

Bridgeport

Connecticut's Hub of Innovation & Entrepreneurship

A Business Resource Guide



When your heart is failing,
how many Connecticut hospitals
provide the best chance for survival?

One.

That's according to the U.S. Department of Health & Human Services' Centers for Medicare & Medicaid Services (CMS) for July 1, 2005 – June 30, 2008 as announced July 2009. Which means if you or someone you love is suffering with congestive heart failure, you have the best chance of survival at Bridgeport Hospital, home of the Heart Institute and a nationally recognized provider of advanced cardiac care. www.bridgeporthospital.org



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or visit www.bridgeporthospital.org/FindPhysician



James Douglass

Bridgeport

C O N N E C T I C U T

Looking Forward in the Park City



I love living and working in Bridgeport. Bridgeport has a very diverse workforce, unparalleled transportation, beautiful streets and parks - all this and more in Fairfield County, Conn., accessible to the powerhouse Northeastern market.

If you're looking to start your business or jumpstart its growth, then take a look at Bridgeport. Major manufacturers, technology and health care companies have located here to take advantage of our many assets.

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City of Bridgeport, Connecticut
An Economic Resource Guide

Sponsored by:
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Bridgeport - The Park City, is home to an abundance of attractions...

- Connecticut's Beardsley Zoo
- The Arena and Ballpark at Harbor Yard
- Barnum Museum and Discovery Museum
- Two Frederick Law Olmsted-designed parks
- And more than 16 institutions of higher education within a 25-mile radius

Our largest employment sector, health care, boasts two of Connecticut's finest and most successful hospitals, Bridgeport Hospital part of the Yale-New Haven Health System, and St. Vincent's Medical Center part of Ascension Health.

Today Bridgeport is experiencing a "green revival" as a result of our **BGreen 2020 Sustainability Initiative**, a public/private partnership aimed at lowering the City's costs, reducing our carbon footprint, cutting energy consumption and fostering transit-oriented development. Partners include the Bridgeport Regional Business Council, DuPont, UT, GE and many active citizens.

This comprehensive plan includes an Energy Improvement District to create renewable energy and conservation programs, a Green Business incubator to create green collar jobs, and a renewed effort to clean our brownfields for parks, new businesses or housing. A new Master Plan and revised Zoning Code which embody "Smart Growth" principles, are encouraging new, progressive and denser development within our compact, walk-able downtown on Bridgeport Harbor.

After you learn about Bridgeport I am sure you will be impressed with our forward thinking green initiatives, our cultural, educational, health care and transportation assets, and will want to consider the Park City as the place to start, expand or relocate your business.

Sincerely,

Bill Finch
Mayor

Bridgeport FACTS AT A GLANCE

CONNECTICUT

Residents

Total population 137,912
Persons per square mile 9,056
Average family size 3.38
Median age 33



James Douglass

Income

Bridgeport median household income \$34,658
Fairfield County median household income \$96,279
(fifth-richest county in the U.S.)
Connecticut per capita income \$43,173
(richest state in the U.S.)

Labor Force & Employment

- **Employment Base**
 - White-collar jobs** 47%
 - Blue-collar jobs** 30%
 - Service-sector jobs** 23%
- **Labor Force**
 - Bridgeport** 62,877
 - Fairfield County** 470,167

Land

Area 16 square miles
Acres of parkland more than 1,367

Homes

Total households 50,791
Owner-occupied homes 43 %

Major Health Care Facilities

- Bridgeport Hospital
- St. Vincent's Medical Center

Transportation

1,510,000 passenger & vehicle trips annually

Road

- Interstate 95
- State Routes 8, 25 & 15 (Merritt Parkway)

Rail

- 87 New Haven Line MetroNorth Trains Daily
- 12 Waterbury Branch MetroNorth Trains Daily
- 10 Amtrak Trains Daily

Ferry

- Year-round service from downtown Bridgeport to Port Jefferson, Long Island

Air

- Sikorsky Airport - 75,000 landings & takeoffs annually

Nearby Colleges & Universities

Albertus Magnus College, New Haven
Fairfield University
Housatonic Community College
Katharine Gibbs College, Norwalk
Norwalk Community College
Paier College of Art, Hamden
Quinnipiac College, Hamden
Sacred Heart University, Fairfield
Southern Connecticut State University, New Haven
St. Vincent's College
University of Bridgeport
University of Connecticut, Stamford Branch
University of New Haven
Yale University

Distance to Major Cities

in miles

Hartford	58
New York City, N.Y.	59
Providence, R.I.	121
Philadelphia, Pa.	153
Boston, Mass.	157
Washington, D.C.	286

