

**CITY OF BRIDGEPORT  
ORDINANCE COMMITTEE SPECIAL MEETING  
MONDAY, NOVEMBER 4, 2013  
5:30 PM**

ATTENDANCE: Co-chairs Paoletto and Blunt; Council members: Vizzo-Paniccia, Martinez, Bonney

NON-COMMITTEE: Council President McCarthy

OTHER(s): Associate City Attorney Pacacha, Bill Coleman, OPED

Co-chair Paoletto called the meeting to order at 5:55 pm.

**146-12** Proposed Amendments to the Municipal Code of Ordinances, Chapter 3.20 Tax Incentive Development Program, amend Section 3.20.060C Miscellaneous Provisions.

Bill Coleman reviewed the item changes for the tax incentives that he stated run with the land. He explained that they were only changing one word to the amendment. He recalled that this was the second time the item was before the committee. He referred to the amended language that was denoted in bold and underlined as follows:

- C. Tax Incentive Development Agreements **in compliance with this Section** shall [nœt] be **recorded against title to, and** conveyed with, the property [-], **provided that each successive owner of the property, including those who acquire a controlling interest in the entity owning the property, accepts and assumes all of the original applicant's obligations to be performed under such tax incentive development agreement, demonstrates its ability to carry out such obligations, and executes an agreement with OPED to be recorded on the land records. OPED may consent to such assignment in the exercise of its commercial business judgment, reasonably exercised.**

Co-chair Paoletto explained that to make sure the amendment was done properly; they had to correct the typographical error to ensure the legal opinion was submitted.

Council member Vizzo-Paniccia questioned what the difference was in the tax incentive. She recalled the Warnaco agreement to make the example and she asked what benefit it would be to the city. Bill Coleman stated in regard to the Warnaco agreement, it was passed from the developer to the buyer of the condominiums and when it was sold, the benefit went away. In this case, if it's a ten year deal, five years in; and the developer did what he was supposed to do, if someone else comes in they must agree to all that was outlined in the original agreement - *he clarified that this would only apply for a new transferee.*

Co-chair Paoletto reminded the committee that the item previously passed during May 2013.

Bill Coleman explained that the ordinance allows the city to create more of a deal flow. He clarified that any other deals will still need to come before the committee for a transfer situation. The ordinance only allows the city to bring deals forward and the city council will still need to approve them.

***It was stated that the new ordinance should be amended to correct where OPD appears, should be revised to read OPED.***

- \*\* COUNCIL PRESIDENT McCARTHY MOVED TO ENTER EXHIBIT 146-12(A)-11-4-13 INTO THE RECORD**
- \*\* COUNCIL MEMBER BONNEY SECONDED**
- \*\* MOTION PASSED UNANIMOUSLY**
  
- \*\* COUNCIL PRESIDENT McCARTHY MOVED TO AMEND BY SUBSTITUTION EXHIBIT-1-146-12-11-4-13**
- \*\* COUNCIL MEMBER BONNEY SECONDED**
- \*\* MOTION PASSED UNANIMOUSLY**
  
- \*\* COUNCIL PRESIDENT McCARTHY MOVED TO APPROVE AS AMENDED**
- \*\* COUNCIL MEMBER BLUNT SECONDED**
- \*\* MOTION PASSED UNANIMOUSLY**

**147-12** Proposed Amendments to the Municipal Code of Ordinances,  
amend Chapter 3.24 Affordable Housing Development Program.

Bill Coleman stated this item referred to an amendment to Chapter 3.24 Affordable Housing Development Program. He clarified that they forgot to enter the word “with”. The ordinance has been reformatted according to the city clerk.

**\*\* COUNCIL PRESIDENT McCARTHY MOVED TO ENTER THE REVISED  
ORDINANCE EXHIBIT-1-147-12(A)-11-4-13 INTO THE RECORD  
\*\* COUNCIL MEMBER MARTINEZ SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL PRESIDENT McCARTHY MOVED TO AMEND BY SUBSTITUTION  
EXHIBIT-1-147-12(A)  
\*\* COUNCIL MEMBER MARTINEZ SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL PRESIDENT McCARTHY MOVED TO APPROVE AS AMENDED  
\*\* COUNCIL MEMBER MARTINEZ SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**ADJOURNED**

**\*\* COUNCIL MEMBER McCARTHY MOVED TO ADJOURN  
\*\* COUNCIL MEMBER BLUNT SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 6:09 pm.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services