid package. Mr. Cryan agreed. He said they were committed to doing the workshops with the purpose of making sure the same mistakes aren't made on the applications for subsequent projects.

Ms. Thea Barkley commented that she was also gathering a database of contractors in the area and they have the bidding process information in place for the contractor's use. Council member Paoletto commented that he was happy the project was coming to fruition.

**** COUNCIL MEMBER DYE MOVED TO APPROVE**

**** COUNCIL MEMBER dePARA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

*** Consent Calendar**

215-05 Payment in lieu of taxes for the development of 665-679 Arctic St. and 690 Arctic Street

Mr. Ed Lavernoich stated he was here to present a resolution to enter a PILOT with CASA for a housing project on Arctic Street, for twenty (20) affordable units. They will be single-family units and targeted for disabled persons at risk of becoming homeless. The consultant for the development put together the financial information and they requested a PILOT payment of \$7,000.00 per year. However, his office reviewed the matter and found that they could pay more, so it was determined they would pay \$13,000.00 per year and the developer agreed to it.

Council member Valle asked about the developer paying \$13k per month. Mr. Lavernoich clarified that it would be \$13k per year, noting they will pay the rent to CASA and CDBG.

Mr. Lavernoich pointed out that people with a very low income will qualify to live in the units. The tenants pay the rent to the landlord and there are subsidies to allow the landlord to pay taxes to the city.

Council member Valle stated that she was against this project. She recalled that when this item passed through the city council on the pretense that it was previously voted on, but that wasn't the case. She mentioned about the problem of helping people trying to get out of a substance abuse situation, yet they put up a building in an area already saturated with numerous liquor stores, resulting in over saturation of high density in the area. Again, she pointed out that drugs and alcohol were rampant in the area and she repeated that she was opposed.

Mr. Lavernoich said her point was well taken, noting that the property was owned by the city for some time.

Council member Valle stressed her opposition was primarily due to the negative elements surrounding the area. She felt something else should have been done. Mr. Lavernoich said he didn't have a counter argument to her comments, but the position of the developers was to help people already in the neighborhood. Ms. Hunter added that the supportive housing concept was City of Bridgeport

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inclusive of providing case management 24-7 to help recovering persons into mainstream living. So although it's not the most ideal location, the design will have case workers and managers overseeing the people. Overall, she thought it would be beneficial to the area.

Council member Valle said she saw the building. She questioned if there was any information compiled of how many chemical centers were located on the east side. She noted the places that were already in the there that she felt were more than enough. She further questioned why they couldn't place the units to another part of town.

Council member dePara echoed Council member Valle's comments. He stressed there was an abundance of substance abuse centers in close proximity and he also questioned why they were trying to confine these places to only one area. He further stressed how he sees evidence of these places, pointing out they really don't improve the community on the level people think. So again, he questioned why they were just putting them in a certain area, instead of dispersing them in other areas. Mr. Lavernoich said he didn't have an answer to that.

Council member dePara noted that within a block of the proposed project, there was a housing situation that was infested with drug activity, so again, putting another recovery house a block away didn't make sense. He asked when "enough is enough"!

Council member Valle stated she would like to see two and three-family houses in the area. She repeated her earlier comment that if the right people were paying attention, the matter shouldn't have been passed. She expressed that although she realized people need help, she emphasized that no one was truly aware of what's happening in her community. She noted there were forty-four incidents that occurred at one house at different times, resulting in two serious incidents.

Ms. Hunter asked what was misrepresented at the city council meeting. Council member Mulligan explained that it was represented that the matter was already voted on and the motion to approve was only for a superficial technicality, so they ended up voting in favor of the item for something that wasn't really voted on. He said he understood it was supposed to come back to committee, but it never did.

Council member Dye asked what the percentage was of these types of units throughout the city. Ms. Hunter said they were spread out, such as Hallbrook that is located in the north end and there is one in the Hollow area. She thought they were basically scattered throughout the city, although there isn't one in the Black Rock area. She offered to do a breakdown of all the housing.

Council member Paoletto questioned what other types of housing besides supportive housing there was throughout the city. He asked who to contact to get a listing of where these types of housing were. Ms. Hunter said she would submit an inventory of housing map that will be delineated by color for clarification.

Council member Paoletto agreed that this matter was an issue.

Council member Dye stated that Bridgeport always seemed to take on their fair share of many of these types of housing units. He expressed that there seems to be a feeling of Bridgeport being dumped on sometimes. At any rate, he thought this types of housing should be spread throughout the city and not concentrated in one area. Ms. Hunter said that per the Mayor's plan, there was an intention to have this type of housing dispersed in other cities.

Ms. Caviness asked them to keep in mind that some of these treatment centers were concentrated more on the east side due to the real estate market and lower leases offered, noting that may be one reason.

Commissioner Valle commented in that case, the developer should increase their offer triple over and above the \$13k they agreed to.

Council member dePara said that the population that will housed was in question, of whether they are substance abusers, alcohol abusers, persons in the penal system etc., may determine the outcome of the vote. Mr. Lavernoich said the submission he received read that the people were disabled at risk of becoming homeless. He noted there may be an overlap in population however. Ms. Hunter added there could be a variety of issues.

Council member dePara said he would like to know about the population that will be housed, especially in view of the tax dollars matter.

Council member Mulligan stated that after 15 years, the units would be fully taxable. He questioned how people will be able to afford it. Mr. Lavernoich said he expected the debt would be serviced on the project by then.

Council member Mulligan asked if the proposed land was raw land. Mr. Lavernoich said yes.

It was noted that CASA meant *Chemical Abuse Services Agency*.

Council member Valle said that HUD and CDBG monies were involved. She recalled her comment about giving agencies money that is theirs, questioning someone from another town coming to Bridgeport for assistance. She said she thought the mission was to help Bridgeport residents. Mr. Lavernoich said the source of the money didn't include HUD funding.

Mr. Charles Coviello commented that the city was constantly taking land and giving it away, instead of going out for RFP's for other things that could be done on the properties. He said he wasn't opposed to affordable house, but the fact was, is that the city is in a financial crunch and the revenue source is vacant land that could be built on and taxed, noting that this land won't be taxed. Overall, he said there were some serious questions to be answered and they needed to try to get more money for these properties.

**** COUNCIL MEMBER dePARA MOVED TO TABLE FOR THE PURPOSE OF SUBMITTING ADDITIONAL INFORMATION AS FOLLOWS:**

- **A color coded GIS map for the entire city**

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- If a project is privately funded or through the state or a church
- A clear definition of the population that will housed
- All disabilities that may be housed

**
COUNCIL MEMBER DYE SECONDED
**
MOTION PASSED UNANIMOUSLY

Other business:

Council member Paoletto updated that there will be a special meeting held on August 1, 2006 at 5:30 p.m. in a room to be determined. The item to be discussed is 197-05 (*the item details were distributed by Mr. Lavernoch for review*).

ADJOURNED

**
COMMISSIONER VALLE MADE A MOTION TO ADJOURN
**
COMMISSIONER dePARA SECONDED
**
MOTION PASSED UNANIMOUSLY

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
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COMMITTEE
AUGUST 1, 2006**

ATTENDANCE: Councilmembers Richard Paoletto, Co-Chair (138th);
Johnny Dye, Co-Chair (135th), (6:16 p.m.); Angel dePara (136th);
Maria Valle (137th); Thomas Mulligan (130th)

STAFF:

OTHER: Lisa Trachtenburg, City Attorney's Office;
Kevin Nunn, Bridgeport Economic Resource Center;
Edward Lavernoich, OPED; Russell Liskov, City Attorney's Office;
Linda Ververo, Senior AIDES; Brian Williams, Deputy CAO;
Asher DeLerme, Casa Inc.; Michael Feeney, Director of Operations;
Peter Harris, WPCA; Tom White, Legislative Services;
Councilmembers Robert Walsh; Warren Blunt (6:30 p.m.);
Donna Curran; Elaine Pivrotto; Keith Rodgerson, (6:45 p.m.)

CALL TO ORDER

Co-Chair Paoletto called the meeting to order at 5:53 p.m.

209-05 Contract with Senior Services America for a Senior AIDES Grant.

Ms. Linda Cervero from Senior Aides said that they have been in partnership with the City for 40 years. She explained that the Department of Labor gives to the City of Bridgeport more than \$300,000 to run the program. She enrolls people who are over the age of 55 and living at the poverty level to do community service work within the City. That enables them to learn new skills to get new jobs. 15 of the participants are host agencies within City offices, such as Social Services, Department of Aging, Benefits Department, and the Health Department. There is a \$44,000 match, which is in-kind.

**** COUNCILMEMBER VALLE MOVED TO APPROVE THE CONTRACT WITH SENIOR SERVICES AMERICA FOR A SENIOR AIDES GRANT.**

**** COUNCILMEMBER DEPARA SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

Co-Chair Paoletto said this item will go on the Consent Calendar.

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215-05 Payment in Lieu of Taxes for the development of 665-679 Arctic Street and 690 Arctic Street.

Mr. Edward Lavoich from OPED requested that this be tabled until the next Committee meeting. The information that was requested at the last Committee meeting is in the process of being compiled. Councilmember dePara requested that when the information is available, that it be provided to the Councilmembers prior to the next meeting for their review. It was agreed that the OPED office would notify the Committee members by phone or e-mail that the information has been put in their boxes at City Hall. It was further agreed that this item will be tabled until the September 2006 meeting.

**** COUNCILMEMBER MULLIGAN MOVED TO TABLE PAYMENT IN LIEU OF TAXES FOR THE DEVELOPMENT OF 665-679 ARCTIC STREET AND 690 ARCTIC STREET UNTIL THE SEPTEMBER 2006 ECDE COMMITTEE MEETING.**

**** COUNCILMEMBER DEPARA SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

213-05 Disposition of City Owned Properties.

Mr. Russell Liskov, Associate City Attorney provided packets of information regarding City owned properties acquired through foreclosure. He said they have been approved. There are two different kinds of properties, ones that have been recommended for auction, and the ones that are recommended to be sold to the adjacent property owners. He reviewed the information on the properties and recommended auctioning the following properties:

108-110 Park Terrace 1A.

116-118 Park Terrace 1B, both lots are 35 x 82 ft. A&B auctioned as one parcel in order to build.

352-332 Herral Avenue – 5,346 sq ft, buildable lot; 2nd lot is just under 5,000 sq ft. The properties don't abut each other.

1106-1821 Odgen Street Extension 1A.

1114 Odgen Street Extension 1B. Both lots are 5,000 sq ft each. A&B auctioned as one parcel in order to combine the lots.

411 Gregory Street – 7,314 sq ft, buildable lot.

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Co-Chair Paoletto stopped the meeting at 6:06 p.m., as Councilmember Valle had to attend another meeting, and Co-Chair Dye had not arrived yet. He then reconvened the meeting at 6:16 p.m. when Co-Chair Dye arrived.

241 Coleman Street – 4,991 sq ft.

951 William Street – ½ duplex.

76 Columbia Street – 5,130 sq ft corner lot.

469 Saunders Avenue – 5,000 sq ft.

221 Beach Street 1A.

223 Beach Street 1B – Each lot is 30 ft by 101 ft. Auctioned as one parcel in order to combine and build.

77 Olive Street – 5,000 sq ft.

40 Cottage Street - duplex.

2540 Main Street – 50 x 100 ft. lot.

Associate City Attorney Liskov explained he had taken back a group of properties that Ms. Kabel had taken for the Deep Dive package, which is a HUD program that uses the properties as a replacement for public housing.

Co-Chair Paoletto said that he would like to have three separate votes take place, on the auction, on the offer, and on the whole package, as there were two separate resolutions.

**** COUNCILMEMBER DEPARA MOVED TO APPROVE THE ABOVE LISTED PROPERTIES GO TO AUCTION.**

**** COUNCILMEMBER DYE SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

Associate City Attorney Liskov then read the properties consisting of small unbuildable lots recommended to be transferred to the adjacent property owner(s), accepting the best/highest offer.

162-164 Putnam Street – 2,222 sq ft property, non-buildable lot.

157 Ogden Street – 52 ft by 64.5 ft, non-buildable lot.

322 Pequonnock Street – 1,600 sq ft, non-buildable lot.

756 Maple Street – 2,850 sq ft, 30 ft by 90 ft lot.

438 Park Street – 3,567 sq ft, non-buildable lot.

246 George Street – 30 ft by 85 ft lot.

Councilmember Blunt arrived at 6:30 p.m.

**** COUNCILMEMBER DEPARA MOVED TO APPROVE THE ABOVE LISTED PROPERTIES BE TRANSFERRED TO THE ADJACENT PROPERTY OWNER(S), ACCEPTING THE BEST/HIGHEST OFFER.**

**** COUNCILMEMBER MULLIGAN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

**** COUNCILMEMBER MULLIGAN MOVED TO APPROVE ALL THE ABOVE LISTED PROPERTIES AS ONE PACKAGE.**

**** COUNCILMEMBER DYE SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

Co-Chair Paoletto said this item will go on the Consent Calendar.

197-05 City Development Initiatives – Requests for Proposals for City Property Ballpark at Harbor Yard & Yaremich Drive/Reservoir Avenue.

Co-Chair Paoletto confirmed that the document dated July 18, 2006 provided by Mr. Lavornoich is the correct one to use.

Mr. Lavornoich from OPED explained that there were two resolutions in one Council action item. Each of the resolutions is attached to the respective agreement, by and between the City of Bridgeport and the Bridgeport Economic Resource Center (BERC) or its successor. The resolutions would authorize the Mayor to execute the agreements. The agreements call for BERC, represented by Mr. Kevin Nunn, it's President, to manage an RFP and disposition process for two development properties. One of the properties is the Pequonnock Development site, which is the parking lot next to the ballpark and the arena. The other is for property at Yaremich and Reservoir, which is a 1.6 acre parcel.

Mr. Lavornoich said that the agreement is consistent with but not legally dependent on the Memo of Understanding (MOU) that BERC signed pursuant to Council action in June. He

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said Councilmembers approved a resolution in June authorizing the Mayor to sign the MOU with BEREC. That outcome would be an operating agreement with BEREC. The agreement has not been finalized yet, but there is interest in the properties. The agreement can stand alone and is consistent with the MOU.

In response to Councilmember Mulligan's question, Mr. Lavoironich said that they anticipate attracting developers with significant track records who would develop both a residential and commercial component, perhaps entertainment based, and it would be a high-rise.

Mr. Nunn said they had spoken with the Bluefish ownership. He said the arena is under the impression that the lots can stay as vacant lots. Two of the sites by the marina are owned by the Housing Authority, which has a requirement for 50 units. Councilmember dePara asked about the parking plans. Mr. Nunn said that they had a traffic study done, and it was determined that they will need to build a garage of about 400 spaces to replace the area that will be used for the development, and it would be used exclusively for the ballpark and the arena.

Councilmember Rodgeron arrived at 6:45 p.m.

Councilmember Walsh requested to sit at the table with the Committee's permission. He said he believed the documents before them tonight were illegal and in violation of the City's procurement ordinance. One of the contracts has a minimal value of \$29,302.96. He read the following information. The procurement ordinance requires competitive bidding for purchases of goods and general services exceeding the sum of \$7,500.00, providing the purchase is not deliberately split. Purchases requiring an informal competitive proposal process, purchases of special or professional services in excess of \$7,500.00, but not to exceed \$24,999.00 shall be based on a reasonable and documented attempt to solicit proposals without the need for public advertising. He said he felt that a competitive bid had to go out and public advertising is required.

He further explained that the second contract, or the original letter of intent, had a base amount of \$13,000.00 and the contract calls for 20% of the amount of a sale in excess of \$351,000.00. It would take a sale of \$417,000 to have the 20% commission exceed the requirement that is in the ordinance. An example of a \$425,000 sale was outlined in the documents provided.

