

**ADDENDUM
TO
AGENDA**

CITY COUNCIL MEETING

MONDAY, DECEMBER 5, 2016

7:00 p.m.

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

ADDED:

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

- 07-16** Communication from Mayor re: Appointment of Hector Diaz (D) to the Board of Police Commissioners, referred to Public Safety and Transportation Committee.

AGENDA

CITY COUNCIL MEETING

MONDAY, DECEMBER 5, 2016

7:00 P.M.

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

Prayer

Pledge of Allegiance

Roll Call

Mayoral Citation and City Council Citation: Recognizing the 20th Anniversary of the Hollow Development Corporation and the tremendous work it has done through the years promoting community development in the Hollow Neighborhood including organizing the first Neighborhood Revitalization Zone.

A Meeting of Landowners Abutting a Portion of the Paper Street known as Summit Place (“Street”) per Item #20-15 to be discontinued pursuant to the requirements of Section 13a-49 of the Connecticut General Statutes, as amended, who may be heard on the matter.

Adoption of City Council Rules

Appointment of City Council Standing Committees

MINUTES FOR APPROVAL:

Approval of City Council Minutes: November 7, 2016

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

- 02-16** Communication from Central Grants re: Grant Submission: Department of Homeland Security, Federal Emergency Management Agency (FEMA) for FY 2016 Assistance to Firefighters Grants (AFG) Vehicle Acquisition (Project #17228), referred to Public Safety and Transportation Committee.
- 03-16** Communication from Central Grants re: Grant Submission: Department of Homeland Security, Federal Emergency Management Agency (FEMA) for FY 2016 Assistance to Firefighters Grants (AFG) Operations and Safety (Project #17210, #17211 and #17281), referred to Public Safety and Transportation Committee.
- 04-16** Communication from Central Grants re: Grant Submission: State of Connecticut Department of Mental Health and Addiction Services (DMHAS) Bond Fund for Capital Improvements and Downpayment Assistance, referred to Economic and Community Development and Environment Committee.

COMMUNICATIONS TO BE REFERRED TO COMMITTEES CONTINUED:

- 05-16** Communication from City Attorney re: Proposed Resolution authorizing the conclusion of Environmental Remediation at Newfield Park with the Filing of an Environmental Land Use Restriction, referred to Economic and Community Development and Environment Committee.
- 06-16** Communication from OPED re: Proposed Resolution requesting the Adoption of a Waterfront Master Plan, referred to Economic and Community Development and Environment Committee.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

- *216-15** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 3.08 – City Contracts and Purchasing Procedures, amend Section 3.08.070 – Purchasing Procedure.
- *219-15** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 15.08 – Building Permits and Fees, amend Section 15.08.020 – Building Permits to be withheld due to Delinquent Taxes and User Fees.
- *200-15** Miscellaneous Matters Committee Report re: Appointment of Rosalina Roman Christy to the Library Board of Directors.
- *202-15** Miscellaneous Matters Committee Report re: Appointment of Kenya Osborne-Gant to the Library Board of Directors.
- *203-15** Miscellaneous Matters Committee Report re: Reappointment of Attorney James E. O'Donnell to the Library Board of Directors.
- *204-15** Miscellaneous Matters Committee Report re: Reappointment of Judge William Holden to the Library Board of Directors.
- *205-15** Miscellaneous Matters Committee Report re: Appointment of Phylicia R. Brown to the Library Board of Directors.
- *209-15** Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Jonathan Shapiro.
- *210-15** Miscellaneous Matters Committee Report re: Refund of Excess Payments – Lacey Manufacturing Holding Co. LLC: 2015 RE 1808-01K.
- *211-15** Miscellaneous Matters Committee Report re: Refund of Excess Payments – Lacey Manufacturing Holding Co. LLC: 2015 RE 1809-25.
- *212-15** Miscellaneous Matters Committee Report re: Refund of Excess Payments – Hearst Newspaper: 2015 PP P-0133000.
- *221-15** Miscellaneous Matters Committee Report re: Settlement of Workers' Compensation Stipulation with Glenn Christie.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR) CONTINUED:

- *222-15** Miscellaneous Matters Committee Report re: Settlement of Workers' Compensation Stipulation with David C. Cobbs.
- *223-15** Miscellaneous Matters Committee Report re: Settlement of Workers' Compensation Stipulation with Mario Pirulli.
- *224-15** Miscellaneous Matters Committee Report re: Settlement of Workers' Compensation Stipulation with Michael Sullivan.

MATTERS TO BE ACTED UPON:

- 201-15** Miscellaneous Matters Committee Report re: Appointment of Donald W. Greenberg to the Library Board of Directors.
- 208-15** Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Renu Gupta.
- 220-15** Miscellaneous Matters Committee Report re: Resolution to enforce accountability and replace current members of the Bridgeport Public Library Board of Directors of the City, **DENIED**.
- 01-16** Special Committee Report re: (Ref. #20-15) Street Discontinuance of a Portion of the Paper Street known as Summit Place: Adopted on November 21, 2016.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, DECEMBER 5, 2016 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME	SUBJECT
Cecil C. Young 99 Carroll Avenue Bridgeport, CT 06607	Requesting that the council members in the 139 th District step down.
Bob Keeley 2156 Park Avenue Bridgeport, CT 06604	Renaming the City of Bridgeport, ET AL.
Clyde Nicholson 54 Wallace Street Bridgeport, CT 06604	Taxes.

**CITY COUNCIL MEETING
PUBLIC SPEAKING
MONDAY, DECEMBER 5, 2016
6:30 PM
City Council Chambers, City Hall
45 Lyon Terrace
Bridgeport, CT**

CALL TO ORDER

Council President McCarthy called the Public Session to order at 6:35 p.m.

ROLL CALL

City Clerk Lydia Martinez called the roll.

The following members were present:

130th District: Kathryn Bukovsky, Scott Burns
131st District:
132nd District: John Olson
133rd District: Thomas McCarthy, Jeanette Herron
134th District: Michelle Lyons, AmyMarie Vizzo-Paniccia
135th District: Mary McBride-Lee, Richard Salter
136th District: Jose Casco
137th District: Aidee Nieves
138th District: Anthony Paoletto, Nessah Smith
139th District: Eneida Martinez, James Holloway

RECEIVED
CITY CLERK'S OFFICE
2016 DEC - 8 P 3:24
ATTEST
CITY CLERK

A quorum was present. Council President McCarthy announced that Council Member Feliciano would not be in attendance due to a death in her family.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, DECEMBER 5, 2016 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME

SUBJECT

Cecil C. Young
99 Carroll Avenue
Bridgeport, CT 06607

Requesting that the two council members
of the 139th District resign.

Mr. Cecil Young came forward and wished everyone a happy holiday. He said that for the last two weeks, he has been speaking to the Council about the period when he was employed by the City. He said that he had the time cards from when he was at work proving he was on the job.

City of Bridgeport
City Council
Regular Meeting
December 5, 2016

He said that the City had terminated his medical benefits and that people needed to listen. He then blew two short blasts on a whistle.

Council Members Banta and Taylor-Moye joined the meeting at 6:36 p.m.

Mr. Young said that the Council needs to be doing what they should be doing. He asked why they didn't do the right thing and said that everyone knew him. He then waved an American flag and displayed several large poster boards. Mr. Young then turned and addressed those in the audience and spoke about the information on the poster. He then told the Council to do the right thing and repeated it several times. In conclusion, he wished everyone a Merry Christmas.

Bob Keeley
2156 Park Avenue
Bridgeport, CT 06604

Renaming the City of Bridgeport, ET AL.

Mr. Keeley, a former State Senator, came forward and said that Mr. Young was a hard act to follow. He said that he was concerned that both Stamford and New Haven claiming funds, but Bridgeport seems to be missing the opportunity. He said that he thought there should be some people who could sit down and reach out to the various funding organizations in Hartford and D.C. He spoke about the fact that the Pleasure Beach Bridge and the Congress Street Bridges had funding allocated, but the funds were diverted to New Haven and other cities. There are many private financing mechanisms that the City could apply for. Mr. Keeley then read a partial list of some of those groups and said that he would like to continue this discussion with the Council Members.

Clyde Nicholson
54 Wallace Street
Bridgeport, CT 06604

Taxes

Mr. Clyde Nicholson came forward and greeted the Council. He said that the Police Department was now on television and people across the nation were watching the police department on Friday nights. He said that it was a shame that Bridgeport was being run down in this manner. He then spoke about having back ground checks.. He added that Council President McCarthy should sit down with Mr. Young to work the issues out. It's been over eight years. This is not fair and it is unconstitutional. He said that the citizens live in the United States and that they should be involved with a certain citizens group.

John Marshall Lee
30 Beacon Street
Bridgeport, CT 06605

City Financial Issues.

John Marshal Lee came forward and read the following statement into the record:

Ladies and Gentlemen of the Bridgeport City Council I was absent from forum during the month of November. I took time to read, research and reflect in more detail where we may be today as a City with serious fiscal problems, in a State facing the same issues and in the country of my birth

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where at this moment we do not have a good handle on where we are presently and fully accurately much less where we are headed.

For Thanksgiving I prepared a Message on the topic of what it may mean in the world today to be a "good citizen". Before leaving my office this afternoon, I sent a copy of that article to each of you in the hope that you will read it. Perhaps you will share the ideas contained if you think them worthwhile. Will you let me know your thoughts if you sense we are in disagreement?

December is the month of the year when you will see a listing of the "year in review". Calendar year 2016 will be special in that regard for the many changes worldwide. Locally it has been Mayor Ganim's first complete 12 months with his "second chance" term. Most memorable at this location were the number of people who came out from all parts of the City due to the higher tax notices that were unexpected based on campaign rhetoric. Taxes will be remembered at election time 11 months from now.

Are you reading the monthly financial report to see how revenues and expenses are projected and working out? We are in the sixth month of the Fiscal Year but the results through four months just hit your desks. How will you explain the significant reserves you agreed to budget to increase city fund balances (hopefully) at year end, or the level of pension contributions for underfunded plans while ignoring the cries on the education budget? Building reserves does not register with voters the way the school budget necessary cuts in their operating budget have.

The Police Department budget is "phony" because of bloat beyond this year. Ken Flatto has done a good job of preparing some notes, but the 29 new members of the force in 2016 and the new class of 23 just sworn in does not add up to the 100 promised. And members of the Department still are retiring. Is a bigger solution necessary? What public goal will serve to show that management has a handle on the issue? One hundred more in a year was not honest. Are there other solid public safety initiatives that might be pursued to eliminate the serious overtime payments necessary that create an even greater City pension obligation that is already underfunded?

One year ago \$950,000 disappeared from the Office of Planning and Economic Development Capital budget without approval by you, or a review and approval at any level. It seems to have gone to the Port Authority, a quasi public entity, to payoff debt they incurred ten years previously. Why? The PA is located in City Hall and the City managers have taken in the revenues and paid the bills of that group for the past 9 years, but there is no available fiscal record of annual reports for you to review since an auditor reported in December 2008. Outrageous, I suggest. A real failure in governance and we stand here tonight one year later with no announced consequences or financial reporting. Why?

There are other areas of concern within the City that affect property owners and residents and harm them. How is it right to collect revenues from citizens or taxpayers and not report them as such in Department results? Who provides oversight in such instances? If a Department is allowed to report balanced or surplus actual budgets for years and evidence surfaces that actual expenses are higher than those reported, is it a problem if the annual variance expense is \$100,000 or \$150,000 or more? Should the external auditor catch such situations?

There are several private taxpaying citizens with expertise assisting me in the study of City financial reports. We have enjoyed the willingness of Finance and Office of Policy Management leadership to provide public information and comment. As For Sale signs spring up around the City and long time neighbors find themselves driven out by property tax payments greater than fixed incomes we need to work together for a better financial path. Can it be done? Time will tell.

ADJOURNMENT

Council President McCarthy adjourned the public speaking portion of the Council meeting at 6:56 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

CITY OF BRIDGEPORT
CITY COUNCIL MEETING
MONDAY, DECEMBER 5, 2016

7:00 PM

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

CALL TO ORDER

Mayor Ganim called the meeting to order at 7:07 p.m.

PRAYER

Mayor Ganim requested Council Member McBride-Lee lead those present in prayer.

PLEDGE OF ALLEGIANCE

Mayor Ganim requested Bridgeport City Clerk Lydia Martinez to lead those present in reciting the Pledge of Allegiance.

Council President McCarthy said that Council Member Feliciano was not in attendance due to the death of her grandmother.

Mayor Ganim then announced a moment of silence to acknowledge the passing of Council Member Feliciano's grandmother.

ROLL CALL

City Clerk Lydia Martinez called the roll.