Bridgeport

CONNECTICUT

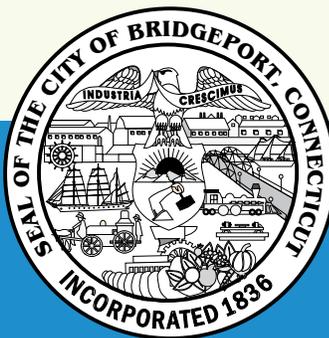




BRIDGEPORT

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- Central location in a vibrant region
- Unrivaled transportation & connections
- Strong workforce
- Safest big city in Connecticut
- Competitive cost of living & “doing business”
- New Master Plan & Zoning Code allows dynamic development
- BGreen 2020 plan for sustainable growth, jobs & energy



City of Bridgeport, Office of Planning & Economic Development
999 Broad Street, Bridgeport, CT 06604
Tel: (203) 576-7221 Fax: (203) 332-5611
www.bridgeportct.gov

Bridgeport O V E R V I E W

Connecticut's Hub of Innovation & Entrepreneurship

**From the very beginning,
Bridgeport has always been up to something new and exciting!**

Bridgeport was the hometown of one of the original innovators, Phineas Taylor Barnum, or P.T., as he is better known — the showman-turned-mayor who helped make this port city into a thriving center of industry during the early 19th century.

The largest city in the state, Bridgeport's advantageous location situated around an excellent harbor on the Long Island Sound encouraged early settlers to shift from agrarian to mercantile and manufacturing pursuits. It grew from a whaling center into an industrial center after the opening of the railroad in 1840. In the 19th century, Bridgeport's industries produced carriages, brass and cast-iron fittings, sewing machines, tools, saddlery and ammunition. Harvey Hubbell, a Bridgeport inventor, patented the first electric light socket with a pull chain in 1896. This design is still in use!

By the 1930s, the community had almost 500 manufacturing firms. Its rich history of providing the rest of the United States with needed manufactured goods during the early to mid-20th century and its wartime manufacturing output earned the city the nickname "Arsenal of Democracy" during World War II. In the late 20th century, Bridgeport remained a



The Barnum Museum

James Douglass

manufacturing center, producing electrical and transportation equipment, plastics and machine tools.

As in many American cities, Bridgeport has seen a decline in its traditional manufacturing base. Yet thousands remain employed in aerospace, marine, medical devices and contract manufacturing. The economy has diversified in growth areas such as the life sciences and education.

Today, Mayor Bill Finch's vision for moving Bridgeport forward involves a commitment to making the city the "cleanest, greenest, safest, most affordable city, with schools and neighborhoods that improve every year."

To bring that about, the mayor aims to reduce property taxes; improve education through school choice, motivational curriculums and other innovations; expand economic development; build more workforce housing; revitalize neighborhoods; provide more local jobs and small business opportunities; protect the environment; and access 21st century technology and infrastructure, to highlight several of his most important initiatives.

The Mayor has launched **BGreen 2020**, a comprehensive agenda to dramatically reduce the City's carbon footprint by 2020, through conservation, alternative energy, more efficient use of buildings, "green" purchasing, job training, a green business incubator, and other measures.

A number of major economic development projects are providing the well-positioned city with a new look, to add to what it already has to offer: enticing tax incentives and zones for businesses; a great location amid major east-west and north-south highways; myriad mass transportation choices; an affordable and wide range of housing options; high-quality workers; cultural attractions and recreational opportunities; and abundant waterfront access.

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The downtown central business district has been the recipient of significant public-sector investment during recent years, a result of the city's focus on creating amenities and conveniences through intermodal



transportation, entertainment and cultural facilities, and a growing middle-income residential base.

Fairfield County, within which Bridgeport is located, is the fifth-richest county in the United States. In fact, the towns which compose Fairfield County's "Gold Coast" have a median household income almost four times higher than the national average.

Business owners are noticing the city's many appealing assets. Some significant projects and investments in recent years include the state's new \$40 million Juvenile Court Complex; the \$17 million Bridgeport ITC Garage (Intermodal Transportation Center), a 1,500-car commuter parking facility linking the various modes of transportation with downtown Bridgeport and the region; and a \$55 million expansion doubling the size of Housatonic Community College.

Nearly \$100 million of investment in downtown residential housing stock

is under way, bringing hundreds of new and renovated units on line. Most are "adaptive reuse" of formerly commercial buildings including the City Trust bank building, the Arcade Hotel, Loft 881, 333 State Street and Bijou Square.

Millions of dollars also have been invested in improvements to and/or expansions of both hospitals in town and to an assisted-living center for seniors.

