

**ADDENDUM  
TO  
AGENDA**

**CITY COUNCIL MEETING**

**MONDAY, JUNE 1, 2015**

7:00 p.m.

City Council Chambers, City Hall - 45 Lyon Terrace  
Bridgeport, Connecticut

**ADDED:**

**ITEMS FOR IMMEDIATE CONSIDERATION:**

- 101-14** Communication from Mayor re: Setting of the Mill Rate for Fiscal Year 2015-2016 **FOR IMMEDIATE CONSIDERATION.**

**COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

- 102-14** Communication from City Attorney re: Proposed Workers Compensation Stipulation with Michael Meade, referred to Miscellaneous Matters Committee.

AGENDA

CITY COUNCIL MEETING

MONDAY, JUNE 1, 2015

7:00 P.M.

CITY COUNCIL CHAMBERS, CITY HALL - 45 LYON TERRACE  
BRIDGEPORT, CONNECTICUT

Prayer

Pledge of Allegiance

Roll Call

Mayoral Proclamation: In Recognition of Willie McBride who came to the aid of the City, Board of Education and Central High School following an emergency power outage that impacted the school and neighborhood.

City Council Citation: In Recognition of Willie McBride who came to the aid of the City, Board of Education and Central High School following an emergency power outage that impacted the school and neighborhood.

**MINUTES FOR APPROVAL:**

Approval of City Council Minutes: April 20, 2015

**COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

- 99-14** Communication from Central Grants re: Grant Submission: U.S. Department of Justice (DOJ), Office of Justice Programs' (OJP) and Bureau of Justice Assistance (BJA) Edward Byrne Memorial Justice Assistance Grant (JAG) Program (Project #16321), referred to Public Safety and Transportation Committee.
- 100-14** Communication from Tax Assessor re: Proposed Agreement with Vision Government Solutions, Inc. for the Reappraisal and Revaluation of Taxable, Real and Exempt Property Located within the corporate limits of the City, referred to Contracts Committee.

**MATTERS TO BE ACTED UPON (CONSENT CALENDAR):**

- \*33-14** Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Disposition of certain City-Owned Properties by Auction, Sale to Abutter or by Sale to Community Based Housing Development Corporations.
- \*49-14** Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition and Disposition of Redevelopment Property in Accordance with the Lower East End Municipal Development Plan.

**MATTERS TO BE ACTED UPON (CONSENT CALENDAR) CONTINUED:**

- \*76-14** Economic and Community Development and Environment Committee Report re: 2015 Neighborhood Assistance Act Program.
- \*82-14** Economic and Community Development and Environment Committee Report re: Grant Submission: National Audubon Society, Inc. for a "Wildlife Guards 2015" Grant Program.
- \*80-14** Miscellaneous Matters Committee Report re: Reappointment of Reginald F. Walker (D) to the Planning & Zoning Commission.
- \*81-14** Miscellaneous Matters Committee Report re: Appointment of Leticia Colon (D) to the Zoning Board of Appeals as an Alternate.

**MATTERS TO BE ACTED UPON:**

- 79-14** Miscellaneous Matters Committee Report re: Reappointment of James W. Giles (D) to the Parks Commission.

7  
THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, JUNE 1, 2015 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

**NAME**

**SUBJECT**

---

John Marshall Lee  
30 Beacon Street  
Bridgeport, CT 06605

Fiscal Watchdogs?

**CITY OF BRIDGEPORT  
CITY COUNCIL  
PUBLIC SPEAKING SESSION  
MONDAY, JUNE 1, 2015  
6:30 PM**

**CALL TO ORDER**

Council President McCarthy called the Public Speaking Session to order at 6:38 p.m.

**ROLL CALL**

City Clerk Hudson called the roll.

The following members were present:

130<sup>th</sup> District: Susan Brannelly, Enrique Torres  
131<sup>st</sup> District: Jack O. Banta, Denese Taylor-Moye  
132<sup>nd</sup> District: Robert Halstead  
133<sup>rd</sup> District: Thomas McCarthy  
134<sup>th</sup> District: Michelle Lyons  
135<sup>th</sup> District: Rev. Mary McBride-Lee  
136<sup>th</sup> District: José Casco, Alfredo Castillo  
137<sup>th</sup> District: Milta Feliciano, Lydia Martinez  
138<sup>th</sup> District: Melanie Jackson, Michael Marella  
139<sup>th</sup> District: Eneida Martinez, James Holloway

RECEIVED  
CITY CLERK'S OFFICE  
2015 JUN - 8 A 10: 23  
ATTEST  
CITY CLERK

A quorum was present

**THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, JUNE 1, 2015 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.**

<b>NAME</b>	<b>SUBJECT</b>
<b>John Marshall Lee</b> 30 Beacon Street Bridgeport, CT 06605	Fiscal Watchdogs?

Mr. Lee read the following statement into the record:

**WHAT BRIDGEPORT NEEDS? (June 1, 2015)**

Do you remember hearing statements that start with....WHAT THIS COUNTRY NEEDS IS A....."good 5 cent cigar".....or "a chicken in every pot" years before Colonel Sanders.....and today in Bridgeport: Lower taxes for those paying at the 100% level....solid

City of Bridgeport  
City Council  
Regular Meeting  
June 1, 2015

educational funding producing expected results for most students.... public safety for all based on mutual respect....some current targets?

But how do you get to any of these goals and objectives? Leadership is part of it, but so is good management including employee and volunteer education and training so that people advance in their work. Observation and evaluation on a regular basis are parts also, so that there are consequences for sub-standard activity when it flows from public funds.

Have any of you wondered why I regularly address you? Why was Cecil Young present before you regularly? Wasn't it because he believed he had an issue, an employment issue that had not been dealt with fairly and justly? He also believed that he had been shut off from any redress. So he appeared before you quite regularly, with exhibits, sometimes seeming to threaten but more often pleading for fairness and someone to listen to him. Perhaps he has found an answer to his personal issues, but he is no longer present.

*Council Member Swain joined the meeting at 6:41 p.m.*

In a similar way I have been here, at almost every session you hold, thankful that there is five minutes allocated to public outcry of unfair or unjust activity in Bridgeport. Many of you listen to me. You also receive my talks electronically. They are also archived and videotaped for later replay. I am happy to say that many outside this room hear what I have been saying.

You have a WATCHDOG role in this City. But you are not fully alert to threats to the public you were elected to represent, you don't do enough barking or growling, and there are more than a few who are only too ready to be petted or given a bone to chew on. Those are not WATCHDOG behaviors.

Two examples of current WATCHDOG failures in my opinion:

- In June 2013 fifteen of then Council persons requested funding with public tax dollars of over \$30,000 under the leadership and guidance of President McCarthy. Money was not taken from your Stipend account where charitable and political funding would have been prohibited by your debit card agreement. Rather money was authorized from Line Item 56180 OTHER SERVICES, paid from taxpayer funds, so that you could deliver checks to charities before the primary or election. The City received no "services" and those who presented the check to the charity received the credit, not the taxpayer. Very bad precedent you see, because Purchasing cut the checks even though the Line Item used was inappropriate for these types of SUPPORTIVE CONTRIBUTIONS and the Council never met on the matter which is why there is no notice of a meeting, agenda, or minutes. Could this happen again? Why not? Is it an illegal activity, a misappropriation of public funds? What do you think? Why don't you investigate who authorized the request by those of you who delivered such a check? Did the person have your authority to do this on your behalf? Could they do it again, for any reason?
- I am a real supporter of youth activities including sports, arts and music, travel, service projects and assistance with school work. Lighthouse is our major City youth services program. I have reported that this core youth program has not been complete and accurate in budget presentations for some years. They are identifying less than 50% of their program funding to you. Are you pleased? Is there a reason why the fees paid by parents

and families totaling \$850,000 are not reported? Don't you need them to know you widely appreciate this revenue for the sacrifice involved? Is there a reason why \$1.7 Million of grants funds are not included in a budget request presentation along with some acknowledgement that the BOE does not charge for in-kind provision of building space in 24 schools or more, year round as a "partner"?

Would a group of elected citizens like yourself be expected to look into such things after they have been reported? Would you expect some explanation and perhaps reformation might follow? Is Open, Accountable and Transparent governance part of your reason for sitting as a City Council person? Do you see a WATCHDOG role for yourself and the Council? Time will tell.

Council President McCarthy announced that there were no other speakers signed up to address the Council Members.

### ADJOURNMENT

Council President McCarthy then adjourned the Public Speaking Portion of the Council Meeting at 6:45 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services

**CITY OF BRIDGEPORT**  
**CITY COUNCIL MEETING**  
**MONDAY, JUNE 1, 2015**

**7:00 PM**

**City Council Chambers, City Hall - 45 Lyon Terrace**  
**Bridgeport, Connecticut**

**CALL TO ORDER**

Mayor Finch called the City Council Meeting to order at 7:05 p.m.

**PRAYER**

Mayor Finch requested Council Member Taylor-Moye to lead those present in prayer.

**PLEDGE OF ALLEGIANCE**

Mayor Finch then requested former Council Member Leticia Colon to lead those present in reciting the Pledge of Allegiance.

**ROLL CALL**

City Clerk Hudson called the roll.

The following members were present:

130<sup>th</sup> District: Susan Brannelly, Enrique Torres  
131<sup>st</sup> District: Jack O. Banta, Denese Taylor-Moye  
132<sup>nd</sup> District: Robert Halstead  
133<sup>rd</sup> District: Thomas McCarthy  
134<sup>th</sup> District: Michelle Lyons  
135<sup>th</sup> District: Rev. Mary McBride-Lee  
136<sup>th</sup> District: José Casco, Alfredo Castillo  
137<sup>th</sup> District: Milta Feliciano, Lydia Martinez  
138<sup>th</sup> District: Melanie Jackson, Michael Marella  
139<sup>th</sup> District: Eneida Martinez, James Holloway

Council President McCarthy said that Council Member Vizzo-Paniccia had been delayed at work.



**Mayoral Proclamation: In Recognition of Willie McBride who came to the aid of the City, Board of Education and Central High School following an emergency power outage that impacted the school and neighborhood.**

Mayor Finch said that Mr. McBride had stepped up when there was a power failure at Central High School and fixed the problem.

Mayor Finch read the Mayoral Proclamation aloud and announced that June 1st was Willie McBride Day in Bridgeport. He then presented Mr. McBride with a Mayoral Proclamation.

**City Council Citation: In Recognition of Willie McBride who came to the aid of the City, Board of Education and Central High School following an emergency power outage that impacted the school and neighborhood.**

Council President McCarthy then spoke about how Mr. McBride was a Bridgeport native and how hard he has worked for the City. Council President McCarthy read aloud the City Council Citation to those who were present. He then presented Mr. McBride with a City Council Citation certificate.

Mr. McBride then briefly spoke and thanked everyone for their recognition.

Mayor Finch said that he had just returned from the Village Initiative Project (VIP) and gave a brief overview of the meeting.

#### MINUTES FOR APPROVAL.

Approval of City Council Minutes: April 20, 2015.

**\*\* COUNCIL MEMBER MARELLA MOVED THE MINUTES OF APRIL 20, 2015.**

**\*\* COUNCIL MEMBER LYONS SECONDED.**

**\*\* THE MOTION TO APPROVE THE APRIL 20, 2015 MINUTES AS SUBMITTED PASSED UNANIMOUSLY.**

#### COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

**\*\* COUNCIL PRESIDENT MCCARTHY MOVED TO APPROVE THE FOLLOWING AGENDA ITEMS TO BE REFERRED TO COMMITTEES:**

**99-14 COMMUNICATION FROM CENTRAL GRANTS RE: GRANT SUBMISSION: U.S. DEPARTMENT OF JUSTICE (DOJ), OFFICE OF JUSTICE PROGRAMS' (OJP) AND BUREAU OF JUSTICE ASSISTANCE (BJA) EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM (PROJECT #16321), REFERRED TO PUBLIC SAFETY AND TRANSPORTATION COMMITTEE.**

**100-14 COMMUNICATION FROM TAX ASSESSOR RE: PROPOSED AGREEMENT WITH VISION GOVERNMENT SOLUTIONS, INC. FOR THE REAPPRAISAL AND REVALUATION OF TAXABLE, REAL AND EXEMPT PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY, REFERRED TO CONTRACTS COMMITTEE.**

**\*\* COUNCIL MEMBER BANTA SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**MATTERS TO BE ACTED UPON (CONSENT CALENDAR):**

Mayor Finch asked if there was any Council Member who would like to remove an item from the Consent Calendar. Hearing no response, the items on the Consent Calendar were put forward for consideration.

**\*33-14 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Disposition of certain City-Owned Properties by Auction, Sale to Abutter or by Sale to Community Based Housing Development Corporations.**

**\*49-14 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition and Disposition of Redevelopment Property in Accordance with the Lower East End Municipal Development Plan.**

**\*76-14 Economic and Community Development and Environment Committee Report re: 2015 Neighborhood Assistance Act Program.**

**\*82-14 Economic and Community Development and Environment Committee Report re: Grant Submission: National Audubon Society, Inc. for a "Wildlife Guards 2015" Grant Program.**

**\*80-14 Miscellaneous Matters Committee Report re: Reappointment of Reginald F. Walker (D) to the Planning & Zoning Commission.**

**\*81-14 Miscellaneous Matters Committee Report re: Appointment of Leticia Colon (D) to the Zoning Board of Appeals as an Alternate.**

Council Member Holloway said that he wished to discuss Agenda Item 33-14. Council Member E. Martinez added that she would like to discuss Agenda Item 49-14.

**\*\* COUNCIL PRESIDENT MCCARTHY MOVED THE AMENDED CONSENT CALENDAR AS FOLLOWS:**

**\*76-14 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: 2015 NEIGHBORHOOD ASSISTANCE ACT PROGRAM.**

**\*82-14 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: GRANT SUBMISSION: NATIONAL AUDUBON SOCIETY, INC. FOR A "WILDLIFE GUARDS 2015" GRANT PROGRAM.**

**\*80-14 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: REAPPOINTMENT OF REGINALD F. WALKER (D) TO THE PLANNING & ZONING COMMISSION.**

**\*81-14 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF LETICIA COLON (D) TO THE ZONING BOARD OF APPEALS AS AN ALTERNATE.**

**\*\* COUNCIL MEMBER MARELLA SECONDED.**

**\*\* THE MOTION TO APPROVE THE CONSENT CALENDAR AS AMENDED PASSED UNANIMOUSLY.**

The Council then considered Agenda Item 33-14.

**33-14 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Disposition of certain City-Owned Properties by Auction, Sale to Abutter or by Sale to Community Based Housing Development Corporations.**

**\*\* COUNCIL MEMBER HOLLOWAY MOVED AGENDA ITEM \*33-14 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION AUTHORIZING THE DISPOSITION OF CERTAIN CITY-OWNED PROPERTIES BY AUCTION, SALE TO ABUTTER OR BY SALE TO COMMUNITY BASED HOUSING DEVELOPMENT CORPORATIONS.**

**\*\* COUNCIL MEMBER BRANNELLY SECONDED.**

Council Member Holloway said that giving land to developers was not the answer. Giving the parcel to a church because they won't be paying taxes on it. He said that if the abutters were offered the land and did not want it, then it should go to auction.

Mr. Coleman, from OPED, came forward and explained that the statement was written in the manner that it was in order to allow the City the flexibility to offer the land to the abutters first and then put up for auction. The staff member who handles these items usually reaches out to the abutter personally. Council Member Holloway said that some parcels are too small for building and if an abutter wants it then it can be added to the tax rolls.

Mayor Finch asked if there would be a problem if the item was tabled. Mr. Coleman said that he would not have a problem with this. Mr. Coleman said that both Council Member Lyons and Council Member Vizzo-Paniccia had requested modifications to one parcel, which were made.

**\*\* COUNCIL MEMBER LYONS MOVED TO TABLE AGENDA ITEM 33-14 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT**

**COMMITTEE REPORT RE: RESOLUTION AUTHORIZING THE DISPOSITION OF CERTAIN CITY-OWNED PROPERTIES BY AUCTION, SALE TO ABUTTER OR BY SALE TO COMMUNITY BASED HOUSING DEVELOPMENT CORPORATIONS.  
\*\* COUNCIL MEMBER HOLLOWAY SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The Council Members then considered Agenda Item 49-14.

**49-14 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition and Disposition of Redevelopment Property in Accordance with the Lower East End Municipal Development Plan.**

**\*\* COUNCIL MEMBER LYONS MOVED AGENDA ITEM 49-14 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION AUTHORIZING THE ACQUISITION AND DISPOSITION OF REDEVELOPMENT PROPERTY IN ACCORDANCE WITH THE LOWER EAST END MUNICIPAL DEVELOPMENT PLAN.  
\*\* COUNCIL MEMBER MARELLA SECONDED.**

Council Member E. Martinez asked Mr. Coleman to come forward to speak about the changes to the Municipal Plan. Mr. Coleman came forward to address the various issues including the removal of the reference to the Bridgeport Redevelopment Agency and the removal of reference to eminent domain.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**MATTERS TO BE ACTED UPON:**

**79-14 Miscellaneous Matters Committee Report re: Reappointment of James W. Giles (D) to the Parks Commission.**

**\*\* COUNCIL MEMBER BRANNELLY MOVED AGENDA ITEM 79-14.  
\*\* COUNCIL PRESIDENT MCCARTHY SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**ITEMS FOR IMMEDIATE CONSIDERATION:**

**101-14 Communication from Mayor re: Setting of the Mill Rate for Fiscal Year 2015-2016 FOR IMMEDIATE CONSIDERATION.**

**\*\* COUNCIL MEMBER BRANNELLY MOVED AGENDA ITEM 101-14.  
\*\* COUNCIL PRESIDENT MCCARTHY SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

**102-14 Communication from City Attorney re: Proposed Workers Compensation Stipulation with Michael Meade, referred to Miscellaneous Matters Committee.**

- \*\* COUNCIL MEMBER BRANNELLY MOVED AGENDA ITEM 101-14.**
- \*\* COUNCIL MEMBER BANTA SECONDED.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

Council President McCarthy requested a point of personal privilege, which the Mayor granted. Council President McCarthy then read off the names of several Council Members that he need to speak to following the conclusion of the Council meeting.

Council President McCarthy then announced that it was Council Member E. Martinez's birthday. Those present then sang Happy Birthday to Council Member E. Martinez.

**ADJOURNMENT**

- \*\* COUNCIL PRESIDENT MCCARTHY MOVED TO ADJOURN.**
- \*\* COUNCIL MEMBER SWAIN SECONDED.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:39 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services

City of Bridgeport, Connecticut

**CENTRAL GRANTS OFFICE**

999 Broad Street  
Bridgeport, Connecticut 06604  
Telephone (203) 332-5662  
Fax (203) 332-5657



BILL FINCH  
Mayor

ANDREW J. NUNN  
Chief Administrative Officer

CHRISTINA B. SMITH  
Director  
Central Grants

May 27, 2015

Office of the City Clerk  
City of Bridgeport  
45 Lyon Terrace, Room 204  
Bridgeport, Connecticut 06604

Re: **Resolution – U.S. Department of Justice (DOJ), Office of Justice Programs' (OJP) Bureau of Justice Assistance (BJA) Edward Byrne Memorial Justice Assistance Grant (JAG) Program (#16321)**

Attached, please find a Grant Summary and Resolution for the **U.S. Department of Justice (DOJ), Office of Justice Programs' (OJP) Bureau of Justice Assistance (BJA) Edward Byrne Memorial Justice Assistance Grant (JAG) Program (#16321)** to be referred to the **Committee on Public Safety & Transportation** of the City Council.

**Grant:** City of Bridgeport application to the **U.S. Department of Justice (DOJ), Office of Justice Programs' (OJP) Bureau of Justice Assistance (BJA) Edward Byrne Memorial Justice Assistance Grant (JAG) Program (#16321)**

If you have any questions or require any additional information please contact me at 203-332-5664 or [autumn.hurst@bridgeportct.gov](mailto:autumn.hurst@bridgeportct.gov).

Thank you,

Autumn Hurst  
Grant Writer  
Central Grants Office



## GRANT SUMMARY

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PROJECT TITLE: **U.S. Department of Justice (DOJ), Office of Justice Programs' (OJP)  
Bureau of Justice Assistance (BJA) Edward Byrne Memorial Justice  
Assistance Grant (JAG) Program (#16321)**

NEW  RENEWAL  CONTINUING

DEPARTMENT SUBMITTING INFORMATION: **Central Grants Office**

CONTACT NAME: **Autumn Hurst**

PHONE NUMBER: **203-332-5664**

**PROJECT SUMMARY/DESCRIPTION:** The City of Bridgeport **Police Department** is seeking funding to support various technology projects, including a body camera pilot program.

**CONTRACT PERIOD:** October 1, 2014 – September 30, 2018

### IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):

Federal: **\$181,008.00**

State:

City:

Other:

FUNDS REQUESTED

Salaries/Benefits:

Supplies:

**A Resolution by the Bridgeport City Council**

**Regarding the**

**U.S. Department of Justice, Office of Justice Programs' Bureau of Justice Assistance**

**Edward Byrne Memorial Justice Assistance Grant (JAG) Program**

**WHEREAS**, the U.S. Department of Justice (DOJ), Office of Justice Programs' (OJP) Bureau of Justice Assistance (BJA) is authorized to extend financial assistance to municipalities in the form of grants; and

**WHEREAS**, this funding has been made possible through the Edward Byrne Memorial Justice Assistance Grant (JAG) Program; and

**WHEREAS**, funds under this grant will be used to support various technology projects, including a body camera pilot program; and

**WHEREAS**, it is desirable and in the public interest that the City of Bridgeport Police Department, submits an application to the U.S. Department of Justice (DOJ), Office of Justice Programs' (OJP) Bureau of Justice Assistance (BJA) to fund technology projects.

**NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL:**

1. That it is cognizant of the City's grant application to and contract with the U.S. Department of Justice (DOJ), Office of Justice Programs' (OJP) Bureau of Justice Assistance (BJA) for the purpose of the Edward Byrne Memorial Justice Assistance Grant (JAG) Program; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee, the Chief of Police, to execute and file such application with the U.S. Department of Justice (DOJ), Office of Justice Programs' (OJP) Bureau of Justice Assistance (BJA) Edward Byrne Memorial Justice Assistance Grant (JAG) Program (#16312) and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.





BILL FINCH  
Mayor

*City of Bridgeport, Connecticut*  
**OFFICE OF THE TAX ASSESSOR**

CITY HALL - 45 LYON TERRACE  
BRIDGEPORT, CONNECTICUT 06604

ELAINE T. CARVALHO, CCMA  
Tax Assessor

May 27, 2015

Honorable Fleeta Hudson, City Clerk  
City of Bridgeport  
45 Lyon Terrace  
Bridgeport, CT 06604

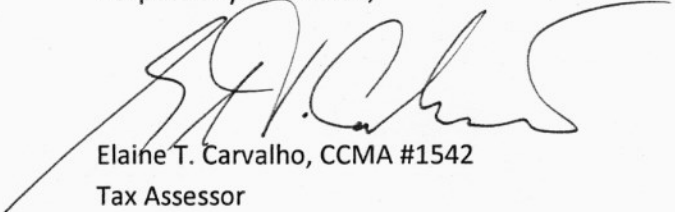
Dear Madam Clerk,

Attached please find an original and thirteen copies of the Vision Government Solutions, Inc. contract. This contract is for the reappraisal and revaluation of taxable, real and exempt property located within the corporate limits of the City of Bridgeport, Connecticut.

The term of the Agreement is from June 15, 2015 through February 26, 2016.

I respectfully request that these documents be referred to the Contracts Committee at the Council meeting of June 1, 2015.

Respectfully submitted,



Elaine T. Carvalho, CCMA #1542  
Tax Assessor

**CONTRACT FOR THE  
REAPPRAISAL AND STATISTICAL UPDATE  
OF TAXABLE REAL AND EXEMPT PROPERTY  
LOCATED WITHIN THE CORPORATE LIMITS OF  
BRIDGEPORT, CONNECTICUT  
Effective October 1, 2015**

This agreement, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the CITY OF BRIDGEPORT, a municipal corporation, located in the County of Fairfield, State of Connecticut, hereinafter termed the CITY, acting by and through its Mayor, having been so duly authorized, and Vision Government Solutions, Inc. hereinafter termed the CONTRACTOR.

WITNESSETH THAT:

WHEREAS, the CITY, through its ASSESSOR, plans to undertake a reappraisal and statistical update of all real property located within the corporate limits of the CITY; and,

WHEREAS, the CONTRACTOR is to assist the ASSESSOR in making such reappraisal and statistical update and represents that it is experienced and qualified to carry on such work, and is familiar with the recognized appraisal practices and with the standards required for determining values for assessment purposes,

NOW, THEREFORE, the CITY and the CONTRACTOR, for the consideration and under the conditions hereinafter set forth, hereby agree as follows:

1. EMPLOYMENT OF CONTRACTOR

The CITY hereby engages the CONTRACTOR and the CONTRACTOR hereby agrees to make a reappraisal and statistical update of real property located within the corporate limits of the CITY and to perform all the services and furnish all the databases, labor, materials, supplies and equipment and perform all work for the project in strict accordance with the Contract Specifications, a copy of which is attached hereto and made a part hereof, all such labor, materials, supplies and equipment to comply with the requirements of the pertinent Connecticut General Statutes and Special Acts, pertinent rulings of the Secretary of Office of Policy and Management, pertinent ordinances and agreements of the CITY, and pertinent decisions of several courts.

2. COMMENCEMENT AND COMPLETION DATES

The CONTRACTOR agrees to commence the work no later than ninety (90) days after the signing of the contract or as agreed upon by the ASSESSOR in accordance with the Contract Specifications.

3. COMPENSATION

The CITY agrees to pay the CONTRACTOR the total sum of **Three Hundred Thirty-Five Thousand Dollars (\$335,000)** as compensation for the CONTRACTOR'S services to be performed, the software and databases to be delivered: the records, materials, forms and supplies to be furnished by the CONTRACTOR. The CONTRACTOR and the CITY agree that the methods of billing and payments shall be set forth in the Contract Specifications, including fiscal year limitations.

4. TRANSFER, ASSIGNMENT AND SUBLETTING of CONTRACT

The CONTRACTOR shall not assign, transfer or sublet the contract or any interest or part therein, without first receiving written approval from the CITY, such approval not being unreasonably withheld. It should be mutually agreed and understood that said consent by the CITY shall in no way release CONTRACTOR from any responsibility or liability as covered in the Contract Specifications or this contract.

Nothing contained in this contract or Contract Specifications shall be deemed to create any contractual relationship between any subcontractor and the CITY.

5. INDEMNIFICATION AND CONDITIONS

CONTRACTOR shall, at all times, defend, indemnify, protect and save harmless, the CITY and its officers, agents and employees from any and all claims or demands for damage for bodily injury, including death or property damages sustained by any party, including officers, agents and employees of CONTRACTOR. Said hold harmless clause shall include, but not be limited to investigation, defense and settlement or payment or judgment of any liabilities.