In summary, he said he felt that both contracts exceed the minimum amount required by the procurement ordinance to go out for competitive bidding and to be advertised. He said that he didn't think there was an allowance for an exception in the ordinance, especially based on an MOU. He recounted his comments when this first came before the Council, when he said he didn't see any need for an MOU and that it was a slippery slope, and the intention was to give the contracts out, which would be in violation of the procurement ordinance.

It was confirmed that the contingency fees have been removed.

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Mr. Lavoineich explained the MOU and subsequent operating agreement will come before them, and both will be very clear that they view BERC as an extension of the economic development function of the City. In response to Ms. Trachtenburg's question about donations and contributions, Mr. Lavoineich replied that BERC, or its successor, will survive on both public and private support. In order to get the private support, they have to pledge a certain amount of public support. It is an IRS requirement that BERC, as a non-profit organization, have a certain level of public support. He said that the amount of financial support given to BERC is in consideration for the work that they will do that the City offices cannot do, due to the volume. He said that is consistent with the MOU approved by the Council and in no way applicable in BERC's opinion to the purchases.

Councilmember dePara said that the MOU was basically a letter of intent, and he hasn't seen any documentation. He felt that the analysis is weak, and he asked to hear from Ms. Trachtenburg, the City Attorney, and Mr. White from Legislative Services.

Ms. Trachtenburg explained that economic development and how the City develops its land is not defined as a purchase nor is governed as a purchase. She does not see this as a purchasing issue. There was some discussion that followed regarding costs and purchasing.

Mr. Walsh asked the Committee, as a sitting Councilmember, to be recognized prior to Mr. White responding to Councilmember dePara. Councilmember Rodgeron asked for point of order. After some discussion about Committee rules, Co-Chair Paoletto asked Mr. White what his role was in being at the meeting tonight. Mr. White responded that he came to observe the committee and to know more about some items. In his capacity as President of the City's Board of Public Purchases, he would actually defer to the City Attorney regarding the interpretation of the purchasing ordinance. He would, however, be able to speak to the quality based selection process with the specifics of what the board addresses.

Co-Chair Paoletto said that with Mr. White's role clear-cut, he then gave Councilmember Walsh the floor. Councilmember Walsh said that the legal opinion offered by Ms. Trachtenburg this evening on economic development is not based on any fact of law and doesn't carry any weight. The ordinance does not make exceptions for economic development, so they have to go by the ordinance.

Ms. Trachtenburg said that the ordinance was adopted in 1993, and the legislative history and the purpose of adopting the ordinances is very much a part of legal analysis and legal research.

Councilmember Mulligan asked if BERC has any customers other than the City of Bridgeport. Mr. Lavoineich explained that BERC is a not-for-profit organization formed under IRS law to serve a community purpose and is recognized as the City's partner. BERC cannot compete with private sector entities. He said that BERC was established solely for the purpose of helping the City develop economically.

Some discussion followed regarding the flat fees listed in the documents, and it was confirmed that they were flat fees for the costs incurred with no commission.

In response to Councilmember Dye's question, Mr. Nunn said the timeframe for the RFP's for the Reservoir Avenue site is outlined in the agreement. It would begin on August 21, and hopefully end in developer selection on November 30.

Councilmember Walsh read the resolution that was approved by the City Council, and he felt that this laid the groundwork for a perfect example of the City privatizing jobs that had previously been performed by City employees. He asked if the City had reviewed any labor contracts and received permission to privatize the jobs. Mr. Lavornoich said no. Councilmember Walsh read more information from the MOU, specifically mentioning the Economic Development Corporation (EDC) and its projects, and said that they do not have an EDC. He said there is no reference in the MOU to indicate that the EDC has not been formed yet or approved by the City Council. He said that it is stretching the imagination to have that language give the Mayor the ability to enter into the agreement with BEREC.

Some discussion followed regarding the fact that the community has waited a considerable amount of time for the development, and as it is not a lot of money and a modest proposal, perhaps the development should start.

Councilmember Dye clarified with Mr. Lavornoich and Ms. Trachtenburg that the MOU has already been approved, and the operating agreement will be ready for review and approval in September. He further clarified that the City Council could reject the operating agreement, and that would mean the projects would move along more slowly.

Councilmember Walsh suggested that the Councilmembers table this until the full and formal MOU is complete.

Councilmember Mulligan said he is in favor, and he said the convincing argument is that it's not a private company that the City is turning the project over to. The City does not have the manpower within the development office to handle the project(s).

Councilmember dePara requested Ms. Trachtenburg to provide legal opinion on some of the issues that Councilmember Walsh brought up regarding purchasing. Ms. Trachtenburg said that an official request has to be filed.

**** COUNCILMEMBER DEPARA MOVED TO APPROVE PENDING FULL LEGAL OPINION.**

Co-Chair Paoletto asked Ms. Trachtenburg if she, or her office, could provide the legal opinion prior to the next Council meeting. Ms. Trachtenburg said in all likelihood, it would not be possible to have the legal opinion prepared within that time. Councilmember Mulligan

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clarified that he was requesting the City Attorney's office to provide information that this particular agreement does not have to go out to bid. Ms. Trachtenburg further stated that it would take a considerable amount of time to compile the information.

**** COUNCILMEMBER MULLIGAN SECONDED.**

Councilmember Rodgeron expressed some points regarding the OPED office, the City development office, and the master plan, and he urged his colleagues to seriously reconsider having this voted in and having the process held up any longer.

Ms. Trachtenburg said she was most hesitant to make the following statement: "If this was a purchase, it would be a qualified purchase". She repeated that she is not of the opinion that this is a purchase. She clarified for Councilmember Mulligan that there had been an email from Councilmember Walsh to Mr. White prior to the Board of Public Purchases meeting in July regarding the purchase information.

Councilmember Mulligan withdrew his seconding of the motion and asked the City Attorney's office to give an opinion, but not make it a condition of the resolution.

Councilmember dePara then changed the original motion to be:

**** COUNCILMEMBER DEPARA MOVED TO APPROVE THE JULY 18, 2006 AGREEMENT AS RE-SUBMITTED, WITH THE REQUEST THAT A LEGAL OPINION IS WRITTEN AS TO WHETHER THE PURCHASING ORDINANCE APPLIES TO THIS OR NOT. THE REQUEST IS NOT A CONDITION.**

**** COUNCILMEMBER DYE SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

Co-Chair Paoletto clarified that it is the July 18, 2006 agreement, as re-submitted.

Councilmember Mulligan offered the package dated July 18, 2006 and requested that it be marked "Exhibit A" and become part of the record.

Co-Chair Paoletto said this item will go on the Consent Calendar.

**** COUNCILMEMBER MULLIGAN MOVED TO ADJOURN.**

**** COUNCILMEMBER DEPARA SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:00 p.m.

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Respectfully submitted,

Carolyn Marr
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT
COMMITTEE of the CITY COUNCIL
TUESDAY - AUGUST 15, 2006**

ATTENDANCE: Council members: Paoletto, Dye, DePara, Mulligan

ABSENT: Council members: McCarthy, Holloway, Valle

OTHERS: Associate City Attorney Liskov

I. CALL TO ORDER

The Chair called the meeting to order at 6:09 p.m.

Approval of the Committee Meeting Minutes of July 18, 2006

**** COUNCILMEMBER MULLIGAN MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER DEPARA SECONDED
** MOTION PASSED UNANIMOUSLY**

**227-05 2006-2007 The Institute for Community Research- National HIV
Behavioral Surveillance: Heterosexual Cycle Grant .**

Ms. Chris Reale, of the Health Department approached. She stated this was a grant for research and to rent space in the Health Department to conduct interviews. The grant will pay for a part-time person to collect data from August 1 to December 31, 2006. There was no city match.

Council member DePara asked if the grant might run into January. Ms. Reale said possibly.

**** COUNCIL MEMBER DePARA MOVED TO APPROVE
** COUNCIL MEMBER DYE SECONDED
** MOTION PASSED UNANIMOUSLY**

*Consent calendar

**228-05 2006-2007 State Department of Public Health Bioterrorism/Emergency
Preparedness Grant**

Ms. Reale said this grant was continued funding for the emergency response plan, to address flu outbreaks or other disasters. There was no city match.

**** COUNCIL MEMBER DePARA MOVED TO APPROVE**

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**** COUNCIL MEMBER MULLIGAN SECONDED**
**** MOTION PASSED UNANIMOUSLY**
***Consent calendar**

229-05 2006-2007 State Department of Public Health AIDS Prevention Education Services Grant

Ms. Reale stated this grant was continued funding to provide testing and education referral for AIDS prevention. They test for hepatitis-C and support the needle exchange program. It's a one year grant that runs until June 2007.

Council member Paoletto asked who the regional partners were. Ms. Reale said anyone from Fairfield County could be tested and treated. They fund on a regional consideration basis.

**** COUNCIL MEMBER DePARA MOVED TO APPROVE**
**** COUNCIL MEMBER MULLIGAN SECONDED**
**** MOTION PASSED UNANIMOUSLY**
***Consent calendar**

230-05 2006-2007 Department of Children & Families Positive Youth Development/Parent Aide Programs Grant.

Ms. Reale stated this grant was continued funding. It involves two grants consolidated by the Department of Children and Families. One aspect deals with adolescents to promote family interaction and the second aspect gives assistance to teen parent in a parenting program.

Council member DePara asked what the results of the program have been over the last two years. Ms. Reale said it has been a positive youth program and very successful. She noted that (320) families were targeted, consisting of a mix of parents and students that interact through dinners and activities.

Council member Paoletto commented that he knew people associated with the program and they benefited from it.

**** COUNCIL MEMBER DePARA MOVED TO APPROVE**
**** COUNCIL MEMBER DYE SECONDED**
**** MOTION PASSED UNANIMOUSLY**
***Consent calendar**

231-05 2006-2007 State Department of Public Health-TB Prevention Grant

Ms. Reale said this grant was continued funding and it involved testing for preventative therapy and outreach. If there is a positive test, they conduct the follow up and assure that people receive their medications.

Council member relayed that during his tenure with the city, it was thought that he contracted TB, although it was found that he didn't have it, he said he experienced the city's efforts of what they do in this program and he was impressed.

Council member DePara asked the rates of TB in Bridgeport. Ms. Reale said she didn't have those figures at hand, but she would research it.

**** COUNCIL MEMBER DePARA MOVED TO APPROVE**

**** COUNCIL MEMBR DYE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

*Consent calendar

232-05 2006-2007 State Department of Public Health-Sexually Transmitted Disease Control Grant

Ms. Reale said this grant provided education, medication and testing for sexual transmitted diseases. The grant also funds salary and supplies for a phlebotomist.

Council member DePara asked if they worked in conjunction with the school based program. Ms. Reale said no, there's a separate program through the school's nurse technician.

Council member DePara asked the rate of STD's in Bridgeport. Ms. Reale said she wasn't sure of the exact number, but she did know the rate was increasing.

**** COUNCIL MEMBER DePARA MOVED TO APPROVE**

**** COUNCIL MEMBER DYE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

*Consent calendar

233-05 2006-2007 State Department of Public Health –SBHC Health & Dental Grant

Ms. Reale said that since she put the paperwork in for this grant, it's a grant to fund nine (9) school-based clinics. There is 50% funding and 50% comes from the city. She added that she was also notified that they had an additional \$71k coming to the city.

**** COUNCIL MEMBER DePARA MOVED TO APPROVE**

**** COUNCIL MEMBER DYE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

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***Consent calendar**

**234-05 2006-2007 State Department of Public Health Youth Violence/
Suicide Prevention Grant.**

Ms. Reale said this grant funded the youth violence prevention program. It consists of a salary for the reconnecting youth coordinator at Harding High School. She works with at-risk-students and it's a very successful program that helps keep kids in school through graduation.

Council member DePara asked if there was a longitudinal component to follow the youth after graduation. Ms. Reale replied no.

Council member Dye asked if the coordinator was just at Harding High School. Ms. Reale said she was also at Central High School, but not Bassick High School due to limited funding.

Council member Paoletto questioned whether it might be feasible to create two part-time coordinator positions that would allow them to include Bassick High School as well.

Council member DePara asked how much it would be to add another position. Ms. Reale said it would be another \$32k plus benefits.

Council member DePara asked what the case work load was. Ms. Reale said there were forty (40) students per year over the course of two semesters. The success rate is approximately 85%.

Council member DePara commented that it would be a nominal investment of \$32k that results in helping forty students better their lives.

**** COUNCIL MEMBER DePARA MOVED TO APPROVE**

**** COUNCIL MEMBER MULLIGAN SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

**235-05 2006-2007 State Department of Social Services Elderly Screening
Program Grant.**

Ms. Reale said this grant was continued funding that provides for senior citizens of Bridgeport. The program provides education, assessment, referrals and detection. It's strictly for Bridgeport residents. They work in conjunction with Bridgeport Hospital Geriatric Services.

Council member Paoletto asked if the program would continue at the same location. Ms. Reale said it would be provided at Harborview and will be extended to areas where it's needed.

**** COUNCIL MEMBER DePARA MOVED TO APPROVE**

**** COUNCIL MEMBR MULLIGAN SECONDED**

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**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

237-05 Agreement with Action for Bridgeport Community Development (ABCD) for use of space at Wheeler Center, 115 Highland Avenue as a classroom.

Ms. Jennifer Necewicz stated this item and item 238-05 both involved lease agreements. She explained that ABCD had use of the space at the Wheeler Center and AmeriCares was looking to move in also, to establish a free clinic and offer services to the uninsured and undocumented population. This program will help meet the medical needs of those in the community. She noted that the City Hall Committee approved the move. She added the same applied to the AmeriCares program.

Council member Mulligan asked the square footage of the ABCD space. Ms. Necewicz said the building had three floors and they occupied the entire basement and two classrooms on the top floor.

Council member Mulligan asked what was going on in the building. Ms. Necewicz said they ran a free pre-school HeadStart program.

Council member Mulligan asked if this program was different than what the city provides. Ms. Necewicz said this program was federally funded and it's in addition to what the city provides.

Council member Mulligan asked if there were other tenants in the building. Ms. Necewicz said no, but they were looking to move AmeriCares in there.

Council member DePara stated that he has worked closely with Ms. Necewicz to help bring AmeriCares into the building.

Ms. Necewicz noted that AmeriCares would be in the building on a part-time basis, noting that ABCD has been occupying the building for 25 years.

Council member Mulligan asked if ABCD was carrying out an educational function. Ms. Necewicz replied not really, it's a HeadStart program that is federally funded.

**** COUNCIL MEMBER DYE MOVED TO APPROVE**

**** COUNCIL MEMBER DePARA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

238-05 Agreement with AmeriCares Free Clinics for use of space at Wheeler Center, 115 Highland Avenue as a clinic

It was noted that this item was covered in the comments made for item 237-05.

** COUNCIL MEMBER DePARA MOVED TO APPROVE

** COUNCIL MEMBR DYE SECONDED

** MOTION PASSED UNANIMOUSLY

*Consent calendar

245-05 Disposition of City owned property

Attorney Liskov updated that this was the last batch of properties (*as outlined in the listing he had*). He reviewed the properties as outlined and he indicated the properties that were recommended for sale at auction.

- Kossuth Street property – address not identified - **recommendation to auction**
- 98 & 100 Edgewood Avenue – 2 building lots - **recommendation to auction together**

It was noted that these properties were located in the west end of the city, near State Street and the Mountain Grove area.

- 1831-1837 Central Avenue – 6,500 sq. ft., building lot - **recommendation to auction**
- Seaview Avenue property – address not identified - 53' x 71', not a building lot - **recommendation to sell it to the abutter**

Attorney Liskov said the abutter was looking to use it for parking and they will pay the appraised value of the foreclosure sale.

** COUNCIL MEMBER DYE MOVED TO APPROVE THE AUCTION/SALE OF PROPERTIES AS REVIEWED AND OUTLINED IN THE LISTING

** COUNCIL MEMBER DePARA SECONDED

** MOTION PASSED UNANIMOUSLY

*Consent calendar

253-05 Renewal/Lease of City owned property at 263 Golden Hill Street to the Downtown Cabaret Theatre

Council member Paoletto stated he received a call from Hugh, who asked that this item be tabled.