The following members were present:

130th District: Kathryn Bukovsky, Scott Burns
131st District: Jack O. Banta, Denese Taylor-Moye
132nd District: M. Evette Brantley, John Olson
133rd District: Thomas McCarthy, Jeannette Herron
134th District: Michelle Lyons, AmyMarie Vizzo-Paniccia
135th District: Mary McBride-Lee, Richard Salter
136th District: Jose Casco, Alfredo Castillo,
137th District: Aidee Nieves
138th District: Anthony Paoletto, Nessah Smith
139th District: Eneida Martinez, James Holloway

A quorum was present.

Council Member Martinez requested a point of personal privilege to recognize Bridgeport Police Officer Christopher Robinson who recently responded to a call involving an unresponsive infant.

Council President McCarthy requested Officer Robinson and his family to come forward, along with Bridgeport Police Chief A. J. Perez and other Bridgeport Police Officers who were present at the meeting.

Council President McCarthy then said that the Council would like to honor Officer Robinson for his compassion and caring during the tragic loss of the infant and pointed out that this type of situation demonstrates how the Police Department goes above and beyond in caring for the community.

Police Chief Perez commended Officer Robinson for his actions during that difficult call.

Officer Robinson then thanked everyone and spoke about his experiences as an officer and the challenges the officers face on a daily basis.

Mayoral Citation and City Council Citation: Recognizing the 20th Anniversary of the Hollow Development Corporation and the tremendous work it has done through the years promoting community development in the Hollow Neighborhood including organizing the first Neighborhood Revitalization Zone.

Council President McCarthy then called the members of the Hollow Development Corporation to recognize them for the tremendous work it has done through the years promoting community development in the Hollow Neighborhood including organizing the first Neighborhood Revitalization Zone.

Council President McCarthy presented everyone involved with certificates.

Mayor Ganim also congratulated all those involved in the work and presented everyone involved with certificates.

Adoption of City Council Rules.

Council Member Olson asked if these were the same rules that were previously approved and he also wanted to know when these were discussed. Council President McCarthy explained that when the Council was organized in September, the Council Rules were adopted. If changes were made mid-year, they are made for that time forward. Mid-year, the rules are ratified.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE THE ADOPTION OF THE CITY COUNCIL RULES.**

**** COUNCIL MEMBER HOLLOWAY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Appointment of City Council Standing Committees

Council President McCarthy announced that the following changes would be made on the City Council Standing Committees:

Committee of Education and Social Services removed Kathryn Bukovsky and replaced with Anthony Paoletto.

Liaison to the Chamber of Commerce removed AmyMarie Vizzo-Paniccia and replaced with Scott Burns.

Liaison to the Parks Commission removed Kathryn Bukovsky and replaced with AmyMarie Vizzo-Paniccia.

**** COUNCIL PRESIDENT MCCARTHY MOVED TO APPROVE THE PROPOSED CHANGES FOR THE CITY COUNCIL STANDING COMMITTEES.**

**** COUNCIL MEMBER PAOLETTO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

MINUTES FOR APPROVAL:

Approval of City Council Minutes: November 7, 2016

**** COUNCIL PRESIDENT MCCARTHY MOVED TO APPROVE THE CITY COUNCIL MINUTES FOR NOVEMBER 7, 2016.**

**** COUNCIL MEMBER PAOLETTO SECONDED.**

**** THE MOTION TO APPROVE THE CITY COUNCIL MINUTES FOR NOVEMBER 7, 2016 AS SUBMITTED PASSED UNANIMOUSLY.**

A Meeting of Landowners Abutting a Portion of the Paper Street known as Summit Place (“Street”) per Item #20-15 to be discontinued pursuant to the requirements of Section 13a-49 of the Connecticut General Statutes, as amended, who may be heard on the matter.

Mayor Ganim called the Public Hearing regarding Summit Place to order at 7:40 p.m. Mayor Ganim asked if there was anyone present who was in favor of this item.

Atty. Linda Pesce Laske, came forward and explained that she had filed this on behalf of her client. She added that she had an additional petition to add to the record. She then turned the document over to Atty. Mark Anastasi.

Mayor Ganim asked if there was anyone present who wished to address the Council regarding this issue. Hearing none, Mayor Ganim closed the public hearing regarding Summit Place at 7:43 p.m.

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

**** COUNCIL PRESIDENT MCCARTHY MOVED TO REFER THE FOLLOWING ITEMS TO THEIR APPROPRIATE COMMITTEES:**

02-16 COMMUNICATION FROM CENTRAL GRANTS RE: GRANT SUBMISSION: DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR FY 2016 ASSISTANCE TO FIREFIGHTERS GRANTS (AFG) VEHICLE ACQUISITION (PROJECT #17228), REFERRED TO PUBLIC SAFETY AND TRANSPORTATION COMMITTEE.

03-16 COMMUNICATION FROM CENTRAL GRANTS RE: GRANT SUBMISSION: DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR FY 2016 ASSISTANCE TO FIREFIGHTERS GRANTS (AFG) OPERATIONS AND SAFETY (PROJECT #17210, #17211 AND #17281), REFERRED TO PUBLIC SAFETY AND TRANSPORTATION COMMITTEE.

04-16 COMMUNICATION FROM CENTRAL GRANTS RE: GRANT SUBMISSION: STATE OF CONNECTICUT DEPARTMENT OF MENTAL HEALTH AND ADDICTION SERVICES (DMHAS) BOND FUND FOR CAPITAL IMPROVEMENTS AND DOWN PAYMENT ASSISTANCE, REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.

05-16 COMMUNICATION FROM CITY ATTORNEY RE: PROPOSED RESOLUTION AUTHORIZING THE CONCLUSION OF ENVIRONMENTAL REMEDIATION AT NEWFIELD PARK WITH THE FILING OF AN ENVIRONMENTAL LAND USE RESTRICTION, REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.

06-16 COMMUNICATION FROM OPED RE: PROPOSED RESOLUTION REQUESTING THE ADOPTION OF A WATERFRONT MASTER PLAN, REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.

**** COUNCIL MEMBER PAOLETTO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

***216-15 Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 3.08 – City Contracts and Purchasing Procedures, amend Section 3.08.070 – Purchasing Procedure.**

- *219-15 Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 15.08 – Building Permits and Fees, amend Section 15.08.020 – Building Permits to be withheld due to Delinquent Taxes and User Fees.**
- *200-15 Miscellaneous Matters Committee Report re: Appointment of Rosalina Roman Christy to the Library Board of Directors.**
- *202-15 Miscellaneous Matters Committee Report re: Appointment of Kenya Osborne-Gant to the Library Board of Directors.**
- *203-15 Miscellaneous Matters Committee Report re: Reappointment of Attorney James E. O'Donnell to the Library Board of Directors.**
- *204-15 Miscellaneous Matters Committee Report re: Reappointment of Judge William Holden to the Library Board of Directors.**
- *205-15 Miscellaneous Matters Committee Report re: Appointment of Phylicia R. Brown to the Library Board of Directors.**
- *209-15 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Jonathan Shapiro.**
- *210-15 Miscellaneous Matters Committee Report re: Refund of Excess Payments – Lacey Manufacturing Holding Co. LLC: 2015 RE 1808-01K.**
- *211-15 Miscellaneous Matters Committee Report re: Refund of Excess Payments – Lacey Manufacturing Holding Co. LLC: 2015 RE 1809-25.**
- *212-15 Miscellaneous Matters Committee Report re: Refund of Excess Payments – Hearst Newspaper: 2015 PP P-0133000.**
- *221-15 Miscellaneous Matters Committee Report re: Settlement of Workers' Compensation Stipulation with Glenn Christie.**
- *222-15 Miscellaneous Matters Committee Report re: Settlement of Workers' Compensation Stipulation with David C. Cobbs.**
- *223-15 Miscellaneous Matters Committee Report re: Settlement of Workers' Compensation Stipulation with Mario Pirulli.**
- *224-15 Miscellaneous Matters Committee Report re: Settlement of Workers' Compensation Stipulation with Michael Sullivan.**

Mayor Ganim then asked if there was any Council Member who would like to remove an item from the Consent Calendar. Council Member Martinez requested that Agenda Item 216-15 be removed from the Consent Calendar. Council President McCarthy requested that items 200-15,

202-15, 203-15, 204-15 and 205-15 be removed from the consent calendar. Council Member Olson asked why. Council President McCarthy said that there would be an opportunity to discuss the reasons later in the meeting. The item at hand was the determination of which items would remain on the consent calendar.

**** COUNCIL PRESIDENT MCCARTHY MOVED TO REMOVE THE FOLLOWING AGENDA ITEMS FROM THE CONSENT CALENDAR:**

***200-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF ROSALINA ROMAN CHRISTY TO THE LIBRARY BOARD OF DIRECTORS.**

***202-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF KENYA OSBORNE-GANT TO THE LIBRARY BOARD OF DIRECTORS.**

***203-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: REAPPOINTMENT OF ATTORNEY JAMES E. O'DONNELL TO THE LIBRARY BOARD OF DIRECTORS.**

***204-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: REAPPOINTMENT OF JUDGE WILLIAM HOLDEN TO THE LIBRARY BOARD OF DIRECTORS.**

***205-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF PHYLICIA R. BROWN TO THE LIBRARY BOARD OF DIRECTORS.**

216-15 ORDINANCE COMMITTEE REPORT RE: AMENDMENTS TO THE MUNICIPAL CODE OF ORDINANCES, CHAPTER 3.08 – CITY CONTRACTS AND PURCHASING PROCEDURES, AMEND SECTION 3.08.070 – PURCHASING PROCEDURE.

**** COUNCIL MEMBER MARTINEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

City Clerk Martinez read the remaining items into the record.

**** COUNCIL PRESIDENT MCCARTHY MOVED TO APPROVE THE FOLLOWING CONSENT CALENDAR:**

***219-15 ORDINANCE COMMITTEE REPORT RE: AMENDMENTS TO THE MUNICIPAL CODE OF ORDINANCES, CHAPTER 15.08 – BUILDING PERMITS AND FEES, AMEND SECTION 15.08.020 – BUILDING PERMITS TO BE WITHHELD DUE TO DELINQUENT TAXES AND USER FEES.**

***209-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: SETTLEMENT OF PENDING LITIGATION WITH JONATHAN SHAPIRO.**

***210-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: REFUND OF EXCESS PAYMENTS – LACEY MANUFACTURING HOLDING CO. LLC: 2015 RE 1808-01K.**

***211-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: REFUND OF EXCESS PAYMENTS – LACEY MANUFACTURING HOLDING CO. LLC: 2015 RE 1809-25.**

***212-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: REFUND OF EXCESS PAYMENTS – HEARST NEWSPAPER: 2015 PP P-0133000.**

***221-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: SETTLEMENT OF WORKERS' COMPENSATION STIPULATION WITH GLENN CHRISTIE.**

***222-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: SETTLEMENT OF WORKERS' COMPENSATION STIPULATION WITH DAVID C. COBBS.**

***223-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: SETTLEMENT OF WORKERS' COMPENSATION STIPULATION WITH MARIO PIRULLI.**

***224-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: SETTLEMENT OF WORKERS' COMPENSATION STIPULATION WITH MICHAEL SULLIVAN.**

**** COUNCIL MEMBER PAOLETTO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

***216-15 Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 3.08 – City Contracts and Purchasing Procedures, amend Section 3.08.070 – Purchasing Procedure.**

**** COUNCIL MEMBER MARTINEZ MOVED TO TABLE AGENDA ITEM *216-15 ORDINANCE COMMITTEE REPORT RE: AMENDMENTS TO THE MUNICIPAL CODE OF ORDINANCES, CHAPTER 3.08 – CITY CONTRACTS AND PURCHASING PROCEDURES, AMEND SECTION 3.08.070 – PURCHASING PROCEDURE AND SEND IT BACK TO COMMITTEE.**

**** COUNCIL MEMBER HOLLOWAY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Council Member Holloway left the meeting.

200-15 Miscellaneous Matters Committee Report re: Appointment of Rosalina Roman Christy to the Library Board of Directors.

202-15 Miscellaneous Matters Committee Report re: Appointment of Kenya Osborne-Gant to the Library Board of Directors.

203-15 Miscellaneous Matters Committee Report re: Reappointment of Attorney James E. O'Donnell to the Library Board of Directors.

204-15 Miscellaneous Matters Committee Report re: Reappointment of Judge William Holden to the Library Board of Directors.

205-15 Miscellaneous Matters Committee Report re: Appointment of Phylcia R. Brown to the Library Board of Directors.

**** COUNCIL PRESIDENT MCCARTHY MOVED TO TABLE THE FOLLOWING ITEMS:**

200-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF ROSALINA ROMAN CHRISTY TO THE LIBRARY BOARD OF DIRECTORS.

