

CITY OF BRIDGEPORT
CITY COUNCIL
PUBLIC SAFETY & TRANSPORTATION COMMITTEE
OCTOBER 18, 2010
6:00 PM

ATTENDANCE: Council members: Brannelly; co-chair, Taylor-Moye, M. Ayala, Bonney

NON-COMMITTEE: Council members: *T. McCarthy, Baker
**sat in to chair the meeting, prior to Co-chair Brannelly's arrival*

STAFF: A. Kabel, A. McGoldrick, S. Tylischak,
Associate City Attorney Pacacha

PRINCIPALS: Bridgeport Landing Development LLC: Bob Christoph Jr.;
Robert Christoph Sr., Michael Stallin, Mark Somers

Council President McCarthy called the meeting to order at 6:08 pm.

Approval of Committee Minutes of September 8, 2010.

**** COUNCIL MEMBER BONNEY MOVED TO ACCEPT THE MINUTES**

**** COUNCIL MEMBER TAYLOR-MOYE SECONDED**

**** MOTION PASSED UNANIMOUSLY**

142-09 Grant Submission: TIGER II Infrastructure Surface Transportation
Grant to fund Steel Pointe Harbor Roadway Improvement Projects.

Ms. McGoldrick stated that this award involved the U.S. Department of Transportation in the amount of \$20 million. They were awarded a round of \$11 million, but she won't be sure of the final figure until later this week. The project will involve the infrastructure in and around Stratford Avenue. She further noted that the request would also involve

development of Harbor head. - *she noted that the the representatives from Bridgeport Landing Development LLC were present.*

Council member Baker asked for details about the matching grant. Ms. McGoldrick said they had a commitment for the development of Steel Pointe from Bridgeport Landing Development LLC; to match the funds that may be commiserate with the grant that is funded. Mr. Christoph Sr. clarified that it was outlined in the development agreement that they will create a TIF (Tax Increment Financing) district as part of the project. The matching funds will come from the tax district.

Council President McCarthy added that they put the bonding out to pay for the development of the project that is paid back by tax revenue. The money comes out of Steel Pointe will be put back to pay for the borrowing and the match.

Attorney Pacacha explained that the taxes raised by the district will be for the district and approved for the infrastructure and other expenses.

Co-chair Brannelly asked about the taxes generated. Attorney Pacacha said that the other taxes will be generated from the geographic area into the general fund. There's a split between the city and the rest goes to the district. He further explained that anything other to do with improvements goes to the city. He expected that it will be a real estate based TIP.

Council member Bonney asked if the development in and around Stratford Avenue include the areas that aren't part of the Steel Pointe project. It was stated that there will be improvements outside of the district on the state highways as required by the Department of Transportation (DOT) that will be done under the grant. However, by state law, they are required to do the Stratford Avenue improvements. It was noted that they are all identified improvements, which are included in the infrastructure agreement.

Council member Baker asked if there was a time frame from when they receive the grant money that the matching grant has to be done. Ms. Kabel said there was a time frame, but the exact time wasn't available yet. She said that generally, they have three years to spend the money and they are required to provide documentation.

Council member Baker asked if it was normally a three year period that the money needs to be use. Ms. Kabel replied yes.

Council member Baker asked what they were looking at as far as the project generating revenue and the time period to achieve that. Mr. Christoph Sr. said they were in negotiations with several potential tenants that hopefully will occupy the site. However, the project completion is dependent on securing those tenants. He hoped that they would have a grand opening in the third or forth quarter of 2012.

It was stated that the project will generate some 3,000 peak hour trips and they need to accommodate that amount of travel. It was further stated that once the commission hearing approves the project, they will have two years to either place a bond for all the work or have it completed before the first building certificate is issued, so it's critical situation. And if they get the STC work done before they bring in one tenant at a time, it will be important to cap the expense before the DOT work is done.

Mr. Christoph Jr. mentioned the peak hour traffic and the importance of ensuring that the roadway can accommodate the traffic.

Council member Baker commented that before any work is done and the fact that they have to wait to secure tenants, he questioned where they would get the money to begin the project. Mr. Christoph Sr. said they have agreements from leased tenants and the funds will come from the TIF bonds. In addition, the city has to place a bond that guarantees that the DOT work will be done before they obtain a certificate of occupancy. He noted that the bonds were expensive to get and it's difficult to write TIF bonds before they secure tenants.

Council member Baker asked if everything will be spelled out in regard to the details for the roadwork and how will it be presented to the city council. Ms. McGoldrick said they have to receive the award letter first for the actual amount that is awarded. They may then have to scale down the actual number, but again, they have to wait until they receive the award letter and then the city council will have to approve the resolution as is.

It was noted that they have the completed design detail inclusive of all the portions of the project.

Council member Baker asked if the city council would be able to see the dollar to dollar amounts. *Ms. McGoldrick distributed the information (TIGER II Grant Application Project Narrative, dated August 23, 2010) that pertained to Council member Baker's question.* Ms. McGoldrick referred to page 5 and page 11 that outlined the transportation improvements.

Council member Lyons mentioned about the stimulus monies. She asked if there were any time limits on the grant. Ms. Kabel said that typically, they have 36-months or 3-years to spend the money.

Council member Lyons asked if they were making the decision to accept the grant upon approval of receiving it. Ms. McGoldrick explained that the process was to seek approval first from the committee and then they receive the contract for the Mayor to sign. She noted that the application was submitted back in August, but the committee won't see the contract again after tonight's approval.

Council member Lyons asked if they applied for any other grants that are connected to the project. Ms. Kabel said they applied for the TIGER/HUD Community Planning Grant in the amount of \$1.5 million for the Seaview Avenue Corridor. She noted that she expected to hear the outcome by Monday. She further noted that they also applied for the Regional Sustainable Community Grant, which involves the Train Station Feasibility.

Council member Lyons commented that it will be good to provide the committee and the city council members with a listing of all the grants that have been applied for; inclusive of pending grants and those done within the last year that had to do with the project.

Council member Bonney asked what they would be looking at, if the project wasn't approved. Mr. Christoph Sr. responded that they would then have to find \$11 million elsewhere.

Co-chair Brannelly stated that the committee was delighted to be hearing about the grant details as part of the resolution. She thanked the entire project development team for their cooperation.

Council member Curwen good-naturedly commented that the ECDE Committee already did all the hard work.

Co-chair Brannelly congratulated and thanked Ms. Kabel and Ms. McGoldrick for all their assistance.

**** COUNCIL MEMBER BONNEY MOVED TO APPROVE 142-09**

**GRANT SUBMISSION: TIGER II INFRASTRUCTURE SURFACE
TRANSPORTATION**

**GRANT TO FUND STEEL POINTE HARBOR ROADWAY IMPROVEMENT
PROJECTS.**

**** COUNCIL MEMBER LYONS SECONDED**

**** MOTION PASSED UNANIMOUSLY**

ADJOURNMENT

**** COUNCIL MEMBER BONNEY MOVED TO ADJOURN**

**** COUNCIL MEMBER LYONS SECONDED**

**** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 6:37 pm.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services