6. MISREPRESENTATION OR DEFAULT

The CITY may void this agreement if CONTRACTOR has misrepresented any offering or defaults on any contract with a Connecticut municipality. CONTRACTOR shall, also, immediately notify the CITY OF any claim or case formally brought against CONTRACTOR.

7. CANCELLATION

If CONTRACTOR, with the result that it does not pay its debts as they become due, or if a receiver shall be appointed for its business or its assets and not voided within 60 days, or if interest herein shall be sold under execution or if it shall be adjudicated insolvent or bankrupt, then and forthwith thereafter, the CITY shall have the right, at its option and without prejudice to its rights hereunder, to terminate the contract.

IN WITNESS HEREOF, the CITY OF BRIDGEPORT, Connecticut and VISION have executed this contract on the date first above-mentioned by their duly authorized officers.

IN THE PRESENCE OF


CITY OF BRIDGEPORT, CONNECTICUT

\_\_\_\_\_  
Witness

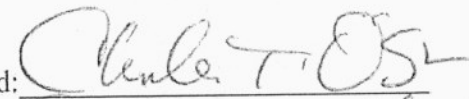
Signed: \_\_\_\_\_

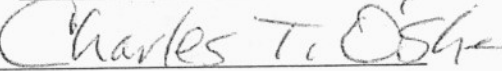
By: \_\_\_\_\_


Its: \_\_\_\_\_

  
\_\_\_\_\_  
Witness

VISION GOVERNMENT SOLUTIONS, INC.

Signed: 

By: 

Its: 

## CONTRACT SPECIFICATIONS

### 1 DEFINITIONS

- 1.1 **ASSESSOR:** The word "Assessor" shall mean the duly appointed Assessor of BRIDGEPORT, Connecticut.
- 1.2 **PROJECT:** The word "PROJECT" shall mean the statistical update of all real property within the corporate limits of BRIDGEPORT, Connecticut for assessment purposes.
- 1.3 **CONTRACTOR:** The word "CONTRACTOR" shall mean the certified revaluation company who shall perform this project.
- 1.4 **CITY:** The word "CITY" shall hereinafter mean The CITY OF BRIDGEPORT, Connecticut.

### 2 SCOPE OF PROJECT

This Project includes the statistical update of all real property within the corporate limits of BRIDGEPORT, Connecticut effective as of October 1, 2015.

CONTRACTOR shall furnish all the databases, labor, materials, supplies and equipment and perform all work for the project in strict accordance with the hereinafter-listed specifications.

All work will be carried out and all forms, materials, and supplies utilized in this project shall conform to and be carried out in accordance with the requirements of the Secretary, Office of Policy and Management, the Connecticut General Statutes, and Regulations of Connecticut State Agencies pertaining hereto, and shall be subject to the direct supervision and approval of the ASSESSOR of the CITY OF BRIDGEPORT.

The values to be determined shall be the present true and actual value of each parcel of real property as that term is used in Title 12 of the Connecticut General Statutes and shall be based upon recognized methods of appraisal and conform to Uniform Standards of Professional Appraisal Practices, as required by Connecticut General Statutes for the licensing and certification of all individuals involved in the appraisal of real estate.

The Project will cover and include all real property in BRIDGEPORT including the following categories:

1. All taxable real estate, land, buildings, and improvements.
2. All tax-exempt real estate, land, buildings, and improvements.
3. All public utility and buildings.

- 2.1 **EFFECTIVE DATE:** The effective date of this project shall be for the October 1, 2015 Grand List and the pricing and valuation by CONTRACTOR of all land, buildings and property under this CONTRACT shall reflect the present true and actual value as of October 1, 2015.
- 2.2 **PARCEL COUNT:**

CONTRACTOR's price for the statistical update is based upon the following anticipated parcel counts (estimated by CITY as of October 1, 2015)

Residential Dwellings – 22,076  
Residential Condominiums – 6,109  
Residential Vacant Land - 1,035  
Commercial Buildings – 1,746  
Apartments – 421  
Industrial Buildings – 710  
C&I Vacant Land – 578  
Exempt Improved – 910  
Exempt Vacant – 976

### 2.3 CITY DATA

Current Basis of Assessment	
Taxable Grand List as of October 1, 2014	7,172,603,143
Date of Last Revaluation	October 1, 2008
Estimated 2009 Population	147,216
Area of the City	16 sq miles

## 3 GENERAL CONDITIONS

### 3.1 STATE CERTIFICATION

The CONTRACTOR must hold, from the time of submission of the proposal through the completion of all work hereinafter required, a valid Connecticut Revaluation Company Certification pursuant to Section 12-2c of the Connecticut General Statutes.

### 3.2 PERSONNEL

CONTRACTOR shall provide experienced and qualified personnel in compliance with the requirements for the Equal Employment Opportunity provisions of Federal and State governments. CONTRACTOR shall submit to the CITY, written qualifications of all personnel assigned to this project.

All personnel assigned to this project shall be subject to the approval of the ASSESSOR, prior to the commencement of the individual's duties in the CITY and shall be caused to be removed from the project by CONTRACTOR upon written notification of the ASSESSOR.

### **3.2.1 Minimal Qualifications**

#### **3.2.1.a Project Manager or Supervisor:**

The administration of this project shall be assigned by CONTRACTOR to a project manager or supervisor, who shall be certified by the State of Connecticut as a Revaluation Supervisor pursuant to Section 12-2c of the Connecticut General Statutes, and such other statutes and regulations that the State of Connecticut may promulgate from time to time, and shall have not less than three (3) years of practical appraisal management experience in the appraisal of commercial, industrial, apartment, and residential type properties. The project manager or supervisor shall be subject to approval by the ASSESSOR.

#### **3.2.1.b Reviewers and Appraisers:**

Reviewers and appraisers shall be certified under the Connecticut Revaluation Certification Program pursuant to Section 12-2c of the Connecticut General Statutes, and such other statutes and regulations that the State of Connecticut may promulgate from time to time, and shall not have less than three (3) years of practical appraisal experience in the appraisal of the particular type of properties for which they are responsible. Two (2) years of this experience shall have been in the mass appraisal field and shall have occurred within the past five (5) years. All reviewers and appraisers shall be subject to the approval of the ASSESSOR prior to the commencement of their duties on this project.

#### **3.2.1. cBackground Check:**

All personnel will be subject to background checks by the BRIDGEPORT Police Department.

### **3.2.2 Identification**

All field personnel shall have visible clip-on identification cards, which shall include an up-to-date photograph, supplied by CONTRACTOR and signed by the CITY 'S Assessor. In addition, all field personnel shall carry a "Letter of Introduction" signed by the ASSESSOR. All automobiles used by field personnel shall be registered with the CITY's Police Department giving license number, make, model, year and color of all vehicles used on this Project.

### **3.2.3 Office Hours and Staffing:**

CONTRACTOR shall maintain an office in the BRIDGEPORT City Hall, as needed, from the commencement of work on this project through the conclusion of the public hearings. This office shall be staffed at Contractor's expense with clerical staff as needed, as well as other qualified full-time persons so as to ensure the successful completion of this project in accordance with the completion dates set forth in the Contract Specifications and any Addenda thereto.

### **3.2.4 Conflict of Interest**

No resident of the CITY or CITY employee shall be employed by CONTRACTOR, except in a clerical capacity, without the prior approval of the ASSESSOR and the MAYOR.

### 3.3 PROTECTION OF THE CITY

#### 3.3.1 Bonding

CONTRACTOR shall, to secure the faithful performance by CONTRACTOR of the terms of this CONTRACT, furnish to the CITY a Performance Surety Bond in the amount of this contract; which bond shall be issued by a bonding company licensed to do such business in the State of Connecticut, with a minimum. Best Company rating of "A/VII." Said bond shall be delivered to the CITY prior to the commencement of actual work and shall be in a form satisfactory to and approved by the CITY'S attorney. It is understood and agreed that upon completion and delivery to the CITY OF the statistical update and its approval by the ASSESSOR and after completion of the duties of the Board of Assessment Appeals, the performance bond shall be reduced to 10% of the value of the contract for the purpose of covering the defense of all appeals taken by taxpayers. The reduced amount of the bond shall remain effective until a final resolution in the courts of any timely appeals taken from the doings of the Board of Assessment Appeals on the list of October 1, 2015.

#### 3.3.2 Insurance

CONTRACTOR shall, at its own expense, provide and keep in force:

**3.3.2.a** Workers' Compensation insurance in the required amount, and Employers' Liability insurance in the following amounts:

Bodily injury by accident-	\$100,000 each accident.
Bodily injury by disease-	\$500,000 each accident and,
Bodily injury by disease-	\$100,000 each employee.

The policy must provide coverage for benefits payable under the Connecticut Workers Compensation Act, and include the Voluntary Compensation endorsement.

**3.3.2.b** Appraiser's Professional Liability insurance providing errors and omissions coverage for professional services rendered as an appraiser. The minimum limit of liability shall be \$1,000,000 per claim, subject to a \$2,000,000 aggregate.

Any deductible applicable to a claim must be noted on the Certificate of Insurance. If the policy is written on a claim made policy form, CONTRACTOR must maintain the insurance for a period of two years from the completion of the contract.

**3.3.2.c** During the term of the contract, CONTRACTOR shall provide Public Liability insurance for bodily injury and property damage. The Public Liability insurance shall be written on a comprehensive form and include, without limitation, coverage for premises and operations, completed operations, independent contractors, broad form property damage, blanket contractual and personal injury. The required limits of liability are:

\$2,000,000- General Aggregate
\$2,000,000- Product-Completed Operations Aggregate



\$1,000,000- Personal and Advertising Injury  
\$1,000,000- Each Occurrence  
\$ 50,000- Fire Damage/Fire  
\$ 5,000- Medical Expense/Person

3.3.2.d Automobile Liability insurance shall be written with a Comprehensive Form and include coverage for owned, hired, and non-owned vehicles. The limit for any one accident or loss shall be \$1,000,000.

3.3.2.e Insurance Certification: An Insurance certificate shall be required to be filed with the CITY, certifying coverage and limits of automobile, bodily injury liability, property damage liability and Worker's Compensation.

"The CITY to be named as Additional Insured on the Insurance coverage named herein for the claims arising out of the COMPANY'S performance of the contract herein".

3.3.2.f Patent/Copyright Liability: CONTRACTOR shall save the CITY harmless from any liability of any nature or kind, including costs and expenses for, or on account of, any patented or copyrighted equipment, materials, articles or processes used in the performance of this contract.

The CITY must be named as an Additional Insured on the policy.

3.3.2.g Defense of CITY: All insurance companies shall have the duty to defend the CITY against liability or property damage claims arising from the conduct of CONTRACTOR and/or agents or employees.

### 3.3.3 Penalties

3.3.3.a Failure by CONTRACTOR to complete all work prior to the date specified herein, December 30, 2015, shall be cause for a penalty payment by CONTRACTOR, on request of the ASSESSOR, in the amount of THREE HUNDRED DOLLARS (\$300.00) per day beyond the specified date of completion. For the purposes of this penalty only, completion of all work no later than February 26, 2016 is defined as follows:

3.3.3.a.i Completed property record cards with all pricing, review and final valuations.

3.3.3.a.ii Final Assessment notices addressed and in envelopes prepared for mailing.

3.3.3.b Penalties due under this clause shall be deducted from the contract price and will represent a fair and equitable estimate of the damages the CITY will suffer if CONTRACTOR'S work is not completed by December 30, 2015. The CITY shall have the right to use the funds withheld from each periodic payment to these CONTRACT SPECIFICATIONS to satisfy in whole or in part, this penalty clause.

Delays occasioned by strike, explosion or acts of God or an order of court or other public authority are excepted.

- 3.3.3.c Bankruptcy, Receivership, Insolvency:** If CONTRACTOR, with the result that it does not pay its debts as they become due, or if a receiver shall be appointed for its business or its assets and not voided within 60 days, or if interest herein shall be sold under execution or if it shall be adjudicated insolvent or bankrupt, then and forthwith thereafter, the CITY shall have the right, at its option and without prejudice to its rights hereunder, to terminate the contract.
- 3.3.3.d Termination:** If either party fails to fulfill in a timely and satisfactory manner their obligations under this agreement, or shall violate any of the covenants, conditions or stipulations of this agreement, which failure or violation shall continue for 30 days after written notice of said failure or violation is received by the offending party, unless the correction of such failure inherently requires a longer period of time and provided further that the applicable party is proceeding diligently to correct the failure, then the opposing party shall thereupon have the right to terminate this agreement by giving written notice to the offending party of such termination and specify the effective date thereof, at least seven (7) days before the effective date of such termination.
- In the event of termination, all finished work and documentation, complete and incomplete, shall, at the option of the ASSESSOR, be delivered to them. CONTRACTOR shall be entitled to the release of the performance bond and to receive just and equitable compensation for any work performed under this agreement completed prior to the date of termination.
- Notwithstanding the above, in the event of termination, neither party shall be relieved of liability by virtue of its breach of this agreement.
- 3.3.3.e Hold Harmless Agreement:** CONTRACTOR shall, at all times, defend, indemnify, protect and save harmless, the CITY and its officers, agents and employees from any and all claims or demands for damage for bodily injury, including death or property damages sustained by any party, including officers, agents and employees of CONTRACTOR. Said hold harmless clause shall include, but not limited to investigation, defense and settlement or payment or judgment of any liabilities.
- 3.3.3.f Sever ability:** In the event any part of any clause or provision of this contract or contract specifications is judicially determined to be unenforceable, it shall be deemed severable from the remainder of that clause or provision and such remainder shall be binding upon the parties to this contract.
- 3.3.3.g Waiver:** No action or failure to act by the CITY shall constitute a waiver of any right or duty afforded it under the contract or contract specifications.
- 3.3.3.h Misrepresentation or Default:** The CITY may void this agreement if CONTRACTOR has misrepresented any offering or defaults on any contract with a Connecticut

municipality. CONTRACTOR shall, also, immediately notify the CITY OF any claim or case formally brought against CONTRACTOR.

### 3.4 CHANGES AND SUBLETTING OF CONTRACT

#### 3.4.1 Changes

Changes in these specifications or to the contract will be permitted only upon written mutual agreement of CONTRACTOR and the CITY.

#### 3.4.2 Subletting

CONTRACTOR shall not assign, transfer or sublet the contract or any interest or part therein, without first receiving written approval from the CITY, such approval not being unreasonably withheld. It should be mutually agreed and understood that said consent by the CITY shall in no way release CONTRACTOR from any responsibility or liability as covered in these specifications and contract.

### 3.5 COMPLETION DATE AND TIME SCHEDULE

**Signing of Contract:** Within 30 days after receipt of notice of acceptance by the CITY OF its bid, as possibly revised by negotiations, CONTRACTOR shall execute with the CITY a contract in the form agreeable to the CITY and incorporating these contract specifications.

Contractor shall commence the statistical update work not later than two weeks after contract signing, and shall continue uninterruptedly in a diligent fashion so as to ensure completion within the schedule of completion dates hereinafter set forth below:

#### 3.5.1 Completion Dates

#### 3.5.2 Completion Dates

The following phases of the PROJECT must be completed in accordance with the following schedule. Failure to substantially complete the stated performance by the stated dates shall constitute a material breach of this Contract:

- 3.5.2.a Data Collection of Sales completed by September 1, 2015.
- 3.5.2.b Complete and deliver to the Assessor commercial, industrial, public utility, and tax-exempt valuation by November 1, 2015.
- 3.5.2.c Complete and deliver to the Assessor land study and values set by October 15, 2015.
- 3.5.2.d Complete and deliver building cost manual by October 15, 2015.
- 3.5.2.e Complete and deliver to the Assessor study of market rents, expenses and capitalization factors by November 1, 2015.
- 3.5.2.f Deliver completed CAMA database with digital images, property record cards with all measurements, listings, sketches, pricing, and suggested values to the ASSESSOR according to the following schedule:

- 3.5.2.g ASSESSOR completes review and final adjustments made for real property no later than November 17, 2015.
- 3.5.2.h Assessment change notices mailed to comply with requirements of Connecticut State Statutes, Section 12-62(f) by January 15, 2016. (CONTRACTOR to pay postage)
- 3.5.2.i Informal hearings to begin no later than November 22, 2015 and end no later than December 22, 2015.
- 3.5.2.j Notices of results of informal hearings completed shall be completed on forms approved by the Assessor and mailed out (CONTRACTOR to pay postage), computer filed and final property record cards printed and delivered to the ASSESSOR in alphabetical street order no later than December 30, 2015.

### 3.5.3 Assessment Date

The completed appraisals, upon approval of the ASSESSOR, will serve as the basis for assessments effective on the Grand List of October 1, 2015.

### 3.5.4 Delays:

CONTRACTOR shall not be liable for delays caused by reasons of war, strike, explosion, acts of God, order of court or other public authority.

## 3.6 PAYMENT SCHEDULE

### 3.6.1 Periodic Payments

Payments shall be made in the following manner:

Thirty (30) days after the execution date of this contract, and at the end of each thirty (30) day period thereafter for the term of this contract, CONTRACTOR will certify in writing to the ASSESSOR the percentage of the total work completed under the contract which CONTRACTOR has performed during the said thirty (30) day period. Such notification will itemize and accurately indicate the extent and nature of work performed by volume, street, and category or in any manner as required by the ASSESSOR. The itemization shall be categorized by each of the "Stages of Completion" listed on the Payment Schedule as shown below.

The CITY, upon determination by the ASSESSOR that the certification of CONTRACTOR concerning work during said period is accurate, will pay to CONTRACTOR a percentage of the total compensation due under the contract equal to the percentage of work certified as having been completed during said period, less ten percent (10%), which is to be retained by the CITY for payment to CONTRACTOR at such time that he or she has performed fully and satisfactorily all its obligations, requirements, and litigation under the contract. The retained ten (10%) percent of the contract price is to be paid upon the completion of work of the Board of Assessment Appeals on the October 1, 2015 Grand List in accordance with provisions of Section 3.3.3b of this contract

This contract makes provisions for a reduction of the performance bond to 10% of the contract price so as to ensure the defense of any appeals resulting from the statistical update work.

### 3.6.2 Fiscal Year Limitations:

The contract cost shall be paid in the 2015/2016 CITY Fiscal Years according to the provisions of this section and subject to the appropriation of necessary funds by the CITY's fiscal authority. CONTRACTOR shall incur no cost in any fiscal year in excess of that year's annual appropriation plus the balance of prior years' unexpended appropriations.

### 3.6.3 Stages of Completion

0100	Project Supervision	\$23,188
0200	Residential Valuation	\$30,800
0201	Residential Measure & List	\$14,808
0202	Residential Field Review	\$40,656
0300	Commercial Valuation	\$58,652
0301	Commercial Measure and List	\$1,441
0302	Commercial Field Review	\$25,234
0600	Residential Hearings	\$18,162
0601	Commercial Hearings	\$6,820
0800	Data Entry	\$39,952
0802	Data Entry Printing	\$11,888
0900	Project Finalization and Project Support	\$8,571
1100	Letter/Mailings	\$31,158
9901	Associated Project Expenses	\$14,685
9902	Bonding	\$8,985
	<b>Total</b>	<b>\$335,000</b>

## 4 RESPONSIBILITIES OF CONTRACTOR

### 4.1 GOOD FAITH

CONTRACTOR shall, in good faith use, its best efforts to assist the ASSESSOR in determining the present true and actual valuations of all real property situated in the CITY, and shall not undervalue or overvalue any land, building or other property to avoid or minimize its responsibilities specified herein.

### 4.2 PUBLIC RELATIONS

The parties of this statistical update project recognize that a good public relations program is required in order that the public of the CITY may be informed as to the purpose, benefits and procedures of the statistical update program.

CONTRACTOR shall provide reasonable assistance to the ASSESSOR in conducting a program of public information through the press and other media, such as meeting with citizens, service clubs and property owner groups as a means of establishing understanding and support for the statistical update

program and sound assessment administration. CONTRACTOR shall supply visual aids and other media at its disposal to this end. All public releases shall be approved by the ASSESSOR prior to release.

### **4.3 CONDUCT OF COMPANY EMPLOYEES**

As a condition of this contract, CONTRACTOR'S employees shall, at all times, treat the residents, employees and taxpayers of the CITY with respect and courtesy; CONTRACTOR shall take appropriate and meaningful disciplinary measures against those who violate the terms of this provision. A suitable dress code for all employees will also be implemented.

### **4.4 RECORDS**

#### **4.4.1 General Provisions**

CONTRACTOR shall provide all record cards, street cards, owner cards, supplies, equipment, forms, literature, notices and papers to be used in this project at no additional cost to the CITY.

#### **4.4.2 Records are CITY Property**

The original or a copy of all records and computations, including machine readable databases, made by CONTRACTOR in connection with any appraisal of property in the CITY shall, at all times, be the property of the CITY and, upon completion of the project or termination of this contract by the CITY, shall be left in good order in the custody of the ASSESSOR. Such records and computations shall include, but not be limited to:

4.4.2.a Assessor's Maps;

4.4.2.b Land Value Maps;

4.4.2.c Materials and Wages, Cost Investigations and Schedules;

4.4.2.d Data Collection Forms, Listing Cards, Property Record Cards with property valuations and sketches;

4.4.2.e Capitalization Rate Data;

4.4.2.f Sales Data;

4.4.2.g Depreciation Tables;

4.4.2.h Computations of land and/or building values;

4.4.2.i All letters of memoranda to individuals or groups explaining methods used for appraisals;

4.4.2.j Operating statement of income properties;

4.4.2.k Duplicated notice of valuation changes;

4.4.2.l Database of all property records, CAMA system, and integration with administrative system.

4.4.2.m In addition, throughout the conduct of said statistical update, any criteria, guidelines, price schedules or statement of procedures used in such statistical update by the Contractor shall be available by contractor for public inspection in the Assessor's office and shall be available thereafter, all in accordance with Section 12-62 ( c ) of the Connecticut General Statutes.

#### **4.4.3 ASSESSOR'S Records**

CONTRACTOR shall use a system approved by the ASSESSOR for the accurate accounting of all records and maps, which may be taken from the ASSESSOR'S office in conjunction with this project. All such records and maps shall be returned immediately following their use. None of the ASSESSOR'S records shall be taken outside the corporate limits of the CITY without prior written permission of the ASSESSOR.

The ASSESSOR will permit CONTRACTOR to copy all residential building sketches from existing field cards, together with the outside dimensions of all auxiliary buildings such as garages, barns, sheds, and swimming pools. CONTRACTOR will be permitted to copy and sketch all commercial and industrial properties, which are presently outlined on existing ASSESSOR's field cards.

#### **4.4.4 Property Record Cards (Street Cards)**

CONTRACTOR shall complete and file by Map order, Property Record Cards, commonly referred to as "Street Cards" or "Field Cards". These cards shall contain all manner of information affecting value, including but not limited to, information as to location of property, classification as to usage, owner of record, source of title, size, shape and physical characteristics of land, with the breakdown of front feet, square feet or acreage as applicable, along with the unit of value applicable to each, public utilities available, public improvements, census tract number, zoning regulations in effect as of the assessment date. All physical improvements shall be listed giving all interior and exterior construction details, quality of construction, age, condition, replacement values, percent of physical, functional and economic depreciation, depreciated values, fair market value and 70% assessment value will be shown. A computer-generated sketch of all buildings, with the appropriate scale of such sketch, shall also be shown on these cards. The "Street Cards" or "Field Cards" will contain a digitized photo of each house.

#### **4.5 ASSESSMENT NOTICES**

At the close of the PROJECT, a notice shall be sent, at CONTRACTOR'S expense by first class mail, to each property owner of record, setting forth the valuation that has been placed upon the property identified in the notice, prepared on a form approved by the ASSESSOR. CONTRACTOR will provide the needed information for the notice. Also enclosed with such notice shall be information specifying the dates, times and places of the informal public hearings and information describing the property owner's right to appeal the valuation of his property, including the manner in which an appeal may be filed with the Board of Assessment Appeals. Such notices shall be subject to approval by the ASSESSOR in accordance with Connecticut General Statutes.

At that same time, the company should be prepared to make data available via the Web so that taxpayers can log in and review properties on-line.

#### **4.6 INFORMAL PUBLIC HEARINGS**

At a time mutually agreeable to the ASSESSOR and CONTRACTOR and following completion of all review work by the ASSESSOR and CONTRACTOR, CONTRACTOR shall hold public hearings so

that owners of property or their legal representative may appear at specified times to discuss, with qualified members of CONTRACTOR'S staff, the valuations of their property. CONTRACTOR'S personnel shall explain the manner and methods of arriving at value. Informal public hearings, at the ASSESSOR's discretion, may be held on weeknights and Saturdays.

CONTRACTOR, in conjunction with recommendations of the ASSESSOR, shall schedule a sufficient number of hearings and provide sufficient personnel to handle said hearings expeditiously and fairly. Any information offered by the taxpayer or their legal representative shall be given consideration, and an adjustment shall be made where warranted. The public hearings shall be completed by February 20, 2016.

CONTRACTOR shall keep a record, on a form approved by the ASSESSOR, of all owners that requested a hearing and the result of that hearing. A copy of those records shall be given to the ASSESSOR.

CONTRACTOR shall be responsible for sending notice, by First Class mail at CONTRACTOR'S expense, to each taxpayer or his or her legal representative who appears at these hearings seeking review of valuation. Such notice shall include the original valuation determined by CONTRACTOR and any adjusted valuation as deemed appropriate based on any information received at such hearing, or a statement that no change is warranted. Such notice shall be subject to approval by the ASSESSOR and shall contain information describing the property owner's rights to appeal the valuation, including the manner in which an appeal may be filed with the Board of Assessment Appeals.

#### **4.7 BOARD OF ASSESSMENT APPEALS**

The City will review all Board of Assessment Appeal requests as a result of this project and will require the CONTRACTOR to provide an Appraiser to support only those requests requiring a value decision. The appraiser shall be approved by the ASSESSOR, be of the CONTRACTOR's staff, and be available as is necessary for attendance at any deliberations of the Board of Assessment Appeals held after the completion of the statistical update, Sundays excluded, but such availability and attendance shall not be required after the date for the completion of the duties of the Board of Assessment Appeals on the October 1, 2015 Grand List or for one complete calendar year beyond completion of the statistical update, whichever comes first. Such attendance shall be to assist in the settlement of complaints and to explain the valuations made.

#### **4.8 INFORMATION**

##### **4.8.1 Information to CITY**

CONTRACTOR shall give to the ASSESSOR any and all information requested pertaining to the project for a period of one (1) year after completion of the duties of the Board of Assessment Appeals on the October 1, 2015 Grand List, without any additional cost to the CITY.



## **5 BUILDING COST SCHEDULES**

### **5.1 General**

CONTRACTOR shall prepare for usage in the project as hereinafter specified, building cost schedules. These schedules will reflect the unit-in-place method based upon the square foot or cubic foot area of buildings as applicable. These schedules shall be used in computing the replacement cost in the CITY for all residential, commercial, industrial, and farm construction. They shall reflect the wage scale for the various trades, labor efficiencies, overhead, profit, engineer and architect fees and all other direct and indirect costs of construction. Before final acceptance, they shall be proven by testing against known sales. All finalized schedules shall be approved by the ASSESSOR before adoption and usage by CONTRACTOR.