202-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF KENYA OSBORNE-GANT TO THE LIBRARY BOARD OF DIRECTORS.

203-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: REAPPOINTMENT OF ATTORNEY JAMES E. O'DONNELL TO THE LIBRARY BOARD OF DIRECTORS.

204-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: REAPPOINTMENT OF JUDGE WILLIAM HOLDEN TO THE LIBRARY BOARD OF DIRECTORS.

205-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF PHYLCIA R. BROWN TO THE LIBRARY BOARD OF DIRECTORS.

**** COUNCIL MEMBER PAOLETTO SECONDED.**

**** THE MOTION TO TABLE THE ITEMS PASSED WITH FOURTEEN IN FAVOR (BUKOVSKY, BURNS, TAYLOR-MOYE, MCCARTHY, HERRON, LYONS, MCBRIDE-LEE, SALTER, CASCO, CASTILLO, NIEVES, PAOLETTO, SMITH AND MARTINEZ) AND FOUR OPPOSED (BANTA, VIZZO-PANICCIA, OLSON, AND BRANTLEY).**

MATTERS TO BE ACTED UPON:

201-15 Miscellaneous Matters Committee Report re: Appointment of Donald W. Greenberg to the Library Board of Directors.

Council President McCarthy explained there had been an issue raised about minority representation on the Library Board. He then turned the floor over to Atty. Anastasi for an explanation. Atty. Anastasi reiterated that there was concern about the minority representation and that the Legal Department was not quite finished with researching the issue. There can be no more than 6 of the 9 members from one party and there may be a problem because there may be 7.

The Mayor said that when this issue came up, he had asked the City Attorney to look into this and they were in the process of doing this. He also thanked the Board members for their patience in this matter.

**** COUNCIL PRESIDENT MCCARTHY MOVED TO TABLE AGENDA ITEM 201-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF DONALD W. GREENBERG TO THE LIBRARY BOARD OF DIRECTORS.**

**** COUNCIL MEMBER MARTINEZ SECONDED.**

**** THE MOTION TO TABLE THE ITEM PASSED WITH FOURTEEN IN FAVOR (BUKOVSKY, BURNS, TAYLOR-MOYE, MCCARTHY, HERRON, LYONS, MCBRIDE-LEE, SALTER, CASCO, CASTILLO, NIEVES, PAOLETTO, SMITH AND MARTINEZ) AND FOUR OPPOSED (BANTA, VIZZO-PANICCIA, OLSON, AND BRANTLEY).**

208-15 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Renu Gupta.

**** COUNCIL PRESIDENT MCCARTHY MOVED TO APPROVE AGENDA ITEM 208-15 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: SETTLEMENT OF PENDING LITIGATION WITH RENU GUPTA.**

**** COUNCIL MEMBER PAOLETTO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

220-15 Miscellaneous Matters Committee Report re: Resolution to enforce accountability and replace current members of the Bridgeport Public Library Board of Directors of the City, DENIED.

Council President McCarthy explained that a "Yes" vote was to uphold the Committee recommendation. A roll call vote was requested from the floor.

**** COUNCIL MEMBER PAOLETTO MOVED THE ITEM.**

**** COUNCIL PRESIDENT MCCARTHY SECONDED.**

**** THE MOTION PASSED WITH THIRTEEN IN FAVOR (BUKOVSKY, BURNS, TAYLOR-MOYE, BRANTLEY, OLSON, MCCARTHY, LYONS, VIZZO-PANICCIA,**

MCBRIDE-LEE, NIEVES, PAOLETTO, SMITH, AND MARTINEZ) AND FIVE OPPOSED (BANTA, HERRON, SALTER, CASCO, AND CASTILLO).

01-16 Special Committee Report re: (Ref. #20-15) Street Discontinuance of a Portion of the Paper Street known as Summit Place: Adopted on November 21, 2016.

**** COUNCIL MEMBER OLSON MOVED TO APPROVE AGENDA ITEM 01-16 SPECIAL COMMITTEE REPORT RE: (REF. #20-15) STREET DISCONTINUANCE OF A PORTION OF THE PAPER STREET KNOWN AS SUMMIT PLACE: ADOPTED ON NOVEMBER 21, 2016.**

**** COUNCIL MEMBER PAOLETTO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

07-16 Communication from Mayor re: Appointment of Hector Diaz (D) to the Board of Police Commissioners, referred to Public Safety and Transportation Committee.

**** COUNCIL MEMBER BRANTLEY MOVED THE ITEM.**

**** COUNCIL MEMBER PAOLETTO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Council Member Brantley asked for a point of personal privilege. She said that she had concerns about the A&E broadcasts involving the Bridgeport Police. Recently, she has been receiving calls from constituents regarding the show and she asked why the Council had not been told about this or previously approved it. Mayor Ganim said that he would get a report from the Chief on this because the Chief would know the protocol. Council Member Brantley said that there were residents who were concerned about the fact that the cameras were in the homes of residents during the time of a tragedy. These people should not have cameras shoved in their faces.

Council Member Taylor-Moye said that she was all in favor of police body cameras, but felt that broadcasting the calls on live TV was wrong.

Council Member Vizzo-Paniccia reminded everyone to sign their documents before leaving the meeting.

ADJOURNMENT

**** COUNCIL MEMBER PAOLETTO MOVED TO ADJOURN.**

**** COUNCIL PRESIDENT MCCARTHY SECONDED.**

Council Member Nieves said that she was not in favor of the A&E police show and that it did not show reality. Mayor Ganim said that he agreed with her and would be working on this issue with the Chief.

**** THE MOTION TO ADJOURN PASSED UNANIMOUSLY.**

The meeting adjourned at 8:07 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

CITY OF BRIDGEPORT
OFFICE OF THE CITY ATTORNEY

CITY ATTORNEY
R. Christopher Meyer

999 Broad Street
Bridgeport, Connecticut 06604-4328

DEPUTY CITY ATTORNEY
John P. Bohannon, Jr.

ASSISTANT CITY ATTORNEYS
Edmund F. Schmidt
Eroll V. Skyers
Tyisha S. Toms

ASSOCIATE CITY ATTORNEYS
Mark T. Anastasi
Richard G. Kascak, Jr.
Bruce L. Levin
Russell D. Liskov
John R. Mitola
Lawrence A. Ouellette, Jr.
Ronald J. Pacacha
Lisa R. Trachtenburg



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

MEMORANDUM

TO: Honorable City Council President and City Clerk
FROM: Ronald J. Pacacha, Associate City Attorney
DATE: November 4, 2016
RE: Council Agenda Item No. 20-15
Street Discontinuance – Portion of the Paper Street Known as Summit
Place ("Street")

RECEIVED
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2016 NOV - 4 PM 2:39
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CITY CLERK

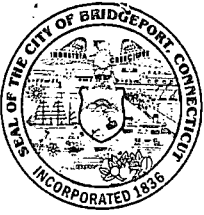
**Request to Schedule a Meeting of the Landowners Abutting the Street
Before the Bridgeport City Council**

In connection with the final acceptance of the discontinuance of the above-identified Street, we respectfully request that the City Clerk and the Council President place on the City Council Agenda for the next meeting of the City Council the following item:

"A meeting of landowners abutting the Street to be discontinued pursuant to the requirements of Section 13a-49 of the Connecticut General Statutes, as amended, who may be heard on the matter."

The City has sent written notice to the abutting landowners of the date, time and location of such meeting before the City Council and has posted signs at the location of such Street at least thirty (30) days prior to the City Council meeting in each case, both of which actions are required by Section 13a-49 of the Connecticut General Statutes, as amended.

Please place this matter on the City Council Agenda.



CITY OF BRIDGEPORT
CHIEF ADMINISTRATIVE OFFICE

999 Broad Street
Bridgeport, Connecticut 06604
Telephone (203) 576-3964 Fax (203) 332-5652

JOSEPH P. GANIM
Mayor

JOHN M. GOMES
A. Chief Administrative
Officer

COMM. #02-16 Ref'd to Public Safety & Transportation Committee
on 12/5/2016

November 30, 2016

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

Re: Resolution – **Department of Homeland Security, Federal Emergency Management Agency (FEMA) FY 2016 Assistance to Firefighters Grants (AFG) Vehicle Acquisition (#17228)**

Attached, please find a Grant Summary and Resolution for the **FEMA FY 2016 Assistance to Firefighters Grants (AFG) Vehicle Acquisition (#17228)** to be referred to the **Committee on Public Safety and Transportation** of the City Council.

Grant: City of Bridgeport application to the **Department of Homeland Security, Federal Emergency Management Agency (FEMA) FY 2016 Assistance to Firefighters Grants (AFG) Vehicle Acquisition (#17228)**

If you have any questions or require any additional information please contact me at 203-332-5664 or autumn.hurst@bridgeportct.gov.

Thank you,

Autumn Hurst
Central Grants Office

RECEIVED
CITY CLERK'S OFFICE
2016 NOV 30 A 11: 27
ATTEST
CITY CLERK



GRANT SUMMARY

PROJECT TITLE: Department of Homeland Security, Federal Emergency Management Agency (FEMA) FY 2016 Assistance to Firefighters Grants (AFG) Vehicle Acquisition (#17228)

NEW x RENEWAL CONTINUING

DEPARTMENT SUBMITTING INFORMATION: Central Grants Office

CONTACT NAME: Autumn Hurst

PHONE NUMBER: 203-332-5664

PROJECT SUMMARY/DESCRIPTION: The City of Bridgeport Fire Department is seeking \$834,431 in grant funding to purchase a new 107ft heavy duty Aerial Ladder Apparatus to replace the oldest apparatus in its fleet, a 1996 75ft medium duty Aerial Ladder Apparatus. Grant stipulations require a cash match of 10% of requested grant award - \$83,443.

This project will dramatically improve the BFD's ability to continue to provide the highest level of services to the growing North End community. Currently, BFD's Company 16 has an aging 75ft ladder apparatus that is in need of continued and costly maintenance and repairs. The area served by this company has seen emergency calls (fire, EMS, and service calls) increase 100% over the past 10 years. Calls are projected to continue to rise due to development in the area, which is home to the recently opened Jewish Senior Services assisted living complex and half of the growing Sacred Heart University campus. To continue providing the level of service that is demanded upon this company, replacing this apparatus is a high priority.

Currently, the closest aerial ladder truck of this size is responding from Downtown with an approximate wait time of 8 minutes. The new ladder will allow BFD to best serve the large number of multistory occupancies that house a diverse population of families, college students, and the elderly assisted living community. The aerial length is also significant enough to overcome the location of many newly constructed buildings, which have considerable setbacks from the roadway. Another advantage is that this apparatus will be equipped with the increased tool storage space needed to carry extrication equipment, which would allow for the extrication process to begin quickly, as opposed to waiting for the Downtown apparatus, with an additional response time of approximately 6-8 minutes in good weather under normal traffic conditions.

CONTRACT PERIOD: March 3, 2017 – March 3, 2018

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

Federal: \$ 834,431

State: \$0

City: \$83,443 (City Capital)

PROJECT FUNDS REQUESTED

Salaries/Benefits: \$0
Travel: \$0
Equipment: \$ 917, 874
Supplies: \$0
Contractual: \$0
Other: \$0

A Resolution by the Bridgeport City Council

Regarding the

Department of Homeland Security

Federal Emergency Management Agency (FEMA)

FY 2016 Assistance to Firefighters Grants (AFG) Vehicle Acquisition

WHEREAS, the **Department of Homeland Security, Federal Emergency Management Agency (FEMA)** is authorized to extend financial assistance to municipalities in the form of grants; and

WHEREAS, this funding has been made possible through the **FY 2016 Assistance to Firefighters Grants (AFG)**; and

WHEREAS, funds under this grant will be used to support acquisition of an aerial ladder apparatus; and

WHEREAS, it is desirable and in the public interest that the **City of Bridgeport Fire Department** submits an application to the **FEMA** to support vehicle acquisition.

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 **FEMA** for the purpose of its **Assistance to Firefighters Grants**; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee, the **Director of Central Grants**, to execute and file such application with the **FEMA** and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.



CITY OF BRIDGEPORT
CHIEF ADMINISTRATIVE OFFICE

999 Broad Street
Bridgeport, Connecticut 06604
Telephone (203) 576-3964 Fax (203) 332-5652

JOSEPH P. GANIM
Mayor

JOHN M. GOMES
A. Chief Administrative
Officer

COMM. #03-16 Ref'd to Public Safety & Transportation Committee
on 12/5/2016

November 30, 2016

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

Re: Resolution – **Department of Homeland Security, Federal Emergency Management Agency (FEMA) FY 2016 Assistance to Firefighters Grants (AFG) Operations and Safety (#17210, #17211, and #17281)**

Attached, please find a Grant Summary and Resolution for the **FEMA FY 2016 Assistance to Firefighters Grants (AFG) Operations and Safety (#17210, #17211, and #17281)** to be referred to the **Committee on Public Safety and Transportation** of the City Council.