Bridgeport also has seen tremendous new industrial and commercial development, including Dari-Farms,



Fairchild Wheeler Golf Course

James Douglass

the AKDO stone company, Derektor Shipyards, Columbia Elevators, DRS Fermont, United Rentals and the gourmet commercial bakery Le Coq Cuisine.

Bridgeport continues to be at the forefront of national brownfield reclamation efforts and is considered to be a model municipal program for the rest of the country.

Dubbed the "Park City," the community is home to more than 1,367 acres of parkland and 32 public parks. The community's proximity to



People's United Bank

James Douglass

Long Island Sound is a major draw for fishermen and boaters as well.

Other attractions include the Ball-

park at Harbor Yard, home of the Atlantic League Bridgeport Bluefish professional baseball team; the Arena at Harbor Yard, home of the American Hockey League's Sound Tigers; the Beardsley Zoo; Captain's Cove Seaport; the Discovery Museum; Fairchild Wheeler Golf Course,

a 36-hole public facility; and the Greater Bridgeport Symphony and its Youth Orchestra.

Bridgeport is, once again, in a unique position among neighboring Northeastern urban centers to reach new heights, thanks to a new Master Plan approved in 2009 that fully embraces "smart growth" policies, a new Code of Zoning Regulations geared to implement the Plan, considerable investment of resources by government, and the numerous individuals and entities dedicated to moving the city forward.

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References available.



In Bridgeport, helping businesses succeed involves not only the power of positive thinking, but also the power of positive action.

A number of economic development programs and incentives are available to businesses relocating to or expanding in Bridgeport.

City and state economic development agencies provide financial incentives to support private investment in Bridgeport.

Many of these incentives are based on the Standard Industry Classification (SIC) Codes of the business, the location of the property and the type of investment made. Available location incentives include the Bridgeport Urban Enterprise Zone, an Arts and Entertainment District, a Foreign Trade Zone, and a federal HUBZone.



James Douglass

Local Economic Development Agencies

City of Bridgeport Office of Planning & Economic Development

999 Broad St.
Bridgeport, CT 06604
(203) 576-7221
(203) 332-5611 fax
www.bridgeportct.gov

The Bridgeport Office of Planning & Economic Development's mission is to steer development to the city's strengths and maintain a mixed and varied economy while augmenting the vitality of existing neighborhoods. It seeks to maximize existing development resources, provide a nurturing environment for local businesses, offer the tools that encourage entrepreneurs, and strive for a clean, safe community with proactive, pro-business government practices.

Bridgeport Regional Business Council

10 Middle St.
Bridgeport, CT 06604
(203) 335-3800
(203) 366-0105 fax
www.brbc.org

BRBC is a regional chamber of commerce with 1,000 member companies serving the Bridgeport region. The council works to create a positive environment for business expansion, retention and recruitment.

Downtown Special Services District (DSSD)

10 Middle St.
Bridgeport, CT 06604
(203) 335-3800
(203) 366-0105 fax
www.brbc.org

The DSSD promotes the general welfare of citizens and property owners of the downtown through preservation, enhancement, protection and development activities.

**City of Bridgeport –
Seven-year Graduated Deferral
of Property Taxes**

For commercial or residential projects within the Enterprise Zone that do not qualify for the targeted investment community, there is a seven-year graduated deferral of property tax on the increased value of the assessment attributable to the improvement project.

**City of Bridgeport –
Tax Incentive Development
Program**

Large real estate projects entailing major capitol investment may be eligible for negotiated property tax incentives.

Tax Incentives/Incentive Zones

**Enterprise Zone, Targeted
Investment Community, and Arts
& Entertainment Benefits**

These three programs are designed to help manufacturers, a select number of companies within certain Standard Industrial Code (SIC) classifications, and certain entertainment uses to locate within specific geographic areas of the city. The entire City of Bridgeport is a Targeted Investment Community.

Benefits include:

- five-year, 80% abatement of local property taxes on real and personal property
- 10-year, and 25% to 50% corporation business tax credit

www.ct.gov/ecd/site/default.asp

HUBZONE Contracting Program

This federal program provides contracting preferences to businesses located within the HUBZone. Nineteen census tracts make up Bridgeport's HUBZone. For more information, visit <https://eweb1.sba.gov/hubzone/internet/index.cfm>

Foreign Trade Zone

Most foreign and domestic material or merchandise may be moved into a FTZ without being subject to U.S. customs duties on that merchandise. Bridgeport has FTZ 76, located in six buildings and sites within the city of Bridgeport. The entire Bridgeport FTZ contains nearly 500 acres.
www.portofbridgeport.com

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& Community Development**

Office of Business and Industry
Development
505 Hudson St.
Hartford, CT 06106-7107
(860) 270-8215
(860) 270-8055 fax
www.ct.gov/ecd/

DECD develops strategies and programs, including financing and tax incentives, to attract and retain businesses and jobs, revitalize neighborhoods and communities, ensure quality housing, and foster appropriate development in Connecticut's cities and towns.

