

**CITY OF BRIDGEPORT
JOINT COMMITTEE ON ECONOMIC AND COMMUNITY
DEVELOPMENT AND ENVIRONMENT
AND CONTRACTS
SPECIAL MEETING
APRIL 21, 2021**

ATTENDANCE: Contracts
Matthew McCarthy, Co-chair
Jeanette Herron, Co-chair (5:20 p.m.)
Jorge Cruz
Ernest Newton

ECD&E
Maria Valle, Co-chair
M. Evette Brantley, Co-chair (5:20 p.m.)
Scott Burns
Rosalina Roman-Christy

OTHERS: Council President A. Nieves & Council Member E. Martinez; Atty. Ron Pacacha; Thomas Gill, OPED Director; Bill Coleman, OPED Deputy Director

This meeting was conducted by Zoom/Teleconference.

CALL TO ORDER

Co-chair Valle called the meeting to order at 5:09 p.m. A quorum was present.

126-19 Proposed Resolution Making Findings Per Connecticut City and Town Development Act (Precursor to Consideration of Tax Incentive Development Agreement – 515 West Avenue).

Mr. Coleman gave an overview of the item. He noted that Mr. Gill and Atty. Pacacha were present on the call. Both Agenda Items 126-19 and 127-19 were related to one another.

Mr. Coleman said that the Council had previously requested three schedules for the Tax Incentive Developments, which will be presented tonight.

Mr. Coleman explained that the first step in the process was the Committee to approve the findings. He listed them and said that they were basically innocuous. The findings are required in order to grant tax breaks to the parties who request them. This is an administrative issue.
Council Member Brantley and Council Member Herron joined the meeting at 5:20 p.m.

**** COUNCIL PRESIDENT NIEVES MOVED AGENDA ITEM 126-19 PROPOSED RESOLUTION MAKING FINDINGS PER CONNECTICUT CITY AND TOWN DEVELOPMENT ACT (PRECURSOR TO CONSIDERATION OF TAX INCENTIVE DEVELOPMENT AGREEMENT – 515 WEST AVENUE).**

**** COUNCIL MEMBER MCCARTHY SECONDED.**

**** THE MOTION TO APPROVE AGENDA ITEM 126-19 PROPOSED RESOLUTION MAKING FINDINGS PER CONNECTICUT CITY AND TOWN DEVELOPMENT ACT (PRECURSOR TO CONSIDERATION OF TAX INCENTIVE DEVELOPMENT AGREEMENT – 515 WEST AVENUE PASSED WITH SIX (6) IN FAVOR (NEWTON, BURNS, ROMAN-CHRISTY, NIEVES, HERRON AND BRANTLEY) AND ONE (1) ABSTENTION (CRUZ).**

127-19 Proposed Resolution Authorizing Tax Incentive Development Agreement for 515 West Avenue.

Mr. Coleman then displayed the spreadsheet on the screen. Council Member McCarthy said the item had been on the docket for a long time. Mr. Coleman said that the project was constructed and the developer was not able to submit the application before the deadline. While the Council had approved this, the Council cannot go back and forgive a year of taxes. The administration has worked with BNT, the Finance Office and a third party lien holder to resolve this. The Council requested that OPED provide them with tax projections for ten, fifteen and twenty years.

Mr. Coleman then gave an overview of the Enterprise Zone details and the figures on the spreadsheet. In the past, the Council has done 10 years for commercial developments and 15 years for affordable housing. He explained that the development was involved with CHAFA which has a 15 year duration.

Council Member Burns had some questions about whether the project was a mixed income model. Mr. Coleman said that it was so and gave the details. 515 West has 48 units and Windward Commons has more units.

Mr. Coleman said that the Council has expressed their desire to have shorter timelines along with a higher per unit yield.

Council Member McCarthy asked what would happen after the ten year schedule ended. Mr. Coleman said that it would be likely that the mill rate would go down. BNT said that they are currently paying \$4,500 per unit. He then reviewed the figures with the Committee if the mill rate dropped. Discussion followed about the details.

Council Member McCarthy asked Mr. Coleman what he would suggest in terms of Schedule A or B. Mr. Coleman said that he would usually recommend Schedule B, which is 15 years. Council Member McCarthy said that BNT was trying to help Bridgeport, so he could support 15 years.

Council Member Brantley said that the State was now issuing funds for the towns to have more affordable housing. She wished to know if BNT could apply for those funds.

Mr. Coleman said that Bridgeport Crescent Crossing I had just won a grant award and added that BNT would be able to apply.

Mr. Gill said that they had been competitive with the developers, but clarified that BNT could apply for new construction but not for projects that were already completed.

Council Member Roman-Christy said that she would recommend the Committee approve the 15 year schedule.

Council President Nieves said that she agreed with the 15 year schedule. She said that there was language in the resolution that the property be assessed based on income base. She would suggest that it be sent to the City Attorney and the Tax Assessor to ensure that it is assessed properly.

Council Member Valle asked if the schedules should be entered as an Exhibit. Mr. Coleman said that the tax schedules were attached to the resolution. They will fill in the appropriate schedule on the agreement.

**** COUNCIL MEMBER MCCARTHY MOVE TO APPROVE TO APPROVE AGENDA ITEM 127-19 PROPOSED RESOLUTION AUTHORIZING TAX INCENTIVE DEVELOPMENT AGREEMENT FOR 515 WEST AVENUE USING SCHEDULE B, WHICH IS A 15 YEAR ABATEMENT.**

**** COUNCIL MEMBER BRANTLEY SECONDED.**

**** THE MOTION TO APPROVE TO APPROVE AGENDA ITEM 127-19 PROPOSED RESOLUTION AUTHORIZING TAX INCENTIVE DEVELOPMENT AGREEMENT FOR 515 WEST AVENUE USING SCHEDULE B, WHICH IS A 15 YEAR ABATEMENT PASSED WITH SIX (6) IN FAVOR (NEWTON, BURNS, ROMAN-CHRISTY, NIEVES, HERRON AND BRANTLEY) AND ONE (1) ABSTENTION (CRUZ).**

Council Member Cruz said that he has a family member who lives at 515 West.

ADJOURNMENT

**** COUNCIL MEMBER BRANTLEY MOVED TO ADJOURN.**

Council Member Valle asked why the BNT staff was not present. Mr. Coleman said that he believed that they were simply not aware that they should attend the meeting.

**** COUNCIL MEMBER ROMAN-CHRISTY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 5:44 p.m.

Respectfully submitted,

Telesco Secretarial Services

City of Bridgeport
Joint Committee on ECD&E
and Contracts
Special Meeting
April 21, 2021