### **5.2 Types of Cost Schedules**

#### **5.2.1 Residential**

Residential cost schedules shall include schedules for various classifications, types, models, and story heights on a per square foot basis, normally associated with residential buildings. The schedule shall be flexible with special sections reflecting the various additions and deductions for construction components from the base specifications, along with prices for different types of heating systems, bathrooms, porches, breezeways, attached, detached, and basement garages, and finished basements and schedules for other building improvements usually found on residential property including, but not limited to, in-ground swimming pools, barns, sheds, tennis courts, gazebos, and hot tubs.

#### **5.2.2 Commercial**

Commercial building cost schedules shall be prepared in unit costs of material in place and charted on a per square foot basis, and shall be prepared for various story heights and contain all the additions and deductions for construction components from base specifications.

#### **5.2.3 Industrial and Special Structures**

Cost schedules for industrial and special purpose structures shall be prepared in unit costs of material in place and charted on a per square foot basis, and shall contain all the additions and deductions for construction components from base specifications.

#### **5.2.4 Farm**

Cost schedules for farm structures shall be prepared for square foot and cubic foot costs for various types of farm buildings including, but not limited to, barns, sheds, silos, milk houses, coops, etc.

Cost schedules for the afore-mentioned must be supported by a recognized valuation publication company such as Marshall and Swift, Means, etc.

### **5.3 Depreciation Schedules**

Depreciation schedules or methods to be used in determining the amount of depreciation shall reflect the normal and accepted depreciation rates of buildings according to classification. These schedules or methods shall cover residential, commercial, industrial, and farm buildings and shall be approved by the ASSESSOR.

### **5.4 Schedule for CITY**

CONTRACTOR shall supply and leave for the CITY not less than three (3) copies of all the above required building cost schedules and depreciation schedules for the CITY 'S usage, one copy of which shall be turned over to the ASSESSOR upon approval of the schedules.

## **6 APPRAISAL SPECIFICATIONS**

### **6.1 Appraisal of Land**

CONTRACTOR shall appraise all land within the CITY: including residential, vacant, commercial, industrial, agricultural, special use, public utility, and tax-exempt.

#### **6.1.1 Land Value Study**

Land shall be valued on the basis of an analysis of all sales data occurring during the two-year period prior to October 1, 2015. The analysis and application of sales data shall be governed by procedures and techniques expressly approved by the ASSESSOR. CONTRACTOR shall make a careful investigation of this data and shall consult owners, realtors, banks and other sources for information relative to sales of properties within the CITY. All factors affecting the final values of land shall be considered, such as location, zoning, inland wetlands, topography, soil condition, utilities, size, vacancy, form of ownership, non-conforming uses, and zoning variances.

Non-conforming uses and zoning variances shall be considered in establishing values. A brief description of each lot or parcel of land, together with the valuation computations, shall be entered on the field record card.

#### **6.1.2 Land Value Inspection**

CONTRACTOR will make necessary adjustments in value to compensate for topographical irregularities such as high banks, steep slopes, swamps, irregular shapes or anything else which may detract from the usefulness of the land. Non-conforming uses and zoning variances shall be considered in establishing values.

#### **6.1.3 Land Value Unit**

CONTRACTOR shall prepare land unit values by front foot, square foot, acreage or fractional acreage; whichever in the judgment of CONTRACTOR and ASSESSOR most accurately reflects the market for the appraised land.

#### 6.1.4 Land Value Map

CONTRACTOR shall delineate the land value units on all streets and acreage in the CITY on a suitable map to be provided by the CITY. The land value map shall be returned to the CITY prior to the completion of the PROJECT.

#### 6.1.5 Neighborhood Delineation

After consideration of the environmental, economic and social characteristics of the CITY, CONTRACTOR shall, with the cooperation and approval of the ASSESSOR, delineate "neighborhood" units within the CITY. Each neighborhood unit will, in CONTRACTOR'S opinion, exhibit homogenous characteristics. Each neighborhood unit will be assigned a separate identification code, which will be used for valuation. These neighborhood codes shall be recorded and maintained on all property record cards and the computer database.

### 6.2 APPRAISAL OF RESIDENTIAL BUILDINGS AND STRUCTURES

#### 6.2.1 Physical Inspections

##### Interior Inspections

Contractor to perform onsite inspections of all sale properties to be utilized in the analysis, minimal of 12 months of sales will be used in the sales analysis.

The data collector shall have each interior inspection dated and verified by having an adult owner or resident of each building or dwelling unit sign the data collection form.

When entrance to a building for an inspection is refused, the data collector shall make note of the fact and within two (2) working days, notify the ASSESSOR of the fact in writing, giving the facts as to the time of the visit and if possible, the name of the party refusing entrance and other pertinent information. The ASSESSOR shall review the situation, and if he/she shall be unable to gain the cooperation of the party involved, he/she shall so notify the CONTRACTOR, and they shall proceed to estimate the value of the building on the basis of facts ascertainable without entry and make adequate notations of the lack of cooperation, and the manner of arriving at value, conspicuously on the property record card.

The data collection form shall indicate the initials of the data collector and the date(s) of the inspection(s) and attempts, if multiple. The field card must also have the initials of the person whom completed the data entry as well.

All inspections shall be conducted in a courteous, dignified, respectful and careful manner so as to minimize any disturbance to the use and occupancy of such structures.

## Call Backs

The CONTRACTOR shall make an initial inspection and one (1) call back attempt on properties that require an onsite inspection. The time and date at which the call back was made shall be duly noted on the data collection form by the data collector making such a call back.

If after the two visits, contact was not established with a property owner, a notification letter approved by the ASSESSOR, shall be mailed by the CONTRACTOR, informing the property owner of the statistical update process and the fact that the representatives of the CONTRACTOR were not able to make contact, and requesting that within a prescribed time limit the property owner contact the CONTRACTOR, by telephone or mail, for alternative arrangements for the inspection of the property.

### **6.2.2 Exterior Field Review**

6.2.2a All properties shall be reviewed in the field by CONTRACTOR's personnel qualified as reviewers as previously prescribed in these specifications.

The properties shall be reviewed for classification, final value, and to assure that they are correlated to comparable properties. The ASSESSOR shall be notified of the dates of review and be entitled to accompany the reviewers during this phase of the statistical update.

6.2.2b Field Recording: Physical data and characteristics of the land parcel shall be observed in the field and recorded.

### **6.2.3 Pricing and Valuations**

Pricing and valuations of all land and buildings must reflect the present true and actual value as of October 1, 2015, and shall be done from and in accordance with the previously approved manuals and schedules.

The final valuation shall be the true and actual value of the structures plus the true and actual value of the land. In arriving at the true and actual value of the structures, replacement cost new less depreciation from all causes may be considered along with other factors affecting the value of the property, all of which shall be noted on the property record card.

## **6.3 APPRAISAL OF COMMERCIAL, INDUSTRIAL, PUBLIC UTILITY, AND SPECIAL PURPOSE PROPERTIES**

### **6.3.1 General**

All commercial, industrial, public utility and special purpose buildings shall be classified, priced and reviewed in the same manner as residential properties, as set forth previously in these specifications.

### **6.3.2 Income Approach**

Income and expense data gathered by the CITY shall be utilized by CONTRACTOR for income producing and, where appropriate, owner-occupied properties. Any income and expense data with accompanying summary reports and rent schedules shall become property of the CITY. All information filed and furnished with Income and Expense report shall not be a public record and is not subject to the provisions of Section 1-200 et seq. (Freedom of Information) of the Connecticut General Statutes. From these returns and other data sources, such as field investigations and interviews, CONTRACTOR will establish market or economic rent and expenses for income producing properties. CONTRACTOR shall also develop capitalization rates by investigating sales and income data. Rates shall be established for the various classes of property and checked by bankers, investors and appraisers to ensure their accuracy. When the rates and methods have been approved by the ASSESSOR, CONTRACTOR shall perform the income approach using both actual and economic income and expenses. CONTRACTOR shall be responsible for entering all income data into the CAMA system.

### **6.3.3 Review**

All final reviews and inspections shall be made in the same manner and for the same purpose as prescribed for residential properties. The reviewer shall be completely trained and fully experienced in the appraisal of the particular type and kind of commercial, industrial, public utility or special purpose building; the final value of which he or she is responsible.

## **6.4 CONTROL AND QUALITY CHECKS**

### **6.4.1 Field Checks**

The ASSESSOR shall spot check in the field, properties picked at random by him/her with or without the appropriate CONTRACTOR'S supervisor.

### **6.4.2 Building Permits**

The ASSESSOR shall be responsible for all building permits.

### **6.4.3 Sales Analysis**

Sales analyses of properties shall be performed as a means of sustaining the values derived. These analyses shall be done on the aggregate of all residential properties and on each of the neighborhoods previously delineated. The sales analyses shall include, at a minimum, sales ratios and coefficients of variance and dispersion. Any additional requests for sales analyses by the ASSESSOR shall also be performed.

### **6.4.5 Performance Based Revaluation Standards:** All fair market values that are developed by the CONTRACTOR must meet the Performance Based Testing Standards developed by the State of Connecticut Office of Policy and Management in accordance with Section 12-62i of the Connecticut General Statutes.

## **7 RESPONSIBILITIES OF THE CITY**

### **7.1 Nature of Service**

It is clearly understood and agreed that the service rendered by CONTRACTOR are in the nature of assistance to the ASSESSOR and all decisions as to proper valuation shall rest with the ASSESSOR.

### **7.2 Cooperation**

The ASSESSOR, CITY, and its employees will cooperate with and render all reasonable assistance to CONTRACTOR and its employees.

### **7.3 Items Furnished By the City**

The CITY shall furnish the following:

#### **7.3.1 Maps**

The CITY shall furnish one (1) set of the most up-to-date CITY Tax Maps that are currently available showing streets, and property lines and boundaries.

#### **7.3.2 Land Dimensions**

The CITY will make available lot sizes and total acreage to CONTRACTOR of all pieces of property where the map or present records fail to disclose measurement or acreage.

#### **7.3.3 Zoning**

The CITY will provide current CITY zoning regulations and zoning maps.

#### **7.3.4 Existing Property Record Cards**

The CITY will make available the present street cards.

#### **7.3.5 Property Transfers**

The CITY shall notify CONTRACTOR, on a regular basis, of property splits and transfers occurring after the initial creation of the statistical update database by CONTRACTOR. CONTRACTOR shall the statistical update database as necessary.

#### **7.3.6 Signing of Communications**

The CITY shall sign, by the ASSESSOR or Assessor's designee, communications to be mailed at CONTRACTOR'S expense, for the purpose of contacting a property owner for inspection of the property.

### 7.3.7 Mailing Address

The CITY shall make available through the ASSESSOR'S office the current mailing address and other relative data that exists on the administrative program for all property owners.

### 7.3.8 Office Space

The CITY shall furnish to CONTRACTOR sufficient office space to carry out the terms of this contract. If the CITY is unable to provide space, the CITY will reimburse CONTRACTOR for leased space, subject to the CITY's approval for appropriateness and cost. The CITY shall provide installation of a telephone line and CONTRACTOR shall be responsible for all monthly charges on such lines for the duration of the project.

### 7.3.9 Media

The CITY shall have information above available on computer disk for the purposes of creating a legal file on CONTRACTOR's computers during the initial stages of statistical update.

### 7.3.10 Obligation to Keep Current

The CITY shall continuously and keep current the information specified above.

### 7.3.11 Sales Information

The CITY shall continuously and currently provide copies of all sales information available to it with respect to transfer of parcels.

## 8 TRAINING:

- 8.1 **Personnel:** The Assessor shall determine the individuals and the amount of training each individual shall receive. If more than one person is receiving training at the same time, the training time shall be calculated as if one person is receiving training.
- 8.2 **Location:** All training shall take place on the CITY'S computer hardware within the CITY, unless both the CITY and CONTRACTOR agree to an alternate training site or computer hardware.
- 8.3 **Documentation:** CONTRACTOR will provide a detailed user manual for the CAMA software and Grand List production interface.

## 9 TRANSMITTAL OF DELIVERABLES TO THE ASSESSOR

### 9.1 Records

Regular periodic delivery of appraisals and other information required under this agreement, as completed and in accordance to a schedule hereinabove set forth or agreeable to the ASSESSOR shall be made to the ASSESSOR for his review. All appraisals of buildings either complete or under construction, shall be completed as of October 1, 2015. All completed and/or corrected records shall be turned over to the ASSESSOR as February 26, 2016. The final inspection and review shall take into consideration any known or apparent changes in the Individual property since they were first inspected in order that the final appraisal of property shall be appraised as of October 1, 2015.

This information and/or appraisals and records shall not be made public until after the informal public hearings, except to the extent public access may be compulsory under provisions of applicable law.

It is understood and agreed that the Statistical update of properties covered by this contact shall meet or exceed the standards as outlined in the Connecticut Performance Based Revaluation Standards and Certification of Revaluation (Connecticut General Statutes sec. 12-62I-1 to 12-62I-7), shall be acceptable to the ASSESSOR and shall conform to the procedures and technical requirements of the ASSESSOR and, at least weekly, Contractor shall meet with said ASSESSOR to discuss the progress and various other details of the project.



## CLARIFICATIONS CITY OF BRIDGEPORT, CONNECTICUT

### 1. Progress Report of Completed Work:

0100	Project Supervision	\$23,188
0200	Residential Valuation	\$30,800
0201	Residential Measure & List	\$14,808
0202	Residential Field Review	\$40,656
0300	Commercial Valuation	\$58,652
0301	Commercial Measure and List	\$1,441
0302	Commercial Field Review	\$25,234
0600	Residential Hearings	\$18,162
0601	Commercial Hearings	\$6,820
0800	Data Entry	\$39,952
0802	Data Entry Printing	\$11,888
0900	Project Finalization and Project Support	\$8,571
1100	Letter/Mailings	\$31,158
9901	Associated Project Expenses	\$14,685
9902	Bonding	\$8,985
<b>Total</b>		<b>\$335,000</b>

2. **Board of Assessment Appeals:** The City will review all Board of Assessment Appeal requests as a result of the 2015 Statistical update and will require a Vision Senior Appraiser to support only those requests requiring a value decision.
3. **Litigation:** Litigation, Litigation preparation, Narrative Reports preparation or any days spent outside of assisting with BOA will be billed at the rate of **Nine Hundred Dollars (\$900) per Diem.**
4. **Imaging services:** Vision can provide imaging services at a cost of \$2.50 per image. This price includes image capturing and associated data entry services. As a separate offering, the City could select Facet Technologies to provide street level imaging services. The pricing would be the same \$2.50 per parcel for a single image and this service would be provided on a city-wide scope. If selected, the City would executed a contract directly with Facet and the services would be provide in the spring of 2016. We have included information on Facet within this proposal.

## CITY OF BRIDGEPORT, CONNECTICUT

### Project Schedule

<i>TASK</i>	<i>FROM</i>	<i>TO</i>
Project Startup	06/15/2015	
Public Relations	On Going	
Sales Data Collection	06/15/2015	09/01/2015
Preliminary Land Study	09/01/2015	
Final Deeds Entered into CAMA by Assessor	10/07/2015	
Building Cost	07/1/2015	10/15/2015
Final Residential Land Study	07/1/2015	10/15/2015
Commercial & Market Rent Study	07/15/2015	11/01/2015
Residential Field Review	07/01/2015	11/01/2015
Commercial Field Review	09/01/2015	11/01/2015
Suggested Values to Assessor	11/10/2015	
Assessor Review of Values	11/10/2015	11/17/2015
Valuation Notice	11/20/2015	
Informal Hearings	11/22/2015	12/22/2015
Final Testing Standards	12/29/2015	
Project Completion	12/30/2015	

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

(To be included with bid # )

State of Massachusetts

County of Worcester

Charles T. O'Shea, being first duly sworn, deposes and says that:

(1) He is Executive Vice President of Vision Government Solutions, Inc., the Bidder that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said Bidder nor any of its officers, partners, owners, representatives, employees or parties in interest, including this affidavit, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Bridgeport, owner, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Charles T. O'Shea

(Signed)

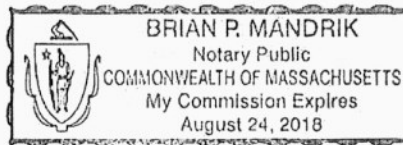
Exec VP

(Title)

Subscribed and sworn to before me this 27<sup>th</sup> day of May, 2015.

Brian P. Mandrik, (Title)

My Commission Expires: 8/24/2018





OFFICE OF THE CITY CLERK  
COMMUNICATION FORM

**IMMEDIATE CONSIDERATION**

*Below to be used for processing of Immediate Consideration items only*

Log ID/Item number:	#101-14
Submitting Department / Contact Name	Mayor's Office/ Bill Finch, Mayor
Subject:	Setting of Mill Rate for Fiscal Year 2015-2016.
Referred to Committee:	Immediate Consideration
City Council Date:	June 1, 2015

**Attest:**

**Fleeta C. Hudson, City Clerk**

**Date**

**Approved by:**

**Bill Finch, Mayor**

**Date**



OFFICE OF THE MAYOR  
CITY OF BRIDGEPORT, CONNECTICUT  
MARGARET E. MORTON GOVERNMENT CENTER  
999 BROAD STREET  
BRIDGEPORT, CONNECTICUT 06604  
TELEPHONE (203) 576-7201  
FAX (203) 576-3913

BILL FINCH  
Mayor

COMM. #101-14 Ref'd as IMMEDIATE CONSIDERATION on 06/01/2015.

May 27, 2015

The Honorable Fleeta Hudson  
City Clerk  
City of Bridgeport  
45 Lyon Terrace  
Bridgeport, CT 06604

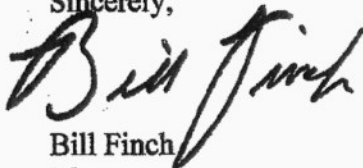
Dear Fleeta:

I am respectfully requesting the following be made part of the agenda for IMMEDIATE CONSIDERATION in the next council meeting scheduled for Monday, June 1, 2015.

Establishing 42.198 Mill Rate for FY-2015-2016

Should you have any questions, please do not hesitate to contact my office.

Sincerely,

  
Bill Finch  
Mayor

RECEIVED  
CITY CLERK'S OFFICE  
2015 MAY 28 A 10:41  
FINCH  
CITY CLERK

CITY ATTORNEY  
Mark T. Anastasi

CITY OF BRIDGEPORT  
OFFICE OF THE CITY ATTORNEY

999 Broad Street  
Bridgeport, Connecticut 06604-4328

DEPUTY CITY ATTORNEY  
Arthur C Laske, III

ASSISTANT CITY ATTORNEYS  
Salvatore C. DePiano  
Edmund F. Schmid  
Eroll V. Skyers

ASSOCIATE CITY ATTORNEYS

Gregory M. Conte  
Betsy A. Ingraham  
Richard G. Kascak, Jr.  
Russell D. Liskov  
John R. Mitola  
Ronald J. Pacacha  
Lisa R. Trachtenburg



Telephone (203) 576-7647  
Facsimile (203) 576- 8252

May 28, 2015

COMM. #102-14 Referred to Miscellaneous Matters Committee  
on 6/1/2015

Fleeta C. Hudson, City Clerk  
City Hall  
45 Lyon Terrace  
Bridgeport, CT 06604

**Re: Proposed Workers Compensation Stipulation w/Claimant Michael Meade - \$165,000**

Dear Ms. Hudson:


Kindly add the above-referenced time-sensitive matter to the City Council Agenda for Monday, June 1, 2015 **FOR REFERRAL TO MISCELLANEOUS MATTERS COMMITTEE.**

I am copying City Council President Thomas McCarthy on this correspondence, so that in the event that an Agenda Addendum is required he will be knowledgeable of the subject when your staff seeks his consent for issuance of such Addendum.

Kindly be aware that Mr. Michael Meade's claim has been settled, contingent upon payment being issued pre-July 1<sup>st</sup>. The Misc. Matters Committee is NOT scheduled to next meet until June 22<sup>nd</sup>. Consequently, I will request (if unable to obtain an extension of the payment date) a Special committee meeting to occur prior to the June 15<sup>th</sup> full City Council meeting.

Thank you for your assistance in this matter.

Very truly yours,

  
Mark T. Anastasi, City Attorney

Cc: Mayor Bill Finch  
Frances Ortiz, Asst. City Clerk  
Thomas McCarthy, City Council President  
Andrew Nunn, CAO  
Adam Wood, Chief of Staff  
Rich Weiner, Benefits Manager  
Maureen Driscoll, Esq.

RECEIVED  
CITY CLERK'S OFFICE  
2015 MAY 28 P 2:25  
ATTEST  
CITY CLERK

**\*33-14 Consent Calendar**

Resolution authorizing the Disposition of Certain City-Owned Properties by Auction, by Sale to Abutter or by Sale to Community based Housing Development Corporations.

**Report  
of  
Committee  
on**

**CCD & Environment**

---

**Submitted: May 4, 2015**

**Tabled & Ref'd Back to Committee: May 4, 2015**

**Resubmitted: June 1, 2015**

**Tabled by Full Council: June 1, 2015**

Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_  
*City Clerk*

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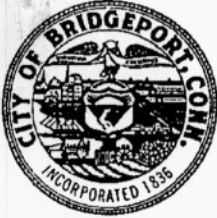
Approved \_\_\_\_\_

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*Mayor*

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# City of Bridgeport, Connecticut

*To the City Council of the City of Bridgeport:*

The Committee on **ECD and Environment** begs leave to report;  
and recommends for adoption the following resolution:

## **\*33-14 Consent Calendar**

### **A Resolution Authorizing the Disposition of Certain City-Owned Properties by Auction, by Sale to Abutter, or by Sale to Community Based Housing Development Corporations**

**WHEREAS**, over time by foreclosure and other conveyances, property comes to the ownership of the City of Bridgeport, much of which is blighted and deteriorated or consists of vacant lots, both buildable and non-buildable; and

**WHEREAS**, the Bridgeport City Council has the legal authority to approve the disposition of City-owned property; and

**WHEREAS**, the twenty-three properties listed in this resolution have been approved for disposition by the City Planning and Zoning Commission and subsequently by the City Hall Committee; and

**WHEREAS**, certain City-owned properties are located between two abutting property owners and consist of small silvers or non-buildable lots such that the best strategy for disposing of such properties would be to transfer them to an abutting property owner for the highest offer available thereby adding value to the abutting property while adding to the City's tax base and decreasing the City's ongoing maintenance responsibilities; and

**WHEREAS**, certain City properties lend themselves to redevelopment for small scale infill housing development and affordable housing development, such as is constructed by various community-based housing development organizations; and

**WHEREAS**, certain City properties may be of such value that it would be in the City's financial interest to offer them at public auction to the highest responsible bidder; and





Report of Committee on ECD and Environment  
\*33-14 Consent Calendar

-2-

**NOW THEREFORE BE IT RESOLVED**, that with respect to the following twenty-three properties listed within this resolution, the Mayor and/or the Director of OPED or their Designee is authorized to sale, lease, transfer or otherwise dispose of said properties by any of the three following methods:

1. Public Auction to the Highest Responsible Bidder
2. Direct Sale to an Abutter Making the Highest Responsible Offer
3. Direct Sale to a Responsible Community Based Housing Development Corporation, provided such Corporation agrees to pay full taxes on such Property;

**BE IT FURTHER RESOLVED** that it be required that the property at 104 Jourmire Road and 138 Ranch Drive, be auctioned or sold on the condition that:

1. It is to be used exclusively as owner-occupied housing for a term of not less than twenty years; and
2. That any deed transferring title ownership from the City to any purchaser by auction or sale will contain a reverter provision to the effect that in the event and at such time as the premises known as 104 Jourmire Road and 138 Ranch Drive, becomes occupied by other than any owner or owners in residence, then title will immediately revert to the City of Bridgeport without compensation.

**BE IT FURTHER RESOLVED** that the Mayor and/or the Director of the Office of Planning and Economic Development, or their respective designees, are hereby authorized to take all necessary actions and to do any and all necessary and appropriate things in furtherance of the objectives of this resolution.