CT Corporate Tax Credits

www.ct.gov/drs/

**U.S. Small Business Administration,
Connecticut Office**

Programs and services to help businesses become established, grow and succeed.
www.sba.gov/ct

Community Capital Fund

Facilitates the flow of capital and expertise into housing and small business loans.
www.commcap.org

**Community Economic
Development Fund**

The goal of the CEDF is to revitalize Connecticut's distressed neighborhoods by providing greater access to capital, technical assistance to small businesses and support for community economic development.
www.cedf.com

Grow America Fund

GAF provides SBA-guaranteed credit to small businesses in partnership with client communities throughout the country. It operates as a community development bank to support the creation or expansion of eligible small businesses in under-served urban or rural areas, and of minority- or women-owned business.
www.nationaldevelopmentcouncil.org

Micro Credit

Offers peer lending, individual loans and ongoing support.
www.mcbinc.org/services.php

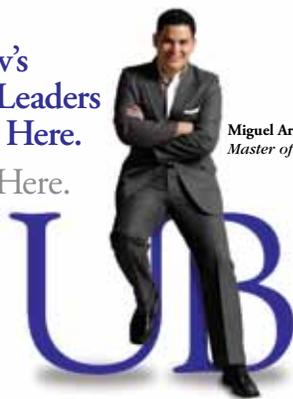
**Connecticut Community
Investment Corporation**

CTCIC provides small business owners with access to capital through a wide variety of loan programs.
www.ctcic.org/

**Connecticut Development
Authority**

Can provide direct loans, loan guarantees and loan participation. Programs are also available to finance the remediation and redevelopment of contaminated commercial or industrial properties. CDA may also finance or provide equity-equivalent investments to supplement capital needs of high-technology or information technology enterprises.
www.ctcic.org/

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Corps of Retired Executives)**

www.scorect.org

CT Licensing Center

www.ct-clic.com

**CT Dept. of Revenue
Services – Getting
Started in Business &
Corporate Tax Credits**

www.ct.gov/drs/

**Connecticut
Procurement
Technical Assistance
Program (PTAP)**

www.ctptap.org

**CT Minority Supplier
Development Council**

www.cmsdc.org

**CT Women’s
Business
Development Center**

www.ctwbdc.org

**CT Small Business Development
Center**

www.ccsu.edu/sbdc



James Douglass

*City leaders are working to attract businesses of all sizes
and encourage existing businesses to expand.*



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Bridgeport **CEO** S U C C E S S S T O R I E S

In survey after survey, businesses indicate that one of the most important elements impacting their decision to relocate to any given community is what local CEOs think and say about that community. The city of Bridgeport can make a strong case for itself in that regard. Please see what some of our local CEOs have found in Bridgeport.



• Alloy Engineering Co., Inc.

A manufacturer of thermowells and fittings for the process industries, Alloy Engineering has been a fixture of the Bridgeport manufacturing community since 1958. The company has been active in the Bridgeport Regional Business Council, the Metal Manufacturers Education and Training Alliance, the Greater Bridgeport Community Enterprise, on Housatonic Community College's Regional Advisory Council, and with the City of Bridgeport on a variety of programs related to planning, zoning and economic development.

"Bridgeport has supplied Alloy with a workforce that has been with us for more than 20 years. Housatonic Community College provides continuous educational improvements for our staff at all levels."

Kris Lorch, CEO
www.thermowells.com

• Lacey Manufacturing

A contract manufacturer of products and components for the medical device industry, Lacey offers product design, metal stamping, injection molding, assembly and packaging. With just under 300 employees, Lacey is one of the largest manufacturers in Bridgeport.



"After nearly 90 years here, we're still going strong! Our location provides a great resource for qualified labor for the precision operations we perform. Through working with various business organizations and local government, we have been able to stay and grow in Bridgeport. We are proud of our accomplishments, both as a company and as a contributor to the community and the local economy."

Kenneth Lisk, CEO
www.laceymfg.com

• Columbia Elevators Co., Inc.