** COUNCIL MEMBER DePARA MOVED TO TABLE

** COUNCIL MEMBER DYE SECONDED

** MOTION PASSED UNANIMOUSLY

258-05 Lease for International Performing Arts, Inc. at 2838 Fairfield Avenue (known as Black Rock Art Center)

Council member Paoletto said he spoke to Council President Ayala, Mr. Chelli and the administration and this item was requested to be tabled.

** COUNCIL MEMBER DYE MOVED TO TABLE
** COUNCIL MEMBER DePARA SECONDED
** MOTION PASSED UNANIMOUSLY

ADJOURNED

** COUNCIL MEMBER DYE MADE A MOTION TO ADJOURN
** COUNCIL MEMBER MULLIGAN SECONDED
** MOTION PASSED UNANIMOUSLY

The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT
COMMITTEE
SPECIAL MEETING
AUGUST 28, 2006**

ATTENDANCE: Co-chair Richard Paoletto, Co-chair Johnny Dye; Thomas McCarthy; Angel dePara; Maria Valle, Thomas Mulligan

OTHERS: Andres Ayala, Council President; Donna Curran, Council Member; Robert Walsh, Council Member, Elaine Pivrotto, Council Member;

Keith Rodgerson, Council Member, AmyMarie Vizzo-Paniccia, Council Member; Ed Lavernoich; City Attorney Mark Anastasi, Joseph Celli

CALL TO ORDER

Chairman Paoletto called the meeting to order at 6:04 p.m. There was a quorum present. He stated that Attorney Anastasi was enroute to the meeting from Hartford.

AGENDA

258-05 Lease for the International Performing Arts (IPA) at 2838 Fairfield Avenue, also known as the Black Rock Arts Center.

Chairman Paoletto recognized Council President Ayala to address the Committee. Council President Ayala commented that he was one of the many Council Members who had submitted the proposal to the Council originally and that purpose behind the resolution was so that the City could perform their responsibilities according to the lease agreement, which was negotiated in good faith that the City should sit down and negotiate with the representatives from IPA.

Mr. Lavernoich arrived at the meeting at 6:07 p.m.

Council Member Mulligan asked for clarification regarding the motion to table this issue at the last meeting until the next Committee meeting. Council Member Mulligan stated that he believe that this meeting would be the next scheduled meeting of the Committee rather than a Special Meeting. Chairman Paoletto stated that there was never a caveat as to when the meeting would be held, but that another agenda item concerning Arctic Street had a caveat for the next scheduled meeting in September. He also said that Council

President Ayala had contacted him and requested this meeting with this item on the agenda. Council Member Mulligan asked who had made the motion to table the issue. According to the record, the motion to table was made by Council Member Dye and seconded by Council Member dePara. Chairman Paoletto then checked the records for any additional notes on the motion. There were none in the entry. Council Mulligan stated that normally this issue would have been on the agenda for the next regularly scheduled meeting. Chairman Paoletto agreed but pointed out that any Council member or member of the Administration may request the Chairman of the Committee involved to call a special meeting.

Mr. Lavernoich stated that his remarks would be brief because public statements had been made about potential litigation. He commented that he wished to give those present a bit of background and where his office has stood on this in regards to their recommendations to the Mayor. In 2005, Mr. Lavernoich recommended to the Mayor that some kind of gauge needed to be made regarding the private sector interest in this property. An RFP was not specifically mentioned at that time. An RFP was one option, but there were other alternatives. A Request for Expression of Interest, which would simply be letters to Mr. Lavernoich's office from private parties. These letters would then be brought to the Council. Depending on the number of letters, the Council could then decide whether to go out for an RFP. The RFP that was ultimately issued was non-binding, there was no public action required up front. The recommendation made by Mr. Lavernoich's office in 2005 was based on the strong feeling that the IPA had not made significant progress in the fund raising goals that had been established in 2002 and 2003. There was also the feeling that certain items in the licensing agreement that had not been adhered to, although these were not specific allegations at that time. Numerous inquiries have been made from private parties expressing interest in the building.

The Mayor had stated that he did not want an RFP going out without giving the IPA every opportunity to reach its fund raising goals and to succeed in its current location. In late 2005, the Mayor stated that he was willing to wait until the middle of 2006. If no progress was made by that time, then the City would consider some mechanism to gauge the private sector interest in the property. Currently, the City is reviewing the IPA's specific adherence to the responsibilities and obligations in the license agreement. Information has been requested from Mr. Celli. An inspection will be occurring in the building by some construction monitors for the City will be touring the building on the 30th. A meeting is anticipated with Mr. Celli following the inspection. The Administration respectfully requests that if the Council feels the need to pass this resolution tonight, that the resolution include some verifiable facts. There was a responsibility on the part of the IPA to produce weekly logs for the City and bimonthly reports. These have only arrived intermittently with no way for the City to verify as to whether the \$200,000 dollars of investment that was discussed in the resolution or the 3,

000 hours of free programming for Bridgeport City Students which is addressed in the resolution, has actually occurred.

Council President Ayala asked about the logs that were supposed to be submitted. He wished to know why the City did not notify the IPA about this if they were in violations. He stated there were expectations of certain tasks to be done but that they were not followed up by the City. He also asked if there was any communication with the IPA regarding the logs.

Mr. Lavernoich replied that it was not the City's responsibility to insure that the other party fulfill its contractual agreement. He also said that he was not saying that in an accusatory tone. This was a requirement that was discussed in the licensing agreement and the bi-monthly reports, along with the weekly and daily logs that were discussed, have not been submitted.

Council Member Piviroto asked about the criteria for an RFP. She asked how that might be gauged. Since the City owns numerous parcels, what process is used to decided which City property will be presented for an RFP, Council Member Piviroto asked. Mr. Lavernoich replied that the properties are evaluated on the basis of the different types of uses, potential tax revenue, and development implications, which are weighed against single lots in residential neighborhoods with only small potential outcomes. This has to do with the magnitude of the property and the potential outcome. Ms. Piviroto commented based on that, the Annex might be put out for RFP. Mr. Lavernoich commented that there is an RFP being worked on for space in the Annex.

Mr. Lavernoich asked if he could conclude his remarks. Chairman Paoletto agreed. Mr. Lavernoich stated that regarding the verification of facts, that he would like the Council to be aware of regarding IPA. He said that the IPA's long term plans involve twenty condo units being build on the parking lot of the site. He also stated that the State had placed a number of conditions on the potential funding for the property. This property was not only controlled with a long term lease which prevented the State from funding the development with 2.2 million dollars. Mr. Lavernoich stated that these concerns should be considered if the Council intends to pass a resolution on this matter at this time.

Council Member Walsh asked Mr. Lavernoich to clarify as to why it was not the City's responsibility to notify the IPA that the City was not receiving the required logs. Council Member Walsh wished to know why the City did not notify the IPA in writing that they were in violation of the licensing agreement. He wondered if the City would take this type of action on a lease that was for more than one dollar a year. Mr. Lavernoich stated that the City was not responsible to insure that a tenant of the City, which is what the IPA is, to comply. The burden of responsibility, Mr. Lavernoich explained, is on the tenant to comply. As a landlord, this lack of compliance is one of the reasons not to renew the lease. Once again, he stated that this was not being stated in an accusatory way. From the

City's point of view, the compelling fact is that the fund raising that was supposed to occur over the last three and a half years, has not occurred. The Administration believes that the IPA is misplaced in the building. It does good programming and has good community support, but the IPA may have more than it can handle with this particular building. There may be more appropriate venues for the IPA to operate from. Council Member Walsh reiterated his earlier point about notifying the IPA before putting the parcel out to RFP. Mr. Lavernoich reminded everyone that the RFP is a non-binding document, which allows the City to reject all proposals that may come in. The RFP's purpose is to gauge private sector interest in that property.

Council Member Walsh asked if rather than the IPA misleading developers as they have been accused of, was it not in fact, the City misleading developers by putting out an RFP before taking the legal steps to void the licensing agreement. Mr. Lavernoich stated that he was not aware that anyone had accused the IPA in misleading developers. Council Member Walsh stated that he had seen this in writing because some type of notice had been put up on the door. Mr. Lavernoich stated he would be interested in seeing those, and that he had not seen anything previously.

Council Member Dye asked Mr. Lavernoich about his comment that the IPA was doing an excellent job in programming. He asked if this was monitored in any way. Mr. Lavernoich stated that the programming was a qualitative thing and that there was no accounting for taste and that he was not in a position to judge the programming. He stated that the programming was successful at some level through community reaction. The Mayor has taken note of that, also, and believes that the IPA should continue. However, the Mayor does not believe that the IPA has demonstrated the wherewithal to maintain the building. The building is deteriorating and there is increasing evidence of that. Council Member Dye asked if going through with the RFP would disrupt the programming being done there, particularly if the building is sold. Mr. Lavernoich stated that the Administration has publicly pledged to help the IPA to identify office space for administrative operations and to coordinate the use of City venues that are largely under utilized, like the Klein Auditorium or the Playhouse on the Green or Cabaret Theater for their programs. Council Member Dye asked where the non-profit tenants were going to go while this was being done. Mr. Lavernoich stated that the building is not yet for sale, but theoretically, if the building was sold, then the IPA would be given time to move out and he reiterated his earlier statement about the pledge to help relocate operations. He stated that he believed there would be time to do this in a seamless fashion.

Council Member Mulligan commented about the aspect of notifying the IPA about the fact that a condition of the licensing agreement had not been fulfilled. He stated that there was also a consideration on the other side of the equation, which is the taxpayer is allowing them to use this building free of charge. There is no rent. Council Member

Mulligan commented that the tenant in such a position would make sure that they would be careful to fulfill every provision of the agreement.

Council Member Pivrotto asked about the fund raising. She wished to know if it was unfair to expect significant fund raising when there was no long term lease. Secondly, she asked how much the lease stated that they should have raised. She commented that she had a copy of the lease in her hand. Mr. Lavernoich commented that there was a business plan that the IPA had submitted, which covered the cost of programming and maintaining the building. Council Member Pivrotto reiterated her first question. Mr. Lavernoich referred to minutes from meeting where Mr. Celli and former Development Director Mike Freeman had attended which stated that the burden had been on the IPA to demonstrate that they could raise the funds.

Mr. Lavernoich also passed around a copy of an May 22, 2003 article from the front page of the Bridgeport News titled "Art Center Lease is Near". Chairman Paoletto stated that this copy would be entered into the record as Exhibit A.

Mr. Lavernoich stated that the premise was never the establishment of a long term lease, but that the IPA should be able to demonstrate financial wherewithal. That would have led to the conclusion that the IPA could sustain itself which would justify a long term lease. Mr. Lavernoich stated that the lack of a long term lease would be a fatal flaw in fund raising. He stated that the City had no evidence from potential donors of their support for the IPA. The City always expected that the IPA would raise the resources to run and maintain the facility.

Chairman Paoletto asked if Mr. Lavernoich intended that a second document that he had passed around be included in the record. Mr. Lavernoich stated that he did wish to make that second document part of the record. *Chairman Paoletto requested that "258-05 - Exhibit B" be written on the document for inclusion in the record.*

Council Member Curran stated that her reading of the agreement led her to believe that the IPA had to substantially meet the Phase One responsibilities in terms of safety and security issues. She commented that this said "substantially" not "all". This would result in a good faith effort to negotiate with them. Council Member Curran stated that she knew for a fact that four to six months before the expiration of the license, IPA had attempted to sit down with the City, but was not successful in putting together a meeting. IPA's interest in the building was clear. Council Member Curran stated that she would not even consider an RFP until the good faith aspect of that agreement has been met. She stated that those involved in IPA contributed tremendous sweat equity. This, Council Member Curran, stated earns IPA a right to sit down at the table. She also stated that it was unfair to look at the building in a vacuum. The Arts Center stabilizes the west end of Black Rock. While the far end of Fairfield Avenue has the Burroughs Community

Center, a Post Office and a school, the west end of Fairfield, there is no anchor to stabilize the neighborhood. One of the proposals was for a high end restaurant. While that is very nice, it is not the type of enriching aspect that an Arts Center is. Any other mixed used, whether it be office, retail, another restaurant, bar, or spa would not contribute as much to the community. Suggesting that an alternative site might be a theater indicates that there is a lack of understanding of the spectrum of events and activities that occur at the Arts Center. While a stage and movie screen are needed, so are dance studios and photo shops. Council Member Curran stated that by evaluating the corner in terms of revenue production is to trivialize the effect of the Arts Center. She concluded by reiterating her point that the IPA has earned the right to sit down with the City to discuss the Phase One obligations.

Attorney Anastasi arrived at the meeting at 6:37 p.m.

Council Member Curran asked if Bridgeport Redevelopment Agency had a responsibility to get in touch with IPA regarding the bi monthly reports since they were the overseers of the Arts Center. Mr. Lavernoich replied that the actual licensing agreement was between the City of Bridgeport and the IPA. The Bridgeport Redevelopment Agency (BRA) is an Urban Renewal function for the City. There have been alot of plans adopted that the BRA is responsible for administering. However, this is done by the OPC staff. The assets remains with the City. Council Member Curran commented that she had looked up the BRA on the website and noticed that all of the members have expired terms. None of the new names have come before the City Council for approval. She stated that the BRA has not met since September of 2005. Mr. Lavernoich agreed that there was alot to address in that issue, but there has not been business to conduct. He stated that there will be business this fall. He then reviewed the recent appointments. Mr. Lavernoich stated that there has been a problem assembling a quorum in the past. Council Member Curran stated that there have been other instances where business has been stalled because there were no meetings scheduled. Mr. Lavernoich stated that the City was part of the agreement because the City is always accessible.

Council President Ayala mentioned the fund raising bench mark that the IPA failed to meet. He then asked how the City knows that. He also asked how many times the Administration visited the IPA. Council President Ayala stated that on certain occasions he had tried to facilitate the meeting and it was not possible. He also commented that the building was in some state of disrepair and asked Mr. Lavernoich how this was known. Mr. Lavernoich replied that there have been visits made and large portions of the building are in disrepair. When Council President Ayala asked if someone from the Building Inspection office visited the IPA, Mr. Lavernoich stated that two members from his staff had been at the IPA approximately two weeks earlier. They were met by Mr. Celli and they advised Mr. Celli at that time they were trying to coordinate a walk through of the

building. The condition of the building is obvious to those who drive by the building, which concerns the Administration.

Council President Ayala then recounted the history of the Arts Center. At that time, Council President Ayala was the chairman of ECDC and met with members of the Black Rock CDC who wished to have the project fast tracked. The Council voted unanimously on this issue, including then Council President Fabrizi. Council President Ayala stated that following Mayor Fabrizi's election, there had been several meetings between the new Mayor Fabrizi and the newly elected Council President Ayala on this subject. Council President Ayala stated that the Mayor had expressed his support for the IPA and the programs they presented. He also commented that when the lease was about to expire, he had asked the Mayor about the situation. Council President Ayala stated that there was every indication that this was a commitment on the part of the City to this project up until a few weeks ago. Now an RFP is being processed. Council President Ayala expressed surprise at this sudden change of events. If the City had done its due diligence and had documentation to back it up, then this situation would be different. But, Council President Ayala commented, he did not have any evidence that due diligence was done on this particular project. Council President Ayala concluded that as a legislator, he was not in support of this action by the City.

Council Member Mulligan stated that he was not on the Council at the time and that Council President Ayala has more history on this issue. However, in reviewing this, he wondered why the City Council did not make the difficult decisions that are now being discussed. It is a trying financial time for the City. He pointed out that this was not a lease on the building but a license agreement. Even if the RFP goes out and a response comes in, would it not give the City some transparency by having a number of proposals on the table along with the IPA, Council Member Mulligan asked. This would give Bridgeport some alternatives.