Report of Committee on ECD and Environment  
 \*33-14 Consent Calendar

-3-

<b>NUMBER</b>	<b>ADDRESS</b>	<b>HOUSE TYPE</b>	<b>Block/Lot</b>
117	Andover Street	Res-Lot	308-28
167	Wessels Ave	Res-Lot	1940-01
145	Andover Street	Res-lot	308-36
106	Clifford Street	Res-Lot	620-31
112	Clifford Street	Res-Lot	620-30
65	Clifford Street	Res-Lot	620-02
1327	Reservoir Avenue	Res-Lot	2778-43
141	William Street	Res-Lot	1653-13A
143	William Street	Res-Lot	1653-13
1519	Seaview Avenue	Res-Lot	750-16
502	Berkshire Avenue	Res-Lot	1722-18
138	Ranch Drive	Res-Lot	2513-13A
677	Noble Avenue	Res-Lot	1631-14
1206	East Main Street	Res-Lot	1736-3A
74	Circular Avenue	Res-Condo	245-1A
167	Bradley Street	Res-Mult	2026-27
309	Bunnell Street	Res-Mult	747-26
171	Deforest Avenue	Res-Lot	611-07
47	Goodsell Street	Res	1001-14
242	Pearl Harbor Street	Res	1939-40
849	Noble Avenue	Res-Lot	1614-14
1777	Central Avenue	Res-Rowhouse	1813-24
121	George Street	Res-lot	
6-9	Madison CT	Res-Lot	1004-4
104	Jourmire RD	Res	2560-18

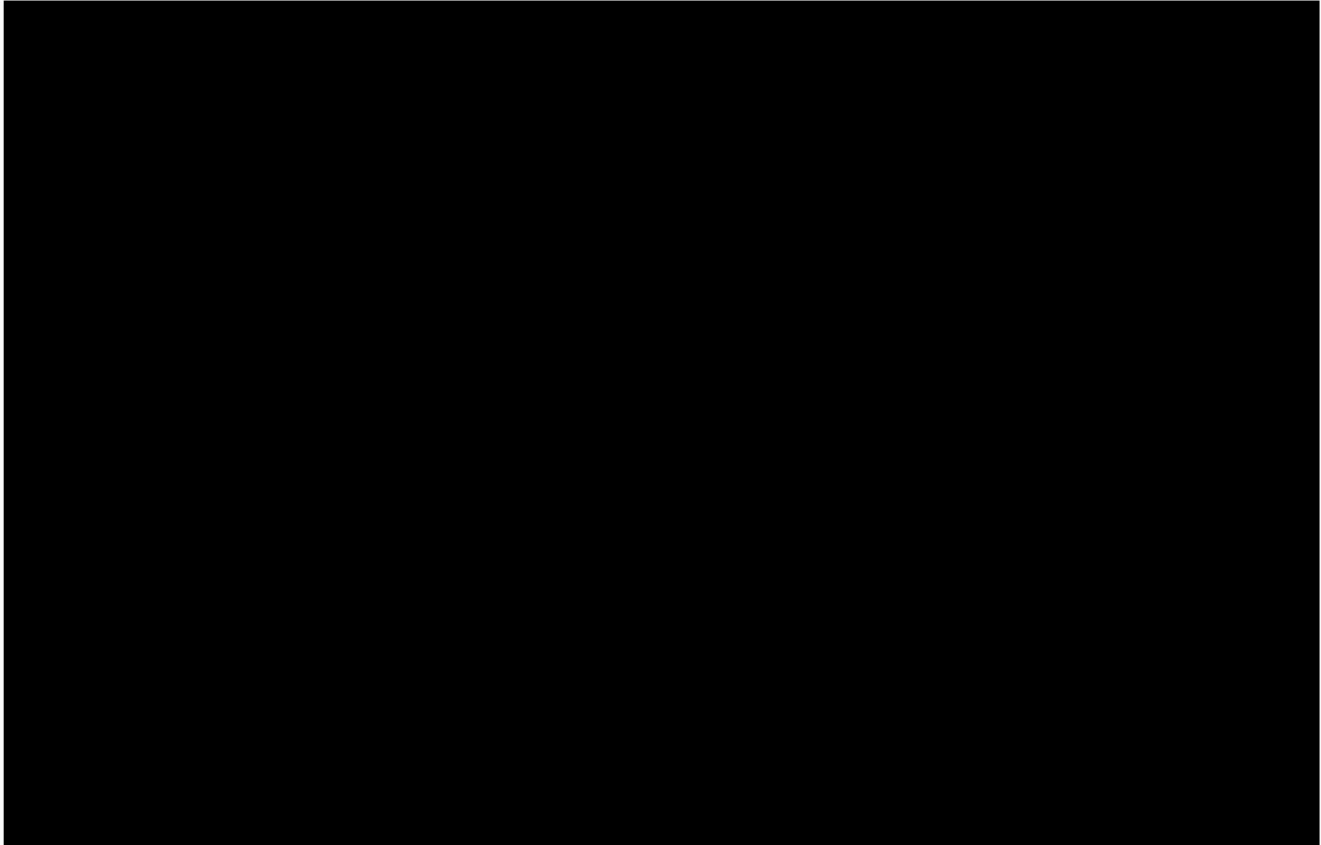
**Attached please find individual parcel locator maps and parcel data sheets for all of these disposition parcels.**



Report of Committee on ECD and Environment  
**\*33-14 Consent Calendar**



-4-



Council Date: May 4, 2015  
Tabled & Ref'd Back to Committee on May 4, 2015  
Resubmitted: June 1, 2015  
Tabled by Full Council: June 1, 2015

**117 ANDOVER ST**

**Location** 117 ANDOVER ST **Assessment** \$48,560  
**Mblu** 19/ 308/ 28/ / **Appraisal** \$69,370  
**Acct#** EA-0000091 **PID** 2518  
**Owner** BRIDGEPORT CITY OF FORECLOSURE **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$0	\$69,370	\$69,370
Assessment			
Valuation Year	Improvements	Land	Total
2013	\$0	\$48,560	\$48,560

**Owner of Record**

**Owner** BRIDGEPORT CITY OF FORECLOSURE **Sale Price** \$0  
**Co-Owner** **Book & Page** 1589/ 542  
**Address** EXEMPT PARCEL N/A **Sale Date** 08/24/1978  
 BRIDGEPORT, CT 06604

**Ownership History**

Ownership History
No Data for Ownership History

**Building Information**

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	

Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Full Baths:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Fireplaces:	
Fin Bsmt Area:	
Fin Bsmt Quality:	
Bsmt Garages:	
.	



(http://images.vgsi.com/photos/BridgeportCTPhotos/\00\08\99\73.JPG)

**Building Layout**

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 920  
**Description** Mun Lnd Com  
**Zone** ILI  
**Neighborhood** IND  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.09  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$48,560  
**Appraised Value** \$69,370

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$69,370	\$69,370
2011	\$0	\$69,370	\$69,370
2009	\$0	\$69,370	\$69,370

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$48,560	\$48,560
2011	\$0	\$48,560	\$48,560
2009	\$0	\$48,560	\$48,560

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Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Full Baths:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Fireplaces:	
Fin Bsmt Area:	
Fin Bsmt Quality:	
Bsmt Garages:	

Building Photo

(<http://images.vgsi.com/photos/BridgeportCTPhotos/\00\10\06\94.jpg>)

**Building Layout**



Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 921  
**Description** Mun Lnd Res  
**Zone** RC  
**Neighborhood** 1610  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.94  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$28,690  
**Appraised Value** \$40,990

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	



No Data for Outbuildings

**Valuation History**

<b>Appraisal</b>			
Valuation Year	Improvements	Land	Total
2012	\$132,520	\$40,990	\$173,510
2011	\$132,520	\$40,990	\$173,510
2009	\$148,880	\$40,990	\$189,870

<b>Assessment</b>			
Valuation Year	Improvements	Land	Total
2012	\$92,760	\$28,690	\$121,450
2011	\$92,760	\$28,690	\$121,450
2009	\$104,220	\$28,690	\$132,910

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Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	



(<http://images.vgsi.com/photos/BridgeportCTPhotos/\00\08\99\82.JPG>)

**Building Layout**

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 920  
**Description** Mun Lnd Com  
**Zone** ILI  
**Neighborhood** IND  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.09  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$48,560  
**Appraised Value** \$69,370

**Outbuildings**

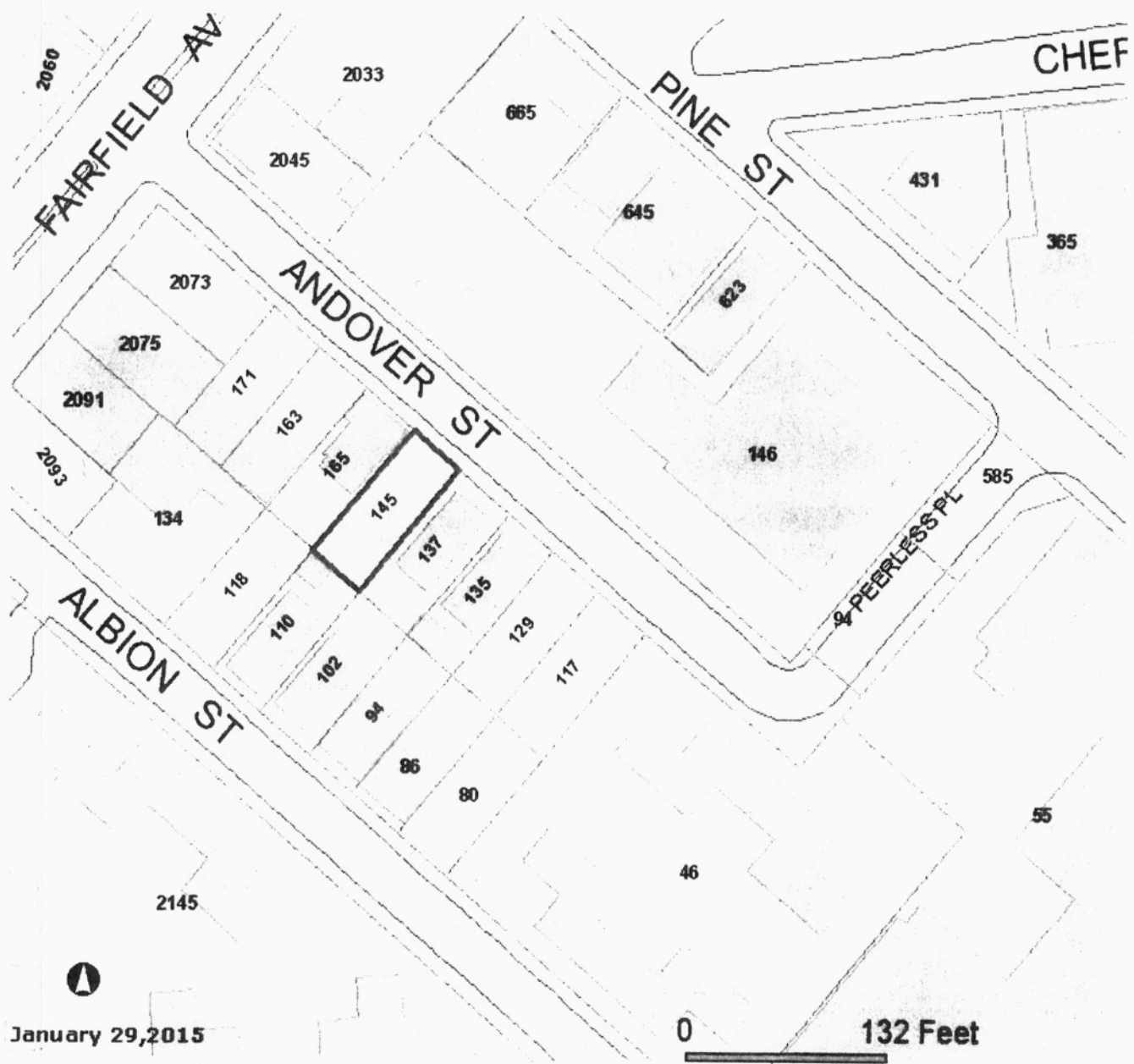
Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$69,370	\$69,370
2011	\$0	\$69,370	\$69,370
2009	\$0	\$69,370	\$69,370

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$48,560	\$48,560
2011	\$0	\$48,560	\$48,560
2009	\$0	\$48,560	\$48,560

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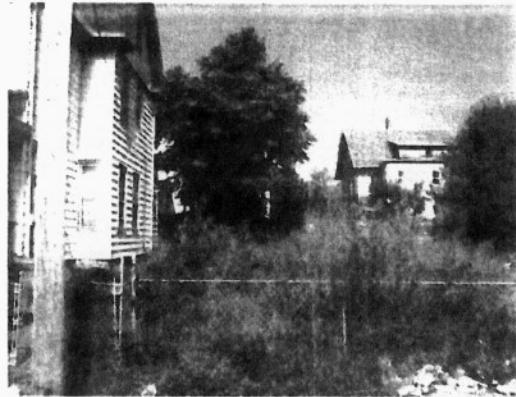


January 29, 2015

0 132 Feet



Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	



(<http://images.vgsi.com/photos/BridgeportCTPhotos//\00\09\74\98.jpg>)

**Building Layout**

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 921  
**Description** Mun Lnd Res  
**Zone** RBB  
**Neighborhood** 1040  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.06  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$12,830  
**Appraised Value** \$18,330

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	



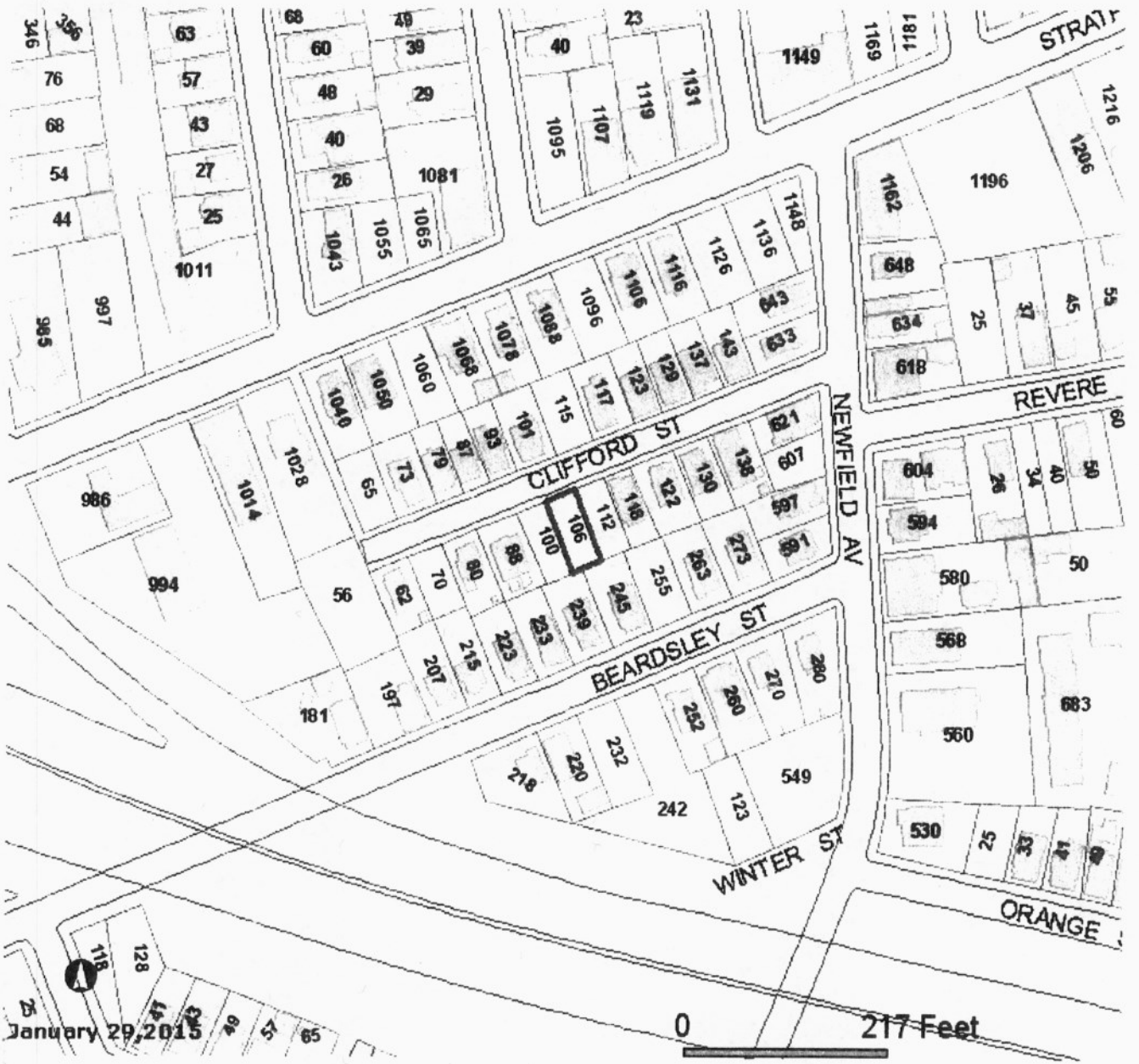
No Data for Outbuildings

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$18,330	\$18,330
2011	\$0	\$18,330	\$18,330
2009	\$0	\$18,330	\$18,330

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$12,830	\$12,830
2011	\$0	\$12,830	\$12,830
2009	\$0	\$12,830	\$12,830

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Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	



(<http://images.vgsi.com/photos/BridgeportCTPhotos/\00\09\75\00.jpg>)

**Building Layout**

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 921  
**Description** Mun Lnd Res  
**Zone** RBB  
**Neighborhood** 1040  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.06  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$12,830  
**Appraised Value** \$18,330

**Outbuildings**

--

**Outbuildings**

**Legend**

No Data for Outbuildings

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$18,330	\$18,330
2011	\$0	\$18,330	\$18,330
2009	\$0	\$18,330	\$18,330

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$12,830	\$12,830
2011	\$0	\$12,830	\$12,830
2009	\$0	\$12,830	\$12,830

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**65 CLIFFORD ST**

<b>Location</b>	65 CLIFFORD ST	<b>Assessment</b>	\$13,260
<b>Mblu</b>	37/ 621/ 2/ /	<b>Appraisal</b>	\$18,940
<b>Acct#</b>	EA-0001710	<b>PID</b>	3814
<b>Owner</b>	BRIDGEPORT CITY OF FORECLOSURE	<b>Building Count</b>	1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$0	\$18,940	\$18,940

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$0	\$13,260	\$13,260

**Owner of Record**

<b>Owner</b>	BRIDGEPORT CITY OF FORECLOSURE	<b>Sale Price</b>	\$0
<b>Co-Owner</b>		<b>Book &amp; Page</b>	0/ 0
<b>Address</b>	EXEMPT PARCEL N/A BRIDGEPORT, CT 06604	<b>Sale Date</b>	

**Ownership History**

Ownership History
No Data for Ownership History

**Building Information**

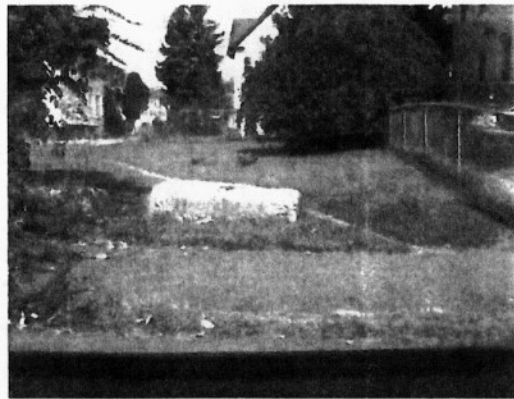
**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	

Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	



(<http://images.vgsi.com/photos/BridgeportCTPhotos/\00\09\74\96.jpg>)

**Building Layout**

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 921  
**Description** Mun Lnd Res  
**Zone** RBB  
**Neighborhood** 1040  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.07  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$13,260  
**Appraised Value** \$18,940

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	



**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$18,940	\$18,940
2011	\$0	\$18,940	\$18,940
2009	\$0	\$18,940	\$18,940

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$13,260	\$13,260
2011	\$0	\$13,260	\$13,260
2009	\$0	\$13,260	\$13,260

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**1327 RESERVOIR AV**

**Location** 1327 RESERVOIR AV **Assessment** \$46,740  
**Mblu** 83/ 2778/ 43/ / **Appraisal** \$66,770  
**Acct#** EB-0014920 **PID** 32244  
**Owner** BRIDGEPORT CITY OF **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$0	\$66,770	\$66,770

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$0	\$46,740	\$46,740

**Owner of Record**

**Owner** BRIDGEPORT CITY OF **Sale Price** \$0  
**Co-Owner** **Book & Page** 0/ 0  
**Address** EXEMPT PARCEL N/A **Sale Date**  
 BRIDGEPORT, CT 00000

**Ownership History**

Ownership History
No Data for Ownership History

**Building Information**

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	

Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Full Baths:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Fireplaces:	
Fin Bsmt Area:	
Fin Bsmt Quality:	
Bsmt Garages:	



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**Building Layout**

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 921  
**Description** Mun Lnd Res  
**Zone** RA  
**Neighborhood** 2140  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.79  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$46,740  
**Appraised Value** \$66,770

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$66,770	\$66,770
2011	\$0	\$66,770	\$66,770
2009	\$0	\$66,770	\$66,770

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$46,740	\$46,740
2011	\$0	\$46,740	\$46,740
2009	\$0	\$46,740	\$46,740

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**141 WILLIAM ST**

**Location** 141 WILLIAM ST **Assessment** \$60,740  
**Mblu** 42/ 1653/ 13/A / **Appraisal** \$86,770  
**Acct#** RL-0055000 **PID** 14396  
**Owner** BRIDGEPORT REDEVELOPMENT AGENCY **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$7,950	\$78,820	\$86,770

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$5,570	\$55,170	\$60,740

**Owner of Record**

**Owner** BRIDGEPORT REDEVELOPMENT AGENCY **Sale Price** \$0  
**Co-Owner** **Book & Page** 4439/ 296  
**Address** 45 LYON TERR **Sale Date** 10/19/2000  
 BRIDGEPORT, CT 06604

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
LEONETTI PHILIP C	\$0	0/ 0	01/01/1900

**Building Information**

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	

Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Full Baths:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Fireplaces:	
Fin Bsmt Area:	
Fin Bsmt Quality:	
Bsmt Garages:	



(<http://images.vgsi.com/photos/BridgeportCTPhotos//\00\09\84\28.jpg>)

**Building Layout**

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 920  
**Description** Mun Lnd Com  
**Zone** B1  
**Neighborhood** NC3  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.12  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$55,170  
**Appraised Value** \$78,820

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			5298 SF	\$7,950	1



**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$7,950	\$78,820	\$86,770
2011	\$7,950	\$78,820	\$86,770
2009	\$7,950	\$78,820	\$86,770

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$5,570	\$55,170	\$60,740
2011	\$5,570	\$55,170	\$60,740
2009	\$5,570	\$55,170	\$60,740

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**143 WILLIAM ST**

**Location** 143 WILLIAM ST **Assessment** \$61,110  
**Mblu** 42/ 1653/ 13/ / **Appraisal** \$87,310  
**Acct#** RL-0054900 **PID** 14395  
**Owner** BRIDGEPORT REDEVELOPMENT AUTHORITY (BRA) **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$8,490	\$78,820	\$87,310
Assessment			
Valuation Year	Improvements	Land	Total
2013	\$5,940	\$55,170	\$61,110

**Owner of Record**

**Owner** BRIDGEPORT REDEVELOPMENT AUTHORITY (BRA) **Sale Price** \$0  
**Co-Owner** **Book & Page** 4439/ 296  
**Address** 45 LYON TERRACE **Sale Date** 10/19/2007  
 BRIDGEPORT, CT 06604

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
LEONETTI PHILIP C	\$0	0/ 0	01/01/1900

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1930  
**Living Area:** 432  
**Replacement Cost:** \$23,777  
**Building Percent** 15  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$3,570

**Building Photo**

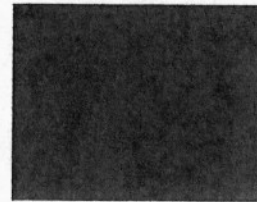
Building Attributes	
Field	Description
STYLE	Commercial
MODEL	Comm/Ind
Grade:	E
Stories:	1

Occupancy:	1
Exterior Wall 1:	Brick
Exterior Wall 2:	Concr/CinderBl
Roof Struct:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Linoleum
Interior Floor 2:	
Heating Fuel:	None
Heating Type:	None
AC Type:	None
Bldg Use:	Mun Com Bldg Mdl 94
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	None
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Ceil & Walls
Rooms/Prtns:	Average
Wall Height:	9
% Comn Wall:	



(http://images.vgsi.com/photos/BridgeportCTPhotos/\00\09\84\29.jpg)

**Building Layout**



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	432	432
		432	432

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

<b>Use Code</b>	922
<b>Description</b>	Mun Com Bldg Mdl 94
<b>Zone</b>	B1
<b>Neighborhood</b>	NC3
<b>Alt Land Appr Category</b>	No

**Land Line Valuation**

<b>Size (Acres)</b>	0.12
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$55,170
<b>Appraised Value</b>	\$78,820

**Outbuildings**

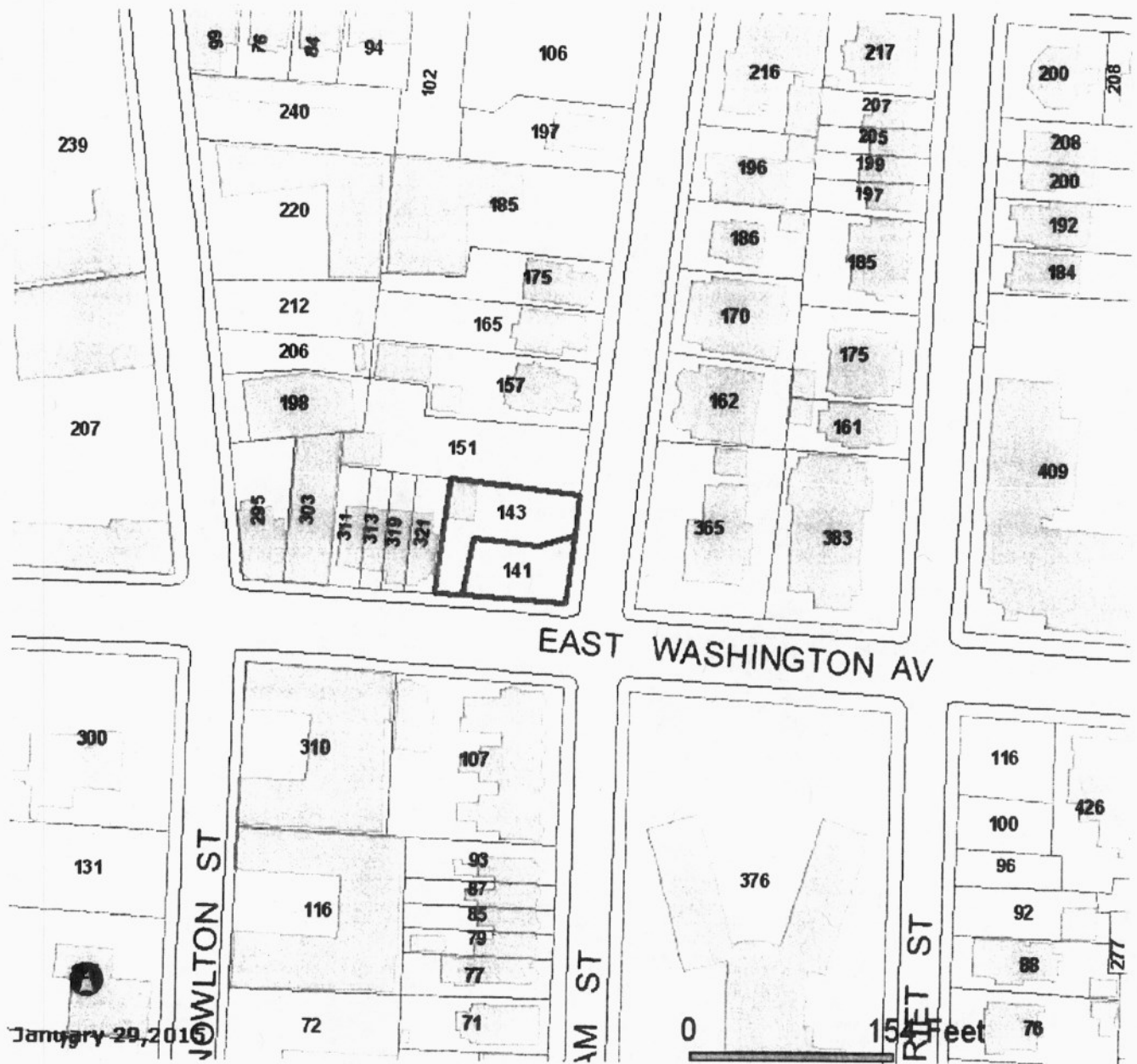
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			4000 SF	\$3,600	1
FN1	Fence, Chain	4	4 ft	240 LF	\$1,320	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$8,490	\$78,820	\$87,310
2011	\$8,490	\$78,820	\$87,310
2009	\$8,490	\$78,820	\$87,310

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$5,940	\$55,170	\$61,110
2011	\$5,940	\$55,170	\$61,110
2009	\$5,940	\$55,170	\$61,110

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Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	



(<http://images.vgsi.com/photos/BridgeportCTPhotos/00\09\84\95.jpg>)

**Building Layout**

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 921  
**Description** Mun Lnd Res  
**Zone** ILI  
**Neighborhood** SVAI  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.09  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$48,690  
**Appraised Value** \$69,550

**Outbuildings**

--



Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
WIRN	Wrought Iron 6			250 LF	\$10,500	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$10,500	\$69,550	\$80,050
2011	\$10,500	\$69,550	\$80,050
2009	\$10,500	\$69,550	\$80,050