Grant: City of Bridgeport application to the **Department of Homeland Security, Federal Emergency Management Agency (FEMA) FY 2016 Assistance to Firefighters Grants (AFG) Operations and Safety (#17210, #17211, and #17281)**

If you have any questions or require any additional information please contact me at 203-332-5664 or autumn.hurst@bridgeportct.gov.

Thank you,

Autumn Hurst
Central Grants Office

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ATTEST
CITY CLERK



GRANT SUMMARY

PROJECT TITLE: **Department of Homeland Security, Federal Emergency Management Agency (FEMA) FY 2016 Assistance to Firefighters Grants (AFG) Operations and Safety (#17210, #17211, and #17281)**

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 Fire Department is seeking \$280,064 in grant funding to undertake three Operations and Safety projects: the purchase of 48 new SCBA cylinders, the purchase of a new cascade system for filling SCBA cylinders, and the implementation of an IAFF/IAFC Peer Fitness Training Program. Grant stipulations require a cash match of 10% of requested grant award - \$28,006, which will be provided from the Fire Department equipment budget. A brief description of each project is below:

SCBA Cylinders (\$57,360): Funding will support the purchase of 48 45-minute SCBA air cylinders to replace aging cylinders, which at 12 years old, are nearing the end of their useful service life. This project will allow BFD to make progress in its efforts to transition all cylinder stock from 30-minute to 45-minute cylinders and comply with the most up-to-date air management safety recommendations. SCBA cylinders are a part of vital personal protective equipment, providing air management essential to safe operations. Ensuring that all BFD firefighters have the same high-quality safety equipment is a major priority of the Department. The difference in work time for members wearing different SCBA cylinders is problematic and has developed into a safety issue. The Department has determined that 30-minute SCBA cylinders are not adequate to perform at scenes of certain emergencies. Therefore, the Department continues to seek funding to replace all SCBA cylinder stock.

Cascade System (\$73,606): Funding will support the purchase of a fixed air compressor/cascade system for filling SCBA cylinders to replace a 34 year old system that has reached the end of its useful life and is unable to meet the needs of the busy department. The system is used to fill 30- and 45-minute SCBA cylinders for emergency and training use, as well as fill a command vehicle mounted cascade system for on-scene use. The older equipment is constantly placed out of service for often costly repairs. When this happens, BFD is forced to rely upon its one other compressor to fill the majority of its SCBA stock (2,500-3,000 cylinders/year). As a result, this compressor, itself only designed to fill 30-minute cylinders, is being used near daily, leading to an increase in maintenance costs and a shortened life expectancy. Further, both compressors are currently located in Battalion 2 (east side of city), making it difficult for companies in Battalion 1 (west side) to fill or receive full bottles.

The acquisition of a new air compressor that can fill 45-minute cylinders and the vehicle cascade system more efficiently will increase operational capabilities and improve safety outcomes for firefighters and

citizens. In addition, the new compressor would be placed in a location across town from current compressor, decreasing response time for emergencies occurring in the city's west side. The new system price includes installation and equipment training.

IAFF/IAFC Peer Fitness Training (\$177,104): Recent health evaluations showed that, based on BMI, 88% of all Bridgeport firefighters are either overweight or obese. Today's dynamic firefighting environment makes it likely that all firefighters will encounter more physical challenges and stresses than in the past, and BFD wants to ensure that its personnel are physically and mentally prepared to successfully meet these challenges. Funding will support the implementation of a peer fitness training program that includes train-the-trainer programming for 25 personnel (\$1,175/per participant for total of \$29,375), overtime costs in order to backfill the 25 personnel who are taking the class (\$68,820 total), and fitness equipment including a Stairmaster Stepmill, Rower, Rogue Squat Stand, Rogue Kettle Bells (18, 26, 35, and 44 lbs), and a Rogue Plyo Box for each of its eight stations as well as one SECE 703 Scale (approximately \$9,850/station for a total of \$78,909). By instituting the IAFF/IAFC program, BFD will be able to have a direct and lasting impact on the health and wellness of its firefighters. It will also see a direct financial benefit, as it expects to see a reduction in the number and severity of firefighter injuries and illnesses.

CONTRACT PERIOD: March 3, 2017 – March 3, 2018

IF APPLICABLE

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

Federal: \$ 280,064
State: \$0
City: \$ 28,006 (Fire Department Equipment)
Other: \$0

PROJECT FUNDS REQUESTED

Salaries/Benefits: \$ 68,820 (overtime backfill for 25 attending training)
Travel: \$0
Equipment: \$ 209,875 (cascade system, SCBA cylinders, fitness equipment)
Supplies: \$0
Contractual: \$ 29,375 (IAFF/IAFC training fee/materials)
Other: \$0

A Resolution by the Bridgeport City Council

Regarding the

Department of Homeland Security

Federal Emergency Management Agency (FEMA)

FY 2016 Assistance to Firefighters Grants (AFG) Operations and Safety

WHEREAS, the **Department of Homeland Security, Federal Emergency Management Agency (FEMA)** is authorized to extend financial assistance to municipalities in the form of grants; and

WHEREAS, this funding has been made possible through the **FY 2016 Assistance to Firefighters Grants (AFG)**; and

WHEREAS, funds under this grant will be used to support the purchase of operations and safety equipment and conduct wellness programming; and

WHEREAS, it is desirable and in the public interest that the **City of Bridgeport Fire Department** submits an application to the **FEMA** to support operations and safety 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 **FEMA** for the purpose of its **Assistance to Firefighters Grants**; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee, the **Director of Central Grants**, to execute and file such application with the **FEMA** and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.



CITY OF BRIDGEPORT
CHIEF ADMINISTRATIVE OFFICE

999 Broad Street
Bridgeport, Connecticut 06604
Telephone (203) 576-3964 Fax (203) 332-5652

JOSEPH P. GANIM
Mayor

JOHN M. GOMES
A. Chief Administrative
Officer

COMM. #04-16 Ref'd to ECD&E Committee
on 12/5/2016

November 30, 2016

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

Re: Resolution – **State of Connecticut Department of Mental Health and Addiction Services (DMHAS) Bond Fund for Capital Improvements and Downpayment Assistance**

Attached, please find a Grant Summary and Resolution for the **State of Connecticut Department of Mental Health and Addiction Services (DMHAS) Bond Fund for Capital Improvements and Downpayment Assistance** to be referred to the **Committee on Economic and Community Development and Environment** of the City Council.

Grant: City of Bridgeport application to the **State of Connecticut Department of Mental Health and Addiction Services (DMHAS) Bond Fund for Capital Improvements and Downpayment Assistance**

If you have any questions or require any additional information please contact Isolina DeJesus at 203-576-7134 or isolina.dejesus@bridgeportct.gov.

Thank you,

Autumn Hurst
Central Grants Office

ATTEST
CITY CLERK _____
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2016 NOV 30 A 11:28



GRANT SUMMARY

PROJECT TITLE: State of Connecticut Department of Mental Health and Addiction Services (DMHAS) Bond Fund for Capital Improvements and Downpayment Assistance

NEW RENEWAL CONTINUING

DEPARTMENT SUBMITTING INFORMATION: Central Grants Office

CONTACT NAME: Isolina DeJesus

PHONE NUMBER: 203-576-7134

PROJECT SUMMARY/DESCRIPTION: The City of Bridgeport **Office of Planning and Economic Development** is seeking \$250,000 in funding to support renovations to the McGivney Community Center. Funding will support the construction of a program/activity space to house afterschool programming for Bridgeport youth and other events.

CONTRACT PERIOD: TBD

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

Federal: \$ 0
State: \$ 250,000
City: \$ 0
Other: \$ 0

A Resolution by the Bridgeport City Council

Regarding the

State of Connecticut Department of Mental Health and Addiction Services

Bond Fund for Capital Improvements and Downpayment Assistance

WHEREAS, the State of Connecticut Department of Mental Health and Addiction Services (DMHAS) is authorized to extend financial assistance to municipalities in the form of grants; and

WHEREAS, this funding has been made possible through the **Bond Fund for Capital Improvements and Downpayment Assistance**; and

WHEREAS, funds under this grant will be used to support renovations to the McGivney Community Center; and

WHEREAS, it is desirable and in the public interest that the City of Bridgeport **Office of Planning and Economic Development** submits an application to the **DMHAS** to support renovations to the McGivney Community Center.

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 **DMHAS** for the purpose of its **Bond Fund for Capital Improvements and Downpayment Assistance**; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee, the **Director of Central Grants**, to execute and file such application with the **DMHAS** and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.

CITY OF BRIDGEPORT
OFFICE OF THE CITY ATTORNEY

999 Broad Street
Bridgeport, Connecticut 06604-4328

CITY ATTORNEY
R. Christopher Meyer

DEPUTY CITY ATTORNEY
John P. Bohannon, Jr.

ASSOCIATE CITY ATTORNEYS
Mark T. Anastasi
Richard G. Kascak, Jr.
Bruce L. Levin
Russell D. Liskov
John R. Mitola
Lawrence A. Ouellette, Jr.
Ronald J. Pacacha
Lisa R. Trachtenburg



ASSISTANT CITY ATTORNEYS
Edmund F. Schmidt
Eroll V. Skyers
Tyisha S. Toms

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

COMM. #05-16 Ref'd to ECD&E Committee
on 12/5/2016

November 30, 2016

Lydia Martinez
City Clerk
Office of the City Clerk
45 Lyon Terrace
Bridgeport, CT 06604

RECEIVED
CITY CLERK'S OFFICE
2016 NOV 30 P 2:32
ATTEST
CITY CLERK


Re: Request to be placed on Council Agenda: Newfield Park Remediation

Dear City Clerk:

Please find attached thirteen (13) copies of a resolution requesting Council authorization to conclude environmental remediation at Newfield Park with the filing of a use restriction. I am respectfully requesting that it be added to the agenda for the December 5, 2016 City Council meeting for referral to the Committee of Economic and Community Development and Environment.

I remain available for any questions or comments.

Sincerely,
OFFICE OF THE CITY ATTORNEY


By: Lisa R. Trachtenburg
Its: Associate City Attorney

RESOLUTION

WHEREAS, Specifications Plating, Inc., a corporation organized and existing under the laws of the State of Connecticut, having a principal place of business at 5 Boysenberry Lane, Shelton, Connecticut 06484 ("SPI") has in the past conducted business at the parcels adjacent to Newfield Park known as 740 and 800 Seaview Avenue; and

WHEREAS, SPI caused environmental contamination on its parcels, some of which spilled over onto Newfield Park; and

WHEREAS, SPI entered into a Consent Order with the Environmental Protection Agency ("EPA") to clean up the contamination at SPI's cost and expense, both on its parcels and on Newfield Park; and

WHEREAS, on November 13, 2007, the Board of Park Commissioners authorized the testing of, and clean up of Newfield Park; and

WHEREAS, the SPI's contractors have completed the soil testing and presented a cleanup plan to the EPA, which plan was approved by the EPA; and

WHEREAS, SPI, through its agent ALTA Environmental, has completed the remediation of the very small .07 acres it affected at Newfield Park ("Affected Area") in accordance with the EPA approved plan (Newfield Park in total is over 8 acres); and

WHEREAS, the final step of this remediation, under the Resource Conservation and Recovery Act ("RCRA"), is the filing of an Environmental Land Use Restriction ("ELUR") on the Land Records that restricts some subsurface invasive activities on that small and now remediated Affected Area of Newfield Park; and

WHEREAS, the Department of Parks and Recreation is grateful for the stewardship of the contaminator by responsibly attending to the ultimate remediation of its park at no cost to the City.

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the City Council of the City of Bridgeport, that the Mayor or the Director of the Department of Parks and Recreation, with the advice and consent of the Office of the City Attorney, execute and file on the Land Records the ELUR and to execute such other documents as may be necessary to complete the remediation requirements as regards the Affected Area of Newfield Park.



City of Bridgeport
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT

Margaret E. Morton Government Center
999 Broad Street, Bridgeport, Connecticut 06604

JOSEPH P. GANIM
Mayor

COMM. #06-16 Ref'd to ECD&E Committee
on 12/5/2016

THOMAS GILL
Director

November 30, 2016

Honorable City Council
45 Lyon Terrace
Bridgeport, CT 06604

RE: Resolution for Adoption
Waterfront Master Plan

Honorable City Council,

The Office of Planning & Economic Development has been working with residents, NRZs, stakeholders, businesses, and various City departments to craft a Waterfront Master Plan, which will be presented for your adoption. Therefore, attached herewith for your consideration are the Waterfront Master Plan final draft, and a Resolution to adopt the Plan.