Attorney Anastasi commented that he was not present when the Mayor had his conversations over the years, or Mr. Lavernoch's presentation earlier in the meeting. Regardless of how this situation developed, the Mayor is committed to determining what the City's obligations are in regarding the present occupants of the building. The Mayor has directed Mr. Lavernoch's office and the office of the City Attorney to contact the IPA's counsel. A walk through has been scheduled and a list of pre-requisites and additional documentation needed to demonstrate that the City has a good faith obligation to negotiate. If the City is satisfied that the pre-requisites have occurred, then the City will have a basis for entering into a good faith negotiation. Attorney Anastasi commented that he believed it was premature to determine which way the matter was going to go. Attorney Anastasi commented that the initial term of the agreement expired but that it was continuing on a month to month basis. Attorney Anastasi commented that the City needs to conduct a physical walk through that the Council President remarked on

and that there needs to be some inspection of the records and conversation about the future of the building. These have been scheduled and no avenues have been foreclosed. While the Mayor is concerned that appropriate and effective use of the building is made, he also wishes to make appropriate and useful arts available to the community.

Council Member Walsh commented that he was on the Council when the Arts Center was first proposed, but could not tell anyone the difference between a lease and a license. If the City Attorney advises a license rather than a lease as the best vehicle for the City to use at the time, Council Member Walsh stated that he believed the Council would follow the advise of the City Attorney. Now hearing that a license shouldn't have been offered, but a long term lease instead, Council Member Walsh felt that rather than punishing the IPA for the Council's mistake. He also stated that perhaps the Council needs its own independent legal advisors, it might be better able to deal with these issues when they come up. Council Member Walsh stated that he was not on the committee and could not amend the resolution, but that he would recommend that the strongly state the Council's opposition to the RFP by saying that the RFP should be put in abeyance for 120 days in order to give the City a time frame to sit down with the IPA and start the discussions. Once the RFP is published, what will be the benchmark, Council Member Walsh wondered. If the BRA has to review the offers, since they have no staff, they will be depending on the City for the staff. The City has declared its position at this time. When the IPA was proposed, the Salvation Army had a thrift shop on the location, which the Council Members were told was the worst possible use. The Arts Center would be an improvement. Council Member Walsh stated that he did not feel that the City was doing enough for the Arts Center.

Chairman Paoletto recognized Mr. Celli and introduced him to the Committee. Mr. Celli stated that he was presenting facts, not hear say or misinformation. The first fact was that Mr. Lavernoich began working on the Arts Center in the last three and a half months. Previously, the Arts Center was under Mr. Nydol's supervision. All of the reports that were required by the IPA were submitted. Copies are available in the IPA office.

Mr. Celli passed around a copy of the lease for the Committee to examine. He stated that there is no dollar amount specified anywhere in the document regarding IPA's fund raising. He then produced a list of eleven benchmarks. These benchmarks were to be achieved, and according to Mr. Celli, on November 11, 2004, Council President Ayala, Mr. Nydol and Mr. Celli met in the Mayor's office. The Mayor was given a full report from the IPA on the bench marks, the program activities and everything else which was referred to as the "Status Report". From November 11th until July of this year, Mr. Celli stated that the IPA had attempted to communication with the City through letters, phone calls and other means, but received no response.

Mr. Celli then displayed an appropriations bill which was submitted by Representative Keelly from the 129th District to the General Assembly on January 5, 2005. This was a request for two and a half million dollars to invest into the building. Many calls were made to contact the City in order to get a long term lease. Council President Ayala attempted to coordinate a meeting. Without the long term lease, the IPA is not able to acquire significant capital funds. The eleven bench marks were completed eight months before the lease expired.

Mr. Celli then produced a list of \$200,000 dollars worth of cash and in kind services that were invested in the building. Mr. Celli stated that he has been told the ceiling and the roof of the building are collapsing. He feels it is structurally very sound.

In conclusion, Mr. Celli stated that the RFP is not a letter of intent, but an expensive list of requirements that a developer would have to perform in order to be consider. He felt that it was disingenuous to claim that it was just a show of interest. Any replies to the RFP would cost money and require serious interest. The City purchased the property and the adjacent property to the Black Rock Castle with bond money. Those bonds have restrictions and prevents certain uses of the property. The original bonds requires a municipal development plan, which was approved by the City Council on September 2001. This identifies the old Salvation Army property in five different places as an arts center, cultural center, arts and entertainment arena. That was in the original document because that Mike Freedman realized that after the building had been taken by eminent domain, there was no action on the building and the judge wished to know what the plans were for the building. Mr. Freedman called Mr. Celli and others into a board meeting and that is when the final negotiations took place for the Arts Center. Mr. Celli stated that the IPA was asking that the RFP be rescinded and that the City uphold their obligations according to the lease by sitting down in good faith and negotiating.

Council Member Mulligan asked how the \$200,000 in cash and in kind broke down in terms of how much in kind and how much cash. Mr. Celli stated that a ballpark figure would be \$90,000 cash and the rest in kind. Council Member Mulligan asked what sources the cash came from. Mr. Celli replied that there was several sources including the Federal Government. Approximately \$70,000 came from the Federal Government and the remaining from private and state. He then explained the source of the HUD funding.

Council Member Mulligan asked about the status of the roof. Mr. Celli replied that they had been on the roof with a structural engineer recently because of the expressed concerns about the roof. The structural engineer is prepared to put a statement in writing that the roof that is there can not be purchased today. There are still some minor leaks, but 90% is under control. A second roof has been totally replaced. Mr. Celli stated that there was alot of work to be done on this building, but that improvements have been

made in two years. He also stated that it is not correct to say the IPA has the building for \$1.00 a year. The IPA has the building for \$1.00 a year plus approximately \$200,000 of the sweat equity.

The City gave the short term lease as a test. Council Member Mulligan commented that in court cases there are bench marks that can be disagreed over and this has happened to the City in the past. Mr. Celli stated that the IPA has done everything possible to avoid litigation for the past eighteen months. Council Member Mulligan stated that his point was that benchmarks do not solve long term problems and people have found themselves in court for long periods of time over this issue.

Council Member Mulligan reiterated that Mr. Celli was stating that 90% of the repairs that were needed have been done. Mr. Celli stated that finding where water was coming in was a difficult process and that he believed that they were close to finishing the job. Council Member Mulligan then asked about insurance. Mr. Celli replied that the lease requires the IPA to have two million dollars insurance, which they always carry. They also get special grants for when events are being held.

Council Member Mulligan asked about the itemized work plan mentioned in the lease. Mr. Celli replied that an itemized work plan had not been submitted because for the last eighteen months they were not sure if they would continue to be in the building. Council Member Mulligan said that he was interested in the period covered by the licensing agreement and included all the provisions required in the bimonthly report. Mr. Celli replied yes, and that this was included in the Status Report given to the Mayor. Mr. Celli stated that while the reports were not submitted on the day that they were due, they were submitted.

Council Member Mulligan asked about the information in the brochure. He wished to know if the statement that the Arts Center space was provided by the City for free was included in all of the material. Mr. Celli stated that he felt it was included in most of the material but could not state that it was in all of it. Council Member Mulligan stated that he believed the licensing agreement required that the materials state that the City provides the space for free.

Council Member Mulligan asked who prepared the resolution before the Council. Mr. Celli stated that it was prepared by Charles Needle of Silvus, Needle and Kroger.

Council Member McCarthy stated that this situation puts him in an unusual position in that he is a fan of the arts and feels it is good for Black Rock. He also endured many comments about the taxes in Bridgeport. To Council Member McCarthy, this requires a balancing act between his obligations to the taxpayers and his love of the arts. He stated that he would be voting against the resolution, but this did not mean he was voting

against IPA in the long term basis, he was voting against the resolution. There was too many areas that Council Member McCarthy did not agree with. He felt that doing the RFP was a good idea, but also stated that it would take something significant to change his mind about having the IPA at the Black Rock Arts Center. Council Member McCarthy stated that he did not feel the manner that the City had handled this was forth right and open. He stated that he felt that the City made mistakes, but not to the level of contractual violations.

Council Member dePara stated that he was undecided. The lack of follow through on the City's part disturbed Council Member dePara. Council Member dePara stated that he wishes to see what the results of the City's evaluation of the building is.

Council President Ayala then stated that he was very clear about his standing on this issue.

**** COUNCIL PRESIDENT AYALA MOVED TO APPROVE 258-05 LEASE FOR THE INTERNATIONAL PERFORMING ARTS (IPA) AT 2838 FAIRFIELD AVENUE, ALSO KNOWN AS THE BLACK ROCK ARTS CENTER.**

Council Member Mulligan asked if the motion could come from the Council President. Chairman Paoletto stated that Council Member Holloway was not able to be present and Council President Ayala was filling Council Member Holloway's seat.

**** COUNCIL MEMBER VALLE SECONDED.**

Council Member Mulligan asked if this was a vote on the substance itself. Chairman Paoletto replied it was on the resolution. Council Member Mulligan stated that he had to agree with some of the sentiments expressed by Council Member McCarthy. The premises has a good deal of value, but no one knows exactly how much. At budget time, the Committee strains to find more money for education and police. Any resource that the City has needs to be handled carefully. Giving to one means taking away from someone else, which is the City's current financial situation. Council Member Mulligan stated that others had said other venues could not be used, but he had difficulty understanding why those venues were so underutilized. He also stated that he did not believe that substantial evidence that fund raising was impossible because of the lack of a long term lease. Regarding the resolution, Council Member Mulligan felt that it was unprecedented that the City Council has a resolution prepared by the attorney for one of the advocates with the language that it does contain before hearing the end of the City's presentation. Council Member Mulligan expressed concern about the potential liability of approving this resolution which implied a potential breach of contract on the part of the City.

**** THE MOTION PASSED WITH FOUR IN FAVOR (AYALA, VALLE, DYE AND PAOLETTO) AND THREE AGAINST (MULLIGAN, MCCARTHY AND DEPARA).**

Chairman Paoletto stated that there were definite questions on both sides of the question, two wrongs don't make a right and agrees that the City needs to work with IPA on this issue. He stated the original intent in order to hear the facts. He stated he would like an update from Mr. Lavernoich on his findings on his next trip to the Black Rock Arts Center.

**** COUNCIL MEMBER MCCARTHY MOVED TO ADJOURN.**

**** COUNCIL MEMBER DYE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT
COMMITTEE *of the CITY COUNCIL*
TUESDAY - SEPTEMBER 19, 2006

ATTENDANCE: Council members: Paoletto, Dye, McCarthy, dePara, Valle, Mulligan

ABSENT: Council member: Holloway

OTHER(s): Attorney Trachtenburg, Alana Kabel, Ed Lavernoich

I. CALL TO ORDER

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

Approval of Special Committee Minutes – August 1, 2006

** COUNCIL MEMBER McCARTHY MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER MULLIGAN SECONDED
** MOTION PASSED UNANIMOUSLY

Approval of Minutes - August 15, 2006

** COUNCIL MEMBER McCARTHY MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER MULLIGAN SECONDED
** MOTION PASSED UNANIMOUSLY

Council member Paoletto stated that he received an item for discussion from Ms. Kabel, but the item was not on the agenda, so they needed to make a motion to add it to the agenda.

** COUNCIL MEMBER VALLED MOVED TO ADD ITEM 281-05 TO THE AGENDA
ITEM DESCRIPTION: COMMUNICATION FROM OPED RE PROFESSIONAL SERVICES
AGREEMENT WITH CZBLLC FOR PREPARATION OF CITY HOUSING POLICY
** COUNCIL MEMBER McCARTHY SECONDED
** MOTION PASSED UNANIMOUSLY

**281-05 COMMUNICATION FROM OPED RE PROFESSIONAL SERVICES AGREEMENT WITH
CZB LLC FOR PREPARATION OF CITY HOUSING POLICY**

Ms. Kabel stated she had a request for the city to retain a firm to prepare a citywide housing policy. But since there was no consistent guide in place for the developers, in relation to housing, a policy

is needed to understand the development and promotion in the community that will result in affordability. So if a developer comes in, they will know their responsibilities in terms of affordable housing. They will also outline the demand looked at for Bridgeport housing. She pointed out that the cost to do the study was far greater than the other proposal received, but CZB LLC was chosen by various departmental persons and they were impressed by three things:

- CZB LLC implemented a study for the City of Hartford
- Their services have been used by Fannie Mae
- They stated at the presentation that they will do an in-depth market analysis neighborhood by neighborhood

Ms. Kabel relayed that if they met with another firm, there was a good chance that their study would be geared more toward suburban communities. She explained that they will look at secondary and primary data and they intend to hold three meetings to determine other factors to come up with a housing policy for Bridgeport. Overall, it will be an in-depth look at the demands and needs for the city. She said the other reason for the approval was that in January, they will initiate the development community plan that lays out the goals and objectives; so this study will be key to provide a viable piece in terms of development. Also, OPED is ready to do an update to the master plan and housing is a key component to this. She noted that she requested a draft of the study from CZB LLC. In essence, she said this was something the city needed, noting they had home and administrative funds to fund the study, so there will be no city funds used.

Council member DePara stated that he was on the subcommittee that worked on housing policies. He asked if that information would be included in the study. Ms. Kabel said yes, a blueprint was prepared and CZB LLC will work with the subcommittee and hopefully, the policy will encompass what was outlined in the subcommittee's study.

Mr. Lavernoich stated the emphasis of the prior ordinance was to implement affordable policies, but it was requested to pull that back to entertain CZB's analysis.

Council member Ayala said he had a concern regarding all the work done in putting together something to adopt as it pertained to housing. He pointed out it was done due to looking forward to the Steel Point Project and the need to address it. He said he was worried how the new study would play within the time frame of the Steel Point Project. The overall concern was that although it may result in a great end product, the intention of the subcommittee was to develop language that would guide the developers. Ms. Kabel stated the consultants would be held to a tight time frame and they will put emphasis on the need to have the study done in a timely manner before the end of the year. So clearly there will be deliveries as a result of the study that could aid any projects coming up. Mr. Lavernoich added that any development deal within the next three months would embrace the concepts posed by the subcommittee.

Council member Ayala stated that if nothing was codified, it provided wiggle room for developers to possibly not be fully dedicated to providing affordable housing. Mr. Lavernoich said they would be held accountable to carry out what was agreed upon.

Council member Mulligan asked if the subcommittee issued a report outlining their recommendations. Ms. Kathy Hunter commented that there was an overview of the recommendations that came out of the subcommittee. She noted that information will be submitted to CZB LLC.

Council member Mulligan asked how long ago the subcommittee made the recommendations. Council member Ayala said the last time they met was during the spring. And Bill Coleman was drafting the report for submittal to OPED.

Council member Mulligan recalled that when the Steel Point investors made a presentation, he didn't think they asserted that there would be an affordable housing component. He asked if that detail had been renegotiated. Mr. Lavernoich stated there will be (300) affordable housing units along the East Main Street corridor; there will be (50) units during the first year and (300) units over the next five years.

Council member Mulligan asked if it would be suggested that Bridgeport get involved as a result of the study. Ms. Kabel said she understood that they will lay out what the requirements are for the developers, in terms of affordable housing and with the determination of a percentage of affordable units that will be dedicated. They will also review the types of incentives the city will provide for development.

Council member Mulligan questioned if the project was in Black Rock, and they were planning on doing high-end units for instance, will there still be a 10% affordable housing component required. Ms. Kabel said there might be, but it's up to the city to decide what they want to recommend.

Council member McCarthy asked if the policy done by CZB LLC would then be present to the city council to determine what they like or don't like. Ms. Kabel said yes.

Ms. Kabel reiterated that the study would be paid for out of federal home administration dollars.

Council member Paoletto asked if the ECDE Committee would get a full report or only the part the administration liked. Ms. Kabel said she expected they would get both documents. She said she hoped they would all be active participants in reviewing the drafts.

Council member Paoletto recommended that the committee be invited to the meetings with CZB LLC. Ms. Kabel acknowledged the request.