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$7,350	\$48,690	\$56,040
2011	\$7,350	\$48,690	\$56,040
2009	\$7,350	\$48,690	\$56,040

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January 29, 2015

**502 BERKSHIRE AV**

**Location** 502 BERKSHIRE AV **Assessment** \$19,450  
**Mblu** 48/ 1722/ 18/ / **Appraisal** \$27,790  
**Acct#** RS-0011626 **PID** 15093  
**Owner** BRIDGEPORT CITY OF **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$0	\$27,790	\$27,790

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$0	\$19,450	\$19,450

**Owner of Record**

**Owner** BRIDGEPORT CITY OF **Sale Price** \$0  
**Co-Owner** **Book & Page** 7714/ 71  
**Address** 45 LYON TERRACE **Sale Date** 01/02/2008  
 BRIDGEPORT, CT 06604

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
STREIT MARK	\$0	3254/ 161	04/29/1994
IOVITA JAMES	\$5,000	2503/ 230	06/01/1988
DIPIETRO FRANCES ALICE	\$0	2442/ 349	01/26/1988

**Building Information**

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	

Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Full Baths:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Fireplaces:	
Fin Bsmt Area:	
Fin Bsmt Quality:	
Bsmt Garages:	



(http://images.vgsi.com/photos/BridgeportCTPhotos/\00\07\58\75.JPG)

**Building Layout**

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 921  
**Description** Mun Lnd Res  
**Zone** C  
**Neighborhood** 1430  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.09  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$19,450  
**Appraised Value** \$27,790

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

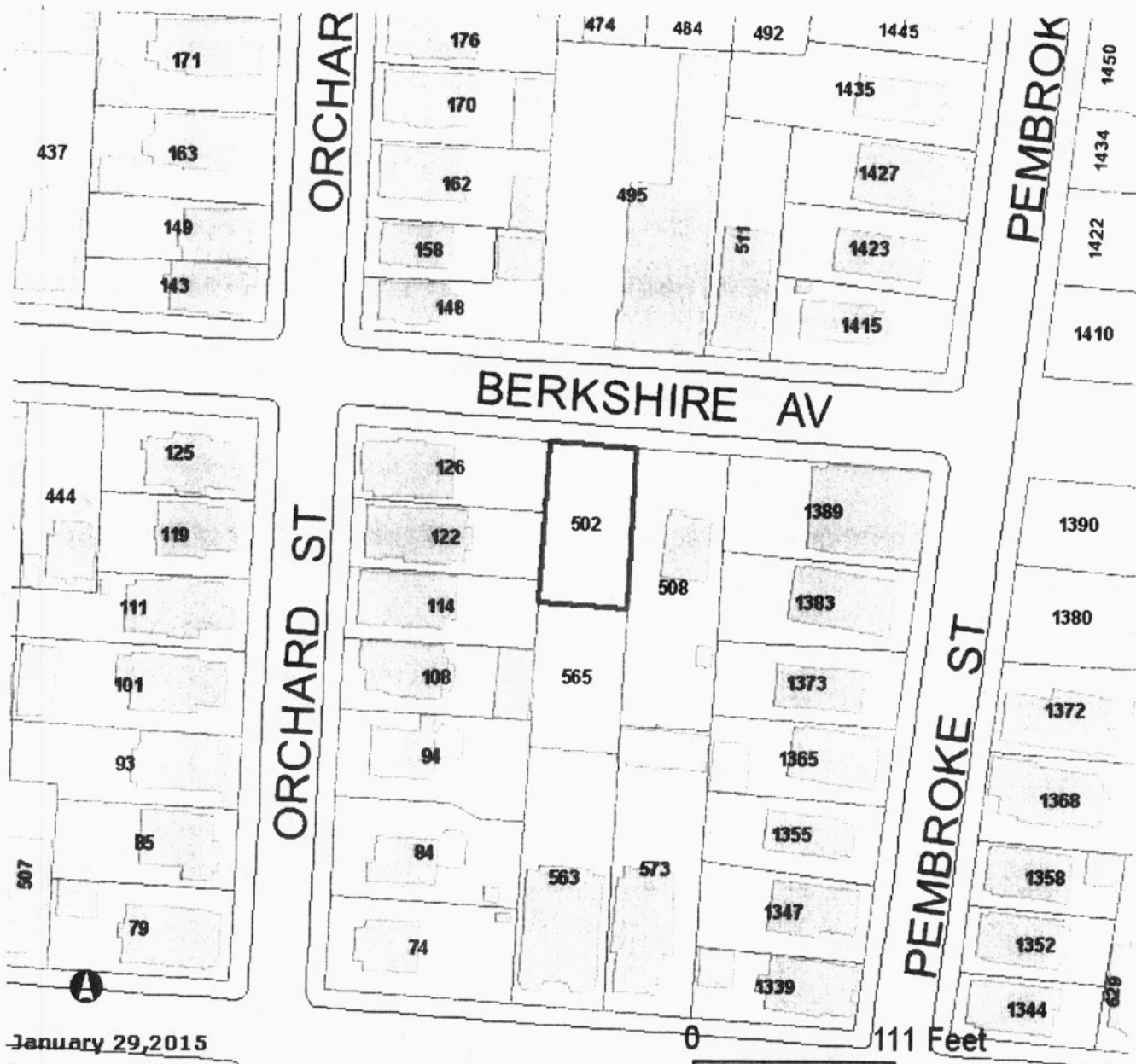
No Data for Outbuildings

**Valuation History**

<b>Appraisal</b>			
Valuation Year	Improvements	Land	Total
2012	\$0	\$27,790	\$27,790
2011	\$0	\$27,790	\$27,790
2009	\$0	\$27,790	\$27,790

<b>Assessment</b>			
Valuation Year	Improvements	Land	Total
2012	\$0	\$19,450	\$19,450
2011	\$0	\$19,450	\$19,450
2009	\$0	\$19,450	\$19,450

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January 29, 2015

**138 RANCH DR**

**Location** 138 RANCH DR **Assessment** \$29,510  
**Mblu** 80/ 2513/A 10/ / **Appraisal** \$42,150  
**Acct#** EA-0006100 **PID** 28827  
**Owner** BRIDGEPORT CITY OF **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$0	\$42,150	\$42,150

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$0	\$29,510	\$29,510

**Owner of Record**

**Owner** BRIDGEPORT CITY OF **Sale Price** \$0  
**Co-Owner** **Book & Page** 1216/ 110  
**Address** EXEMPT PARCEL N/A **Sale Date** 04/24/1961  
 BRIDGEPORT, CT 00000

**Ownership History**

Ownership History
No Data for Ownership History

**Building Information**

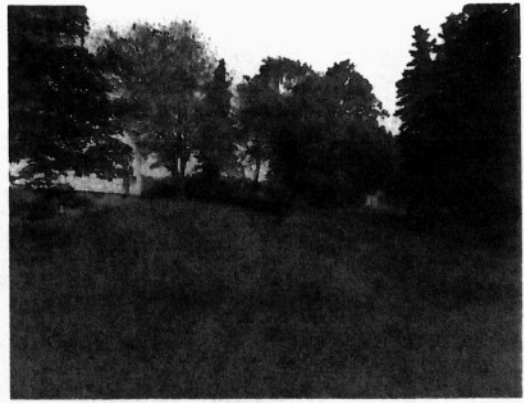
**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	

Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	



(http://images.vgsi.com/photos/BridgeportCTPhotos/\00\08\73\59.JPG)

**Building Layout**

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 921  
**Description** Mun Lnd Res  
**Zone** RA  
**Neighborhood** 2060  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.14  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$29,510  
**Appraised Value** \$42,150

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

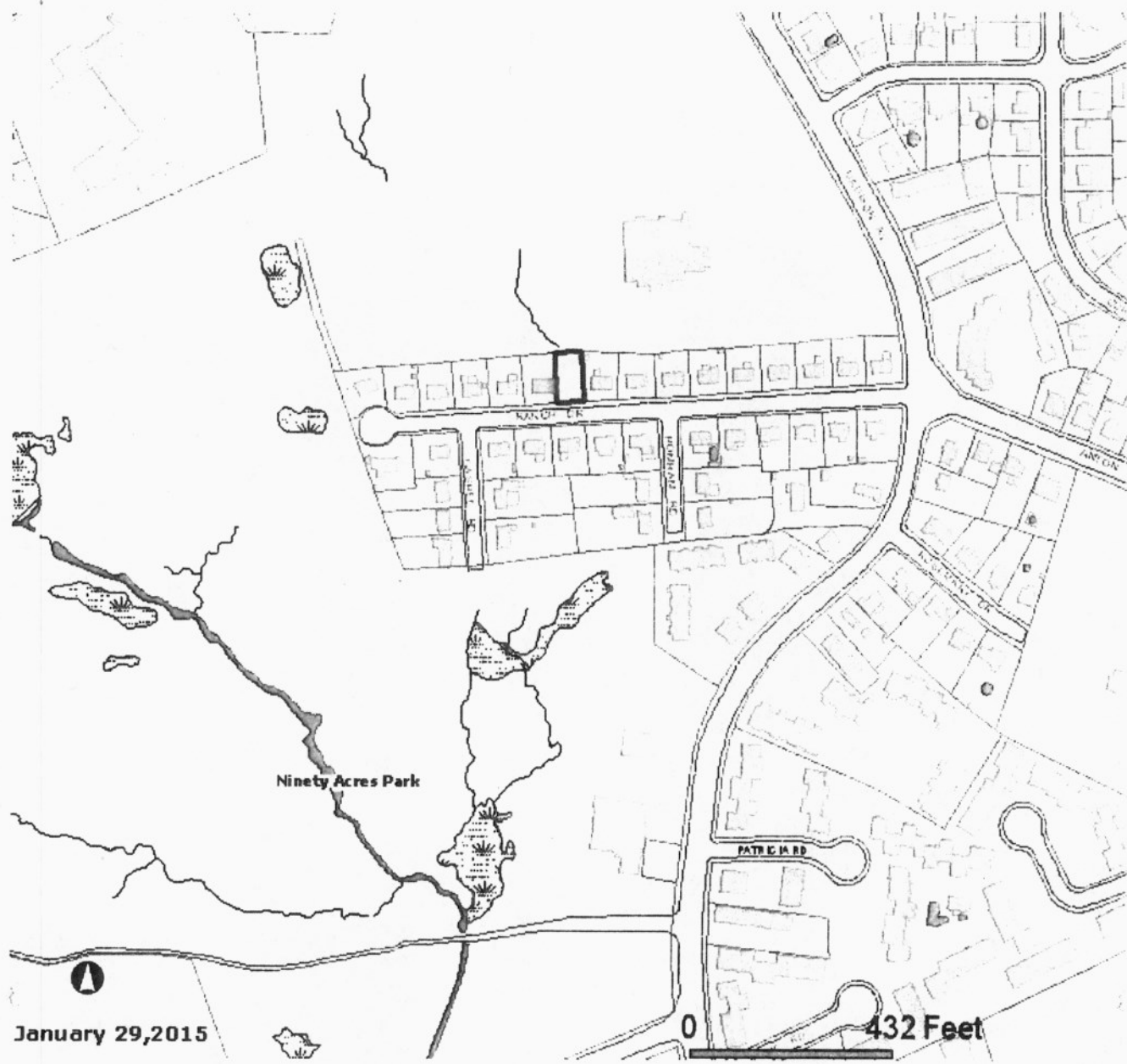


**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$42,150	\$42,150
2011	\$0	\$42,150	\$42,150
2009	\$0	\$42,150	\$42,150

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$0	\$29,510	\$29,510
2011	\$0	\$29,510	\$29,510
2009	\$0	\$29,510	\$29,510

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**677 NOBLE AV**

**Location** 677 NOBLE AV **Assessment** \$104,540  
**Mblu** 48/ 1631/ 14/ / **Appraisal** \$149,350  
**Acct#** RF-0092169 **PID** 14156  
**Owner** BRIDGEPORT CITY OF **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$117,750	\$31,600	\$149,350

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$82,420	\$22,120	\$104,540

**Owner of Record**

**Owner** BRIDGEPORT CITY OF **Sale Price** \$29,500  
**Co-Owner** **Book & Page** 8311/ 67  
**Address** 45 LYON TERRACE **Sale Date** 10/19/2010  
 BRIDGEPORT, CT 06604

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
QUINTO VINCENT	\$0	6812/ 290	01/30/2006
FRAMULARO ANGELO R	\$0	2326/ 350	07/06/1987
FRAMULARO CHARLES V & ANGELO R	\$0	2010/ 87	01/16/1986

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1902  
**Living Area:** 2092  
**Replacement Cost:** \$196,323  
**Building Percent** 59  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$115,830

**Building Photo**

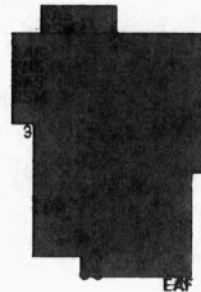
Building Attributes	
Field	Description
Style	Two Family
Model	Residential

Grade:	C
Stories:	2.25
Occupancy:	2
Exterior Wall 1:	Asbest Shingle
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2:	
Heat Fuel:	Gas
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Full Baths:	2
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	11
Bath Style:	Average
Kitchen Style:	Average
Fireplaces:	0
Fin Bsmt Area:	
Fin Bsmt Quality:	
Bsmt Garages:	



(<http://images.vgsi.com/photos/BridgeportCTPhotos/\00\07\63\47.JPG>)

**Building Layout**



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	861	861
FUS	Finished Upper Story	817	817
EAF	Fin Expansion Attic	827	414
BSM	Basement	861	0
FOP	Open Porch	56	0
		3422	2092

**Extra Features**

Extra Features		Legend
No Data for Extra Features		

**Land**

**Land Use**

<b>Use Code</b>	924
<b>Description</b>	Mun Res Bldg Mdl 01
<b>Zone</b>	RC
<b>Neighborhood</b>	1415

**Land Line Valuation**

<b>Size (Acres)</b>	0.07
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$22,120

Alt Land Appr No  
 Category

Appraised Value \$31,600

**Outbuildings**

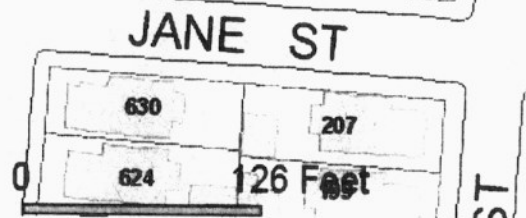
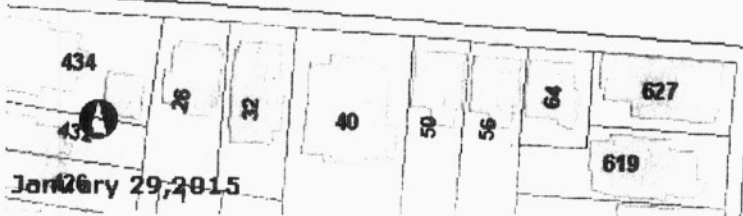
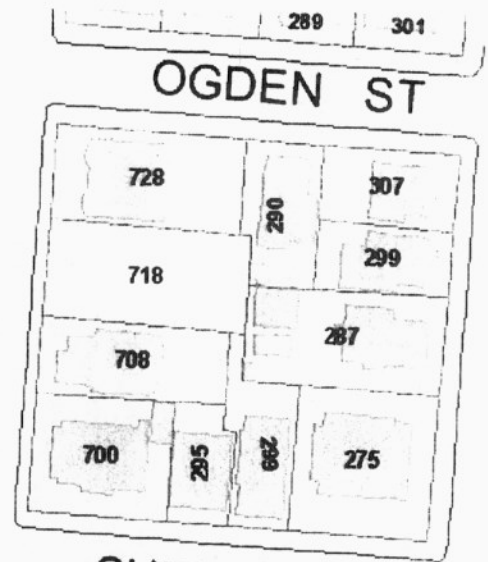
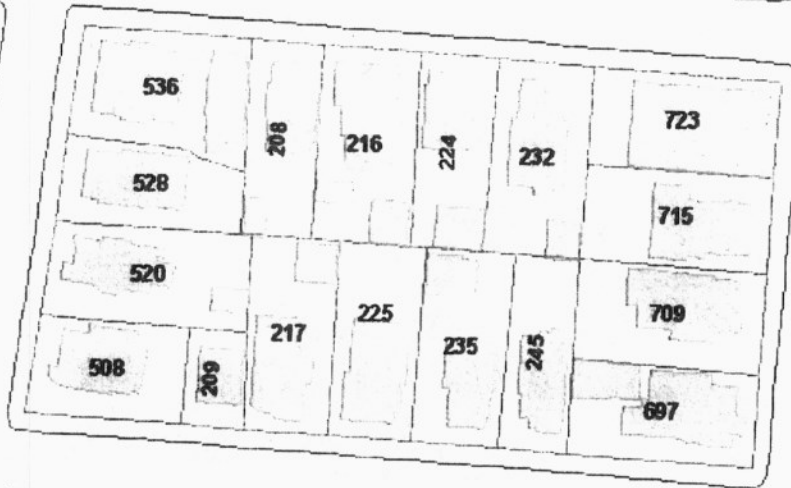
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
GAR1	Garage	CB	CindBk/Frame	200 SF	\$1,920	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$117,750	\$31,600	\$149,350
2011	\$117,750	\$31,600	\$149,350
2009	\$136,810	\$31,600	\$168,410

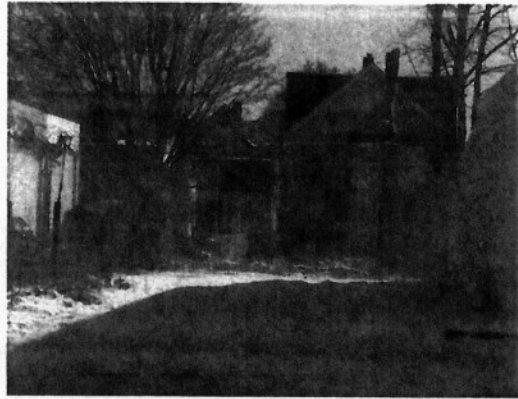
Assessment			
Valuation Year	Improvements	Land	Total
2012	\$82,420	\$22,120	\$104,540
2011	\$82,420	\$22,120	\$104,540
2009	\$95,760	\$22,120	\$117,880

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Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	



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**Building Layout**

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 920  
**Description** Mun Lnd Com  
**Zone** ORN  
**Neighborhood** EM2  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.06  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$44,930  
**Appraised Value** \$64,190

**Outbuildings**

--



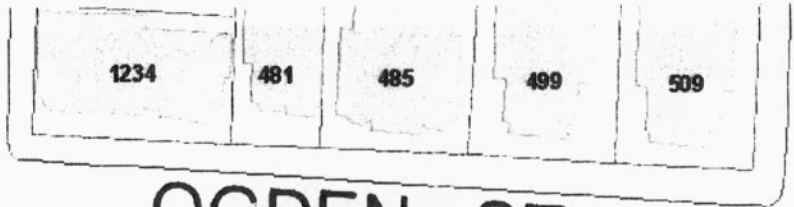
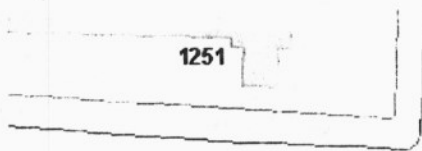
Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

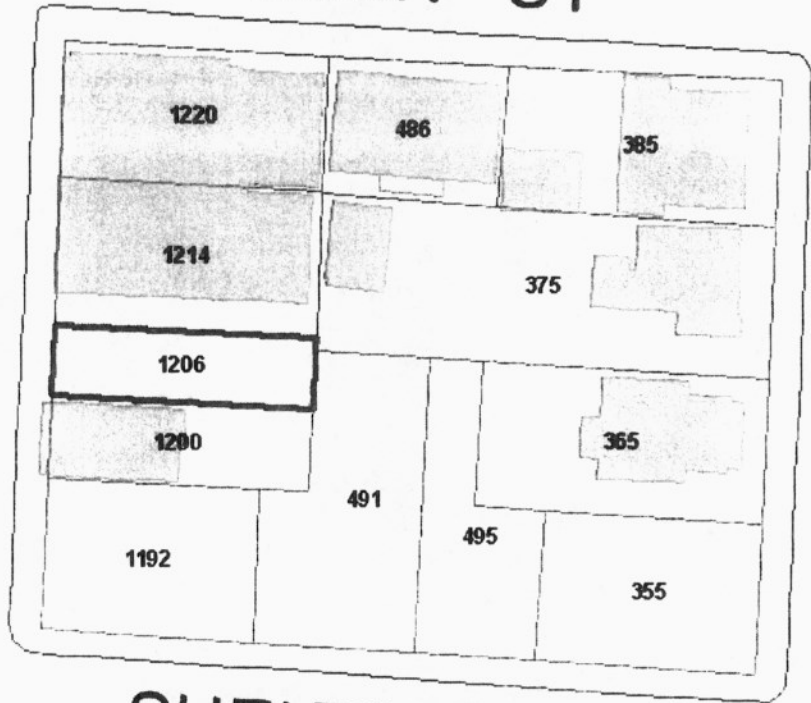
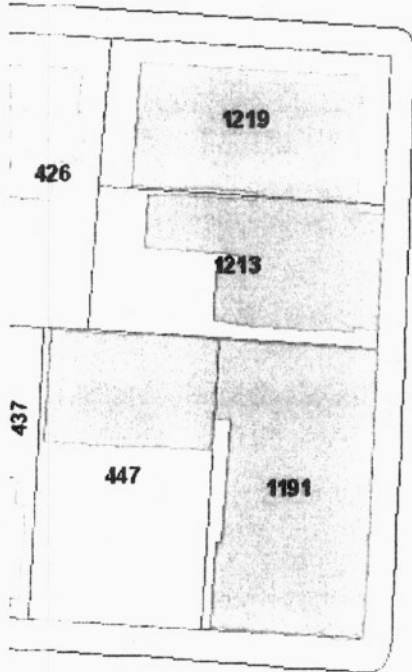
Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$0	\$64,190	\$64,190
2011	\$0	\$64,190	\$64,190
2009	\$0	\$64,190	\$64,190

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$0	\$44,930	\$44,930
2011	\$0	\$44,930	\$44,930
2009	\$0	\$44,930	\$44,930

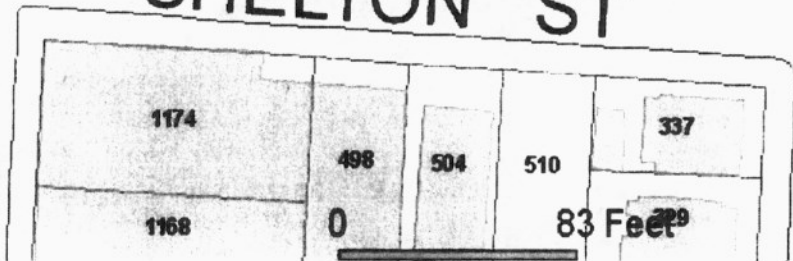
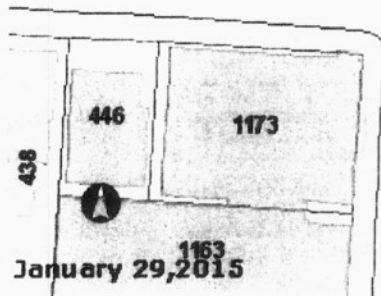
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# OGDEN ST



# SHELTON ST





Occupancy	1
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms	1 Bedroom
Total Full Baths	1 Full
Total Half Baths	0
Xtra Fixtres	0
Total Rooms:	3
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	0
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	0
Grade	C
Stories:	3
Residential Units:	13
Exterior Wall 1:	Brick
Exterior Wall 2:	
Roof Structure	Flat
Roof Cover	Rolled Compos
Cmrcl Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	



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**Building Layout**

**BAS[514]**

**WDK[48]**

Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	514	514
WDK	Wood Deck	48	0
		562	514

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 108  
**Description** Condominium  
**Zone**  
**Neighborhood** CNDO  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$0  
**Appraised Value** \$0

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$42,320	\$0	\$42,320
2011	\$42,320	\$0	\$42,320
2009	\$42,320	\$0	\$42,320

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$29,620	\$0	\$29,620
2011	\$29,620	\$0	\$29,620
2009	\$29,620	\$0	\$29,620

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Model	Residential
Grade:	C
Stories:	2.00
Occupancy:	2
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2	
Heat Fuel:	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms	6 Bedrooms
Total Full Baths	3
Total Half Baths	0
Total Xtra Fixtrs:	0
Total Rooms	10
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	0
Fin Bsmt Area	806
Fin Bsmt Quality	Rec Room
Bsmt Garages	
.	