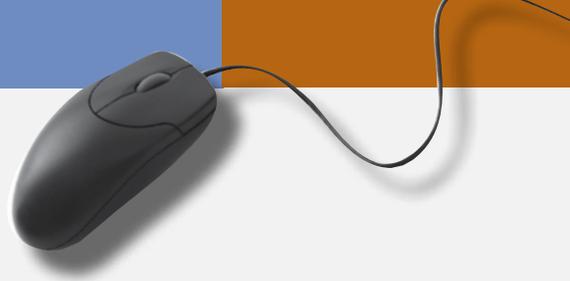
In 2010, Columbia Elevators relocated its corporate headquarters and elevator cab manufacturing operation from Port Chester, N.Y. to Bridgeport.

The company has moved into a 70,000-square-foot building and is undertaking extensive renovations and environmental remediation with state financial assistance. The new facility will allow the company to expand from 60 to 100 employees.



"Our company was attracted to Bridgeport for the available industrial properties, local business incentives and a great pool of manufacturing workers. The city is central to our core business, 60 percent of which is within 500 miles of Manhattan."

L.J. Blaiotta Jr., President
www.columbia-elevator.com



Barnum Avenue Business Park

1450 Barnum Ave.
Bridgeport, CT 06610
(203) 366-4757
(203) 335-3728 fax
jcohen@northeastbuilders.com or
jhausman@colonialrealty.net

This newly expanded commercial/industrial park has approximately 100,000 square feet of space. Two additional buildable sites will provide 16,000 and 20,000 square feet, respectively. Quick delivery of custom configurations are available as foundations, slab and underground infrastructure are in place.

Bridgeport Commerce Park

1069 Connecticut Ave.
Bridgeport, CT 06607
(914) 751-4000
jfriedland@westrockdevelopment.com

BCP offers more than 230,000 square feet of space in a newly renovated commercial/industrial campus. The space includes a variety of one-story units ranging from 2,500 to 40,000 square feet, with multiple drive-in doors, high ceilings and loading docks, and the American Fabrics Arts Complex, a four-story building with loft-style workspaces for entrepreneurs, artists and artisans.

Bridgeport Innovation Center

955 Connecticut Ave., Suite 5103
Bridgeport, CT 06607
(203) 333-9000
(203) 333-9008 fax
www.bridgeportinnovationcenter.com

This multi-use, 200,000+ square-foot complex features multiple mill-style buildings and on-site management, with 24-hour security and access, covered loading areas, overhead bays,

trailer parking, fiber-optic Internet access, loading docks, freight elevators, a conference facility, copying equipment, and a tenant mail delivery center.

Bridgeport Trade & Technology Center

480 Barnum Ave.
Bridgeport, CT 06608
(203) 579-0551
(203) 331-1563 fax
www.mybtcc.com

This complex of six, five-story interconnected buildings (formerly the Singer Sewing Machine company) provides 550,000 square feet and can accommodate heavy floor loads and open floor plans. Each building has a freight elevator and loading docks and the entire complex is wired with fiber optics. Secure parking is included for tenants. Uses include light industrial, warehousing, educational and office.

Northeast Industrial Park/ Brilco Business Center

1450 -1558 Barnum Ave.
Bridgeport, CT 06610
Contact: Joel Hausman
(203) 367-4087
jhausman@colonialrealty.net

This is a 14-acre, multi-use, 200,000-square-foot complex that houses light industrial, office, medical and retail operations, with on-site management. Featured in the multiple-building development are new industrial condominiums for sale or lease, including various sizes from 2,400 square feet to 27,000 square feet with up to 28-foot ceiling heights, heavy power and abundant parking.

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INDUSTRIAL SPACE AVAILABLE

Bridgeport Commerce Park - 1069 Connecticut Ave

- ✓ Units from 2,500 S.F. - 40,000 S.F.
- ✓ Excellent loading docks and drive-ins
- ✓ New, energy efficient heating & lighting

RETAIL SPACE AVAILABLE

2115 Boston Ave

- ✓ High traffic area
- ✓ Dense population



Contact:
Jason Friedland (914) 751-9802
JFriedland@WestrockDevelopment.com

Bridgeport **ECONOMIC DEVELOPMENT PROJECTS**

Bridgeport's potential for positive economic development is huge. There are several mega-projects that will reshape Bridgeport's skyline, making the "Park City" the showplace of the entire East Coast. At the same time, city leaders are working to attract small and mid-sized businesses, upgrade the city's housing stock and encourage existing businesses to expand.



James Douglass

Downtown Bridgeport Development

The State of Connecticut's new \$40 million *Juvenile Court Complex* will integrate the family and juvenile courts into an attractive, centralized facility that is anticipated to stimulate new private investment in the area.