Sincerely,

Lynn M. Haig
Director of Planning

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CITY CLERK'S OFFICE
2016 NOV 30 P 3:55
ATTEST
CITY CLERK

RESOLUTION

WHEREAS, the City of Bridgeport's waterfront is an extraordinary asset that is underutilized in the 21st Century economy; and

WHEREAS, cities across the globe have transformed their public spaces, visitor economies, neighborhoods, and economic development through the savvy revitalization of their waterfronts; and

WHEREAS, the City has a comprehensive City Master Plan of Conservation and Development with a focus on the City as a whole; and

WHEREAS, the City's Master Plan does not focus specifically on the City's waterfront, which consists of a large variety of rivers, streams, harbor, and the Long Island Sound; and

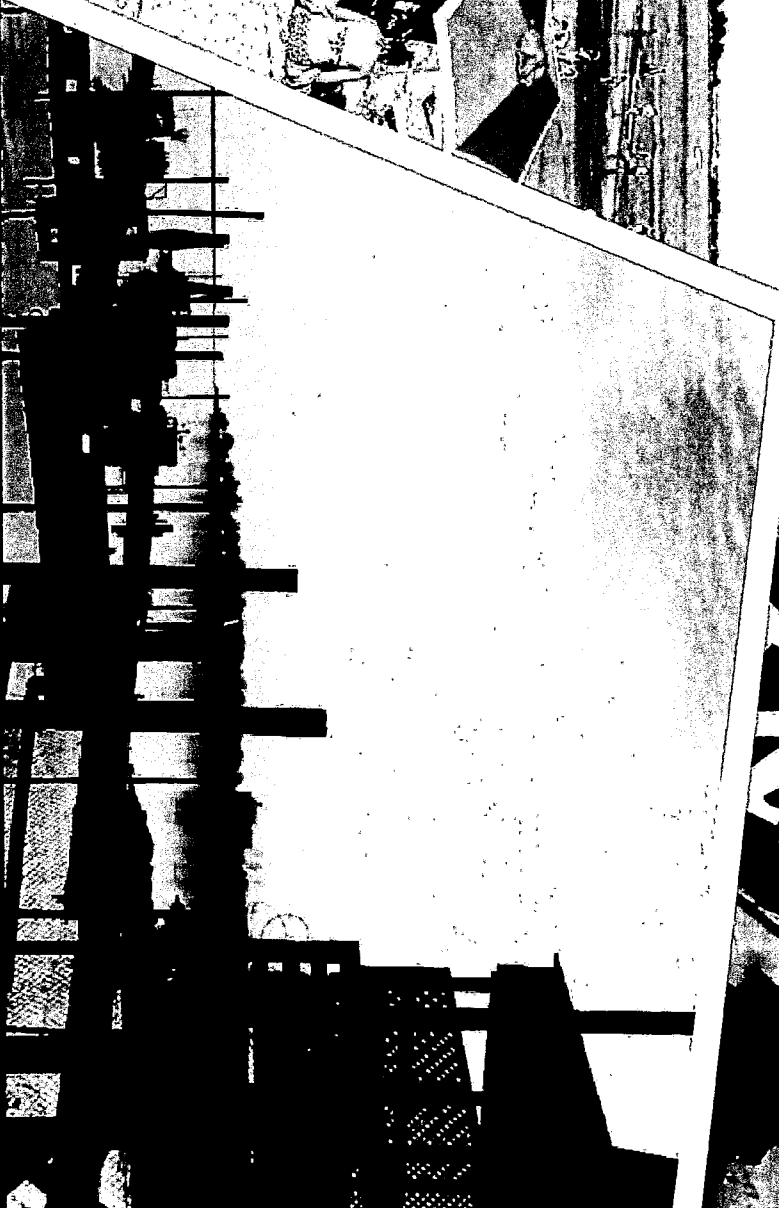
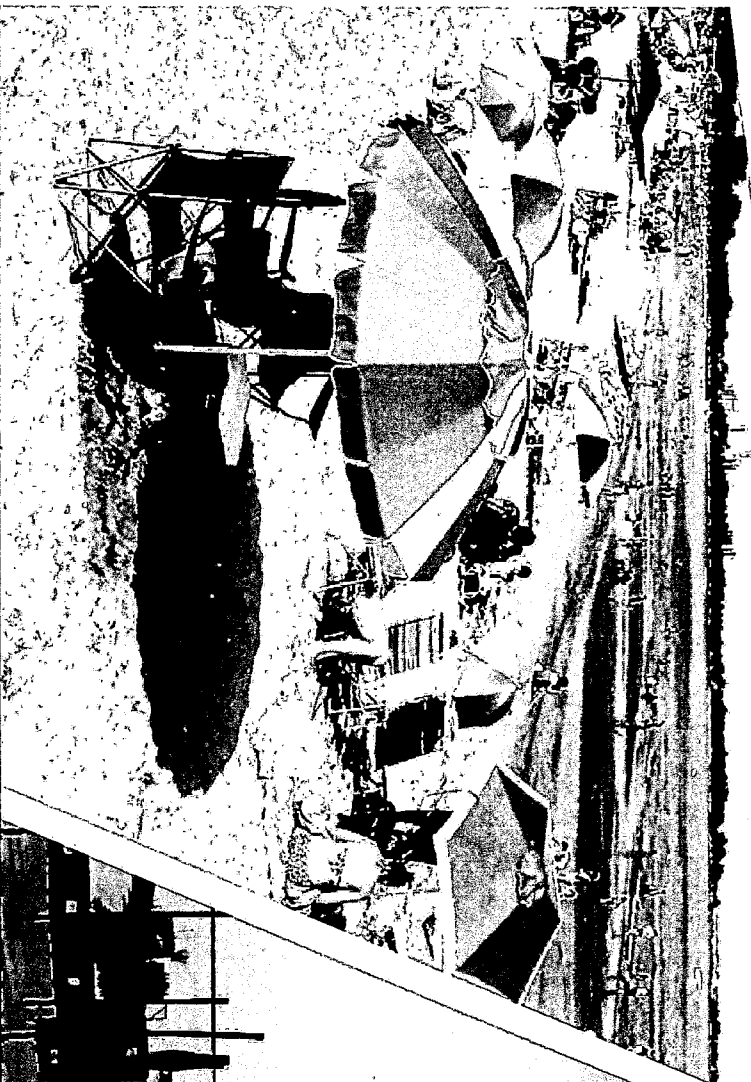
WHEREAS, the City desires to realize the full value of the vast benefits of its waterfront and has commissioned a Waterfront Master Plan that addresses economic development and investment goals, public access, neighborhood needs, open space and water recreation opportunities, urban design, public programming and activation, city image enhancement and resiliency; and

WHEREAS, the Waterfront Master Plan reflects the work of a year-long effort to gather data, conduct public outreach and engagement, analyze conditions, and outline a realizable future for the city's 24 miles of shoreline, and

WHEREAS, the Waterfront Master Plan seeks to offer public benefits for waterfront enjoyment, attract businesses and workers to the city, enhance the vibrancy and safety of waterfront parcels, strengthen property values, and create a unique regional destination.

NOW THEREFORE, BE IT RESOLVED that the Bridgeport City Council approve the adoption of the Waterfront Master Plan, and endorse implementation of the Plan.

WATERFRONT BRIDGEPORT



City of Bridgeport

Mayor Joseph P. Ganim

Office of Planning & Economic Development
(OPED)

Thomas F. Gill, Director of OPED

Lynn Haig, AICP, Director of Planning

Dean Mack, Project Manager

William Coleman, Deputy Director of
Neighborhood Development

Diego Guevara, Design Review Coordinator

CivicMoxie

Experts in place

Susan Silberberg, principal in charge

Lee Dwyer, project manager

Taru, urban planner

Kairav Shroff, urban designer

Heidi Cho, project planner

Kelsey Hubbard, landscape intern

Reeves Studio

JD Reeves

Zared Architecture

In memory of Regina Winters Toussaint, 1969 -
2016

With assistance from:

AMS Consulting

Tom Corso

Seidman Economic Development Consulting

Karl F. Seidman

Weston + Sampson

Val Ferro

Urban Focus

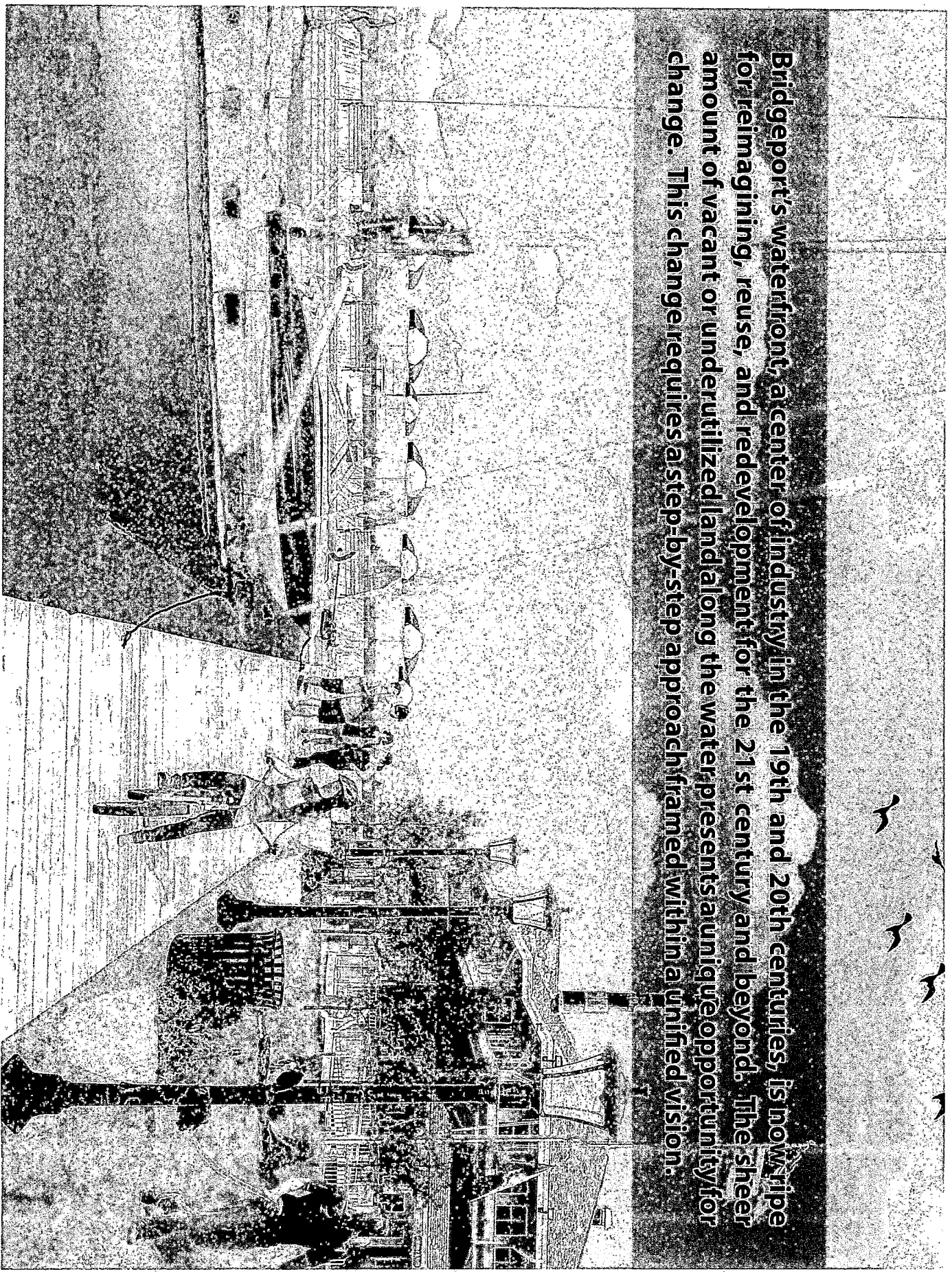
Alexandra Stroud, AIA

Groundwork Bridgeport

Christina Smith, Executive Director

Tanner Burgdorf, Program Coordinator

Bridgeport's waterfront, a center of industry in the 19th and 20th centuries, is now ripe for reimagining, reuse, and redevelopment for the 21st century and beyond. The sheer amount of vacant or underutilized land along the water presents a unique opportunity for change. This change requires a step-by-step approach framed within a unified vision.