Council member Dye asked if the first fifty units would be off site. Mr. Lavernoich said all three-hundred units would be built off the Steel Point peninsula, but there will be affordable units in the immediate surroundings.

Council member Mulligan asked what primary and secondary data meant. Ms. Kabel said primary data entailed going out in the community and talking to the people to get an opinion of those

interested or not interested in affordable housing. And also to get a clear sense of community desires. Secondary data involves reviewing the census statistics.

Council member Mulligan asked if they would determine the configuration of affordable housing based on single-family, two-family or multi-family. Ms. Kabel said that could be requested.

Council member DePara stated he wasn't pleased with some of the information he heard tonight. He felt this process would result in creating somewhat of a gated community while excluding a big part of Bridgeport. He further expressed that it would be important that the developers play by the city council's rules. Mr. Lavernoich said he would relay his concern to CZB LLC, but he pointed out there were reasons why affordable housing would not be economically feasible for all areas in the city.

Council member Paoletto referred to page 6 of CZB LLC background information. He mentioned that some of the cities the study had been done in were quite familiar, wherein others were not.

Council member McCarthy stated there were many times things were done off the trigger in this city. He thought they needed to maximize anything planned for to avoid the potential of being taken advantage of. Overall, he thought the study was a good idea and he supported it, but for now, he thought they should deal with the matter at hand that was the approval of the study.

** COUNCIL MEMBER McCARTHY MOVED TO APPROVE

** COUNCIL MEMBER DYE SECONDED

** MOTION PASSED UNANIMOUSLY

*Consent calendar

215-05 Payment in Lieu of taxes for the development of 665-679 Arctic Street . And 690 Arctic Street

see the information below regarding the wording "And 690 Arctic Street" that was deleted from the agenda item

Council member Dye assumed the role of chair for this item.

Mr. Lavernoich stated this item was previously brought to the city council for a PILOT for development on Arctic Street. There was a financial rationale and the consultant talked to the developer, where they reached a happy medium on the proposed PILOT. But there was a question of the uses in certain neighborhoods made. And there was a request that OPED array the areas on the map to indicate if certain areas were over served or under served. Ms. Hunter pointed out on the map where they will have permanent supportive housing. She also pointed out all the programs that serve the homeless in terms of where they are located. She said they were scattered in selected neighborhoods as indicated on the map. She commented that the dots denoted in green were supportive housing areas.

Ms. Kabel added that the numbers denoted inside the dots represented the number of units. So again, there were varied types of scattered housing.

Council member Valle asked for clarification of the programs located in the designated green zone. Ms. Hunter clarified that Victory Outreach was not homeless housing. Council member Valle stated that the map should have included the types of services provided in all the districts. Ms. Hunter stated that the map was not an exhaustive list, it was based on designated housing. Council member Valle said she didn't feel the map showed a true picture of how saturated all the districts in the city were. She emphasized that it should reflect all the programs. Ms. Hunter stated that the map was **not** a designated program map and that it was more a supportive housing map.

Council member Mulligan asked what the map color designations were. Ms. Hunter pointed out that red denoted the emergency shelters and orange designed transitional housing.

Council member DePara recalled that the request was made differently. He stated they wanted to see a total overall picture of where **all** the programs were, whether they are transitional, permanent, short term etc. that would enable them to get a true and accurate picture of the city as a whole. Ms. Hunter responded that she thought that it was most important to see the comparison of a particular project with services. Council member DePara said it was more about getting a picture of how saturated an area was with programs throughout the city and not just housing.

Council member Paoletto reviewed the prior meeting minutes where this item was discussed. The minutes seemed to verify the request to compile a complete listing of all programs in the city.

Council member DePara emphasized the importance of getting the information previously requested due to certain activities occurring in all areas of the city. Ms. Hunter pointed out that she felt the map designation added to the presence of a neighborhood and contributed to the quality of life in revitalization.

Council member DePara acknowledged her statement, but he respectfully disagreed to repeat that a true representation of all services and programs was crucial. He thought what was presented tonight gave a filtered picture of just one section of the city. Ms. Hunter respectfully disagreed, noting that she thought the map made a viable comparison as to what the project was. She apologized for any percept that there might have been an oversight on her part.

Council member Paoletto acknowledged Council member DePara's comments. But he stressed that those comments could have been perceived that Ms. Hunter didn't take her job seriously, noting that he was aware of how diligently she works. Council member DePara clarified that he didn't mean to attack Ms. Hunter's work ethic.

Council member Mulligan stated that in the final analysis, the fact of whether they were comparing apples to oranges wasn't relevant; the ultimate decision would be made by the committee to make a fair assessment.

Council member Dye commented that Ms. Hunter did a good job on the map. However, he said they needed to look at the number of agencies in the city to determine whether one particular area was oversaturated. He thought they needed another piece to add that would be in line with Council member DePara's comments.

Council member Valle also thanked Ms. Hunter for a good job putting together the map.

Council member Ayala felt they needed clarity to the matter. He stressed there had been talk about what services were being provided in different districts. But he questioned if the implication was being made that the varied programs were bad. He pointed out that regardless of whether one area of the city seemed to be oversaturated or not, the emphasis should be on the many needs of the city that should be addressed. He gave the example of where Victory Outreach was located. He expressed that it would be a blessing if every area in the city looked like where they were located. He added that a lot of what was done should address where they will provide anchors to build off of. He said they needed to keep in mind that they have many projects that add to the viability of the city, such as Crescent House that is thriving with productive citizens. But the fact was that they were dealing with a specific resolution based on the particular merits of the project at hand.

Council member Valle said she had been to the Crescent building and she agreed there were beautiful there. She added that she met with Betsy, Alana and Rose Christi and they talked about this matter. She asked that Betsy be allowed to address the committee.

Ms. Betsy Krum, the Women's Institute of Housing and Economic Development approached. She stated that they have been working with Alpha House on this project for over a year. She displayed a rendering of what the project would look like, noting they worked tirelessly on the project and assemble all the financing for it. She mentioned that they did discover there were some environmental issues related to the project, so that was one reason it has taken so long, but those issues would be cleared up. She further pointed out that this project will be every way housing, noting the lines do get blurred between programs and services. But this project will be well funded and would serve twenty (20) currently homeless persons. There will be offices for staff and a community room and the upper two floors will have 10-units each. All the people will be identified as homeless who are leaving a transitional program and they will also have an identified disability. But there won't be any clinical services on premise. She noted that the case managers were social work trained and not clinical workers. She pointed out the benefits of the homeless receiving case management that were key to lending assistance to them as needed. They will also provide on-site staffing who will work with the property manager to assure that the living environment is stable. There is also a component of the residents having leases and they will be held to the eviction process for the same reasons that other people do. The types of services were designed to meet a person's needs, such as employment, vocational and cultural context, but the program is not strictly for the Hispanic community. She added that all the apartments will have a full kitchen, bath, living room and dining room area. She noted that Community Housing Management will be responsible for conducting criminal background checks to assure there are no persons that have had a violent criminal record.

Ms. Krum said that overall, they tried to design the program to fit in with the neighborhood. And because it is supportive housing with persons that may have had substance abuse issues, they will have 24-hour monitoring with keyed entry required. There will also be sufficient lighting. She concluded by expressing that she was a huge believer in supportive housing. She noted a lot of research has been done on how it works and how it increases property values and works in conjunction to anchor a neighborhood by taking a vacant parcel and working for the neighborhood. She mentioned Council member Valle's idea about working to integrate the youth in the surrounding neighborhood. She said there was also talk of adding landscaping that will add to the value of the project. She said the project was ready to close on financing and they were anxious to move forward.

Council member Valle asked if there was a possibility of getting youth involved in the immediate area. Ms. Krum replied that it was a great idea, but she pointed out that often people in recovery chose counseling, so she thought it would be important to get an opinion from the schools to see how they felt.

Mr. Asher Delarmy, Director of CASA stated that he had a background in prevention and as far as the idea to integrate youth, he found that concept generally doesn't work. He pointed out that a model program was used in the past but it wasn't effective. However, the idea to utilize tenants of the program to take responsibility for the community was key.

Council member Valle stressed that there was a need to educate the community and she would like the programs they have to be connected to doing outreach to the community, as an effort to help save the children.

Council member DePara asked about the population housed at the facility. Mr. Delarmy said there weren't any other exclusions than them not having a violent past. He pointed out that they needed to respect the discriminatory laws. He said all the residents will come from Bridgeport and most are in the late stages of recovery and are advocated by other providers. They will be screened to check the work they have done in terms of recovery and there is a strict scrutiny process. He added the property manager will also have an important role in saying who resides there, because there will be credit checks and rental checks done.

Council member DePara asked if any sex offenders would be housed. Mr. Delarmy said he wasn't sure, noting that they may apply, but they will be screened like anyone else. Council member DePara stressed his concern about kids in the area. Mr. Delarmy stated that although the concern was valid, he thought it would be good to know if in fact a sex offender has applied and if so, that they are in a controlled environment.

Council member DePara asked about the case management services that will be provided. Mr. Delarmy said there would be: vocational, medical, mental health and substance abuse services.

Council member Mulligan asked for clarification of the property address per the item request. Mr. Delarmy said it was 665-679 Arctic Street. (*see the motion below for the corrected agenda item*).

Council member Mulligan questioned when they will be at the point to stop addressing issues with people with addictions. He emphasized that although there are good intentions to help those persons, the concept of giving payment in lieu of taxes would ultimately take away from addressing other issues affecting the city, such as education. Ms. Krum stated that eventually they would try to create more permanent housing. She mentioned that it was the Mayor's plan to end homelessness within 10 years.

Mr. Lavernoch said the developer made the proposal for the PILOT for the project and the consultant looked at the request who recommended a slightly higher development amount as it was outlined in the document. There will be a 15-year schedule at \$15,000 per year and increased annually by 2%.

**** COUNCIL MEMBER VALLE MOVED TO AMEND THE AGENDA DESCRIPTION TO STRIKE THE WORDING AND 690 ARCTIC STREET. THE DESCRIPTION SHOULD READ: 215-05 PAYMENT IN LIEU OF TAXES FOR THE DEVELOPMENT OF 665-679 ARCTIC STREET**

**** COUNCIL MEMBER MULLIGAN SECONDED**

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** MOTION PASSED UNANIMOUSLY

** COUNCIL MEMBER VALLE MOVED TO REMOVE 690 ARCTIC STREET FROM THE ENTIRE DOCUMENT

** COUNCIL MEMBER DEPARA SECONDED

** MOTION PASSED UNANIMOUSLY

** COUNCIL MEMBER VALLE MOVED TO APPROVE ITEM 215-05 AS AMENDED

** COUNCIL MEMBER DYE SECONDED

** MOTION PASSED UNANIMOUSLY

*Consent calendar

Council member Paoletto commended Council member Valle for taking this issue seriously. And although it was an emotional process for her, she was diligent in following through.

267-05 State Funding for Steel Point Project

Mr. Lavernoich stated they had a resolution with the standard state format regarding grants and aid from the State of Connecticut. He recapped that the committee authorized condemning the United Illuminating building and they came to a settlement in June. They expected the state would come up with the money, but it's been done in waves, so this will be the first issued payment. However, \$4.6 million is still required. But they were looking for authorization tonight.

** COUNCIL MEMBER DYE MOVED TO APPROVE ITEM 267-05 STATE FUNDING FOR STEEL POINT PROJECT

** COUNCIL MEMBER McCARTHY SECONDED

** MOTION PASSED UNANIMOUSLY

*Consent calendar

268-05 Agreement with National Development Council for Community Economic Development Advise ment

Mr. Lavernoich stated this resolution was submitted and attached to the contract. The resolution had to do with the developments by National Development Council for Community Economic Development and it's the same amount as last year. They are a nationally known economic community development consultant that they have contracted with for twelve years. They are unique in the services they provide, which is an in-depth analysis of the financing and PILOT programs. They will also be provided with an allocation of federal tax credits. He pointed out that they have been involved many varied projects in Bridgeport.

Council member Mulligan asked if they were a non-profit organization. Mr. Lavernoich said yes and they have been in existence since 1969.

Council member Mulligan asked what budget the amount would come out of. Mr. Lavernoich said it would come out of the OPED budget.

** COUNCIL MEMBER McCARTHY MOVED TO APPROVE

** COUNCIL MEMBER DEPARA SECONDED

** MOTION PASSED UNANIMOUSLY

*Consent calendar

ADJOURNED

** COUNCIL MEMBER McCARTHY MADE A MOTION TO ADJOURN

** COUNCIL MEMBER DYE SECONDED

** MOTION PASSED UNANIMOUSLY

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT
COMMITTEE
SPECIAL MEETING
OCTOBER 2, 2006**

ATTENDANCE: Richard Paoletto, Co-chair; Marie Valle, Thomas McCarthy, Johnnie Dye, Thomas Mulligan, Angel dePara, James Holloway.

OTHERS: Donna Curran, Elaine Pivrotto, Robert Walsh, Andres Ayala, Mayor John Fabrizi (6:44 p.m.) , George Estrada, Director of Public Facilities, Attorney Pacacha, City Attorney's Office, Thomas Sherwood, Mr. Cody.

CALL TO ORDER

Chairman Paoletto called the meeting to order at 5:40 p.m. and announced that there was a quorum. Council Member Holloway stated that he would have to remove himself from the meeting because of a conflict of interest. He then handed Chairman Paoletto a document and left the meeting at 5:41 p.m.

282-05 Acquisition of Real Property on Evergreen Street for the Animal Shelter and other City Purposes.

Attorney Pacacha stated that the discussion of this issue should be done in Executive Session because it concerned the acquisition of real estate by the City.

**** COUNCIL MEMBER MCCARTHY MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS THE ACQUISITION OF A PARCEL OF REAL ESTATE ON EVERGREEN AVENUE BY THE CITY.**

**** COUNCIL MEMBER DYE SECONDED.**

**** THE MOTION PASSED WITH FOUR IN FAVOR (MCCARTHY, MULLIGAN, DYE, DEPARA) AND ONE AGAINST (VALLE)**

The Committee, Attorney Pacacha, Mr. Cody, Mr. Estrada, Mr. Sherwood, and Council Members Curran, Pivrotto and Walsh entered into Executive Session at 5:43 p.m. The Committee and various City officials reconvened into Public Session at 5:45 p.m.

Council Member McCarthy asked for clarification on why an executive session was needed to discuss this matter. Atty. Pacacha replied by reading from a legal document the terms of the contract.

Council Member Mulligan asked about the property value. Attorney Pacacha stated that the discussion of this issue should be done in Executive Session because it concerned the property value of the real estate under discussion.

**** COUNCIL MEMBER MULLIGAN MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS THE PROPERTY VALUE OF A PARCEL OF REAL ESTATE ON EVERGREEN AVENUE.**

**** COUNCIL MEMBER MCCARTHY SECONDED.**

**** THE MOTION PASSED WITH FOUR IN FAVOR (MCCARTHY, MULLIGAN, DYE, DEPARA) AND ONE AGAINST (VALLE)**

The Committee, Attorney Pacacha, Mr. Cody, Mr. Estrada, Mr. Sherwood, and Council Members Curran, Pivrotto and Walsh entered into Executive Session at 5:50 p.m. The Committee and various City officials reconvened into Public Session at 5:55 p.m.

Council Member Walsh stated that this particular parcel of property has \$18,000 due in taxes. Mr. Sherwood explained that the partial payment had been made on the taxes. Atty. Pacacha stated that his office had performed a tax and title search on the property and that the City will acquire five to six months of taxes upon the sale of the parcel.