The city also has a new \$17 million *Bridgeport ITC Garage* (Intermodal Transportation Center). This 900-car commuter parking facility helps link the various modes of transportation with downtown Bridgeport and the region. Additional funding was secured to add two more parking decks and about 500 spaces to the garage. The construction of an enclosed, elevated pedestrian walkway system connecting the ITC Garage to the Metro-North rail platform was completed in May 2008. A new state-of-the-art, 17-bay bus terminal operated by the Greater Bridgeport Transit Agency opened in 2007.

Housatonic Community College underwent a \$55 million expansion,

The Arcade Mall
1001 Main Street
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Housatonic Community College



James Douglass

doubling the size of the downtown facility. The renovation is a direct response to more than \$40 million of other private investment occurring within a block's distance of the campus.

The **Bridgeport Holiday Inn** completed a \$10 million renovation in 2009, which included an upgrade of all 209 rooms and the launch of the new **Blue Martini** bar/lounge.

Urban Green Builders completed a \$30 million, adaptive reuse project in the former **City Trust** bank building in 2008, adding 118 units of fully-occupied rental housing, a **Citibank** branch, **Amici Miei Café** and several more retail spaces. Urban Green also completed a \$22 million restoration of the **Arcade Hotel**, another mixed-use downtown project anchored by a unique and historic retail atrium core.

The **Lofts 881** project converted an obsolete and vacant medical office building to 38 residential condominiums and two retail spaces, undertaken at a cost of approximately \$7 million.

The **Bijou Square Redevelopment Project** consists of the renovation of four historic buildings along Fairfield Avenue in downtown Bridgeport. One of the properties houses the oldest movie theatre in the nation. The developer is the Kuchma Corporation, a local building-contracting firm, which has partnered with several local investors. More than 10,000 square feet of restaurant, retail and office space has been renovated and

occupied within the development. Architecture firm **Antinozzi Associates** relocated from a neighboring city and converted the theater building's turn-of-the-century ballroom into a stunning, two-level, 11,500-square-foot workspace. **Two Boots Pizzeria**, a New York-based operator of upscale pizza shops, opened their first restaurant outside of New York City in Bijou Square and added a stage that hosts live entertainment most nights of the week. Other tenants include

Café Roma, a gourmet Italian restaurant; **Epernay Café**, a French-style bistro; and **Café Las Vetas**, an upscale coffee shop/performance space. New construction is also a part of the project. A 150,000-square-foot, mixed-use building is expected to be completed in 2010. The \$25 million project will create 84 residential units and nearly 10,000 square feet of ground-floor retail space.

Kolmar Group, a multinational energy trading company, relocated from another city to a downtown Bridgeport office in 2007, occupying about 8,000 square feet at 10 Middle St. It offers another indication of Bridgeport's increasing desirability as a location for small- to medium-sized growing companies.



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Industrial Development & Energy Projects

The City of Bridgeport has seen significant new industrial and commercial investment in recent years. Examples include:

Carr's Ice Cream, a new \$1.4 million cold storage warehouse on part of a remediated brownfield site. **Dari-Farms** acquired Carr's in 2007 and plans to double its building footprint.

A-1 Truck Accessories completed construction of its new 17,000-square-foot, \$1.6 million facility on Howard Avenue in 2008. The high bay assembly facility houses two small businesses.

AKDO Intertrade, a major importer and distributor of high-end stone products, has moved into a new \$8.5 million, 115,000-square-foot showroom, office and warehouse in the city's West End.

Lecoq Cuisine Corporation relocated from Stamford in 2005, rehabilitating and expanding a previously abandoned industrial building in the city's East End. Growing rapidly, the company occupies approximately 60,000 square feet and plans to further expand.

United Rentals, the largest equipment rental company in the world, relocated from an adjacent city and completed a 40,000-square-foot new construction facility in 2009. The project was developed on a former brownfield site that had been idle since 1980. It is now the company's largest facility in New England.

All-Phase Construction, a steel and iron building component fabricator,

constructed 55,000 square feet of modern manufacturing space in the **Seaview Industrial Park**.

Derecktor Shipyards is a shipbuilding and repair facility that expanded into Bridgeport from Mamaroneck, N.Y., and occupies 23 acres of deep-water harbor property in the eastern end of the city. The new shipyard has created nearly 400 new jobs and is known for its innovative work on both commercial and recreational vessels, including the creation of **Cakewalk**, the world's largest private yacht.