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**Building Layout**



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1152	1152
FUS	Finished Upper Story	1152	1152
BSM	Basement	1152	0
FOP	Open Porch	68	0
UEP	Utility Enclosed Porch	28	0
		3552	2304

**Extra Features**

Extra Features		Legend
No Data for Extra Features		

**Land**

**Land Use**

<b>Use Code</b>	924
<b>Description</b>	Mun Res Bldg Mdl 01
<b>Zone</b>	RB
<b>Neighborhood</b>	1440

**Land Line Valuation**

<b>Size (Acres)</b>	0.11
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$38,080



Alt Land Appr No  
 Category

Appraised Value \$54,400

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
GAR1	Garage	FR	Frame	400 SF	\$5,760	1
FCP	Carport	RS	Res	220 SF	\$1,580	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$214,820	\$54,400	\$269,220
2011	\$214,820	\$54,400	\$269,220
2009	\$214,820	\$54,400	\$269,220

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$150,380	\$38,080	\$188,460
2011	\$150,380	\$38,080	\$188,460
2009	\$150,380	\$38,080	\$188,460

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**309 BUNNELL ST**

**Location** 309 BUNNELL ST **Assessment** \$168,950  
**Mblu** 37/ 747/ 26/ / **Appraisal** \$241,360  
**Acct#** RH-0091550 **PID** 5205  
**Owner** BRIDGEPORT CITY OF **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$199,250	\$42,110	\$241,360

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$139,470	\$29,480	\$168,950

**Owner of Record**

**Owner** BRIDGEPORT CITY OF **Sale Price** \$0  
**Co-Owner** **Book & Page** 8696/ 19  
**Address** 45 LYON TERRACE **Sale Date** 11/07/2012  
 BRIDGEPORT, CT 06604

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
HOWELL IDA M CROWDER	\$0	0/ 0	01/01/1900

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1907  
**Living Area:** 3138  
**Replacement Cost:** \$310,772  
**Building Percent** 64  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$198,890

**Building Photo**

Building Attributes	
Field	Description
Style	Three Family
Model	Multi-Family
Grade:	C
Stories:	3.00

Occupancy:	3
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure:	Flat
Roof Cover:	T+G/Rubber
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2:	
Heat Fuel:	Gas
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms	6 Bedrooms
Total Full Baths	3
Total Half Baths	0
Total Xtra Fixtrs:	0
Total Rooms	15
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	0
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	
	NBHD 10-3 Fam



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**Building Layout**



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	2092	2092
BAS	First Floor	1046	1046
BSM	Basement	1046	0
FOP	Open Porch	354	0
		4538	3138

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

<b>Use Code</b>	915
<b>Description</b>	Mun Res Bldg Mdl 03
<b>Zone</b>	RC
<b>Neighborhood</b>	1040
<b>Alt Land Appr</b>	No

**Land Line Valuation**

<b>Size (Acres)</b>	0.09
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$29,480
<b>Appraised Value</b>	\$42,110

**Category**

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio	CR	Concrete	240 SF	\$360	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$199,250	\$42,110	\$241,360
2011	\$199,250	\$42,110	\$241,360
2009	\$199,250	\$42,110	\$241,360

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$139,470	\$29,480	\$168,950
2011	\$139,470	\$29,480	\$168,950
2009	\$139,470	\$29,480	\$168,950

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**171 DEFOREST AV**

**Location** 171 DEFOREST AV **Assessment** \$32,300  
**Mblu** 30/ 611/ 7/ / **Appraisal** \$46,140  
**Acct#** RE-0005550 **PID** 3579  
**Owner** BRIDGEPORT CITY OF WPCA **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$0	\$46,140	\$46,140

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$0	\$32,300	\$32,300

**Owner of Record**

**Owner** BRIDGEPORT CITY OF WPCA **Sale Price** \$16,500  
**Co-Owner** FOR THE CITY OF BRIDGEPORT **Book & Page** 7986/ 289  
**Address** 171 DEFOREST AVE **Sale Date** 03/16/2009  
 BRIDGEPORT, CT 06606

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
EDWARDS DOROTHY	\$0	1415/ 88	04/01/1970

**Building Information**

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	

Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	

 Building Photo

(<http://images.vgsi.com/photos/BridgeportCTPhotos/\00\10\03\78.jpg>)

**Building Layout**



Building Sub-Areas	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 921  
**Description** Mun Lnd Res  
**Zone** RBB  
**Neighborhood** 1040  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.11  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$32,300  
**Appraised Value** \$46,140

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	



No Data for Outbuildings

**Valuation History**

<b>Appraisal</b>			
Valuation Year	Improvements	Land	Total
2012	\$0	\$46,140	\$46,140
2011	\$184,490	\$46,140	\$230,630
2009	\$223,280	\$46,140	\$269,420

<b>Assessment</b>			
Valuation Year	Improvements	Land	Total
2012	\$0	\$32,300	\$32,300
2011	\$129,150	\$32,300	\$161,450
2009	\$156,300	\$32,300	\$188,600

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**47 GOODSSELL ST**

**Location** 47 GOODSSELL ST **Assessment** \$120,380  
**Mblu** 47/ 1001/ 14/ / **Appraisal** \$171,954  
**Acct#** RC-0067200 **PID** 6279  
**Owner** BRIDGEPORT CITY OF **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$115,804	\$56,150	\$171,954

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$81,070	\$39,310	\$120,380

**Owner of Record**

**Owner** BRIDGEPORT CITY OF **Sale Price** \$0  
**Co-Owner** **Book & Page** 8309/ 344  
**Address** 45 LYON TERRACE **Sale Date** 10/18/2010  
 BRIDGEPORT, CT 06604

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
MARCELLO ANTONIA & CASTALDO FRED S EST	\$0	6527/ 37	08/04/2005
	\$0	3004/ 269	05/19/1992

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1872  
**Living Area:** 1789  
**Replacement Cost:** \$239,494  
**Building Percent** 57  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$136,510

**Building Photo**

Building Attributes	
Field	Description
Style	Conventional
Model	Multi-Family
Grade:	C

Stories:	2.00
Occupancy:	1
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2:	
Heat Fuel:	Gas
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms	3 Bedrooms
Total Full Baths	1
Total Half Baths	0
Total Xtra Fixtrs:	0
Total Rooms	9
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	0
Fin Bsmt Area	330
Fin Bsmt Quality	Rec Room
Bsmt Garages	
	NBHD 13-SFR

Building Photo

(<http://images.vgsi.com/photos/BridgeportCTPhotos/\00\10\05\40.jpg>)

**Building Layout**



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1001	1001
FUS	Finished Upper Story	788	788
BSM	Basement	809	0
CRL	Crawl Space	192	0
PTO	Patio	92	0
		2882	1789

**Extra Features**

Extra Features		Legend
No Data for Extra Features		

**Land**

**Land Use**

**Use Code** 915  
**Description** Mun Res Bldg Mdl 03  
**Zone** MUP  
**Neighborhood** 1350

**Land Line Valuation**

**Size (Acres)** 0.13  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$39,310

Alt Land Appr No  
 Category

Appraised Value \$56,150

**Outbuildings**

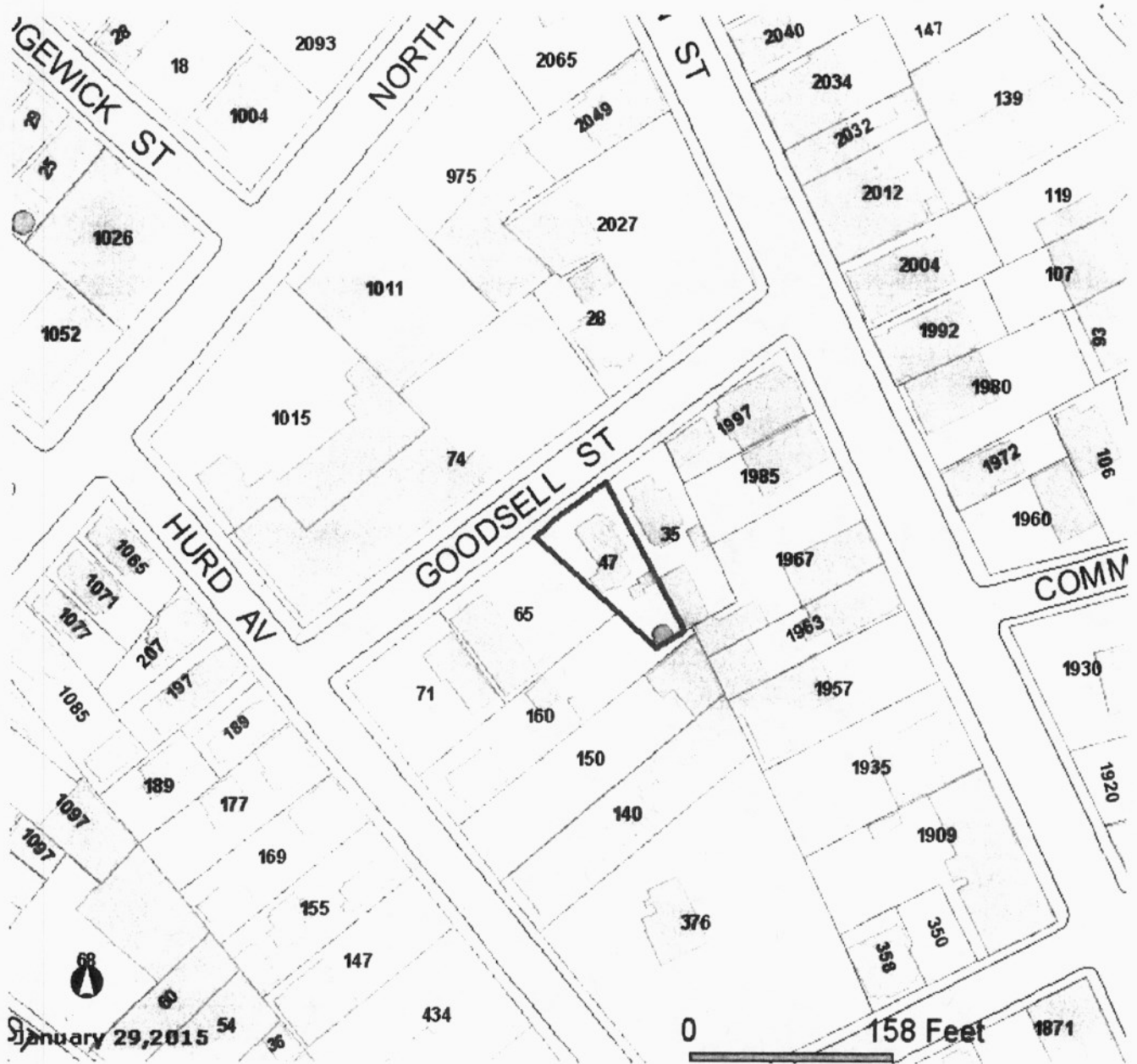
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio	CR	Concrete	192 SF	\$580	1
WDK	Wood Deck			100 SF	\$900	1
SHD1	Shed	FR	Frame	144 SF	\$1,210	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$115,804	\$56,150	\$171,954
2011	\$115,804	\$56,150	\$171,954
2009	\$116,660	\$56,150	\$172,810

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$81,070	\$39,310	\$120,380
2011	\$81,070	\$39,310	\$120,380
2009	\$81,670	\$39,310	\$120,980

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**242 PEARL HARBOR ST #244**

**Location** 242 PEARL HARBOR ST #244      **Assessment** \$111,330  
**Mblu** 56/ 1939/ 40/ /      **Appraisal** \$159,050  
**Acct#** RW-0009975      **PID** 17961  
**Owner** BRIDGEPORT CITY OF      **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$127,930	\$31,120	\$159,050
Assessment			
Valuation Year	Improvements	Land	Total
2013	\$89,550	\$21,780	\$111,330

**Owner of Record**

**Owner** BRIDGEPORT CITY OF      **Sale Price** \$13,650  
**Co-Owner**      **Book & Page** 8786/ 176  
**Address** 45 LYON TERRACE      **Sale Date** 03/04/2013  
 BRIDGEPORT, CT 06604

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
WALLER RONALD CRAIG	\$0	1643/ 873	02/05/1981

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1942  
**Living Area:** 1740  
**Replacement Cost:** \$182,752  
**Building Percent** 70  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$127,930

**Building Photo**

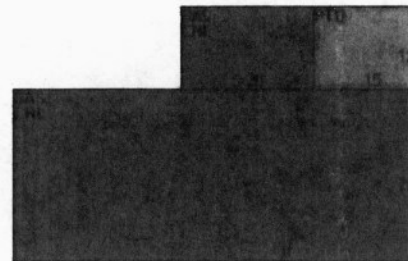
Building Attributes	
Field	Description
Style	Two Family
Model	Residential
Grade:	C
Stories:	1.00

Occupancy:	2
Exterior Wall 1:	Brick 2
Exterior Wall 2:	
Roof Structure:	Hip
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Flr 1:	Hardwood
Interior Flr 2:	
Heat Fuel:	Gas
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms	4 Bedrooms
Total Full Baths	2
Total Half Baths	0
Total Xtra Fixtrs:	0
Total Rooms	8
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	1
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	
	NBHD 16-2 Fam



(http://images.vgsi.com/photos/BridgeportCTPhotos/\00\07\96\00.JPG)

**Building Layout**



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1740	1740
CRL	Crawl Space	1740	0
PTO	Patio	180	0
		3660	1740

**Extra Features**

Extra Features		Legend
No Data for Extra Features		

**Land**

**Land Use**

<b>Use Code</b>	924
<b>Description</b>	Mun Res Bldg Mdl 01
<b>Zone</b>	RC
<b>Neighborhood</b>	1610
<b>Alt Land Appr Category</b>	No

**Land Line Valuation**

<b>Size (Acres)</b>	0.14
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$21,780
<b>Appraised Value</b>	\$31,120



**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$127,930	\$31,120	\$159,050
2011	\$144,770	\$31,120	\$175,890
2009	\$144,770	\$31,120	\$175,890

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$89,550	\$21,780	\$111,330
2011	\$101,340	\$21,780	\$123,120
2009	\$101,340	\$21,780	\$123,120

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**849 NOBLE AV**

**Location** 849 NOBLE AV **Assessment** \$121,680  
**Mblu** 48/ 1614/ 14/ / **Appraisal** \$173,820  
**Acct#** RE-0011820 **PID** 13938  
**Owner** BRIDGEPORT CITY OF **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$133,580	\$40,240	\$173,820

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$93,510	\$28,170	\$121,680

**Owner of Record**

**Owner** BRIDGEPORT CITY OF **Sale Price** \$0  
**Co-Owner** **Book & Page** 8753/ 190  
**Address** 45 LYON TERRACE **Sale Date** 01/17/2013  
 BRIDGEPORT, CT 06604

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
ROBINSON MYRNA		8728/ 197	12/17/2012
ELEM PANSYE O	\$0	6794/ 90	01/18/2006
ELEM PANSYE O	\$0	6794/ 89	01/18/2006

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1877  
**Living Area:** 1720  
**Replacement Cost:** \$201,157  
**Building Percent** 64  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$128,740

**Building Photo**

Building Attributes	
Field	Description
Style	Conventional
Model	Residential

Grade:	C
Stories:	2.00
Occupancy:	1
Exterior Wall 1:	Asbest Shingle
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2:	
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms	3 Bedrooms
Total Full Baths	2
Total Half Baths	0
Total Xtra Fixtrs:	
Total Rooms	7
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	0
Fin Bsmt Area	392
Fin Bsmt Quality	Rec Room
Bsmt Garages	
	NBHD 14-SFR



(http://images.vgsi.com/photos/BridgeportCTPhotos//\00\07\61\34.JPG)

**Building Layout**



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1160	1160
FUS	Finished Upper Story	560	560
BSM	Basement	860	0
CAN	Canopy	100	0
CRL	Crawl Space	140	0
FOP	Open Porch	35	0
PRS	Piers	160	0
PTO	Patio	5	0
UAT	Unfinished Attic	560	0
		3580	1720

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 101  
**Description** Single Family  
**Zone** ORN  
**Neighborhood** 1415  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.14  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$28,170  
**Appraised Value** \$40,240

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
GAR1	Garage	CB	CindBk/Frame	336 SF	\$4,840	1

**Valuation History**

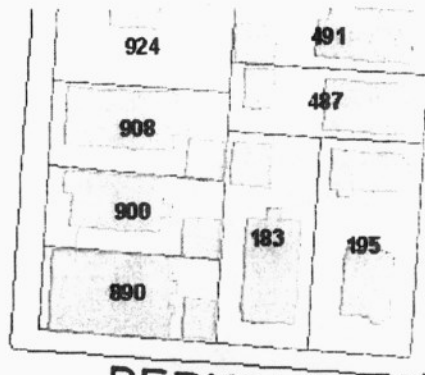
Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$133,580	\$40,240	\$173,820
2011	\$133,580	\$40,240	\$173,820
2009	\$133,580	\$40,240	\$173,820

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$93,510	\$28,170	\$121,680
2011	\$93,510	\$28,170	\$121,680
2009	\$93,510	\$28,170	\$121,680

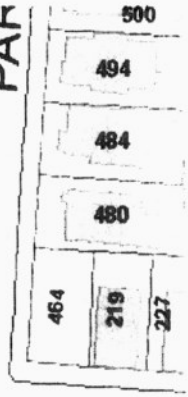
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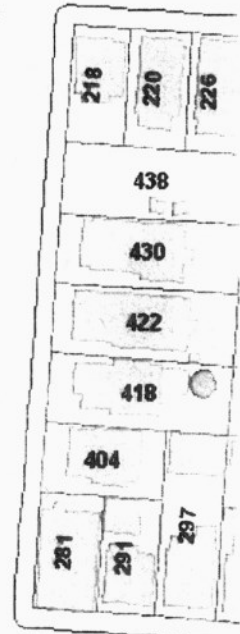
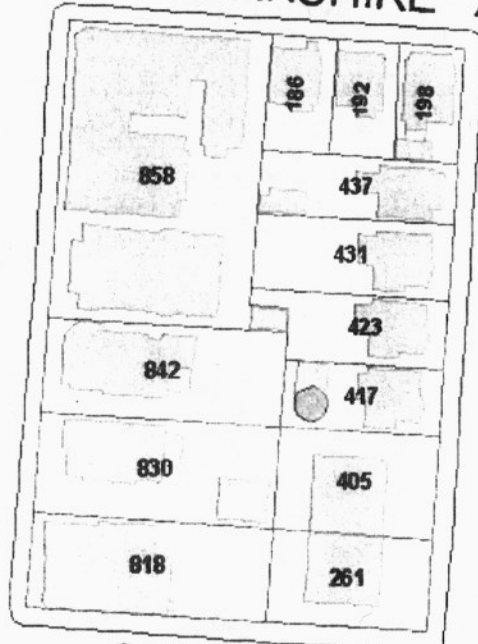
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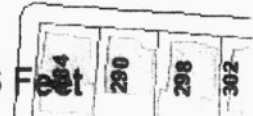
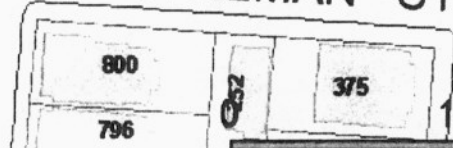
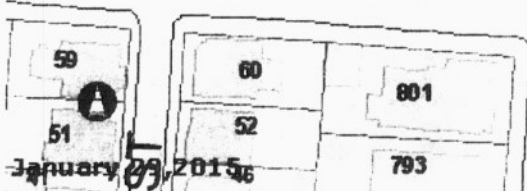
PAF



BERKSHIRE AV



STILLMAN ST



January 29, 2015

**1777 CENTRAL AV**

**Location** 1777 CENTRAL AV **Assessment** \$64,260  
**Mblu** 49/ 1813/ 24/ / **Appraisal** \$91,800  
**Acct#** RC-0195500 **PID** 16012  
**Owner** BRIDGEPORT CITY OF **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$72,780	\$19,020	\$91,800

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$50,950	\$13,310	\$64,260

**Owner of Record**

**Owner** BRIDGEPORT CITY OF **Sale Price** \$17,000  
**Co-Owner** **Book & Page** 8284/ 238  
**Address** 45 LYON TERRACE **Sale Date** 08/25/2010  
 BRIDGEPORT, CT 06604

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CROWTHER JESSIE	\$0	0/ 0	01/01/1900

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1918  
**Living Area:** 1038  
**Replacement Cost:** \$127,687  
**Building Percent** 57  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$72,780

**Building Photo**

Building Attributes	
Field	Description
Style	Row House
Model	Residential
Grade:	C
Stories:	2.00

Occupancy:	1
Exterior Wall 1:	Brick 2
Exterior Wall 2:	
Roof Structure:	Flat
Roof Cover:	T+G/Rubber
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2:	Hardwood
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms	3 Bedrooms
Total Full Baths	1
Total Half Baths	0
Total Xtra Fixtrs:	0
Total Rooms	6
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	0
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	



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**Building Layout**



Building Sub-Areas			Legend	
Code	Description	Gross Area	Living Area	
FUS	Finished Upper Story	526	526	
BAS	First Floor	512	512	
BSM	Basement	512	0	
FOP	Open Porch	128	0	
		1678	1038	

**Extra Features**

Extra Features		Legend
No Data for Extra Features		

**Land**

**Land Use**

<b>Use Code</b>	924
<b>Description</b>	Mun Res Bldg Mdl 01
<b>Zone</b>	RC
<b>Neighborhood</b>	1440
<b>Alt Land Appr</b>	No

**Land Line Valuation**

<b>Size (Acres)</b>	0.03
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$13,310
<b>Appraised Value</b>	\$19,020



**Category**

**Outbuildings**

<b>Outbuildings</b>	<b>Legend</b>
No Data for Outbuildings	

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$72,780	\$19,020	\$91,800
2011	\$72,780	\$19,020	\$91,800
2009	\$72,780	\$19,020	\$91,800

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2012	\$50,950	\$13,310	\$64,260
2011	\$50,950	\$13,310	\$64,260
2009	\$50,950	\$13,310	\$64,260

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**121 GEORGE ST**

**Location** 121 GEORGE ST **Assessment** \$160,810  
**Mblu** 41/ 1043/ 9/ / **Appraisal** \$229,720  
**Acct#** RE-0035420 **PID** 7180  
**Owner** BRIDGEPORT CITY OF **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$174,260	\$55,460	\$229,720

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$121,990	\$38,820	\$160,810

**Owner of Record**

**Owner** BRIDGEPORT CITY OF **Sale Price** \$0  
**Co-Owner** **Book & Page** 8993/ 271  
**Address** 45 LYON TER **Sale Date** 02/04/2014  
 BRIDGEPORT, CT 06606

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
BRIDGEPORT CITY OF	\$0	8993/ 265	02/04/2014
TEIXEIRA RAMON DAVID ET AL	\$0	4875/ 226	04/10/2002
TEIXEIRA ARTHUR	\$0	3837/ 110	01/05/1998
ESTEVES LIDIA & FERNANDO ALVES	\$40,000	3245/ 202	04/05/1994

**Building Information**

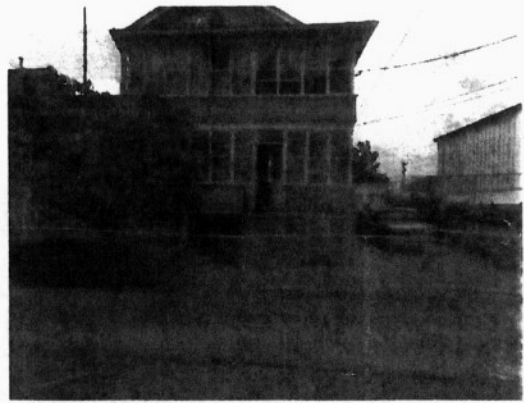
**Building 1 : Section 1**

**Year Built:** 1896  
**Living Area:** 2789  
**Replacement Cost:** \$293,162  
**Building Percent** 57  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$167,100

**Building Photo**

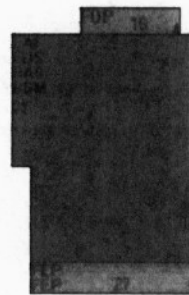
Building Attributes	
Field	Description
Style	Three Family

Model	Multi-Family
Grade:	C
Stories:	2.25
Occupancy:	3
Exterior Wall 1:	Asbest Shingle
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2:	
Heat Fuel:	Gas
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms	5 Bedrooms
Total Full Baths	3
Total Half Baths	0
Total Xtra Fixtrs:	0
Total Rooms	11
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	0
Fin Bsmt Area	761
Fin Bsmt Quality	Rec Room
Bsmt Garages	



(<http://images.vgsi.com/photos/BridgeportCTPhotos/\00\06\98\30.JPG>)

**Building Layout**



Building Sub-Areas			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1014	1014	
FUS	Finished Upper Story	1014	1014	
EAF	Fin Expansion Attic	1014	761	
BSM	Basement	1014	0	
FEP	Enclosed Porch	270	0	
FOP	Open Porch	64	0	
		4390	2789	

**Extra Features**

Extra Features		Legend
No Data for Extra Features		

**Land**

**Land Use**

**Use Code** 915  
**Description** Mun Res Bldg Mdl 03

**Land Line Valuation**

**Size (Acres)** 0.11  
**Frontage** 0

Zone MUP  
 Neighborhood 1350  
 Alt Land Appr No  
 Category

Depth 0  
 Assessed Value \$38,820  
 Appraised Value \$55,460

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	200 SF	\$280	1
GAR1	Garage	FR	Frame	456 SF	\$4,380	1
GAR1	Garage	FR	Frame	520 SF	\$2,500	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$174,260	\$55,460	\$229,720
2011	\$174,260	\$55,460	\$229,720
2009	\$174,260	\$55,460	\$229,720

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$121,990	\$38,820	\$160,810
2011	\$121,990	\$38,820	\$160,810
2009	\$121,990	\$38,820	\$160,810

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January 29, 2015

**6 MADISON CT #8**

**Location** 6 MADISON CT #8 **Assessment** \$112,970  
**Mblu** 40/ 1004/ 4/ / **Appraisal** \$161,390  
**Acct#** RD-0056690 **PID** 6322  
**Owner** DEPAIVA VIVIANE **Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$110,470	\$50,920	\$161,390
Assessment			
Valuation Year	Improvements	Land	Total
2013	\$77,330	\$35,640	\$112,970

**Owner of Record**

**Owner** DEPAIVA VIVIANE **Sale Price** \$320,000  
**Co-Owner** FREITAS EDER **Book & Page** 7550/ 1  
**Address** 77 CAPITOL AVE **Sale Date** 07/05/2007  
 BRIDGEPORT, CT 06606

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
FREITAS ABILENE	\$0	6509/ 6	07/26/2005
EMANUEL ASSEMBLY OF GOD	\$190,000	5102/ 121	11/19/2002
RIOS WILLIAM	\$45,000	4660/ 293	08/02/2001

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1910  
**Living Area:** 2382  
**Replacement Cost:** \$240,148  
**Building Percent** 46  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$110,470

**Building Photo**

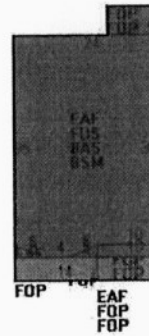
Building Attributes	
Field	Description
Style	Two Family
Model	Multi-Family

Grade:	C
Stories:	2.5
Occupancy:	2
Exterior Wall 1:	Aluminum Sidin
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Fir 2:	
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms	4 Bedrooms
Total Full Baths	2
Total Half Baths	0
Total Xtra Fixtrs:	0
Total Rooms	8
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	0
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	

Building Photo

(<http://images.vgsi.com/photos/BridgeportCTPhotos//\00\10\07\49.jpg>)

**Building Layout**



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	858	858
FUS	Finished Upper Story	858	858
EAF	Fin Expansion Attic	888	666
BSM	Basement	858	0
FOP	Open Porch	266	0
		3728	2382

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 102  
**Description** Two Family  
**Zone** RC  
**Neighborhood** 1350

**Land Line Valuation**

**Size (Acres)** 0.08  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$35,640



Alt Land Appr No  
Category

Appraised Value \$50,920

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$110,470	\$50,920	\$161,390
2011	\$144,090	\$50,920	\$195,010
2009	\$153,690	\$50,920	\$204,610

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$77,330	\$35,640	\$112,970
2011	\$100,860	\$35,640	\$136,500
2009	\$107,580	\$35,640	\$143,220

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**104 JOURMIRE RD**

<b>Location</b> 104 JOURMIRE RD	<b>Assessment</b> \$123,490
<b>Mblu</b> 87/ 2560/ 18/ /	<b>Appraisal</b> \$176,400
<b>Acct#</b> RP-0142100	<b>PID</b> 29452
<b>Owner</b> BRIDGEPORT CITY OF	<b>Building Count</b> 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$90,290	\$86,110	\$176,400
Assessment			
Valuation Year	Improvements	Land	Total
2013	\$63,210	\$60,280	\$123,490

**Owner of Record**

<b>Owner</b> BRIDGEPORT CITY OF	<b>Sale Price</b> \$0
<b>Co-Owner</b>	<b>Book &amp; Page</b> 8941/ 240
<b>Address</b> 45 LYON TERRACE BRIDGEPORT, CT 06604	<b>Sale Date</b> 11/06/2013

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
ODELL KATHERINE (ESTATE OF)	\$0	8134/ 147	11/24/2009
ODELL KATHERINE	\$0	3823/ 236	12/10/1997
POPLAVSKY EUGENIA (RESP)	\$0	3677/ 305	02/27/1997

**Building Information**

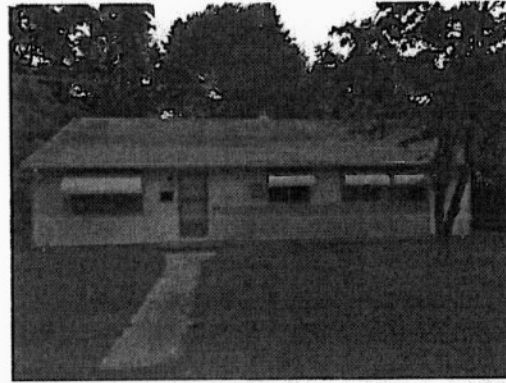
**Building 1 : Section 1**

**Year Built:** 1953  
**Living Area:** 1104  
**Replacement Cost:** \$124,162  
**Building Percent:** 70  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$86,910

**Building Photo**

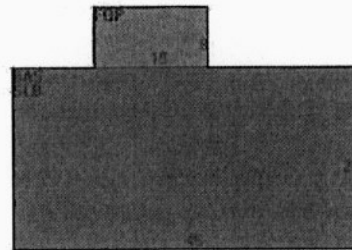
Building Attributes	
Field	Description
Style	Ranch
Model	Residential

Grade:	C
Stories:	1.00
Occupancy:	1
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2:	
Heat Fuel:	Gas
Heat Type:	Radiant
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Full Baths:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Modern
Fireplaces:	0
Fin Bsmt Area:	
Fin Bsmt Quality:	
Bsmt Garages:	
.	NBHD 20-SFR



(http://images.vgsi.com/photos/BridgeportCTPhotos//\00\08\71\60.JPG)

**Building Layout**



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1104	1104
FOP	Open Porch	120	0
SLB	Slab	1104	0
		2328	1104

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

<b>Use Code</b>	101
<b>Description</b>	Single Family
<b>Zone</b>	RA
<b>Neighborhood</b>	2060
<b>Alt Land Appr Category</b>	No

**Land Line Valuation**

<b>Size (Acres)</b>	0.18
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$60,280
<b>Appraised Value</b>	\$86,110

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
GAR1	Garage	FR	Frame	352 SF	\$3,380	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$90,290	\$86,110	\$176,400
2011	\$90,290	\$86,110	\$176,400
2009	\$90,290	\$86,110	\$176,400

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$63,210	\$60,280	\$123,490
2011	\$63,210	\$60,280	\$123,490
2009	\$63,210	\$60,280	\$123,490

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# City of Bridgeport

# My Map



- Legend**
- Property Lines  
<all other values>
  - BlockLine
  - Property Line
  - Right of Way
  - Parcel Label
  - Parcels



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

141.9 0 70.97 141.9 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 Created by Greater Bridgeport Regional Council

**Item# \*49-14 Consent Calendar**

Resolution authorizing the Acquisition and Disposition of Redevelopment property in accordance with the Lower East End Municipal Development Plan.