Mr. Estrada then addressed the Committee and explained that the City was drawn to this site because of the animal shelter. The Administration Building would be separate from the area where the actual animals are sheltered. Mr. Cody then reviewed the architectural plans for the proposed structure. Some additional ventilation will be needed, but the buildings will not need air conditioning. Mr. Estrada then commented that there is a Public Facility only two blocks away. Due to grant funding and time constraints, the area that had originally been designated for the sand and salt sheds now needs to be devoted to another building dictated by the grant. While the Animal Shelter parcel is large, there would be additional room for the sand and salt sheds in a central location for the City. The parcel would also provide additional housing for the Police Department and possibly also facilities for other City functions that are currently housed in privately leased property. Mr. Estrada also pointed out that the City has a tendency to house facilities in buildings that have gone beyond what their normal life cycle would be. This ends up requiring massive repairs beyond what normal use and maintenance would require.

Council Member dePara asked where the sand and salt shed would be located on the property. Mr. Estrada reviewed that with him and indicated the probable location on the blueprint. When asked why such a large area was needed, Mr. Estrada replied that it was necessary for the turning radius of the trucks. This is one reason why the parcel presents the greatest value.

Council Member McCarthy asked about possible environmental contamination. Mr. Cody stated that an Phase 1 investigation has already begun, but that the environmental officer had discovered that a Phase 2 investigation has been done at an earlier time, which gives some indication that there was not a previous problem. Atty. Pacacha concurred, and stated that the City would not be liable for previous contamination.

Council Member Pivrotto asked about remediation on the property. Mr. Estrada replied that the site currently houses both people and offices, so there is no concern on the City's part.

Council Member Pivirotto then pointed out that there are currently 10 buildings on the parcel and asked how many of them would be utilized by the City. Mr. Estrada explained that the City would retain the Administration office, and three of the kennels for use by the Animal Shelter. Two additional buildings may be utilized by the Police Department.

Council Member Curran asked why it was necessary to call a special meeting on this issue. Mr. Estrada explained that the City was operating within an agreement with the seller. He stated that he wished to give the Council Members at least two weeks to consider the proposal before the next Council meeting. Mr. Estrada also explained that he had received the proposal on July 26th and immediately submitted it to the Council for assignment to the Committee. Mr. Sherwood then reviewed the details of the LOSHA grants for the Committee.

Mayor Fabrizi arrived at 6:44 p.m..

A question was raised regarding the property appraisal. Attorney Pacacha stated that the discussion of this issue should be done in Executive Session because it concerned the property appraisal of the real estate under discussion.

**** COUNCIL MEMBER MCCARTHY MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS THE PROPERTY APPRAISAL OF A PARCEL OF REAL ESTATE ON EVERGREEN AVENUE.**

**** COUNCIL MEMBER VALLE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The Committee, Attorney Pacacha, Mr. Cody, Mr. Estrada, Mr. Sherwood, and Council Members Curran, Pivirotto and Walsh entered into Executive Session at 6:45 p.m. The Committee and various City officials reconvened into Public Session at 6:50 p.m.

**** COUNCIL MEMBER MCCARTHY MOVED TO APPROVE 282-05 ACQUISITION OF REAL PROPERTY ON EVERGREEN STREET FOR THE ANIMAL SHELTER AND OTHER CITY PURPOSES.**

**** COUNCIL MEMBER DYE SECONDED.**

**** THE MOTION PASSED WITH FOUR IN FAVOR (DYE, MULLIGAN, MCCARTHY, VALLE) AND ONE AGAINST (DEPARA).**

ADJOURNMENT

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

**** COUNCIL MEMBER MULLIGAN SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:55 p.m.

Respectfully submitted

Sharon L. Soltes
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC & COMMUNITY DEVELOPMENT
& ENVIRONMENT
OCTOBER 10, 2006**

ATTENDANCE: Richard Paoletto, Co-Chair; Johnny Dye, Co-Chair; Maria Valle; Thomas Mulligan; Thomas McCarthy.

STAFF:

OTHERS: Alanna Kable, Deputy CAO – Housing.

CALL TO ORDER

Mr. Paoletto called the meeting to order at 6:00 p.m. He stated that there were three members in attendance and there was a quorum.

**281-05 PROFESSIONAL SERVICE AGREEMENT WITH CZBLLC FOR
PREPARATION OF CITY HOUSING POLICY**

Mr. Paoletto said this was the only item on the agenda. He explained that this was not a new resolution, as it had been before the Committee once before with unanimous approval, but there has been some housekeeping issues that Ms. Kabel was required to address, and she asked Mr. Paoletto to bring it back before the Committee once more.

Ms. Kabel said there were three things she needed to take care of. The Board of Public Purchases did approve of the selection of czbLLC on Tuesday, September 26. Mr. Bueke (sp) has since filed his company with the Secretary of the State so czbLLC is now in good standing with the State of Connecticut as of October 2nd. City Attorney Lisa Trachtenberg has negotiated the attached contract and drafted the attached resolution for the Committee's review and approval. Ms. Kabel said the only difference in the attached resolution is in the Resolved paragraph, and Ms. Trachtenberg added a few more addendums to the attached contract. She said if there were any questions she would be happy to answer them.

Mr. Mulligan asked wasn't this the contract the Committee had before. Ms. Kabel said that when she had gotten the contract to the City Attorney she was unaware that she had to have the City Attorney negotiate the contract with Mr. Bueke (sp) prior to submission. The previous contract had not been specifically negotiated for this particular consultant, and she had been advised that she should always make sure the contract has been negotiated. She apologized to the Committee for the oversight.

Mr. Paoletto clarified that everything was the same in the contract; it was just that it needed to be presented before the City Attorney before it came before the E&CDE for resolution. Ms. Kabel agreed.

Mr. McCarthy said that Ms. Kabel stated it was approved by Purchasing, and asked how many people responded.

Ms. Kabel stated there had been two who responded. The other company was HMA, who was actually much lower in price but their basic premise for addressing the study was to come in and give them a series of plans they had done for urban communities throughout the State, and they hadn't really done any city work. CzbLLC has worked in Hartford and has an outstanding team of consultants associated with them.

The selection committee felt that HMA was a regurgitation of what had been seen before, and czbLLC is giving them the opportunity to have a housing policy that is shaped by one-on-one interviews, and in addition to housing need, also housing demand. The selection committee wants to take a look at the need versus the demand within the Bridgeport economy and within the regional economy, for housing and affordable housing, so they get a complete picture. The selection committee felt that hiring HMA would just be a rewrite of another plan with Bridgeport slapped onto it, and the committee really didn't want that.

Ms. Kabel said that czbLLC was the unanimous decision of the selection committee, which consisted of herself; the Deputy Director of Housing; and a representative from OPED; the chair of the East End NRZ Planning Committee; a representative from United Way who has worked on the 10-year plan to end homelessness; and a representative from the State of Connecticut who has worked on the 211 and also worked on affordable housing throughout the state.

Ms. Kabel said it was a real opportunity to bring in a consultant of this caliber, but everyone needs to realize they may shake some trees when they get here, because czbLLC really wants to become involved in creating a policy that will help create healthy neighborhoods and, as a result, a healthy city.

Mr. McCarthy asked how this would be funded. Ms. Kabel said there were some home administrative dollars that go back to 2002 and 2003 that were never utilized, so the Federal Home funds will fund the study 100 percent. This study will feed into the Master Plan and the new five-year Consolidated Plan, and really gives the City a leg up as they begin this process.

**** MR. McCARTHY MOTIONED TO APPROVE THE RESOLUTION.
** MR. DYE SECONDED.
** MOTION PASSED UNANIMOUSLY.**

**** MR. McCARTHY MOTIONED TO ADJOURN.
** MR. MULLIGAN SECONDED.
** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Linda J. Hayes
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT COMMITTEE
TUESDAY - OCTOBER 17, 2006**

ATTENDANCE: Council members: Paoletto, Mulligan, Dye, McCarthy, dePara, Valle

ABSENT: Council member Holloway

OTHER Council member: Walsh

OTHERS: Associate City Attorney Trachtenburg, Ed Lavernoich, OPED

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

Approval of Committee Meeting Minutes of September 19, 2006

** COUNCIL MEMBER McCARTHY MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER DYE SECONDED
** MOTION PASSED UNANIMOUSLY

Approval of Special Committee Meeting Minutes of October 2, 2006

** COUNCIL MEMBER MULLIGAN MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER McCARTHY SECONDED
** MOTION PASSED UNANIMOUSLY

279-05 PILOT for property known as 3030 Park Health Center

Mr. Lavernoich introduced this topic. He stated that the following persons were present to address the item: Shannon Rudlinger, Executive Director; Jan Park, of the Residents Association; Peter Estevez and Monica Bunton, Union Local 217. *David Freshwater, the President of The Freshwater Group attended later in the meeting.*

Mr. Lavernoich stated that the resolution would authorize the Mayor to enter into an agreement with related to the property known as 3030 Park Health Center. He explained that the facility has had a troubled past and fell into receivership, but the attorney general was essential in finding an operator for the site, which is The Freshwater Group. He said that the firm has a record of successfully running senior facilities. The plan is to outgrow the operating problems by putting \$20 million into the existing building and another \$20 million into the expansion. The variances were approved by the Zoning Board of Appeals when the new structure was proposed to them and they discussed the platform to improve the facility. The goal is to get all they can out of the project without jeopardizing the success of it.

Council member Mulligan asked the history of the bonding program that was approved two years ago. Mr. Lavernoich said they approved private activity bonds to rehabilitate and modernize the facility under the prior ownership, but they couldn't make it work and they defaulted on the debt. So the increased debt load is what forced the facility into receivership. But the debt was bought out by the new firm who acquired the building for \$20 million.

Council member Mulligan asked if the bond holders were paid off by the proceeds of the premises. Mr. Lavernoich said it was partially paid off. They received a conduit fee that was paid up to last year, but the bond debt is essentially retired.

Council member Mulligan asked what would happen after the 10-year period since they are a non-profit facility. Mr. Lavernoich pointed out that no housing facility was automatically exempt, all is subject to taxation, but if the facility has special arrangements with the host community, then that needs to be approved. However, they are subject to regular taxation procedures.

Council member Mulligan said he wanted to assure that when year-11 came around, there wouldn't be a transfer of the business to a non-profit organization, whereby the city won't get anything. Mr. Lavernoich said he wasn't sure how to answer that, but he said under Title-12, all housing had to pay taxes.

Council member Walsh asked what the cost would be to the taxpayers. Mr. Lavernoich said that depended on the tax increase for the next five years, noting that for years 6 to 10, the PILOT will increase by 5%, but they will pay it. He added that because the capital program was so ambitious, he thought that any loss of potential revenue would be overcome by building permit fees. So presumably, \$40 million of work will result in \$800k in building fees. But it's very likely the facility will pay several thousands of building fees over the next ten years.

Council member Walsh questioned whether anyone bothered to project what the cost would be to the taxpayer. Mr. Lavernoich said no, because they saw dramatic increase in the last two years.

Council member Walsh distributed a document related to the proposed PILOT that outlined potential tax increases based on his research. He stated this project wouldn't do anything as far as revalue goes. And they would have to assume the property values in this area would go up more so than in other areas. He referred to his research that found there would be an \$865k estimated tax increase. He stated the way the PILOT was structured for new residential property, not a penny goes to the taxpayers. He further likened the project to a grandiose gift!

Council member Walsh also questioned the luxury amenities associated with the new facility, commenting that this was akin to asking taxpayers to subsidize this. Mr. Lavernoich stated that Council member Walsh pointed out improvements that will never be made unless they can stabilize the current situation. He pointed out there was also the matter of the appeal of 8% penalties, and if they prevail, they will ultimately get less taxes going forward. Also, the facility has been in receivership for 2 ½ years that is one step away from bankruptcy. He went on to say that if they can't outgrow the operating problems, they will still have operating problems for the next four or five

years; but if it goes to bankruptcy that will become a matter for the court, rather than a PILOT that will be a good thing for the city.

Council member McCarthy stated that the question came down to thinking long or short term for the city. He expressed that 3030 Park was the heart and soul of the north end. There are currently (160) resident who have had to live without any air conditioning or other improvements for a while now, so the situation is dire straits especially for the people that have invested their life savings. Although, there are some residents that live there that are financially well off, that is not the case for everyone. And those persons are the ones that have invested their life savings thinking they would always have a place to live. He pointed out the state of the facility was due to the past administration and not the residents, but the eleven year game plan will assist them to become self-contained. As far as the mention of luxury amenities, he didn't feel this was relevant, because the project will inevitably help the city. He emphasized that if 3030 Park collapses, so does the north end of Bridgeport and other surrounding buildings. He strongly stressed that this matter was of such pivotal importance to the north end, because if they don't operate, we will see a cavalcade of detriment exposed to other properties.

Council member McCarthy further spoke to Council member Walsh's comment pertaining to the numbers he researched. He said the numbers submitted were just based on taxation and not other revenues. But now they have a \$20 million project that will be on the tax role, noting that the Freshwater Group is taking a big risk to upgrade the building and hopefully they will be able to market it to help sustain it. He noted that the residents came out at the ZBA meeting to speak in favor. He reiterated that the project was of pivotal importance and he supported it 100% along with Council member Rodgerson. He stressed that the project will also provide well paying union jobs. He said that although he isn't always keen on PILOT's, he felt there comes a time when they have to invest in something worthy. He noted that they received all variances from the ZBA.

Council member Curran stated that if the permits played a large role in the outcome, she asked why a cost analysis wasn't done, noting it would have been good to see. She also questioned if people living there would be able to afford living there after the new amenities are included and she thought some tax should be paid on the amenities. She questioned whether another developer could make the project work without a \$20 million investment.

Council member Rodgerson reasserted that as they looked at the project, from eleven years on, if they did an analysis of what the city would receive with the improvements, the amount would be dwarfed. He went on to say that the facility will stabilize housing for seniors and it will give back to those whom have given the most to the city, and who have asked for the least, with regard to social services. But he disagreed that foregoing improvements was better for the tax base. He also stated that this project was not the typical one where an RFP process applied, but it was a lot more complex and the project concerns those that have been around for a while. He concurred that well paying jobs will result from the project and he thought it would be irresponsible for them not to vote for it because they thought it would be inhibiting the tax base. He said he was in 100% support of the project.

Council member Mulligan asked about the present tax situation concerning the parcel. Mr. Lavernoch said there was a previous appeal by the prior ownership taken on and there was a 10%
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penalty added on. But he was told the appeal would be dropped if the PILOT goes forward, that is the appeal for the Freshwater Group not the former owner.

Council member McCarthy said he would like to see a commitment that the appeal would be dropped. Mr. Estevez responded to this statement and he said he couldn't make that guarantee, but that he would submit the recommendation. Mr. Lavernoich said they would insist that the appeal be dropped for the Freshwater Group if the PILOT goes through.

Council member Curran asked if they could negotiate further. Mr. Lavernoich said the project works on the premise that the experts that put the deal together were more qualified than the city council to do that. Again, they will be going on the premise that they will be operating at a deficit until they see ultimate success with the project.

**** COUNCIL MEMBER MCCARTHY MOVED TO APPROVE**

Mr. Rudlinger stated that they were excited about the future of 3030 Park. He addressed the luxury amenities issue and clarified that many of them were closed down, such as the pool that has dirt in it, but the cottages and apartment building will be now. He said the attempt was to return 3030 Park into how it was originally built, given the history as to how people migrated there just to be a part of it. He stressed that they do have the right people to turn the facility around, noting that 3030 Park is a community for everyone and not just the rich. And they do have subsidized assistance for those that need it. He went on to say they will be adding thirty-five (35) jobs back to the Bridgeport community. However, with the tax burden pending, that may not happen and they won't be able to expand and make improvements if they aren't approved for the PILOT. He invited everyone to attend an unveiling of the plans on October 18, 2006 at 5:30 p.m. he said the plans will include renovations of the existing building for a (22) bed skilled nursing facility and (24) assisted living units and (12) memory impaired (Alzheimer's patients) units. He further noted that out of (119) employees, (73) of them lived in Bridgeport.

Council Curran asked how the services were paid for. Mr. Rudlinger said a 90% refund applied. If a resident paid \$100k, they get back 90% of that; or they pay a certain amount based on their age and that amount declines over time. The monthly fees range between \$2,600 and \$3,600 that includes utilities, transportation, laundry, activities and security.