The Bridgeport Energy Peaking Station is a new \$200 million, natural gas-fired electrical generating plant. Additionally, the **Singer Electric Substation** and **Middletown to Norwalk 345KV Power Line** projects represent investments of more than \$100 million in the city of Bridgeport. In 2010, work began on a proposal to bring to Bridgeport a high-voltage, sub-sea cable from Canada via Lake Champlain, the Hudson River and the Long Island Sound, delivering "clean" wind and hydropower. Together, these projects will assure that Bridgeport and Fairfield County have the energy infrastructure to support robust economic growth long into the future.

Medical Sector & Senior Living Projects

As the center for hospital care in Eastern Fairfield County, Bridgeport's health care industry continues to grow, invest in state-of-the-art facilities and generate quality jobs.

For example, **Bridgeport Hospital**, an employer of 2,600 people, has announced plans to invest \$70 million in capital improvements to its 800,000-square-foot complex.



St. Vincent's Medical Center

Courtesy of St. Vincent's Medical Center

St. Vincent's Medical Center, which employs more than 2,000, completed construction in 2009 on a \$145 million expansion project. It is the most significant building project in the hospital's 106-year history.

The **Watermark at 3030 Park**, a senior living and assisted-living center, is currently undergoing a \$40 million expansion and rehabilitation project and has announced plans to invest \$70 million in capital improvements to its 800,000-square-foot complex.



James Douglass

Neighborhood & Residential Projects

In recent years, more than \$50 million of residential development projects were in various stages of construction in the City of Bridgeport.

The potential buying power of these new households continued to fuel a strong interest on the part of retailers in Bridgeport's neighborhoods, including retail chains. Walgreens, Auto Zone, Stop & Shop, Price Rite, Wendy's, Fairfield County Savings Bank, Citibank, Bogopa Food Bazaar, Food Basics, and Webster Bank all have opened new operations in the City.

Steelpointe Harbor is a major mixed-use development planned for a

48-acre site just across the Pequonnock River from downtown. To be constructed in sequential phases, the plan has a full build-out potential of 2.8 million square feet, including 800,000 square feet of retail, 200,000 square feet of commercial/office, 300,000 square feet of hotel/conference space, a 250-slip marina with super-yacht capacity, and 1,000 to 1,500 residential units. City Council confirmed the plan in September 2009 and early stages will begin in 2010.



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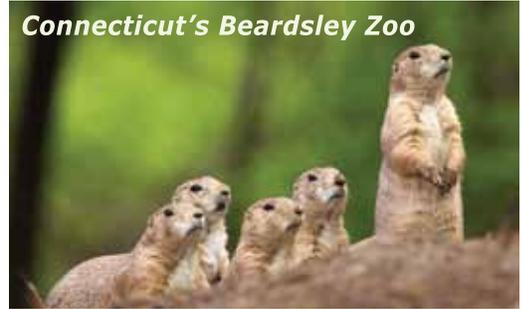
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Bridgeport LIFESTYLES



James Douglass

If work and play can happily coexist, it is in Bridgeport. The city offers a wide range of pastimes, from strolling in one of its beautifully designed public parks to visiting big-time entertainment venues or one-of-a-kind historical attractions. And there are plenty of college and professional sports and arts and cultural offerings to suit a multitude of tastes.



Courtesy Connecticut's Beardsley Zoo

Parks & Recreation

Bridgeport is known as the "Park City" because of its profusion of public parks, offering ball fields, picnicking, hiking and water fun. Seaside Park and Beardsley Park were designed by Frederick Law Olmsted, the "father" of American landscape architecture, who also planned Central Park in New York City. The 370-acre **Seaside Park** features swimming, boating, fishing and one of the longest salt-water beaches in the state.

Fairchild Wheeler Golf Course

is a city-owned facility with two 18-hole courses, The Red and The Black course. The terrain ranges from flat to hilly with creeks flowing throughout the entire layout, which makes play challenging and scenic. There are three practice greens, a 24-stall driving range, and a bunker/chipping area.

All told, the City of Bridgeport has more than 1,367 acres of parkland, including:

- **St. Mary's By-The-Sea** 9 acres
- **Glenwood Park** 9 acres
- **Beardsley Park & Zoo** 36 acres
- **Rogers Elton Park** 73 acres
- **Veteran's Memorial Park** .. 90 acres

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Sports & Entertainment

Ballpark and Arena at Harbor Yard

— Sports and entertainment take center stage at Arena at Harbor Yard, a masterfully designed facility where Bridgeport residents can enjoy world-class entertainment in their own backyard. The complex is located at Exit 27 on I-95 and on the Bridgeport Harbor, easily reached on foot from the bus terminal, train station and the Port Jefferson Ferry. The Arena is specially designed to give every patron in the 10,000-seat facility a good view of its 140 annual events, including the AHL Sound Tigers hockey, an affiliate of the New York Islanders; Fairfield University NCAA basketball teams; and first-rate entertainment, such as the Ringling Bros. and Barnum & Bailey Circus, Stars on Ice, WWE and concerts for every age and musical preference.