A Waterfront for Everyone

Bridgeport's waterfront offers potential for new 21st-century jobs as well as recreation and access for both residents and visitors. Nowhere else on the Connecticut coast does such potential lie so close to neighborhoods, businesses, and Downtown.

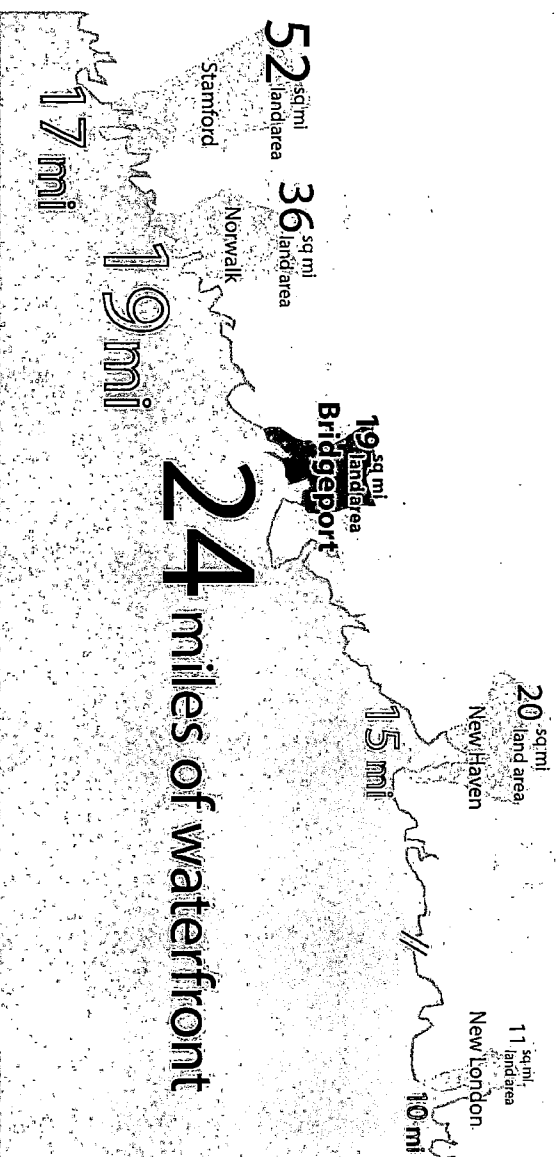
The Waterfront Bridgeport Plan has the following five goals for re-imagining the water's edge:

1. **Increase public access to and along the waterfront**
2. **Create jobs and economic prosperity for residents**
3. **Repurpose vacant or abandoned properties**
4. **Encourage water-based recreation and an active waterfront**
5. **Boost resiliency to protect against climate change effects**

The transformation of Bridgeport's waterfront begins today—and will continue for many decades. The focus is on action, not talk. Temporary activities and events as well as ways to provide waterfront access right now are all part of this plan and are meant to jumpstart change. This plan focuses on projects and actions that, within the next three to five years, can have a significant effect on how the waterfront is perceived, while establishing a framework for long-term change. The City of Bridgeport is committed to action through this multi-part strategy.

What does the future hold for the Bridgeport waterfront?

Bridgeport isn't a sleepy New England seaside village, and the city's industrial past gives a unique identity to the waterfront. Bridgeport's waterfront will benefit from a modern take on its industrial history. An embrace of high-tech, sustainable business and construction practices as well as economic innovation shapes



the waterfront guidelines and goals to offer a fresh and exciting take on waterfront living, working, and playing. The strategies in this plan recognize the past that served the city's economy so well, while paving the way for future economic growth that will be based on water access rather than heavy industry.

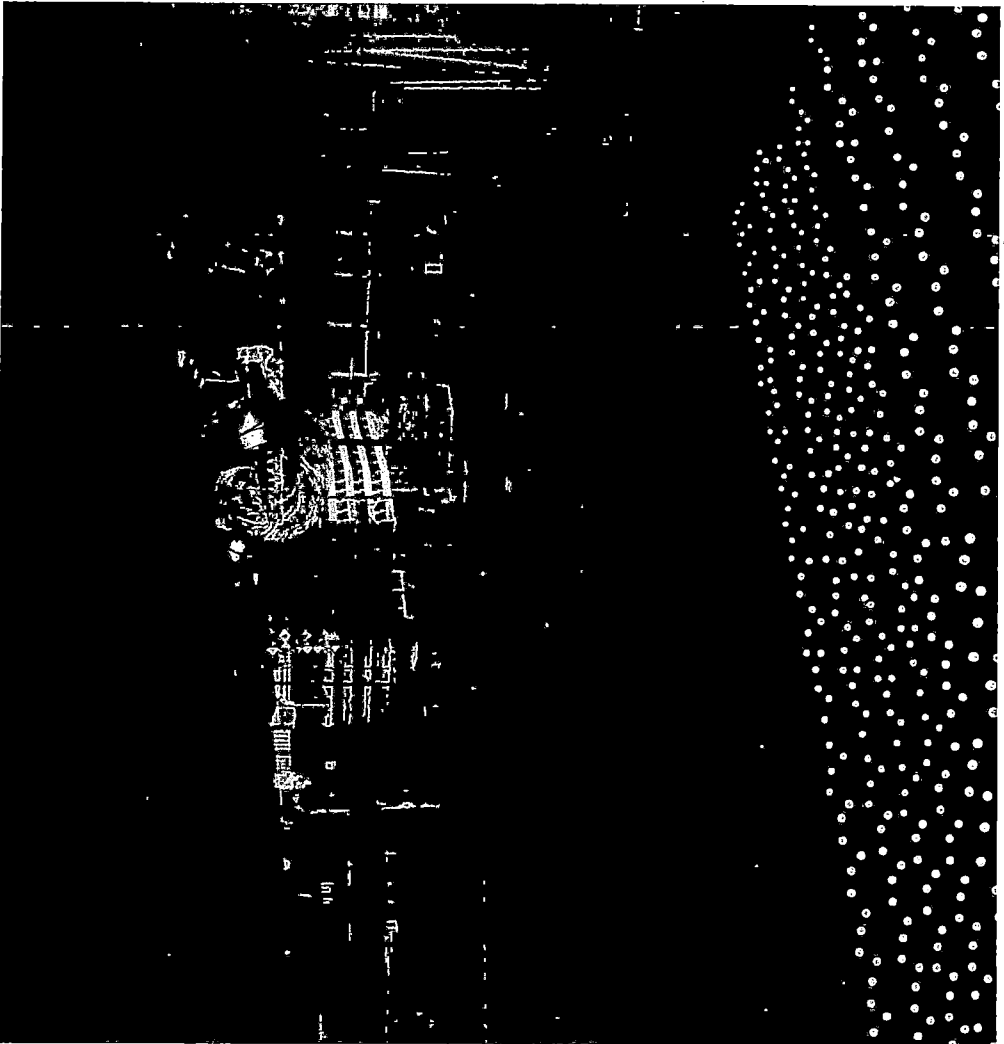
Expanded public waterfront access is within surprisingly close reach. Of the 24 miles of shoreline in the city, about 30% is already accessible as park space, roughly 50% represents publicly controlled land outside parks, and another 14% is controlled by private owners where public access could be negotiated. This plan envisions existing neighborhoods having newly established access to the waterfront through a continuous public pathway, one that connects to city streets and includes signage (see map at right). This is explored further in a separate Pathway Implementation Kit.



Opportunity sites abound along the water, and the public amenities, neighborhood access, and jobs potential they bring offer exciting potential. Along the Yellow Mill Channel, **Seaview Avenue** can be home to innovation or co-working space, kayaking, and transit-oriented housing and service businesses. Just a short walk from the planned Barnum Train Station. The sound of birds and the vegetation along the Yellow Mill provide a bucolic setting that is a delightful surprise in the core of the city and offers opportunities for long-sought neighborhood waterfront benefits.

On the Pequonnock River, the **"Sliver by the River"** can offer public access and enjoyment in the form of an onshore "beach" (a pocket park, rather than a swimming spot) and temporary dining adjacent to Downtown. Across the river, the **AGI/Shoreline Star** site can host more housing and perhaps a waterfront cluster of restaurants, cafes, and recreation. Connecting these sites is the **Stratford Avenue bridge**,





which can play host to public art, signage, and lighting, just a short walk away from Steelpointe Harbor. The visibility of these sites for train commuters and I-95 travelers opens the waterfront to a regional market.

Activation strategies are key here, and public programming/placemaking is a core element of the Waterfront Bridgeport Plan. The entire waterfront—opportunity sites included—offers opportunities for year-round events programming to bring public spaces to life. This could include public art and LED lighting, a beer garden or outdoor café, a farmer's market, winter-time ice skating, and much more.

This Waterfront Bridgeport Plan incorporates both activation strategies and specific visions for these opportunity sites within a larger framework for the whole waterfront, explored in three sections. It was developed through a comprehensive planning process with input from community members, the City of Bridgeport, public officials, and key waterfront stakeholders beginning in January 2016. Meant to be a guide for action, not simply a summary document, this plan includes detailed recommendations, case studies of similar examples, and goals for implementation.

THANK YOU...

The CivicMoxie team, along with the City of Bridgeport's Office of Planning and Economic Development, Planning Division, would like to thank the many generous members of the community who shared their time, ideas, feedback, and questions with us, shaping this plan for the Bridgeport waterfront. Their insights, which we have considered and incorporated into this plan as much as possible, have enriched this plan greatly and have helped envision a vibrant future for the waterfront.

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In Memoriam: Regina Winters Toussaint

Regina, who passed away in April 2016, was a part of the project team and led community engagement efforts for the Waterfront Bridgeport planning process. Her work as an architect and urban planner in Bridgeport and neighboring cities will live on as a powerful legacy, inspiring those who knew her. The CivicMoxie team feels privileged to have worked with her on this project and holds true Regina's commitment to giving a voice to all stakeholders and community members.

...THANK YOU

LETTER FROM THE CITY

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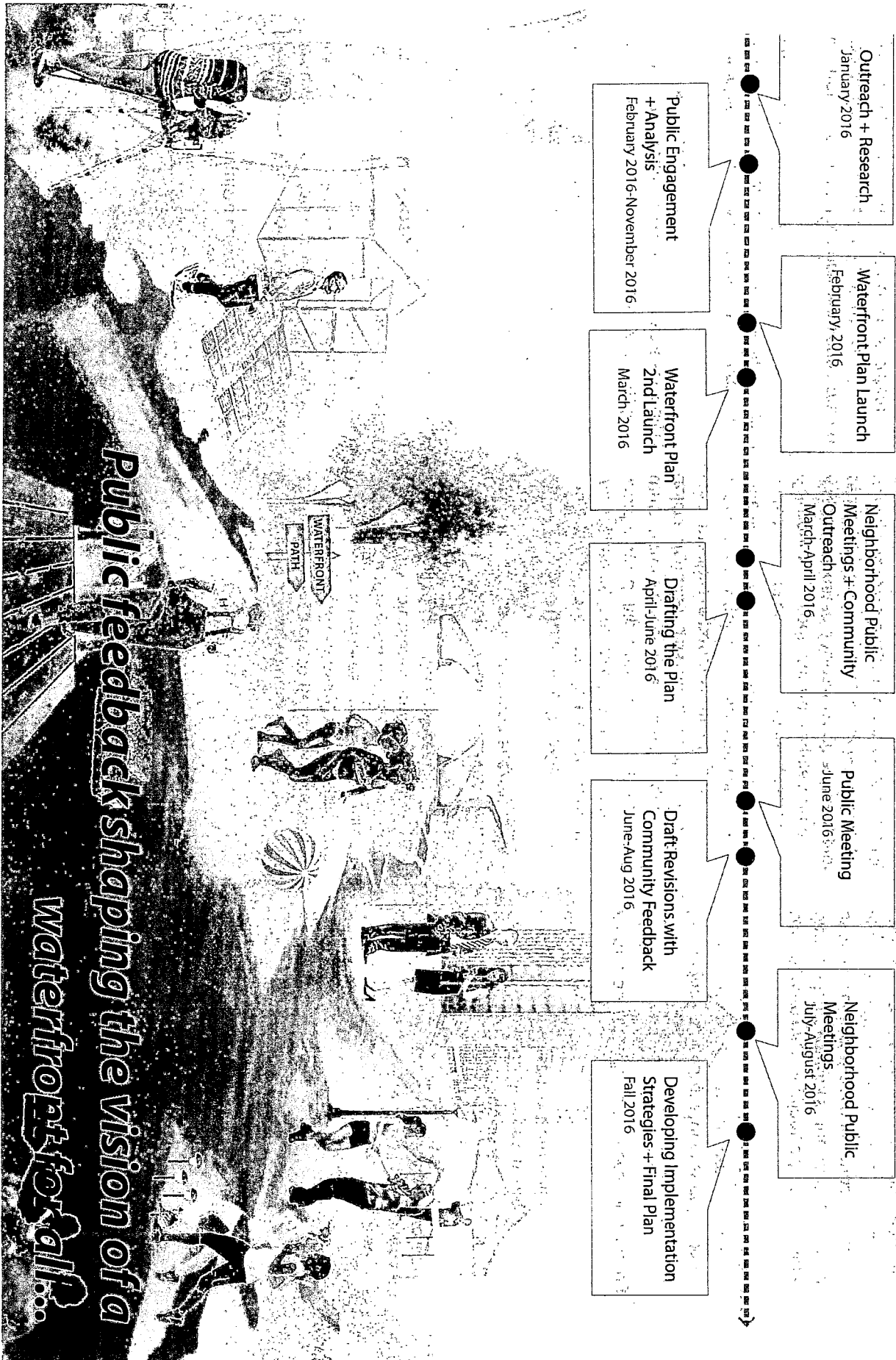
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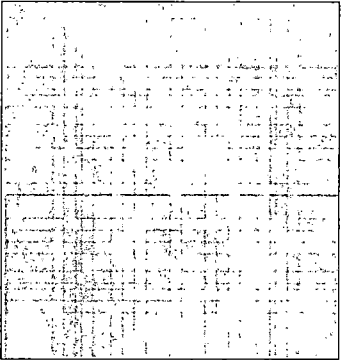
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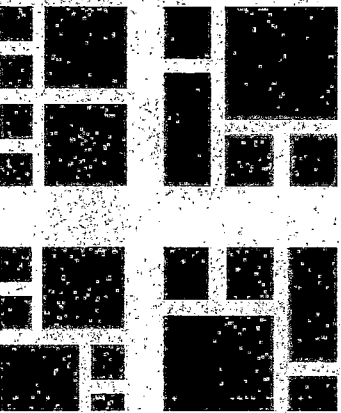