Council Mulligan asked the number of other facilities of this kind the Freshwater Group has operated. Mr. Rudlinger said they were affiliated with ten to fifteen other senior facilities.

Council member Mulligan asked about details of the construction. Mr. Rudlinger said the new construction would be along Park Avenue facing Park Avenue going south. There will be a circular drive with cottages along Aldo Street and an entrance to the health center.

Council member Mulligan asked who the cottages would house. Mr. Rudlinger said they would house seniors with an interest in congregant living over the age of 62; the other structure will be for apartments.

Council member Mulligan questioned what happens to someone who is living independently and might become afflicted with Alzheimer's. Mr. Rudlinger noted they planned to apply for their Medicare license. Council member Mulligan asked if persons that may become afflicted with Alzheimer's would be able to stay, and not kicked out because their situation has changed. Mr. Rudlinger said no, in that case those persons would be eligible through Medicare aid.

Council member Walsh asked about the 2 to 3-bedroom units and if they would be age restricted. Mr. Rudlinger said the person living there had to be 62 years old or older. Council member Walsh questioned if subleasing would be allowed since they had that number of bedrooms.

Council member Walsh concurred with Council member Curran about letting the facility go tax free for five to ten years. He thought this was unheard of and he felt going along with it, would set the tone of *"do for one, do for all"*!. Mr. Lavernoich replied that everything that goes through them; will undergo careful financial consideration so as not to perpetuate that philosophy.

Council member dePara asked if they could put in a re-opener clause to address the new construction. Mr. Lavernoich questioned what would trigger the re-opener. He said the capital program would take five years and after that the PILOT goes up 5% per year. He said they needed to keep in mind that they will lose money for at least five years before the facility is stabilized. He stressed that they needed to reward risk sometimes to get people to invest in the town. Council member dePara didn't feel it would be a bad thing to look at the matter again in a couple of years once construction begins, just as they did with the Bluefish project. Mr. Lavernoich once again questioned what would trigger the re-opener. He explained that for the people that underwrite the debt, they will not want the city to have a re-opener clause that will jeopardize that. Council member dePara clarified that he meant he would like the re-opener clause for the new construction.

Council member Dye stated Mr. Lavernoich needed to compile a complete package for the rest of the city council members. The package should include details of the \$20 million investment, appeal status, project details etc. He said that although it was a good project, he felt more information was needed.

Mr. David Freshwater arrived. He addressed the status of the appeal. He said as he understood about the property tax appeal, there were two aspects to consider. The penalty was assessed to the prior owner and the other had to do with the value that is based on \$29 million. But he wasn't sure where the appeal stood currently, noting that it was ongoing.

Mr. Lavernoich asked if the appeal would be dropped if the PILOT is received. Mr. Freshwater stated that if the 50,000 sq. ft. level building didn't work and if there was no investment, it would go under. So to be successful in the future, the real success involves doing everything they have proposed, such as changing the units mix, because that is market place driven. So they propose to reduce the number of units to (181) leased apartments done during phase-I; but when they take away the units, they still have the same size building and the (183) units can't support it all. So the plan was to continue to add on to it and add additional units as a whole concept project. He said the fallback plan as lenders is to cut their losses, renovate the existing tower and make all the

necessary repairs they can, then fill it up and stop, and from there, carry it over to the next developer. He pointed out that presently they were losing \$250k before the debt. And although they serve the upper and middle income level people, there are major issues attached and it's the reason they went into receivership. He explained that if the PILOT was approved, they would be will to agree to a condition that the appeal be dropped and the property taxes stay the same from day one. He further pointed out this was a big investment that people were making in their future and everyone is working in conjunction as far as marketing efforts. He further noted that in the end, the most important thing is to sell the units, so they need to create enthusiasm and confidence in the community to do that. He repeated that there was a Gala being held tomorrow October 18 and all were invited to see what the future would bring.

**** COUNCIL MEMBER McCARTHY MOVED TO AMEND THE RESOLUTION WITH THE CONDITION THAT IF THE PILOT IF APPROVED, THE TAXAPPEAL WILL BE DROPPED UPON EXECUTING THE FINAL PILOT AGREEMENT**

**** COUNCIL MEMBER VALLE SECONDED
** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER McCARTHY MOVED TO APPROVE THE RESOLUTION AS AMENDED
** COUNCIL MEMBER VALLE SECONDED**

Council member Curran asked if there was any way that money can be paid back to the city at a percentage. Mr. Freshwater stated that would come down to the lender and investors and he wasn't sure how they would work that, because the load was made based on the downsize risk and the upside potential. And if it works it works, but there is still the matter or the property tax that is around \$4,600 per resident, noting that the average was \$1,200 per year. But without the property tax, as they expand, the property tax per resident will actually go up. And without the PILOT it will be close to \$8,000 per resident that will be three times the top percentage paid in the United States. So honestly, the tax is so high currently it wouldn't justify making the investment.

Council member Walsh stated that his colleague paid \$3,500 for an 800 sq. ft. condominium. He said this to point out that property taxes are what they are and that his constituents are concerned about property taxes just like everyone else.

Council member Mulligan asked if it turned out that two to three years from now, if the project wasn't successful, would there be an escape mechanism that the wherein the property becomes taxable again. Attorney Tractenburg said that all PILOT's were conditioned on the success of the proposed completion and the end result. But often there is a provision for the finance company to find a substitute developer should that company fail, but if not, it's a termination of the PILOT agreement.

Council member Mulligan commented that after ten years, they didn't want a situation that they sell to a non-profit at a tax exempt status. He questioned if there was any protection to the city that won't occur. Mr. Freshwater said that was more a question for the city. Council member Mulligan said he would like the city to be protected. Attorney Trachtenburg said there might be a situation

City of Bridgeport
Economic and Community Development
and Environment Committee
October 17, 2006
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where a non-profit took over and even if it was for a not for profit purpose and for a charitable goal, it might be an example of operating. But ownership by a non-profit doesn't protect them from the tax payment. However, if it continues as senior housing, she said she couldn't imagine a scenario where a non-profit wouldn't want to recoup their losses.

Council member McCarthy pointed out they were previously operated by a non-profit and didn't pay taxes. Subsequently there was a lawsuit and the city prevailed, but it's of legal record that they have to pay taxes and a precedent has been set that states that.

Council member Mulligan asked Mr. Lavernoich to submit the following:

- Submit a written report indicating an estimate of the permit fees
- A copy of the legal record indicating they have to pay taxes regarding the precedent
- Assure that contractual language is included to protect the development

Council member Mulligan asked if there would be union give backs. Ms. Bunton said there were some.

Council member dePara stated he was hard pressed to approve the resolution due to the issues presented tonight. He expressed it would be a hard sell to his constituents about the issue of giving up taxes.

Council member Lyons stated that they needed to make sure that all the information is submitted as it pertains to the project. She mentioned that the issue of housing was currently a hot topic in her district.

The Chair returned to the original motion made, that was:

**** COUNCIL MEMBER McCARTHY MOVED TO APPROVE THE RESOLUTION AS AMENDED**

**** COUNCIL MEMBER VALLE SECONDED**

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

***Not on consent calendar**

278-05 Proposed Resolution pertaining to the adoption of an East Side Neighborhood Revitalization Zone Boundaries

Council member Paoletto stated a request was made by Tom Coble who was present earlier to table this item, because there were ongoing issues that still needed to be worked out.

**** COMMISSIONER DYE MOVED TO TABLE**

**** COMMISSIONER MULLIGAN SECONDED**

**** MOTION PASSED UNANIMOUSLY**

ADJOURNED

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

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

CITY OF BRIDGEPORT
JOINT COMMITTEE on ECONOMIC and COMMUNITY DEVELOPMENT
& ENVIRONMENT and ORDINANCE
of the CITY COUNCIL
MONDAY - NOVEMBER 6, 2006

ATTENDANCE

ECDE COMMITTEE: Council members: Paoletto, Dye, McCarthy, Mulligan

ABSENT: Council members: dePara, Valle, Holloway

ORDINANCE COMMITTEE: Council members: McCarthy, Walsh, Dye, Curwen, Silva

ABSENT: Council members: Holloway, Lyons

I. CALL TO ORDER

Council member McCarthy called the meeting to order at 6:32 p.m.

Proposed amendment to Municipal Code of Ordinances: New Chapter 3.79 East End Neighborhood Revitalization Zone (280-05A)

The Chair asked if there was anyone to speak in favor of the amendment

- Ms. Angie Soltaro stated she was from the office of NRZ. She said she was present to recommend approval of the amendment. She expressed that a lot of time and energy went into the plan and she hoped for approval.
- Mr. Kenneth Moales Jr. stated he was the chairperson for the NRZ. He expressed that they spend two years on the plan, noting that they anticipated businesses coming in for profit, as well as non –profit enterprises. He said that a great deal of time has been spent with city officials on developing the plan. It was well thought that involved a lot of dialogue and input resulting in a comprehensive and detailed plan. He said it was his belief that the east end of Bridgeport has been overlooked to a great extent from a business owner perspective. So they were looking to be part of the renaissance as a whole. He urged approval of the amendment.
- Mr. Charles Coviello encouraged approval of the amendment, pointing out that hard work had gone into the plan. He asked that when proposals come before the council related to the NRZ that they encourage the zoning board to listen carefully to the NRZ members.
- Pastor Griffith stated he was a homeowner on the east end. He said he has been a resident for 14 years and he relocated from Boston. He applauded the committee for consideration on the plan, noting that they had the same type of development potential in

Boston where a lot of revitalization and rebuilding took place. He further expressed that this resulted in people becoming more comfortable in their environment. He agreed that a lot of time and thought went into putting the plan together. And he concurred that the east end has been overlooked for a long time. He further pointed out other areas that have experienced rebuilding, but again, the east end has been neglected. He stressed approval of the plan that he said was vital to help better Bridgeport. Overall, he said he would like to see new businesses and encourage new opportunities as was evidenced by Magic Johnson's visit recently. He pointed out that Bridgeport was voted the No. 3 city for redevelopment opportunities. He urged approval of the amendment.

- Mr. Ted Meekins of the East End Community Council and a member of the NRZ Planning Committee stated that from its inception, he played a part in bringing the plan to fruition. And under the leadership of Kenneth Moales Jr. the plan finally came to light. He urged approval of the amendment and he hoped the plan would encourage numerous business ventures that will serve the east end as was done in the past.
- Mr. Mike Jordan stated he was an east end resident and a business owner. He asked for approval of the amendment in its entirety. He pointed out that Bridgeport will gain more economic taxes and he addressed pulling the neighborhood together. He stated that he has invested in properties on the east end, but the plan will benefit everyone. He urged approval.
- Ms. Yvonne Elcarte stated she was a member of the NRZ. She said they have worked since 2004 on developing the plan, although there have been differences of opinion. She hoped that they would vote favorably on the plan, although there is more work to do, they are willing to better the area.
- Mr. Cecil Young stated he was 100% in support of the NRZ plan. He urged approval stressing that the area had been crime ridden for a long time. But the neighborhood has a lot of potential. He repeated that he hoped the plan would be approved.
- Mr. Steve Williams said he was a member of the Town Committee. He expressed that with the Mayor's plan in process to get on the move, he asked that the plan for the east end be approved, so they could also get on the move!

The Chair asked if there was anyone to speak against the amendment
The public hearing was closed

** COUNCIL MEMBER PAOLETTO MOVED TO CLOSE THE PUBLIC HEARING
** COUNCIL MEMBER MULLIGAN SECONDED
** MOTION PASSED UNANIMOUSLY

ADJOURNED

The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT
COMMITTEE**

TUESDAY, NOVEMBER 21, 2006
6:00 P.M.

ATTENDANCE: COUNCIL MEMBERS: PAOLOETTO, McCARTHY,
MULLIGAN, DePARA VALLE, DYE (6:50 p.m.)

ABSENT: COUNCIL MEMBER: HOLLOWAY

OTHER(s) PRESENT: COUNCIL MEMBERS: BAKER, CURRAN, WALSH
ALANA KABEL, MIKE NIDOH, ED LAVERNOICH

Council member Paoletto called the meeting to order at 6:14 p.m.

Approval of Committee Minutes of October 17, 2006

** **COUNCIL MEMBER McCARTHY MOVED TO ACCEPT THE MINUTES**

** **COUNCIL MEMBER DePARA SECONDED**

** **MOTION PASSED UNANIMOUSLY**

291-05 PY 31 & 32 Community Development Block Grant Program
consolidated Plan Amendment Requests.

Ms. Kabel stated they had three minor amendments to the PY32 Community Development Block Grant Program. She said all the changes constituted a major amendment, noting it was published in the newspaper, and there were no comments from the public. She also noted they held a citizens meeting and voted to approve the top two programs CDEF and ABCD. A majority recommended approval of the Dept. on Aging Program. She gave details of the programs as follows:

- **Community Economic Fund** – year 32, \$82,500.00 was awarded for neighborhood plans that have begun. But they found the plan would be more efficient to have OPED (Office of Planning and Economic Development) complete the process. So they were asking to return \$10,000.00 to OPED and CDEF will be funded at \$72,500.00
- **The City of Bridgeport Department on Aging** – year 32, \$36,000.00 was appropriated to the senior aide program. At the end of the first quarter, they moved the program to the WorkPlace Inc. leaving a balance

of \$25k. Subsequently, the Department on Aging requested to keep the \$25k to complete the following items:

- Food pantry
- To offer other services to seniors in areas of fair housing, technical assistance and exercise equipment

It was found that there is one senior center downtown where seniors don't have easy access to the facility by bus, so they would like to see the \$25k utilized for staff and \$5k for other services.

- **ABCD program** - this matter involved a technical error in year 31; wherein they applied for energy assistance so people don't get their utilities shut off. They also applied for CDBG for counseling and maintenance for people in their current living residence. But they never applied for energy assistance under CDBG. The contract showed the work program was related to homeless prevention, but it wasn't what the budget indicated. So they would like to square away the budget with this budget activity.

Council member Paoletto asked about the ABCD Program and if the matter just involved an error to correct. Ms. Kabel said that was correct.

Council member Paoletto asked what the amounts were for the Dept. on Aging Program. Ms. Kabel stated they were \$20,000 for salary and \$5,500 for services and equipment.

Council member Paoletto asked the actual amounts the Dept. on Aging was asking for. Ms. Kabel said the request was for \$22,000 for salary and \$3,000 for services and equipment.

Council member Paoletto asked what the status was now as far as costs. Ms. Kabel said that would depend on how the committee voted.

Council member Valle stated she had a concern about the decrease in the PY32 allocation and the matter of decreasing \$25k from the Dept. on Aging to the senior services. Ms. Kabel explained the decrease in CDEF for \$10k was to take the monies and give it to OPED for the same activity. She pointed out this matter referred to the east side NRZ. She further noted that once the grant was awarded, it was felt that it would be less expensive for OPED to operate that piece of the program. So they will be completing the same task.

Council member Valle asked who OPED operated under. Ms. Kabel said that department came under Nancy Hadley. She reiterated they were not changing the actual task, only the department.

Council member Valle said she still had a concern about this, emphasizing that nothing has been done pertaining to NRZ for the east side, pointing out that other areas in the city were moving forward, so she was reluctant to give away \$10k when the east side hasn't been completed yet. Ms. Kabel said if the requests were approved by the city council, the contract will restrict the use of the money to complete the east side plan.

Mr. Tom Korso, the Project Manager stated that the east side plan started, they had a charette (community meeting) and then it stopped. Then they asked CDEF to complete the plan, so they thought that finishing something the city already started would be more efficient, rather than spending money for a new plan. But CDEF will implement recommendations to the plan, but it is more efficient to keep the \$10k to the city.

Council member Paoletto clarified that the \$10k was not being lost, it goes from one entity to another to finish the east side plan. He asked if that caveat was in writing somewhere. Ms. Kabel noted that it could be inserted into the contract.