**Report  
of  
Committee  
on**

**CEA & Environment**

Submitted: June 1, 2015

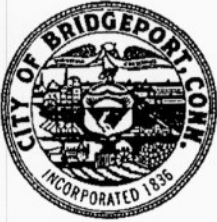
Adopted:

Attest:

*Fleeta C. Hudson*  
Fleeta C. Hudson, City Clerk

Approved by:

*Bill Finch*  
Bill Finch, Mayor



# City of Bridgeport, Connecticut

*To the City Council of the City of Bridgeport:*

The Committee on **ECD and Environment** begs leave to report;  
and recommends for adoption the following resolution:

## **\*49-14 Consent Calendar**

### **A Resolution Authorizing the Acquisition and Disposition of Redevelopment Property in Accordance with the Lower East End Municipal Development Plan**

**Whereas**, the City wishes to foster the redevelopment of the East End Civic Block, which consists of approximately three (3) acres of property over fourteen individual parcels bounded by Stratford Avenue, Central Avenue, Revere Street and Newfield Avenue (as depicted on the attached Exhibit #1 labeled "Civic Block Parcel Map," with the fourteen parcels to be known collectively herein as the "Redevelopment Property"); and

**Whereas**, the City wishes to see the Redevelopment Property become a new mixed-use development to include a new public library, neighborhood commercial and retail space as well as housing, open space, and parking, (such improvements to be known collectively herein as the "Redevelopment Project"); and

**Whereas**, the Lower East End Municipal Development Plan, which incorporates the Redevelopment Property and specifies the Redevelopment Project, was approved by the Bridgeport Redevelopment Agency on September 12, 2000, and subsequently approved by the Bridgeport City Council on October 2, 2000; and

**Whereas**, the City acting through its Office of Planning and Economic Development ("OPED") is seeking competitive, publicly procured proposals from private developers capable of completing the Redevelopment Project; and

**Whereas**, the City is currently the owner of four of the fourteen parcels comprising over half of the Redevelopment Property as follows:

1196 Stratford Avenue  
1206 Stratford Avenue  
1216 Stratford Avenue  
25 Revere Street (collectively the "City-Owned Parcels");





Report of Committee on ECD and Environment  
\*49-14 Consent Calendar

-2-

**Whereas**, in order to complete the Redevelopment Project, the City shall need title to, or development control over, the remaining ten parcels comprising the balance of the Redevelopment Property, as follows:

37 Revere Street;  
45 Revere Street;  
55 Revere Street;  
67 Revere Street;  
755 Central Avenue;  
618 Newfield Avenue;  
634 Newfield Avenue;  
638 Newfield Avenue;  
648 Newfield Avenue;  
1162 Stratford Avenue; (collectively, the "Redevelopment Parcels")

**Whereas**, the City anticipates that it shall be able to acquire title to, or development control over, the Redevelopment Parcels as needed by making use of city capital funding or by making use of private developer funds in connection with the execution of the Redevelopment Project; and

**Whereas**, the Lower East End Municipal Development Plan calls for the acquisition of, or development control over, the Redevelopment Property; Now, therefore be it

**Resolved** that as per the objectives of the Lower East End Municipal Development Plan, and using either city capital funds or private developer funds as may be required, the City's Office of Planning and Economic Development, is authorized to acquire by foreclosure, donation, deed in lieu of foreclosure, friendly acquisition, lease, ground lease, duly approved property swap, or by any other normal and customary real estate transaction, the Redevelopment Parcels; Be it further

**Resolved** that pursuant to an open, public, and competitive process (such as a Request for Proposals or a Request for Expressions of Developer Interest or a Request for Developer Qualifications), the City's Office of Planning and Economic Development is hereby authorized to enter into a contract with a development entity for the purpose of building out the Redevelopment Project, and is further authorized to transfer to such development entity by sale, lease, ground lease or other normal and customary real estate transaction, in whole or in part, both individually and collectively, both the Redevelopment Parcels and the City-Owned Parcels; And be it further



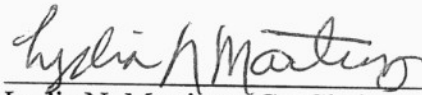
Report of Committee on ECD and Environment  
\*49-14 Consent Calendar

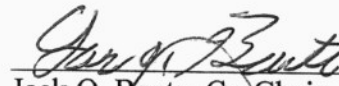
-3-


**Resolved** that the Director of OPED is authorized to the extent allowed by statute to modify the Lower East End Municipal Development Plan, as he may determine necessary to facilitate the implementation of the Redevelopment Project and the purposes of this resolution; and be it further

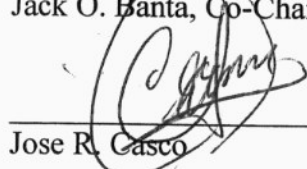
**Resolved** that Director of OPED is authorized to execute all documents and do any and all things necessary to negotiate and conclude the acquisition and disposition activities herein authorized in a manner consistent with this resolution.

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
ECONOMIC AND COMMUNITY DEVELOPMENT & ENVIRONMENT

  
Lydia N. Martinez, Co-Chair

  
Jack O. Banta, Co-Chair

  
Mary A. McBride-Lee

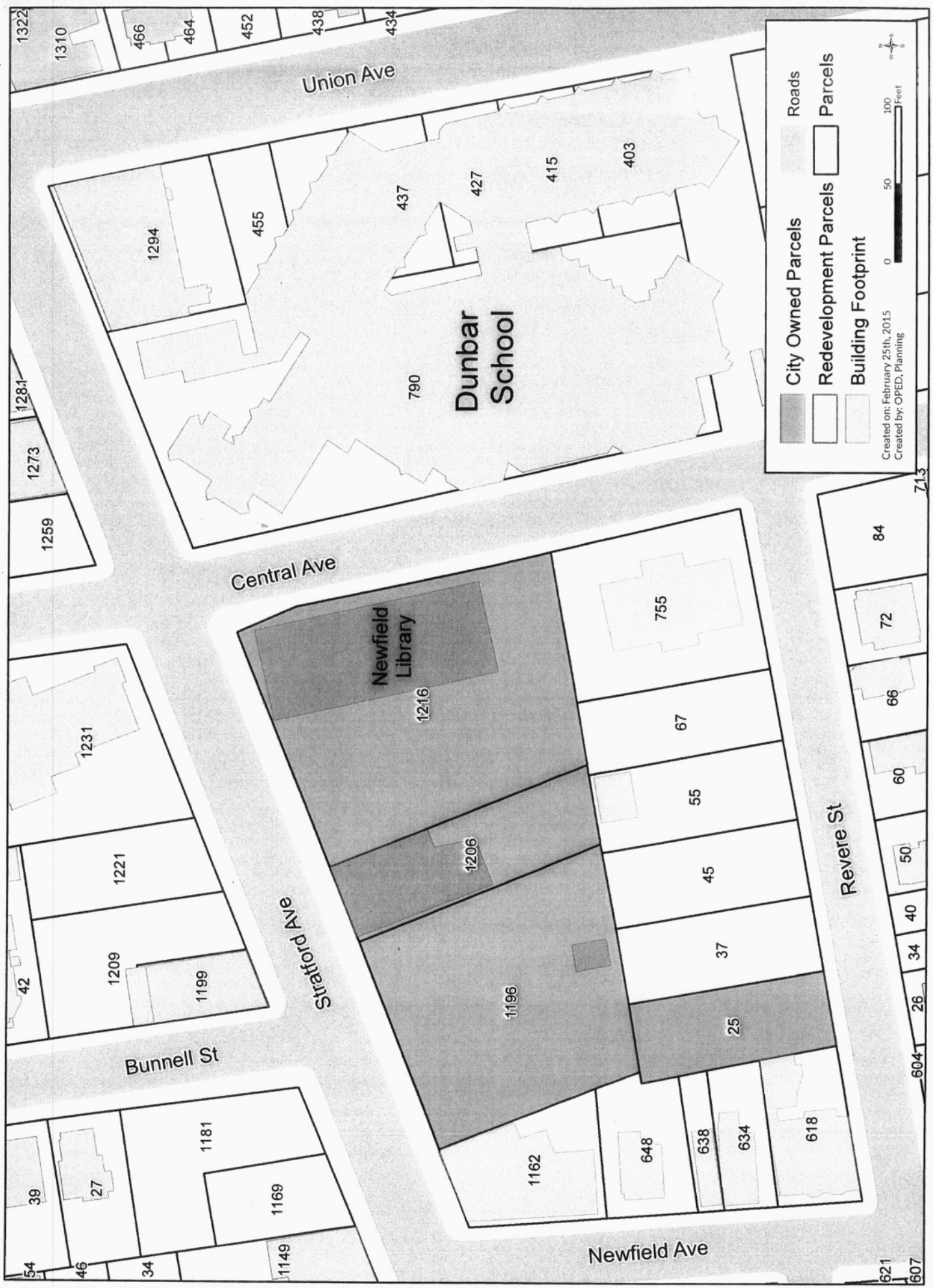
  
Jose R. Casco

  
Michelle A. Lyons

Michael J. Marella

  
Eneida Martinez

Exhibit #1 - "Civic Block Parcel Map"



**City Owned Parcels** Roads

**Redevelopment Parcels** **Parcels**

**Building Footprint**

Created on: February 25th, 2015  
Created by: OPED, Planning

0 50 100 Feet

N  
W E S

**Item# \*76-14 Consent Calendar**

2015 Neighborhood Assistance Act.

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**Report  
of  
Committee  
on**

**PCD & Environment**

Submitted: June 1, 2015

Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_

*Fleeta C. Hudson*

Fleeta C. Hudson, City Clerk

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Approved by: \_\_\_\_\_

*Bill Finch, Mayor*



# City of Bridgeport, Connecticut

*To the City Council of the City of Bridgeport:*


The Committee on **ECD and Environment** begs leave to report; and recommends for adoption the following resolution:

## **\*76-14 Consent Calendar**

**RESOLVED**, That the Mayor of the City of Bridgeport is empowered to enter into and amend contractual instruments in the name and on behalf of this Contractor with the State Department of Revenue Services for the 2015 Neighborhood Assistance Act Program and to affix the corporate seal.

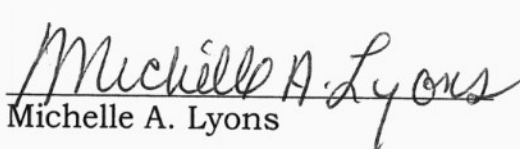
RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
ECONOMIC AND COMMUNITY DEVELOPMENT & ENVIRONMENT

\_\_\_\_\_  
Lydia N. Martinez, Co-Chair

  
\_\_\_\_\_  
Jack O. Banta, Co-Chair

\_\_\_\_\_  
Mary A. McBride-Lee

  
\_\_\_\_\_  
Jose R. Casco

  
\_\_\_\_\_  
Michelle A. Lyons

\_\_\_\_\_  
Michael J. Marella

  
\_\_\_\_\_  
Eneida Martinez

**CITY OF BRIDGEPORT**

**2015 CONNECTICUT NEIGHBORHOOD ASSISTANCE ACT**

<b>ORGANIZATION AMOUNT</b>	<b>PROGRAM</b>
1. Big Brothers Big Sisters of SW Ct, Inc. \$150,000	Mentoring in Bridgeport Community
2. Bridgeport Public Education Fund, Inc. \$150,000	Bridgeport Public Education Education Enrichment Program
3. Burroughs Community Center, Inc \$20,000	Energy Efficiency Upgrade
4. Central Ct Coast YMCA \$50,000	South End Community Center
5. Central Ct Coast YMCA \$50,000	PALS Day care Centers
6. Junior Achievement of Western Ct, Inc. \$50,000	financial literacy programs
7. Mercy Learning Center \$150,000	Literacy and Life Skills Program
8. Wakeman Memorial Asst, Inc \$75,000	Greater Futures for Bridgeport Children
9. First Baptist Church Development Corp \$150,000	Energy Conservation project
10. International Institute of CT, Inc \$15,000	Energy Conservation Improvents
11. Habitat for Humanity of Coastal Fairfield County \$150,000	Bridgeport Neighborhood Build #3
12. Witness Project of CT, Inc \$25,000	Eat for Life

- |   |                                |
|---|--------------------------------|
| 13. Hall Neighborhood House, Inc<br>\$125,000   | Hall arts academy              |
| 14. School Volunteer Association of Bridgeport<br>\$12,000  | School Volunteer Programs      |
| 15. Southwestern Area Health Education Center, Inc<br><br>\$24,000  | Manage the Asthma programs     |
| 16. Boys and Girls Club of Bridgeport, CT<br>\$150,000  | Orcutt programs                |
| 17. Boys and Girls Club of Bridgeport, CT<br>\$150,000  | Operating and Capital Campaign |
| 18. Visiting Nurse Services of Connecticut Inc<br>\$95,000  | Computer Hardware              |
| 19. Bridgeport Economic Development Corporation<br>Development Plan; Neighborhood assistance for capital expenditures and<br>administration related to projects in the Bridgeport Eco-Technology Park.<br>\$150,000 | West End Municipal             |
| 20. Connecticut Zoological Society<br>\$100,000   | Green Tiger Roof               |

**Item# \*82-14 Consent Calendar**

Grant Submission: re National Audubon Society, Inc.  
for a Wildlife Guards 2015 grant program.

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**Report  
of  
Committee  
on**

**CEA & Environment**

Submitted: June 1, 2015

Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_

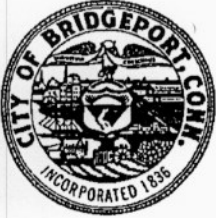
*Fleeta C. Hudson*  
Fleeta C. Hudson, City Clerk

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Approved by: \_\_\_\_\_

*Bill Finch, Mayor*





# City of Bridgeport, Connecticut

*To the City Council of the City of Bridgeport:*

The Committee on ECD and Environment begs leave to report; and recommends for adoption the following resolution:

## **\*82-14 Consent Calendar**

### **RESOLUTION**

**WHEREAS**, the City of Bridgeport, Department of Youth Services applied to the National Audubon Society, Inc. for a "WildLife Guards 2015" in an amount of \$20,425.00 provided the City of Bridgeport provide a match of an additional \$5,000.00; and

**WHEREAS**, the WildLife Guards 2015 grant funds are to be disbursed pursuant to the Bird and Beach Stewardship by a Youth Conservation Corps, dated December 31, 2014 between National Fish and Wildlife Foundation and National Audubon Society, Inc., Agreement #1401.14.045444; and

**WHEREAS**, funds to meet the City's \$5,000.00 match have been identified through the Lighthouse general fund budget; and

**WHEREAS**, the WildLife Guards 2015 Grant funding and the City's match will be used to by the Lighthouse Program to oversee the recruiting, hiring, payroll, and general job training of 10 Wildlife Guards during the Summer of 2015 to encourage the 3,300 members of the public to share 63 acres of shoreline with beach-nesting birds at Pleasure Beach; Now, therefore be it hereby

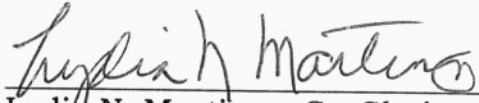
**RESOLVED BY THE BRIDGEPORT CITY COUNCIL**, that the Mayor be and is hereby authorized to accept the National Audubon's Society, Inc.'s "WildLife Guards 2015" Grant for the purposes stated herein and that the Mayor or the City's Director of Youth Services be authorized to accept the WildLife Guards 2015 Grant funding and execute any and all documents as approved by the Office of the City Attorney to effectuate the program set forth herein.



Report of Committee on ECD and Environment  
**\*82-14 Consent Calendar**

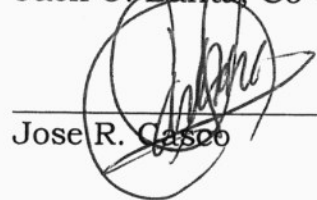
-2-

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
ECONOMIC AND COMMUNITY DEVELOPMENT & ENVIRONMENT

  
Lydia N. Martinez, Co-Chair

  
Jack O. Banta, Co-Chair

  
Mary A. McBride-Lee

  
Jose R. Casco

  
Michelle A. Lyons

\_\_\_\_\_  
Michael J. Marella

  
Encida Martinez



# Audubon

## GRANT AGREEMENT

**THIS AGREEMENT** is hereby made by and between National Audubon Society, Inc. ("Audubon") and City of Bridgeport, Department of Youth Services ("Recipient") according to the following terms and conditions:

**I. AUDUBON:** Audubon is identified as follows:

National Audubon Society, Inc.  
225 Varick Street, 7<sup>th</sup> Floor  
New York, New York 10014

Project Manager's Name: Corrie Folsom-O'Keefe  
Address: 185 East Flat Hill Road  
Southbury, CT 06488

Business Telephone: 203-405-9116

**II. PROJECT TITLE:** WildLife Guards 2015

**III. RECIPIENT:** The Recipient is identified as follows:

Name: City of Bridgeport, Department of Youth Services

Project Manager Name: Tammy Papa  
Address: 45 Lyon Terrace  
Bridgeport, CT 06604

Business Telephone: 203-576-7252  
E-mail: Tammy.papa@bridgeportct.gov

#### IV. PROJECT DESCRIPTION:

Recipient shall use the funds provided for herein only for those specific purposes described herein and in the project proposal approved by Audubon, unless otherwise agreed in writing by Audubon.

All work under this Agreement shall comply with all relevant laws and regulations, including, but not limited to, the provisions of Section VIII (12) below. All funds provided to Recipient pursuant to this Grant Agreement shall be expended on the Project, and shall in no way be used to compensate Recipient.

The specific work to be performed shall be as described in Exhibit A (the "Work") pursuant to the budget specified in Exhibit B (the "Budget", and together with the Work, the "Project), each such Exhibit A and B attached hereto and incorporated herein.

**V. TERMS OF PAYMENT:** Audubon shall disburse to Recipient a total of **\$20,425.00** in the following manner: Audubon will disburse to Recipient (i) \$10,212.50 on July 1, 2015, and (ii) \$10,212.50 on August 31, 2015. The final disbursement shall be made to the Recipient with receipt of the Final Report described in Section VIII (3) below.

Recipient acknowledges that all of Audubon's obligations under this Agreement are contingent on funding from third party sources, and agrees that in the event of any cancellation of such third party funding, Audubon may terminate this Agreement pursuant to Section VIII (9) below.

**VI.** Audubon's funding for the Project is made pursuant to the following grant agreement(s)" Bird and Beach Stewardship by a Youth Conservation Corps, dated December 31, 2014 between National Fish and Wildlife Foundation and National Audubon Society, Inc., Agreement # 1401.14.045444" (the "Master Grant(s)"), attached hereto as Exhibit C, and incorporated herein. Recipient agrees to comply with all the terms and conditions of the Master Grant(s) with which Audubon must comply as if Recipient was named therein in place of Audubon.

**VII. TERM OF AGREEMENT:** This Agreement will take effect on March 1, 2015 and will terminate on September 15, 2015

**VIII. CONDITIONS:** In accepting this Agreement, Recipient hereby agrees to the following terms and conditions:

1. Recipient shall use the funds provided for herein only for those specific purposes described herein and in the project proposal approved by Audubon, unless otherwise agreed in writing by Audubon.
2. RESERVED
3. Recipient shall provide Audubon with a final report by September 15, 2015 that includes a full accounting of Recipient's actual expenses. Recipient agrees to participate in a project wrap up meeting or conference call upon completion of the project prior to October 1, 2015. Recipient shall return any funds remaining upon completion of the Project to Audubon within thirty (30) days of completion.
4. Audubon shall have the right to audit all of Recipient's financial records pertaining to Audubon. All financial records must be maintained separately from all other accounts.
5. At Audubon's option, Audubon has the right to claim ownership of any equipment purchased by Recipient with Audubon funds provided for hereby. Any equipment not permitted by Audubon to be retained by Recipient

shall be returned at the time of the Project's completion or disposed of in accordance with Audubon's instructions.

6. All right, title and interest to data collected pursuant to this Agreement (the "Data") shall be owned jointly by Audubon and Recipient. Both parties shall have the right to use, reproduce, distribute and make derivative works from the Data without reference to the other party. Other copyrightable materials (the "Materials") created pursuant to this Agreement shall be owned by Audubon. Material shall include all reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, disks, or other materials, whether in tangible or electronic forms, prepared by Recipient, its employees, agents, or subcontractors.
7. Recipient will give appropriate credit to Audubon for its financial support in any and all press releases, publications, annual reports, video credits, dedications and other public communications regarding the Project. Recipient will provide Audubon with copies of such materials for review and approval prior to publication and as part of the reporting process. Acknowledgement of Audubon shall be made in the following manner: *"This Project is supported by Audubon."*
8. Recipient may publish or make a presentation on the research results from the Project; provided, however, that prior to any such publication or presentation Recipient will provide a copy of the proposed material to Audubon for advance review, protection of any intellectual property described therein, and for deletion of any inadvertently-included Audubon confidential information. Upon receipt, Audubon may request an additional reasonable delay from the date of Audubon's receipt of Recipient's document. Recipient will forward two copies of any such publication to Audubon.
9. Notwithstanding anything to the contrary contained in this Agreement, should the Recipient fail to comply with any of the conditions of this Agreement, Audubon may, at its sole discretion, immediately terminate this Agreement. In the event of termination, Audubon may cancel all unpaid installments under this Agreement. Audubon also reserves the right to recall all unexpended funds or be reimbursed by Recipient should Audubon, in its sole discretion, determine that funds have been expended in violation of the terms of this Agreement. Audubon will provide Recipient with written notice of such termination, the reasons therefor and the amount of all funds to be returned or reimbursed. Recipient shall return or reimburse Audubon for such funds within thirty (30) days of receipt of such notice. This Agreement may also be terminated by mutual agreement or by Audubon with or without cause upon prior written notice.
10. Recipient is expected to behave humanely toward animals encountered in fieldwork, and Recipient's behavior will be evaluated in this regard by Audubon. Recipients should note the following excerpt from the Animal Behavior Society's Guidelines for the Use of Animals in Research:
 

*"Observation of free-living animals in their natural habitats may involve disruption, particularly if feeding, capture or marking is involved. While field studies further scientific knowledge and advance an awareness of human responsibility towards animal life, investigators, should always weigh any potential gain in knowledge against the adverse consequences of disruption for the animals used as subjects and also for other animals and plants in the ecosystem."*
11. Recipient has no authority to enter contracts or agreements on behalf of Audubon unless agreed to by Audubon in writing. This Agreement does not create a partnership, joint venture or agency relationship between the parties hereto. It is understood that Recipient (or any of its employees or associates) is not an employee of Audubon and nothing in this Agreement confers such employee status upon Recipient or any of its employees or associates. Recipient acknowledges and agrees that it shall not be entitled to receive from Audubon any statutory or fringe benefits of any kind, including without being limited to those extended by Audubon to its own employees. Recipient declares that Recipient has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the work to be performed under this Agreement.
12. (a) Recipient shall comply with all applicable laws, regulations, policies and procedures of the United States of America or any agency thereof, including, but not limited to, the USA Patriot Act (Pub. L. No. 107-56) and the Foreign Corrupt Practices Act (Pub. L. No. 95-213), the State of **Connecticut** or any agency thereof and any local governments or political subdivisions that may affect the performance of services under this Agreement.

(b) Recipient certifies that there was no conflict of interest in its application for this Agreement. Recipient further certifies that the funds provided for hereby will not be expended for payments that are, or give the appearance of, a conflict of interest, except as disclosed in writing to Audubon and allowed by Audubon prior to such expenditure.

(c) (1) Recipient certifies that the Recipient will not:

A. Attempt to influence legislation or support lobbying within the meaning of section 501(c)(3) of the U.S. Internal Revenue Code using any of the funds granted by Audubon; or

B. Use any portion of these funds to participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office, to cause any private benefit to occur, or to take any other action inconsistent with Section 501(c)(3) of the U.S. Internal Revenue Code.

(2) Recipient shall abide by U.S., state and local laws with regard to non-discrimination with respect to individuals working under this Agreement on the basis of race, color, religion, sex, age, sexual orientation, disability, national or ethnic origin veteran status or any other prohibited basis.