**Public feedback shaping the vision of a
Waterfront for Fall...**



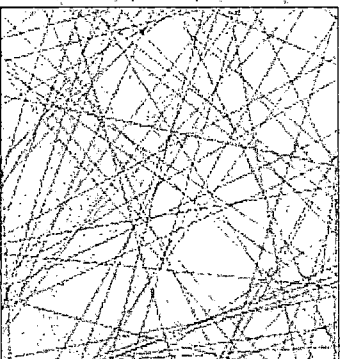
Framework:

A comprehensive and cohesive approach to waterfront planning that offers clear guidelines for public access, design, and land use.



Opportunity Sites:

Thoughtfully-shaped development on identified opportunity sites to bring new uses and people to vacant and underutilized sites and foster job creation.



Activation:

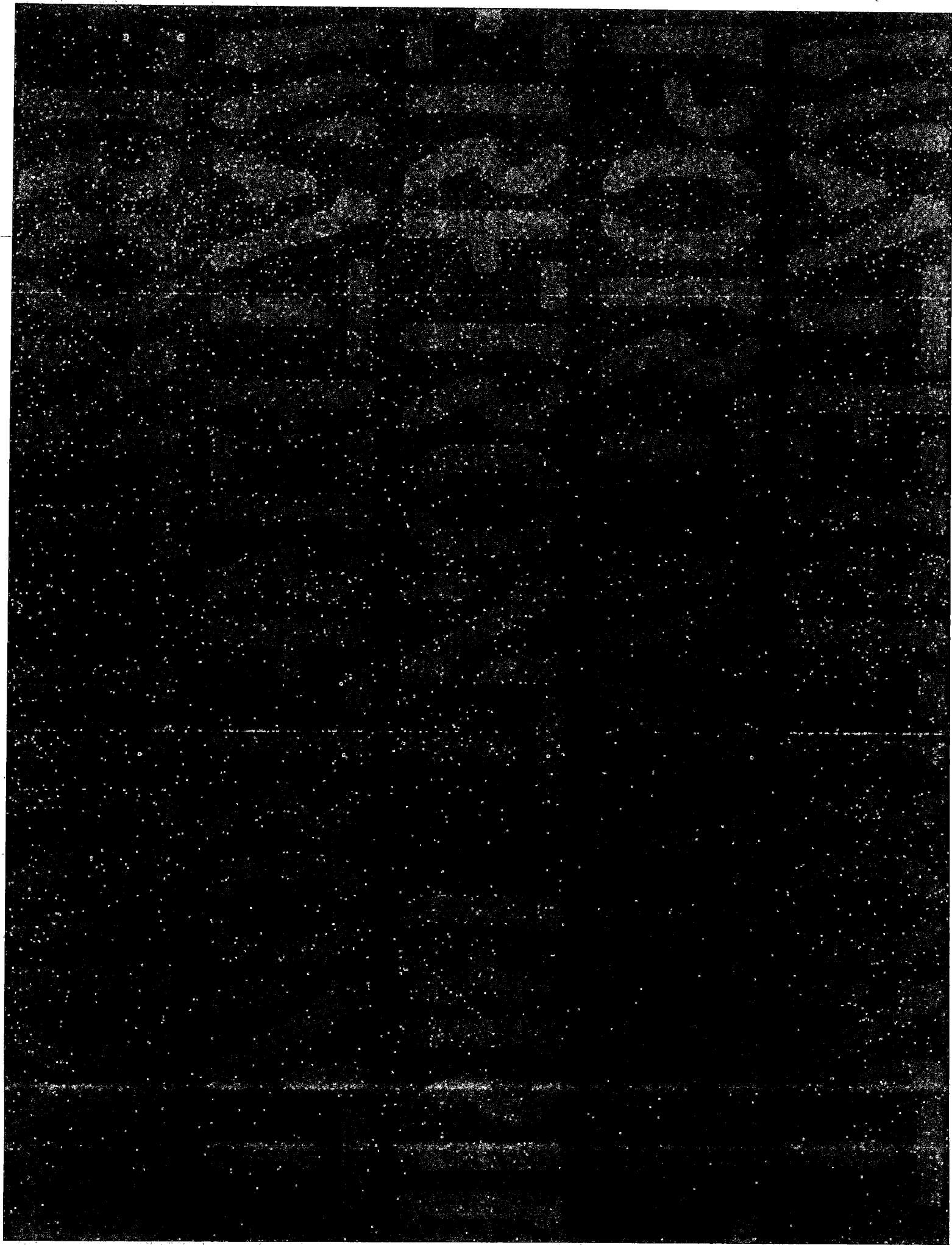
An active waterfront through placemaking, using activities, events, and temporary installations to bring people together and create new waterfront access, perceptions, and enjoyment.

WATERFRONT BRIDGEPORT

FRAMEWORK



BRIDGEPORT, CT WATERFRONT MASTER PLAN 2016 • CIVICMOXIE



Introduction

FRAMEWORK

Comprehensive structure to guide decision-making and action for the Bridgeport waterfront

This Waterfront Bridgeport Plan defines the city's relationship to its waterfront for the 21st century and beyond. Just as the waterfront hosted the industrial uses that were the city's economic backbone in the 1900s, in the future, new uses and activities will define a new era for Bridgeport. Mixed-use development, diversified jobs and entrepreneurship, vibrant public space and programming, coastal resiliency, and a connected waterfront pathway throughout the city will support economic vitality and an improved quality of life in Bridgeport.

What is the Waterfront Framework?

As part of the city's first comprehensive waterfront plan, this Framework will guide decisions about land use, public space and access, neighborhood connections, pathway characteristics, and more. This Framework addresses overarching elements of waterfront revitalization in Bridgeport, which will come into play for nearly every redevelopment project, renovated open space, or new construction along the waterfront. It thus sets the stage for the other two sections of the Waterfront Bridgeport Plan (Opportunity Sites

and Activation), and offers strategies for the following:

- 1. Economic Development:** Reduce uncertainty for residents, businesses, developers, and investors, ensuring everyone knows what to expect; streamline redevelopment to enable positive change; support the recruitment of businesses and investors from beyond Bridgeport, while boosting existing local businesses and entrepreneurs.

2. Zoning + Compliance: Recommend overall zoning changes and general enforcement actions to spur revitalization along the waterfront and improve near-term access.

3. Public Access + Amenities: Suggest specific ways to improve quality of life and community access to the water, primarily through the creation of a public waterfront pathway.

4. Waterfront Design Standards: Outline general design standards for waterfront redevelopment projects and public spaces, to enhance the quality and perception of the waterfront.

5. Natural Restoration + Resiliency: Provide guidelines for low-impact development and natural restoration along the water's edge to improve resiliency against severe weather events and sea level rise, in coordination with related initiatives from the Resilient Bridgeport Initiative.

6. Waterfront Advocacy + Programming: Shape the creation of a waterfront coalition to coordinate events, activities, and projects along the water, to promote grassroots implementation responsive to the desires of the community and regional appeal.

Why is a Waterfront Framework Necessary?

This Framework covers more than a plan for a single site or project along the waterfront. Setting the six elements described above into a comprehensive framework is critically important to the successful revitalization of Bridgeport's waterfront, because it gives the City, waterfront advocates, neighborhood residents and leaders, property owners, and developers shared guidelines for action. As revitalization of the waterfront builds momentum, everyone connected to the water

will have the information needed to understand shared goals, the challenges and possibilities involved, the recommended strategies for achieving them, and their own responsibilities and opportunities.

Other cities have used similar frameworks to guide their waterfront revitalization, with strong results. The 2001 *A Vision Plan for Pittsburgh's Riverfronts* plan provided community-wide momentum for revitalizing Pittsburgh's waterfront and constructing its riverfront parks, while the ongoing Waterfront Seattle program incorporates multiple complex projects to improve public access to the city's central waterfront, with a framework plan developed in 2012 as a guiding overall vision. Like these cities, Bridgeport and its waterfront will benefit from a thoughtful, broad structure to guide future projects anywhere on the water.

City's Commitment

The City understands that waterfront revitalization is a game changer for Bridgeport, which can catalyze further transformation away from the water's edge; its long but relatively underutilized shoreline represents untapped potential. City decision-makers recognize that revitalization will require partnerships and a long-term commitment to real action, and this framework lays out expectations for all involved. The City specifically is committed to build these partnerships, demonstrate the ability to move forward, and foster a collaborative spirit amongst residents, advocates, and businesses, as well as a sense of mutual trust within the community.

Public officials will also have an important role in zoning changes, compliance enforcement for waterfront uses, and the adoption of other measures suggested in this Framework to guide redevelopment, increase public access, and restore and support the natural environment. The City will also act as a key partner in a future waterfront coalition for advocacy and programming.

How This Framework Was Developed:

The following criteria were considered in aligning this Framework to neighborhood needs, business opportunities, economic forces, land characteristics, and overall City goals:

- **Neighborhood Connections** – the waterfront formerly provided jobs for residents at the price of physical access from the neighborhoods. Although the Bridgeport economy has largely shifted away from industry and shipping, vacant waterfront sites are still off-limits; this plan identifies new possibilities for jobs, physical and visual connections, and programming of spaces that relink the waterfront to neighborhoods.

- **Brownfields** – Waterfront properties that have some level of environmental contamination from industrial chemicals and other materials present particular challenges for reuse. Revitalizing these blighted properties can create positive change—by reducing contamination, improving the image of the waterfront, enhancing livability and safety, and expanding the tax base. This plan takes into account the environmental hazard data currently at hand and makes recommendations for redevelopment accordingly.

- **Water Dependent Uses** – The State of Connecticut recognizes that “[Water Dependent] uses include, but are not limited to marinas, commercial fishing or boating facilities and uses that provide general public access to coastal waters.” - Connecticut General Statutes (CGS) section 22a-93.(16). This plan recognizes the activities that still rely on water access as well as potential water dependent uses, such as recreational waterfront activities and general public access. Many of the commercial property owners along the Bridgeport waterfront no longer depend on water access; relocation of these businesses to other sites of enforcement of easement regulations could open up public access to the water, promote economic development, and boost the city's image. Likewise, preserving existing public access and protecting active, value-generating water dependent uses enhances the vitality of the waterfront.

- **Market Forces** – What is the demand in the city and region for office space, housing, and retail? What are the barriers to development in the city and along the waterfront? This

Framework is grounded in real data and economic conditions, while accounting for the unique and added value that waterfront access adds to many development types.