**** COUNCIL MEMBER MULLIGAN MOVED TO AMEND THE
RESOLUTION TO READ THE ALLOCATION OF \$10K TO CITY OF
BRIDGEPORT OPED FOR THE EAST SIDE NRZ PLANNING
** COUNCIL MEMBER McCARTHY SECONDED**

Council member Walsh recalled that under a larger umbrella, there was a limit to the amount the block grant money that could go to administration. He questioned why what was proposed wasn't in violation. Ms. Kabel said that the entire \$82,500 was under the administrative cap and approved as such.

Council member DePara commented that OPED was understaffed, so he questioned the addition of the NRZ plan creation. Ms. Kabel said that Ms. Hadley recommended the change. She felt that with assistance, the plan could be accomplished. Council member DePara said he understood that, but he further questioned who would actually be involved to strategically plan and carry it out. Mr. Korso stated that OPED would go out for a consultant to complete the plan. Council member DePara said he had a problem with that since they already had an in-house consultant to do it, he said that seemed like a duplication of efforts. Mr. Korso said they had the option to do it in-house or subcontract it out. Ms. Kabel said she didn't talk to Ms. Hadley in detail yet about this, but she will find out exactly what the plan was.

Council member DePara repeated his concern of using an in-house consultant for efficiency purposes, but then maybe subcontracting back out. He emphasized that they need to know the process will be completed and not slowed down.

Ms. Kabel stated that CDEF was going to manage the process, but Ms. Hadley's concern was that since the process was so far along, any further delay would be a detriment.

Council member DePara stated that he would want assurance that the process would be carried out expeditiously and on budget, with ample community input.

Council member Valle stated that they had a charette and the people that attended brought things to the table, but some where along the line, someone brought other boundaries into the NRZ plan. Ms. Kabel said she could put a time completion in the contract that it be completed sooner than June 30; or she could incorporate a completion schedule.

Council member Valle felt the process proposed would put them behind in the plan. She stressed there was an issue to address the boundaries and she felt that some things would be taken away from the east side.

Council member Paoletto stated there were a lot of questions. He suggested that they hear answers to some of those questions tonight or opt to table the matter until they heard from Ms. Hadley.

Council member Walsh mentioned the \$10k issue recalling what Council member DePara said. He said he thought the plan would also be done in-house. He surmised that something may not be quite right with doing it in-house, but then going out to subcontract; he thought this could raise suspicion. Ms. Kabel said that as far as the WorkPlace taking over the senior aide program, they received another grant outside of CDBG to fund the senior aide program. So the WorkPlace Inc. was now operating that program.

Ms. Rosa Lee explained they had to do a match from Linda's salary to accommodate the program. She pointed out that it's become a common practice for other agencies not to operate the program themselves.

Council member Walsh stated that he heard complaints about the ceramics program. Ms. Lee explained that some departments were depleted and services had to be cut; so they were looking to bring the services back up. She added that they will keep the following services Kings Pantry, ceramics class, computer class, senior van, dial-a-ride, shopping trips and IMAX and Barnum Museum trips. Council member Walsh asked if all this could be done for \$20k. Ms. Lee said yes, they need more help, otherwise they will have to cut services.

Council member Valle questioned if they were decreasing the money from senior aide and going to another senior program. She asked who they were taking the \$25k from. Ms. Kabel once again explained the senior aide program was taken over by the WorkPlace Inc., because they received a federal grant to do it, so the staff and program relocated to the WorkPlace Inc. and the Dept. on Aging is requiring additional money to provide services.

Council member Mulligan asked the number of meetings they had regarding the matter. Ms. Kabel said they had three meetings on October 12, 19 and 27, there were eight people at the meeting and five of them voted to award \$25k for staff and \$5,500 for services.

Council member Mulligan asked if the recommendation was made by the Citizens Union. Ms. Kabel said yes and she was also making the recommendations.

Council member McCarthy said he was in favor of all three changes, but he asked Council member Valle what her thoughts were on it. Council member Valle said that since the matter would go before a full council that would be good, but she still wanted some issues resolved. Again, she questioned why they were sent back to point one. Ms. Kabel indicated that she would arrange a meeting with Ms. Hadley and Council member Valle. Ms. Valle acknowledged that would be acceptable.

Council member Paoletto commented that he didn't want an argument between the city council and Citizens Union to ensue. He asked to hear from staff on whether the differences in the amounts will hurt either way.

Council member Mulligan requested to address item **302-05 Sale of City Owned Property to Genshane, LLC (d.b.a. The Blackrock Castle)**. He noted that he had to leave for another important meeting. He said that Council member Curran would add her comments to the item later in the meeting. The committee agreed to the request.

Council member Mulligan stated this item involved a parking lot next to Black Rock Castle. They were asking for a sliver of property along the westerly and southerly sides of the building and they will pay for the property as it was appraised. The city of Bridgeport lot will retain the number of spaces they have now, so he endorsed the request. He further commented that it was good to encourage businesses in the city and he thought the request would help them become more successful. Again, they will pay for the property at the appraised price.

Council member Paoletto returned to item 291-05; he asked if the \$20k and \$5,500 amounts were feasible. Ms. Lee said yes.

**Due to Council member Mulligan leaving the meeting, Council member McCarthy stated the motion again.*

**** COUNCIL MEMBER McCARTHY MOVED TO AMEND THE
RESOLUTION AMEND TO READ THE ALLOCATION OF \$10K TO
CITY OF BRIDGEPORT OPED FOR THE EAST SIDE NRZ PLANNING
** COUNCIL MEMBER DePARA SECONDED
** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER McCARTHY MOVED TO APPROVE THE
RESOLUTION AS AMENDED
** COUNCIL MEMBER DYE SECONDED
** MOTION PASSED UNANIMOUSLY**

302-05 Sale of City Owned Property to Genshane, LLC (d.b.a. The Blackrock Castle)

Mr. Mike Nidoh stated that this item involved the sale of two parcels of land (*as he indicated on the map displayed*). He explained that the back and front sections were recommended to sale to Genshane LLC, *the representative was present*. He explained that Bridgeport acquired three parcels that were cleared and turned into a community parking lot, but Black Rock CDC has gone defunct. And because of the problem of the building being on a wall, it's a Building Department issue. There is also an issue with the easement and setback. He stated that the vision was to improve the aesthetics coming down Fairfield Avenue. The appraisal price will be the sale price. He went on to say the parking lot is lined and doesn't require any loss of spaces and the ground is not paved. He stated that Genshane LLC has maintained the property for two years as part of the agreement and it's open to everyone. The property sale issue was approved by the Bridgeport Redevelopment Agency and it has gone through both commissions. So now they are at the last step of the process, but it's a simple sale of two pieces of land.

Council member McCarthy stated that he was proud to push getting the property for Black Rock Castle. He pointed out it has been a great business and they have been good neighbors. And the fact that they were willing to spend and invest in the city and maintain the property was a good idea. So he was 100% in support.

Council member DePara asked the current appraisal value. Mr. Nidoh said he didn't have a current appraisal yet. But they will get three independent bids and when they come back in, it will be based on square footage.

Council member DePara concurred that Black Rock Castle have been good neighbors; even when it wasn't popular. But as far as the issue with the appraisals, he said he hoped they could have had them beforehand for review. Mr. Nidoh said that the process began two years ago and it was a lengthy process. But if they got the appraisals first, it would have resulted in a staled appraisal. Council member DePara said he understood this, but he asked that information such as this be submitted for reference in the future.

Council member Valle asked what would happen to the rest of the space. Mr. Nidoh said it will remain as parking.

Council member Valle asked why they needed the space. Mr. Nidoh said the back wall needed to be corrected, but they need setback approval from zoning. He pointed out there was a fire door on the property but it was blocking access.

Council member Baker asked how the property was obtained. Mr. Nidoh said it was obtained through the Bridgeport Regional Community Development Corporation that was formed five years ago. The vision was to develop the area and enhance it, so bond money was secured to help out Black Rock. And the \$900k was to implement the first two projects that consisted of the aforementioned properties. They acquired the property as part of the CDC action plan that has now gone defunct. Mr. Lavernoich added that the neighborhood development organization developed a plan and they asked the city to adopt and implement the plan that included acquiring the parcels.

Council member Baker asked if any other parties were interested in the parcels. Mr. Nidoh said they didn't advocate the sale of the other two parcels and they would be maintained for parking.

Council member Baker asked if the property would be open to anyone. Mr. Nidoh said yes, he pointed out on the map they were just acquiring the property denoted in yellow. Council member McCarthy added the parking lot will be required to be open property for anyone's use.

Council member Walsh said he fully supported the proposal, although he would have liked to see the appraisal. He noted that if the proceeds of the sale could further help enhance other businesses in Black Rock, he would support that endeavor also. Mr. Nidoh stated he would need to find out if the bond needs to go back to reduce the debt, but he said he would be open to entertaining Council member Walsh's idea.

Council member Curran said she was in support of the resolution. She said it was an honor to do, noting that she met the owner's years ago. She agreed they started the business when it wasn't popular and it added to the growth of the area. She said they need the space to upgrade their facility to keep in line with other establishments in the area.

Mr. Nidoh asked if the committee wanted to amend the resolution to take the proceeds and put them back into other area businesses enhancements.

Council member DePara stated he should find out if there were any restrictions on the sale first. Mr. Nidoh said he would do that and he suggested making that request a part of the resolution.

**** COUNCIL MEMBER McCARTHY MOVED TO AMEND THE RESOLUTION THAT THE PROCEEDS FROM THE SALE OF THE PROPERTY GO BACK INTO IMPROVEMENTS AND ENHANCEMENTS OF THE ADJOINING PROPERTY KNOWN AS THE CITY MUNICIPAL PARKING LOT, SUBJECT TO THE FINANCE DEPARTMENT'S USE OF THE FUNDS**

**** COUNCIL MEMBER DePARA SECONDED
** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER McCARTHY MOVED TO APPROVE THE RESOLUTION AS AMENDED
** DePARA SECONDED
** MOTION PASSED UNANIMOUSLY**

305-05 Amending 267-05 Approved on October 2, 2006 State Funding for Steel Point Infrastructure Improvement and Acquisition Project.

Mr. Ed Lavernoich stated that earlier this fall, they approve a resolution and authorized the Mayor to take all steps to approve the Steel Point acquisition. The Bond Committee authorized an additional \$4.6 million, so they were looking to wrap up with the same budget, contract and documentation. Overall, they were looking to consolidate the resolution.

Council member Dye asked about the second amount authorized. Mr. Lavernoich said the amount was \$4.6 million. Council member Dye asked why it

was added. Mr. Lavernoich said it was added by the governor to take the \$4.3 million and bring it up to \$4.9 million to finish the acquisition of Steel Point.

Council member Curran asked if they would have the financial structure of the deal prior to the Miami trip to visit Midtown Equities. She stressed that she had a concern for the taxpayers and if they default, the issue of whether the taxpayer could be at risk. Mr. Lavernoich said there wouldn't be a vote on December 4, but they will see the LDA (Land Development Agreement) on December 13.

Mr. Lavernoich said as far as bonding, the state authorized through legislation that they could issue up to \$190 million in bonds, but if the project is not developed good enough, the developer will be held accountable.

Council member Walsh asked if this was strictly for the acquisition of the United Illuminating property. Mr. Lavernoich said yes, he explained they will get the deed from UI when they receive the \$10.3 million, but this involves all acquisition related expenses.

Council member Walsh asked if they would need more money from the state. Mr. Lavernoich said yes for the Tallmadge and the Yacht Club.

Council member Walsh asked if the city will be at risk if the project doesn't go forward, i.e., will they have to pay back the state. Mr. Lavernoich said if that happened, the state will then have the right to control who they sell the property to. So if the project doesn't go forward, they will have the say as to how they solicit for another developer.

Council member Walsh stressed that he wanted to make sure the city wasn't at risk if the Conroy case should prevail. Mr. Lavernoich said the restraint the state put on the grants were not tied to the Conroy lawsuit, he saw no connection between Conroy and the city.

Council member McCarthy asked if in combining the two, were there any fundamental changes. Mr. Lavernoich said no, this was just the authorization approval to apply for a bigger grant. He noted they will request an additional \$30 to \$40 million in funding in the future.

Council member Baker asked if the \$14.9 million was for the acquisition of United Illuminating. Mr. Lavernoich said he understood there was an inquiry from Midtown Equities about off site properties and if this is the case, it had to do with their own resources.

Council member Baker asked about the status of the historical house on the property. Mr. Lavernoich said there were no resources set aside to preserve the

O'Rourke house, but there has been talk of dedicating a plaque, but no plans to preserve it.

Dr. Ford who was present at the meeting stated he was there to speak about the result of the acquisition action. He noted that combining the land acquisitions was supported to develop the peninsula, especially for the east end community, but he had a concern about what will happen after. Such as the issue of Midtown Equities refusal to include an affordable housing component in the project. He said that from a taxpayer's point of view, he felt this was flat out wrong, due to the fact that the area has always been a working class community. He expressed that to use public dollars and give it to the developer and not have them provide affordable housing, again was wrong. He strongly suggested that they make sure that point was considered, noting that as housing costs rise, seniors will not be able to afford higher end living residences. And if the city continues to develop where it's not affordable, they will see the impact as it has occurred in other communities. Overall, he felt there needs to be a percentage of affordable housing units included in the project.

Secondly, any developer should address the minority contracting goals and provide contracts for people who work and live in the city. Once again, he asked that they take all this into account and for consideration, with the end result being a project that they can all be proud of.

State Representative Clemons stated he was a proponent of economic development. He expressed that he was still serving in the state house of representatives as Bridgeport moved ahead. He noted that he has worked with Ed Lavernoch in the past on financing for certain projects. At any rate, he had the concerns as Dr. Ford, in that during discussions with the developer, they verbally said that displaced people would have an opportunity for homeownership. However, that's one thing being said and it being actually documented. He emphasized that they want to do all they can to make this a viable place for everyone to live. He stated that he would advocate helping Bridgeport, but it was imperative as legislators to look at what's going to happen and to peruse the contracts. He agreed with Dr. Ford's sentiment that the community has been made up of diverse people for years and they want to be a part of the new development. He questioned if there would be any language inserted in the contract to safeguard a fair percentage for hiring minority contractors. Overall, he said he would like to see a comprehensive approach to this issue. He asked that the city council do their due diligence when it comes to the concerns that have been raised by him and Dr. Ford. With that, he thought they would work together to move the city forward.

Council member Dye recapped that they approved the authorization on October 2, 2006. He asked about the affordable housing component. He recalled that the

contractor did agree to build affordable units, but not on this site. Mr. Lavernoich said that was correct. Council member Dye stated that he thought he heard there would be affordable housing on this site, noting there will be 3,000 units built of upscale housing. Mr. Lavernoich said that in the agreements they will read, there are a lot of inclusionary practices that are inclusive of affirmative action plans for improvements on the site. And there will be requirement that they have to adhere to those practices.

Council member Dye said that may be true, but again, he questioned if there will be affordable housing on this site. Mr. Lavernoich explained that to achieve that kind of density and service the debt, there would have to be a lot of density. He noted that a 1500 sq. ft unit will cost \$450k to construct, so to include an affordability component, the units would have to cost \$175k to build or less. He further stated that they were pushing to include a small amount of affordable units on site, with a lot of comparable units in the surrounding area.

Council member Paoletto stated that he didn't want to stray from the topic at hand. He stressed that these concerns and questions would most likely surface again to be addressed.

Council member Valle stated that she was in support of affordable housing on this site due to the displacements that took place. She stressed that the dollar amount for the condominiums was troublesome to her. She questioned what would happen to people that live in lower-scaled housing, pointing out there is a risk of those people being pushed out. She further emphasized that it's her side of town and district and the concerns have been stated. And it's time to demand!

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

ADJOURNMENT

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

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Diane Graham
Telesco Secretarial Services

City of Bridgeport
Economic and Community Development
and Environment Committee
November 21, 2006
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