13. Recipient agrees to indemnify, defend, save and hold harmless Audubon from and against all claims, demands, liabilities, suits, damages and costs of every kind and nature whatsoever, including court costs and attorney's fees, arising out of or caused by Recipient, its agents or employees in the performance of this Agreement.

14. This is the entire Agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements.

15. This Agreement shall not become effective unless and until its provisions have been agreed to by Recipient and the Agreement is duly executed by the parties hereto.

16. This Agreement is entered into in the State of New York and shall be construed in accordance with the internal substantive laws of New York applicable to contracts to be wholly performed therein. The parties agree that any action, suit or proceeding based upon any matter, claim or controversy arising hereunder or relating hereto shall be brought solely in the State Courts of or the Federal court in the State and County of New York; except that in the event either party is sued by a third party or joined in any other Court or in any forum by a third party in respect of any matter which may give rise to a claim hereunder, the parties consent to the jurisdiction of such court or forum over any claim which may be asserted therein between the parties thereto. The parties hereto irrevocably waive any objection to the venue of the above-mentioned courts, including any claim that such action, suit or proceeding has been brought in an inconvenient forum.

**NATIONAL AUDUBON SOCIETY, INC.**

\_\_\_\_\_  
Name: Stewart Hudson  
Executive Director & Vice-President

Date: \_\_\_\_\_

**City of Bridgeport, Department of Youth Services:**

By: \_\_\_\_\_  
Print Name:  
Title:

Date: \_\_\_\_\_

Sub-Grant Agreement  
Project Description & Budget  
EXHIBITS A & B

**City of Bridgeport WildLife Guards**

Project Description:

The Lighthouse Program will oversee the recruiting, hiring, payroll, and general job training of 10 Wildlife Guards during the summer of 2015. The Guards will work 6hrs/day, 5 days/week for 8 weeks from July 1, 2015 through August 22, 2015.

The City of Bridgeport will meet with Audubon and Roger Tory Peterson Institute (in person or via conference call) every two weeks during the summer to map out and coordinate implementation of the project activities, monitor progress, address issues, and ensure all objectives are met.

Proposed Budget:

Itemized Expenses

10 WildLife Guards (39 days for 6 hours per day at \$10 per hour)	\$23,400.00
Admin Costs	\$2,025.00
Match Provided by City of Bridgeport	-\$5,000.00
<b>Total</b>	<b>\$20,425.00</b>

**NATIONAL FISH AND WILDLIFE FOUNDATION  
GRANT AGREEMENT**

**PROJECT:** 1401.14.045444 (Bird and Beach Stewardship by a Youth Conservation Corps (CT))

**PROPOSAL ID:** 45444

**NFWF RECIPIENT:** National Audubon Society, Inc.

**RECIPIENT TYPE:** Non-profit Corporation

**PERIOD OF PERFORMANCE:** October 1, 2014 to December 31, 2015

**PROJECT DESCRIPTION:** Deploy 10 students to encourage the 3,300 members of the public to share 63 acres of shoreline with beach-nesting birds at Pleasure Beach in Bridgeport, Connecticut. Project will train students to educate beachgoers and monitor nesting areas; and educate 35 staff from 10 municipalities about managing habitat areas.

**NFWF AWARD:** \$41,159

<b>FUNDING SOURCES</b>	<b>AMOUNT</b>	<b>CFDA NUMBER</b>
U.S. Fish and Wildlife Service (FA.A064)	\$22,222	15.663
Environmental Protection Agency (FC.R220)	\$18,937	66.437

**NON-FEDERAL MATCH REQUIREMENT:** \$56,138

**FEDERAL MATCH REQUIREMENT:** N/A

The National Fish and Wildlife Foundation (NFWF) agrees to provide the NFWF Award to the NFWF Recipient for the purposes of satisfactorily performing the Project described in a full proposal titled "Bird and Beach Stewardship by a Youth Conservation Corps (CT)" and incorporated into this grant agreement by reference. The NFWF Award is provided on the condition that the NFWF Recipient agrees that it will raise and spend at least \$56,138 in matching contributions on the Project. Project must be completed, with all NFWF funds and matching contributions spent, during the Period of Performance as set forth above.



**NFWF RECIPIENT CONTACT INFORMATION**

Recipient Name: Patrick Comins  
Recipient Address: Audubon Bent of the River  
185 East Flat Hill Road  
Southbury, CT 06488  
Recipient Phone: 203-264-5098  
Recipient Email: pcomins@audubon.org

**NFWF CONTACT INFORMATION**

NFWF Grants Administrator: Rachael Evarts  
NFWF Address: 1133 Fifteenth Street, NW  
Suite 1100  
Washington, DC 20005  
NFWF Phone: 202-857-0166  
NFWF Fax: 202-857-0162  
NFWF Email: Rachael.Evarts@nfwf.org

## NFWF PROCESS

### Matching Contributions.

Matching Contributions consist of cash, contributed goods and services, volunteer hours, and/or property raised and spent for the Project. Matching Contributions for the purposes of this Project must meet the following three criteria: 1) Matching Contributions must be non-federal in nature and not presented as match to any other federal program(s); 2) Matching Contributions must be committed directly to the Project and must be used within the Period of Performance as identified on page 1 of this grant agreement; and 3) Matching Contributions must be voluntary in nature. Funds presented for fulfillment of mitigation, restitution, or other permit or court-ordered settlements are not eligible.

### Documentation of Matching Contributions.

1. Cash, Goods and Services, and/or Property. The NFWF Recipient must report to NFWF as a part of the final report, the Matching Contributions received by the NFWF Recipient and expended in connection with the Project. The match report must include the name and address and contribution amount of any donor who contributes \$500 or more to the Project. Fair market value of donated goods and services, including volunteer hours, shall be computed as outlined in the OMB Circulars.
2. Property. The NFWF Recipient may have a third party donor submit a letter to NFWF, documenting the fair market value and date of a Matching Contribution and stating that the donation is non-Federal, voluntary, and intended to qualify as a Matching Contribution. A letter provided to document a donation of real property must be accompanied by an appraisal by a certified appraiser; a letter provided to document rental of equipment or space must list three comparable rentals in the location of the Project.

The NFWF Recipient must retain detailed time records for contributed services and original receipts and appraisals of real property and comparable rentals for other contributed property at its place of business in the event of an audit of the NFWF Recipient as required by applicable Federal regulations.

### Restrictions on Use of Funds.

No Funds provided by NFWF pursuant to this grant agreement or Matching Contributions may be used to support litigation expenses, lobbying activities, terrorist activities, or activities in violation of the Foreign Corrupt Practices Act.

### Payment of Funds.

To be eligible to receive funds, NFWF Recipient must 1) return to NFWF an original executed copy of the grant agreement for the Project; 2) submit any due financial and programmatic reports; and 3) submit a complete and accurate payment request. NFWF Recipient may request funds by submitting a Payment Request via Easygrants. In the event that submission of a Payment Request via Easygrants is not possible, NFWF Recipient may arrange with their NFWF Grants Administrator to submit the Payment Request via alternate means. NFWF Recipient may request advance payment of funds prior to expenditure provided that 1) NFWF Recipient demonstrates an immediate need for advance payment; and 2) NFWF Recipient documents expenditure of advanced funds on the next payment request and/or required financial report to NFWF. Approval of any advance payment of funds is made at the sole discretion of NFWF, based on an assessment of the NFWF Recipient's needs. In all other

cases, funds are disbursed on a reimbursable basis. NFWF reserves the right to retain up to ten percent (10%) of funds until submission and acceptance of the final reports.

Interim Programmatic Reports.

The NFWF Recipient will submit an interim programmatic report to NFWF based on the reporting schedule below. The interim programmatic report shall consist of written statements of Project accomplishments since Project initiation, or since the last reporting period, and shall be uploaded via NFWF's Easygrants system.

Annual Financial Report.

An annual financial report detailing cumulative receipts and expenditures made under this Project is required annually, due on October 31st of each year of the grant term. In the annual financial report, the NFWF Recipient must report the amount of NFWF Funds expended during NFWF's fiscal year (October 1 – September 30). The NFWF Recipient must enter a justification when there is a difference between the amount disbursed by NFWF and the amount expended by the grantee. Failure to submit an annual financial report in a timely manner will delay payment of submitted payment requests.

Final Reports.

No later than 90 days after the completion of the Project, the NFWF Recipient will submit 1) a final financial report accounting for all Project receipts, Project expenditures, and budget variances (if any) compared to the approved budget; 2) a final programmatic report summarizing and evaluating the accomplishments achieved during the Period of Performance; 3) a representative number of photographs depicting the Project; and 4) copies of any publications, press releases and other appropriate products resulting from the Project. The final reports should be uploaded via NFWF's Easygrants system. Any requests for extensions of the final report submission date must be made in writing to the NFWF Grants Administrator and approved by NFWF in advance.

Reporting Due Dates.

October 1, 2015	Interim Programmatic Report
October 31, 2015	Annual Financial Report
March 31, 2016	Final Financial Report
March 31, 2016	Final Programmatic Report

#### Amendments.

During the life of the Project, the NFWF Recipient is required to inform the NFWF Grants Administrator of any changes in contact information or in the Project scope of work, as well as any difficulties in completing the Project by the end of the Period of Performance, or in submitting reports by their due dates. If the NFWF Recipient determines that the amount of the budget is going to change in any one budget category by an amount that exceeds 10% of the Award, the NFWF Recipient must seek approval from the Grants Administrator. Amendment requests should be initiated by the NFWF Recipient upon determination of a deviation from the original grant agreement. However, NFWF may initiate the amendment if NFWF determines an amendment is necessary. Amendment requests are to be submitted via NFWF's Easygrants system.

#### Termination.

Failure by the NFWF Recipient to comply with any material term of this grant agreement shall be deemed to be a default in this grant agreement and constitute cause for NFWF to terminate this grant agreement by written notice to the NFWF Recipient and to pursue any legal remedy to which NFWF may be entitled.

The NFWF Recipient may terminate this grant agreement by written notice to NFWF. In the event of termination of this grant agreement prior to Project completion, the NFWF Recipient shall immediately (unless otherwise directed by NFWF in its notice if NFWF initiated the termination) undertake all reasonable steps to wind down the Project cooperatively with NFWF, including but not limited to the following:

- a. Stop any portion of the Project's work that is incomplete (unless work to be completed and a different date for termination of work are specified in NFWF's notice).
- b. Place no further work orders or enter into any further subawards or subcontracts for materials, services or facilities, except as necessary to complete work as specified in NFWF's notice.
- c. Terminate all pending Project work orders, subawards, and subcontracts for work that has not yet commenced.
- d. With the prior written consent of NFWF, promptly take all other reasonable and feasible steps to minimize and/or mitigate any damages that may be caused by the failure to complete the Project, including but not limited to reasonable settlements of any outstanding claims arising out of termination of Project work orders, subawards, and subcontracts.
- e. Deliver or make available to NFWF all data, drawings, specifications, reports, estimates, summaries, and such other information and material as may have been accumulated by the NFWF Recipient under this grant agreement, whether completed or in progress.
- f. Return to NFWF any unobligated portion of the Award.

## REPRESENTATIONS, CERTIFICATIONS, AND OTHER STATEMENTS GENERAL

### Binding Obligation.

This grant agreement has been duly executed by a representative of the NFWF Recipient with full authority to execute this grant agreement and bind the NFWF Recipient to the terms hereof. After execution by the representative of the NFWF Recipient named on the signature page hereto, this grant agreement will represent the legal, valid, and binding obligation of the NFWF Recipient, enforceable against the NFWF Recipient in accordance with its terms.

### Assignment, Subawards and Subcontracts.

The NFWF Recipient may not assign this grant agreement, in whole or in part, to any other individual or other legal entity without the prior written approval of NFWF. The NFWF Recipient may not provide subawards nor enter into subcontracts without the prior written approval of NFWF. Subawards and subcontracts with known parties disclosed in the proposal budget are deemed to be approved.

### Unexpended Funds.

Any funds provided by NFWF and held by the NFWF Recipient and not expended at the end of the Period of Performance will be returned to NFWF within ninety (90) days after the end of the Period of Performance.

### Additional Support.

In making this Award, NFWF assumes no obligation to provide further funding or support to the NFWF Recipient beyond the terms stated in this grant agreement.

### Publicity and Acknowledgement of Support.

The NFWF Recipient agrees to give appropriate credit to NFWF and the Long Island Sound Study (LISS) for their financial support in any and all press releases, publications, annual reports, video credits, dedications, and other public communications regarding this grant agreement or any of the project deliverables associated with this grant agreement. The NFWF Recipient must obtain prior NFWF approval for the use of the NFWF and LISS logo or the logo of any Funding Source on any public information releases concerning this Award.

### Posting of Final Reports.

The NFWF Recipient gives NFWF the right and authority to publicize NFWF's financial support for this grant agreement and the Project in press releases, publications and other public communications. The NFWF Recipient hereby acknowledges its consent for NFWF and any Funding Source identified in this grant agreement to post its final reports on their respective websites. In the event that the NFWF Recipient intends to claim that its final report contains material that does not have to be posted on such websites because it is protected from disclosure by statutory or regulatory provisions, the NFWF Recipient shall so notify NFWF and any Funding Source identified in this grant agreement and

clearly mark all such potentially protected materials as "PROTECTED," providing an accurate and complete citation to the statutory or regulatory source for such protection.

Website Links.

The NFWF Recipient agrees to permit NFWF to post a link on any or all of NFWF's websites to any websites created by the NFWF Recipient in connection with the Project.

Evaluation.

The NFWF Recipient agrees to cooperate with NFWF by providing timely responses to all reasonable requests for information to assist in evaluating the accomplishments of the Project for a period of five (5) years after the date on which the final financial and programmatic reports are provided.

Arbitration.

All claims, disputes, and other matters in question arising out of, or relating to this grant agreement, its interpretation or breach, shall be decided through arbitration by a person or persons mutually acceptable to both NFWF and the NFWF Recipient. Notice of the demand for arbitration shall be made within a reasonable time after the claim, dispute, or other matter in question has arisen. The award rendered by the arbitrator or arbitrators shall be final. The terms of this provision will survive termination of this grant agreement.

Indemnity.

The NFWF Recipient shall indemnify and hold harmless NFWF, any Funding Source identified in this grant agreement, their respective officers, directors, agents, and employees in respect of any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and expenses including without limitation, settlement costs and any legal or other expenses for investigating or defending any actions or threatened actions arising from or in connection with the Project. The terms of this provision will survive termination of this grant agreement.

Choice of Law/Jurisdiction.

This grant agreement shall be subject to and interpreted by the laws of the District of Columbia, without regard to choice of law principles. By entering into this grant agreement, the NFWF Recipient agrees to submit to the jurisdiction of the courts of the District of Columbia. The terms of this provision will survive termination of this grant agreement.

Compliance with Laws.

In conducting its activities relating to the Project, the NFWF Recipient agrees to conduct all such activities in compliance with all applicable Federal, State, and local laws, regulations, and ordinances and to secure all appropriate necessary public or private permits and consents. The terms of this provision will survive termination of this grant agreement.

Insurance.

The NFWF Recipient agrees to obtain and maintain all appropriate insurance against liability for injury to persons or property from any and all activities undertaken by the NFWF Recipient and associated with this Award in any way. The terms of this provision will survive termination of this grant agreement.

**REPRESENTATIONS, CERTIFICATIONS, AND OTHER STATEMENTS  
RELATING TO FEDERAL FUNDS**

The NFWF Recipient must read and understand certain Federal regulations, including but not limited to, those identified below which may be located on the Internet at <[www.whitehouse.gov/omb/circulars/index.html](http://www.whitehouse.gov/omb/circulars/index.html)>. If a NFWF Recipient does not have access to the Internet, it should ask its NFWF Grants Administrator for copies. Many Federal agencies have agency-specific regulations that govern the issuance of awards and subawards with their funds; it is the obligation of the NFWF Recipient to review and comply with any such regulations issued by its Federal agency Funding Source(s).

If the NFWF Recipient is a non-profit organization, it will need to understand and comply with (i) OMB Circular A-110 "Uniform Administrative Requirements for Grants and Agreements With Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations" and, (ii) depending on what kind of organization it is, either (a) OMB Circular A-21 "Cost Principles for Educational Institutions" or (b) OMB Circular A-122 "Cost Principles for Non-Profit Organizations," in addition to other applicable Federal regulations.

If the NFWF Recipient is a State, Local or Tribal Government, it will need to understand and comply with OMB Circulars A-102 "Grants and Cooperative Agreements with State and Local Governments" and A-87 "Cost Principles for State, Local, and Indian Tribal Governments," in addition to other applicable Federal regulations.

A-133 Audits.

If the NFWF Recipient is any type of U.S. organization and it expends an aggregate of \$500,000 or more from all Federal sources in a fiscal year, it is subject to a special kind of audit as detailed in OMB Circular A-133 "Audits of States, Local Governments, and Non-Profit Organizations," which it will need to understand and comply with, in addition to other applicable Federal regulations.

Interest.

Any interest earned in any one year on Federal funds advanced to the NFWF Recipient that exceeds \$250 must be reported to NFWF, and the disposition of those funds negotiated with NFWF.

Subcontractor Lobbying.

The NFWF Recipient agrees, to the best of his or her knowledge and belief, that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- c. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Subcontractor Debarment and Suspensions.

The NFWF Recipient shall enter into no contract or subcontract using Federal funds provided by NFWF with any party listed on the General Services Administration's Lists of Parties Excluded from Federal Procurement or Nonprocurement Programs in accordance with Executive Orders 12549 and 12689 (Debarment and Suspension).

Disclaimers.

Payments made to the NFWF Recipient under this grant agreement do not by direct reference or implication convey NFWF's endorsement nor the endorsement by any other entity that provides funds to the NFWF Recipient through this grant agreement, including the U.S. Government, for the Project. All information submitted for publication or other public releases of information regarding this grant agreement shall carry the following disclaimer:

"The views and conclusions contained in this document are those of the authors and should not be interpreted as representing the opinions or policies of the U.S. Government or the National Fish and Wildlife Foundation. Mention of trade names or commercial products does not constitute their endorsement by the U.S. Government or the National Fish and Wildlife Foundation."

Davis-Bacon Act.

If applicable to the Project, the NFWF Recipient shall be subject to the provisions of the Davis-Bacon Act (40 U.S.C. 276a to a-7) as supplemented by Department of Labor regulations (29 CFR part 5, "Labor Standards Provision Applicable to Contracts Governing Federally Financed and Assisted Construction").



Copeland "Anti-Kickback Act".

If applicable to the Project, the NFWF Recipient shall be subject to the provisions of the Copeland "Anti-Kickback Act" (18 U.S.C. 874 and 40 U.S.C. 276c) as supplemented by Department of Labor regulations (29 CFR part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States").

Rights to Inventions.

If applicable to the Project, the NFWF Recipient shall abide by the provisions of 37 CFR Part 401 (Rights to Inventions Made by Non-Profit Organizations and Small Business Firms Under Government Grants, Contracts, and Cooperative Agreements) and any implementing regulations issued by the Federal agency(ies) that provide funds for this grant agreement.

**ADDITIONAL TERMS**

Pilot Program for Enhancement of Recipient and Subrecipient Employee Whistleblower Protection  
41 United States Code (U.S.C.) 4712, Pilot Program for Enhancement of Recipient and Subrecipient Employee Whistleblower Protection: This requirement applies to all awards issued after July 1, 2013 and shall be in effect until January 1, 2017.

- a) This award and related subawards and contracts over the simplified acquisition threshold and all employees working on this award and related subawards and contracts over the simplified acquisition threshold are subject to the whistleblower rights and remedies in the pilot program on award recipient employee whistleblower protections established at 41 U.S.C. 4712 by section 828 of the National Defense Authorization Act for Fiscal Year 2013 (P.L. 112-239).
- b) Recipients, and their subrecipients and contractors awarded contracts over the simplified acquisition threshold related to this award, shall inform their employees in writing, in the predominant language of the workforce, of the employee whistleblower rights and protections under 41 U.S.C. 4712.
- c) The recipient shall insert this clause, including this paragraph (c), in all subawards and contracts over the simplified acquisition threshold related to this award.

Trafficking in persons.

The NFWF Recipient may not engage in severe forms of trafficking in persons during the period of time that the award is in effect; procure a commercial sex act during the period of time that the award is in effect; or use forced labor in the performance of the award or subawards under the award. The NFWF Recipient must include the requirements of the Prohibition Statement below in any subaward the NFWF Recipient makes to a private entity. The term "private entity" means any entity other than a State, local government, Indian tribe, or foreign public entity, as those terms are defined in 2 CFR 175.25 and includes: (1) A nonprofit organization, including any nonprofit institution of higher education, hospital, or tribal organization other than one included in the definition of Indian tribe in 2 CFR 175.25(b); (2) A for-profit organization.

Prohibition Statement: You, your employees, subrecipients under this award, and subrecipients' employees may not engage in severe forms of trafficking in persons during the period of time that the award is in effect; procure a commercial sex act during the period of time that the award is in effect; or use forced labor in the performance of the award or subawards under the award.

National Environmental Policy Act; the Endangered Species Act; and the National Historic Preservation Act.

The NFWF Recipient is responsible for ensuring that all project activities comply with the requirements of: Public 91-190 The National Environmental Policy Act (NEPA); the Endangered Species Act (ESA); and the National Historic Preservation Act (NHPA).

Environmental Protection Agency.

One of the Funding Sources for the Award is the Environmental Protection Agency (EPA). If the NFWF Recipient receives more than \$250,000 in EPA financial assistance in a given fiscal year, the Award is subject to EPA's "Participation by Disadvantaged Business Enterprises in Procurement" rule, which is located on the Internet at [http://www.epa.gov/osbp/dbe\\_forms.htm](http://www.epa.gov/osbp/dbe_forms.htm).

**SIGNATURES**

IN WITNESS WHEREOF, the parties have executed this grant agreement, intending to be bound legally.

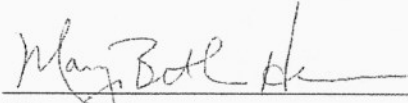
**National Fish and Wildlife Foundation**

  
\_\_\_\_\_

David O'Neill  
Vice President, Conservation Programs

12-31-14  
\_\_\_\_\_  
(Date)

**National Audubon Society, Inc.**

  
\_\_\_\_\_  
(Signature)

Mary Beth Henson VP, CFO  
\_\_\_\_\_  
(Name and Title)

12/19/14  
\_\_\_\_\_  
(Date)

**Item# \*80-14 Consent Calendar**

Reappointment of Reginald F. Walker (D) to the  
Planning & Zoning Commission.

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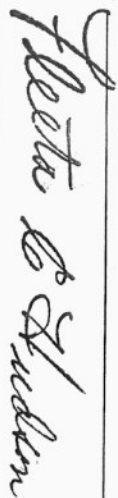
**Report  
of  
Committee  
on**

**Miscellaneous Matters**

Submitted: June 1, 2015

Adopted:

Attest:



Fleeta C. Hudson, City Clerk

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Approved by:

  
Bill Finch, Mayor



# City of Bridgeport, Connecticut

*To the City Council of the City of Bridgeport.*

The Committee on **Miscellaneous Matters** begs leave to report; and recommends for adoption the following resolution:

## **\*80-14 Consent Calendar**

**RESOLVED**, That the following named individual be, and hereby is, reappointed to the Planning & Zoning Commission in the City of Bridgeport and that said reappointment, be and hereby is, approved, ratified and confirmed.

**NAME**

**TERM EXPIRES**

Reginald F. Walker (D)  
48 Hazelwood Avenue  
Bridgeport, CT 06605

December 31, 2017

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON MISCELLANEOUS MATTERS

*absent*

\_\_\_\_\_  
AmyMarie Vizzo-Paniccia, Co-Chair

\_\_\_\_\_  
Patricia Swain, Co-Chair

*Denese Taylor Moyo*  
\_\_\_\_\_  
Denese Taylor-Moye

*Susan T. Brannelly*  
\_\_\_\_\_  
Susan T. Brannelly

*Milta I. Feliciano*  
\_\_\_\_\_  
Milta I. Feliciano

*Robert E. Halstead*  
\_\_\_\_\_  
Robert E. Halstead

*Jack O. Banta*  
\_\_\_\_\_  
Jack O. Banta

**Item# \*81-14 Consent Calendar**

Appointment of Leticia Colon (D) to the Zoning Board of Appeals as an alternate.

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**Report  
of  
Committee  
on**

**Miscellaneous Matters**

Submitted: June 1, 2015

Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_

*Fleeta C. Hudson*  
Fleeta C. Hudson, City Clerk

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Approved by: \_\_\_\_\_

*Bill Finch, Mayor*



# City of Bridgeport, Connecticut

*To the City Council of the City of Bridgeport.*

The Committee on **Miscellaneous Matters** begs leave to report; and recommends for adoption the following resolution:

## **\*81-14 Consent Calendar**

**RESOLVED**, That the following named individual be, and hereby is, appointed to the Zoning Board of Appeals in the City of Bridgeport as an alternate and that said appointment, be and hereby is, approved, ratified and confirmed.

### NAME

### TERM EXPIRES

Leticia Colon (D)  
133 Post Street  
Bridgeport, CT 06610

December 31, 2017

\*This will replace the seat held by James Eagen.

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON MISCELLANEOUS MATTERS

*absent*

AmyMarie Vizzo-Paniccia, Co-Chair

*[Signature]*  
Patricia Swain, Co-Chair

*[Signature]*  
Denese Taylor-Moye

*[Signature]*  
Susan T. Brannelly

*[Signature]*  
Milta I. Feliciano

*[Signature]*  
Robert E. Halstead

*[Signature]*  
Jack O. Banta

Item# 79-14

Reappointment of James W. Giles (D) to the Parks Commission.



**Report  
of  
Committee  
on**

**Miscellaneous Matters**

Submitted: June 1, 2015

Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_

*Fleeta C. Hudson*

Fleeta C. Hudson, City Clerk

Approved by: \_\_\_\_\_

*Bill Finch, Mayor*





# City of Bridgeport, Connecticut

*To the City Council of the City of Bridgeport.*

The Committee on **Miscellaneous Matters** begs leave to report; and recommends for adoption the following resolution:

79-14

**RESOLVED**, That the following named individual be, and hereby is, reappointed to the Park Commission in the City of Bridgeport and that said reappointment, be and hereby is, approved, ratified and confirmed.

**NAME**

**TERM EXPIRES**

James W. Giles (D)  
45 Williamsburg Drive  
Bridgeport, CT 06605

December 31, 2018

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON MISCELLANEOUS MATTERS

*absent*

AmyMarie Vizzo-Paniccia, Co-Chair

Patricia Swain, Co-Chair

*Denese Taylor-Moye*  
Denese Taylor-Moye

*Susan T. Brannelly*  
Susan T. Brannelly

*Milta I. Feliciano*  
Milta I. Feliciano

*Robert E. Halstead*  
Robert E. Halstead

*Jack O. Banta*  
Jack O. Banta