Bridgeport Bluefish — This Atlantic League professional baseball team plays at the Ballpark at Harbor Yard. The team's success has helped lead the way forward for Bridgeport's waterfront.

Captain's Cove — Captain's Cove Seaport is one of Connecticut's premier tourist attractions, with a 400-seat restaurant overlooking Black Rock Harbor and a full-service marina. Visitors also can check out the quaint shops along the boardwalk and enjoy a scenic harbor cruise. Nightly entertainment, festivals and other special events make Captain's Cove a big draw.

James Douglass



History

The Barnum Museum

— The Barnum Museum is dedicated to the life and times of P.T. Barnum — founder of Barnum & Bailey Circus ("The Greatest Show on Earth") — and Bridgeport's industrial heritage. Built in 1893, highlights include a miniature circus, clown costumes and personal mementos of Barnum, Tom Thumb and singer Jenny Lind. The museum has a special wing, designed by renowned architect Richard Meier, that is dedicated to temporary exhibits.

Barnum Festival

— This unique festival commemorating the circus entrepreneur annually, is billed as a "30-day-long Fourth of July celebration"



Rich Stieglitz

with parades, concerts, parties, drum corps and a fireworks extravaganza at Seaside Park.

Family Fun

The Beardsley Zoo — Bridgeport is home to Connecticut's only zoo, a 36-acre park devoted to the wildlife of North and South America. Included is an indoor rainforest exhibit plus a New England farmyard, greenhouse, picnic grove, the Peacock Cafe and gift shop, as well as the former Pleasure Beach carousel. The zoo is an accredited member of the American Zoo and Aquarium Association and participates in its Species Survival Plan.

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James Douglass

Discovery Museum — The Discovery Museum offers adventures in art and science with more than 100 hands-on exhibits. The museum's contemporary art galleries feature

works in all media by local, national and internationally known artists. Science exhibits involve electricity, light, computers and special programs in the Henry B. duPont III Planetarium. There are also a variety of musical and theatrical performances throughout the year.

Wonderland of Ice — The Wonderland of Ice is an indoor ice-skating rink with public skating and lessons, adjacent to Beardsley Park.

Arts & Culture

.....

Bridgeport has a thriving local arts scene. Former industrial buildings provide large bright spaces for an abundance of fine artists, artisans, photographers and performing artists. Among the leading elements of this community are the **NEST Arts Factory**, the **American Fabrics Complex** and the live/work **Read's Artspace**.

City Lights Gallery — This gallery has evolved into not only a place for encountering the arts and culture, but also a venue for hosting events for businesses and social celebrations.

The **Gallery at Black Rock's** mission is to provide a place for greater Bridgeport area to experience, enjoy and purchase cutting-edge contemporary art.

Downtown Cabaret Theatre — The Cabaret offers professionally performed Broadway hits and original musicals.

Gathering of the Vibes —

An annual multi-day rock festival at Seaside Park.

Greater Bridgeport Symphony

— The Symphony offers a five-concert series at which audiences can expect high artistic quality, rich and varied programs and an array of world-renowned performers.

Housatonic Museum of Art —

Housed at the Housatonic Community College, the museum features a collection of nearly 4,000 works of art. The focus of the collection is 20th-century modern and contemporary work.

Playhouse on the Green —

This 228-seat theater, called a "jewel of a theatre" by the Connecticut Post, is open year-round and offers music, theater and cultural events.



James Douglass

Klein Memorial Auditorium —

The 1,400-seat theater, built in 1940, has been the home of the Greater Bridgeport Symphony Orchestra for 60 years and presents a wide range of performing arts shows.

Nearby

As if all that isn't enough... Bridgeport is a stone's throw from New York City and all the art, culture, major sports venues, nightclubs and Broadway shows it has to offer. Surrounding Fairfield County boasts 30 miles of beautiful coastline, rolling hills and picturesque New England countryside; it's where the shore, country and city come together to create a multitude of living, dining, shopping and recreational options in Norwalk, Stamford, Greenwich and other neighboring communities.

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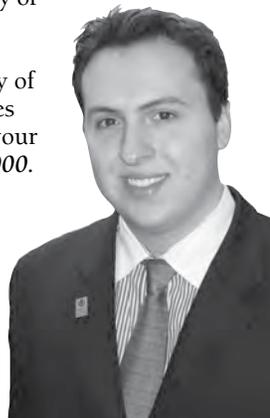
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