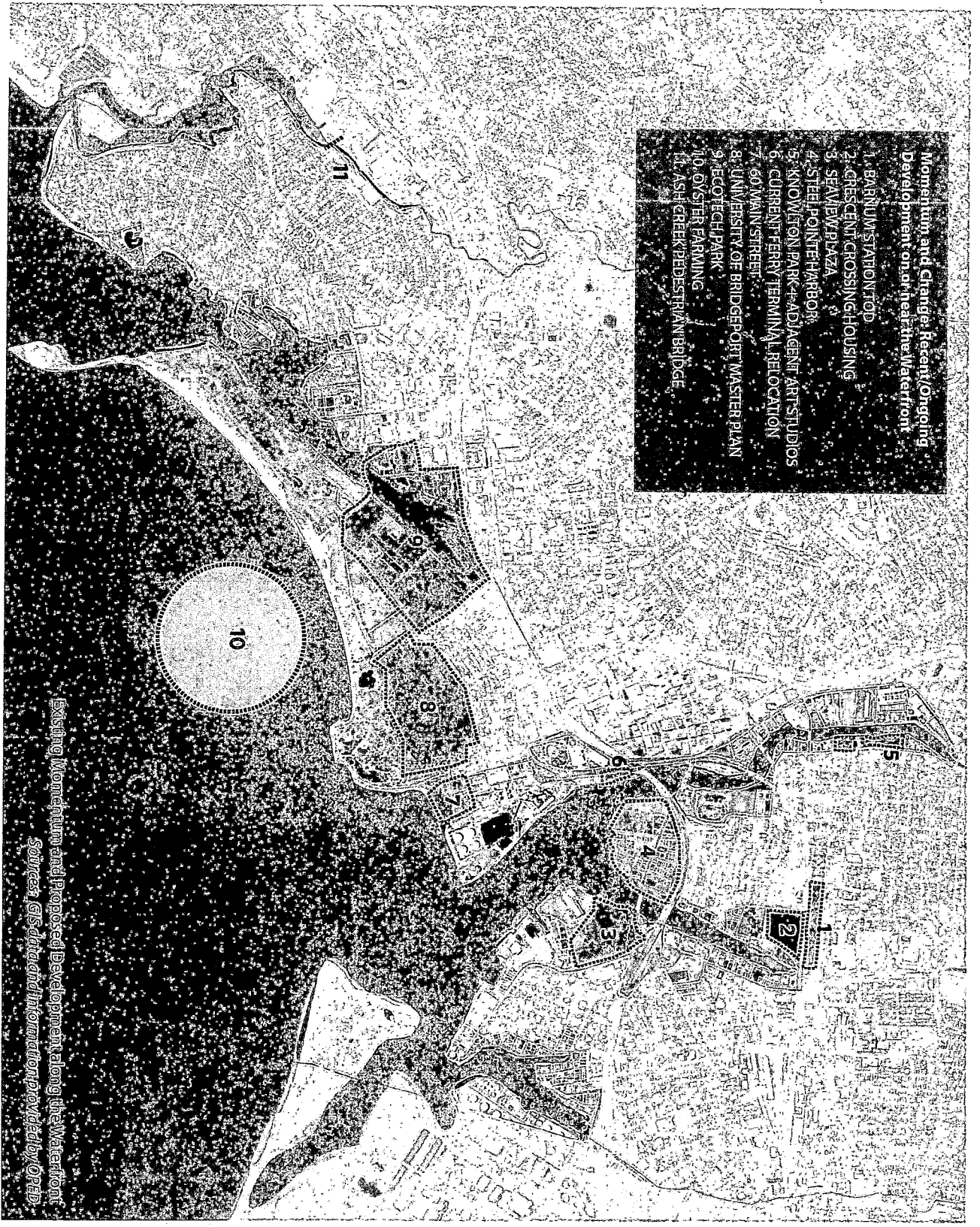
- **Public/Private Ownership** – Parcels owned or otherwise controlled by the City of Bridgeport represent opportunities for early action and are thus considered high-priority. Likewise, sites with private owners interested in relocating and/or redeveloping are also high-priority, where they complement existing momentum for revitalization.

- **Existing Momentum + Development** – Where are the most visible and exciting signs of change on or near the waterfront? This plan builds on these initiatives to ensure that positive momentum continues. (See map on following page.)

- **Natural Restoration Opportunities** – Where can – and should – waterfront land be restored or allowed to return to its natural ecological state, even in small patches? In addition to traditional parks for active recreation, passive natural space (e.g. wetlands or grassy riverbanks) offers a multitude of community benefits, chiefly protection against storm surge and sea level rise. Other “green infrastructure” measures, such as permeable paving surfaces, should be incorporated into all waterfront developments to support the City’s resiliency goals and to protect residents and investments.

- **Flood Risk** – What are the most at-risk areas for flooding according to FEMA, which may also cause difficulties getting certain development projects permitted and/or funded? This framework uses current information, including available data on risk from estimated sea level rise and severe weather, to shape recommendations.

- Momentum and Change: Recent/Ongoing Development on the Waterfront**
1. BARNUM STATION TOP
 2. CRESCENT CROSSING HOUSING
 3. SEANEW PLAZA
 4. STEEL POINT HARBOR
 5. KNOWLTON PARK + ADJACENT ART STUDIOS
 6. CURRENT FERRY TERMINAL RELOCATION
 7. 60 MAIN STREET
 8. UNIVERSITY OF BRIDGEPORT MASTER PLAN
 9. FORT TECH PARK
 10. OYSTER FARMING
 11. ASH CREEK PEDESTRIAN BRIDGE



Existing Momentum and Proposed Development along the Waterfront. Sources: GIS data and information provided by OPED.

Economic Development

In addition to supplying underutilized properties available for redevelopment or natural restoration, Bridgeport's waterfront offers other advantages that can promote economic growth. First, a waterfront location is a major advantage to many users—it serves water dependent and water-related uses, draws visitors and residents with disposable income, and gives certain uses, such as restaurants, a unique feature that can enhance their market appeal. Second, significant existing engines of economic growth are located on or close to Bridgeport's waterfront, including the University of Bridgeport, EcoTech Park, Bridgeport Hospital, and the Downtown area, which can create a cluster effect promoting future, long-term growth. Another emerging industry that represents a strong growth opportunity for Bridgeport, shellfish aquaculture, is also water dependent. Lastly, even in the short-term, waterfront revitalization can create more jobs for residents, particularly construction jobs, on waterfront opportunity sites and at pathway locations.

Other, more indirect economic advantages to revitalizing the waterfront include:

- Development stimulated in areas adjacent to the waterfront and beyond, as investors and developers see the potential of Bridgeport and as the local market grows

- Higher property values for homeowners and commercial property owners along and surrounding the waterfront
- Under-performing properties can be transformed into revenue-producing development that can contribute to the City's tax base.
- Increased walkability—which reduces traffic, the number of vehicle miles traveled (VMT), and the risk of car accidents and is associated with higher economic growth as well as improved public health
- Improved water quality from more sustainable development practices, remediation of selected sites where necessary, and natural restoration along the water's edge, which could further promote aquaculture and water-based recreation industries
- Greater public safety, as vacant structures and fenced-off lots are transformed into mixed-use sites with better lighting, more users, and more activity—the “eyes on the street” that keep urban places safer

Three Rivers Revitalization, Pittsburgh PA

Pittsburgh's Riverlife coalition has taken action over the past 17 years to revitalize large stretches of its riverfront, particularly vacant former industrial lots, and to provide access to the water. The whole city has reaped the financial impacts of public-private investment in the waterfront—such as construction of public pathways—as a result. An independent economic analysis of Riverlife's efforts showed:

- Hundreds of housing units have been built near the riverfront
- For each dollar invested into the riverfront, \$3.2 has been invested into developing waterfront and adjacent properties, for a total of \$4.1 billion over 15 years
- Property values near riverfront improvements have increased twice as much as the average citywide increase

Some of the projects undertaken by Riverlife and its public and private partners did face funding problems and delays. On the whole, however, these coordinated efforts have contributed significantly to the local tax base, created jobs and housing, grown the retail market, and reshaped perceptions of Pittsburgh and its formerly gritty riverfront.



Public plazas created along the Three Rivers Trail system provide new venues for cultural events, entertainment, and recreation, attracting a broad consumer base from throughout Pittsburgh and the region. Investment in this public waterfront pathway has fostered another \$2.6 billion in private investment on and adjacent to the water over the last 15 years, and developers and property owners have worked together with the Riverlife coalition to achieve shared revitalization goals. Image Source: Strada LLC

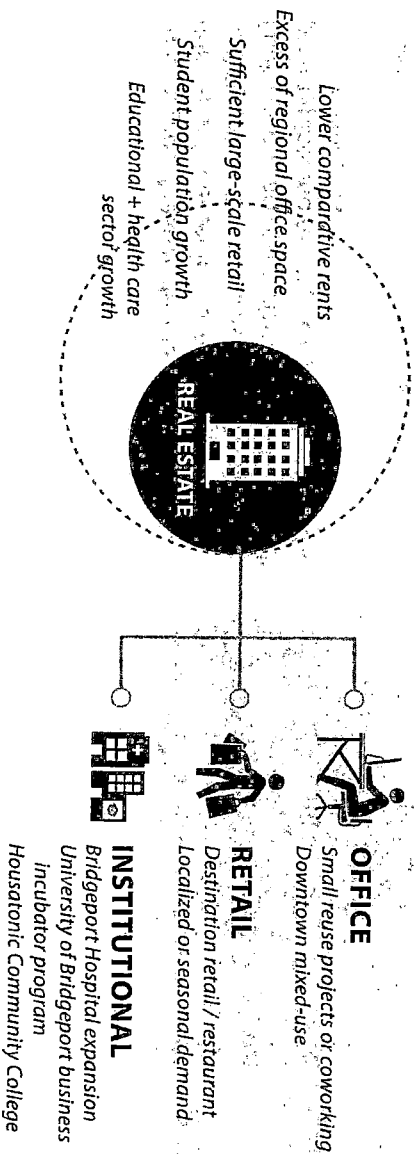
Market Analysis

The Bridgeport regional market has a diverse economy still recovering from the recession, but with certain areas primed for future growth. Compared to surrounding cities and towns, Bridgeport is underrepresented in accommodations and food services, retail, entertainment, finance, and professional services. Waterfront revitalization presents an opportunity to fill gaps in some sectors, such as dining and recreation, and support sustained growth in its education and health care sectors.

While offices might appear to be a strong economic development opportunity for Bridgeport, this Waterfront Plan does not propose building many office buildings close to the waterfront. Regional office demand is already rather weak at present, with a large inventory of vacant space. Also, given the 30,000+ square feet of office development planned for Steelpointe Harbor and the high office vacancy rate in Fairfield County, additional office construction along the Bridgeport waterfront over the next five to ten years is not supported by the market. One kind of office space that may be in demand is shared workspaces for small businesses, startups, and telecommuting; the success of the Bridgeport Trade and Technology Center (BTTC) and the B:Hive coworking space in Downtown Bridgeport could signal future opportunity.

Large-scale retail is also not an appropriate use for many parts of the waterfront for a few reasons. First, the Steelpointe Harbor development is still underway, and along with the nearby Seaview Plaza development it will provide for 750,000-800,000 square feet of new retail space. As a result, any new retail development will need to be a unique destination to attract shoppers from beyond Bridgeport, or perhaps address smaller, localized supply gaps that may still exist in some neighborhoods. One example of the latter is grocery stores, for which the market area is smaller, since most people do not wish to travel far to do their food shopping.

Second, general retail does not particularly benefit from proximity to water, in contrast to uses like restaurants and water-based recreation. An exception would be marine-related retail or seasonal outdoor markets, such as a holiday market at Captain's Cove with local small business vendors. These specific types of destination retail would benefit from proximity to the water itself, drawing customers. Service establishments with the strongest potential for economic development near the water would offer waterfront sit-down dining or recreation; other non-water-related services (e.g. hair salons or auto repair) would have less of an economic edge.



Waterfront Opportunities for Economic Growth

In addition to focusing on uses that maximize the waterfront advantage, economic development efforts along the water should emphasize specialization and emerging industries. One potential specialized use that would fit well along the waterfront is an indoor sports and recreation center combined with outdoor activities, amenities, and spaces. In the greater Bridgeport region, there do not appear to be any waterfront recreational facilities that combine water-based activities such as kayaking and sailing with an indoor center; a combination facility could provide both employment and entertainment for residents year-round, while also drawing visitors from surrounding areas.

Additionally, there are emerging markets that have the potential to generate new jobs and economic activity on or near Bridgeport's waterfront. These higher-potential industries—aquaculture and aquaponics, post-consumer product innovation, and renewable energy installation—are explored in more detail on the following page. The waterfront boasts two economic engines of particular note that could support growth in these industries: the EcoTech Park on Cedar Creek and the University of Bridgeport. EcoTech Park continues to attract renewable technology companies and recycling-related businesses, creating new

"green" jobs. Meanwhile, the University of Bridgeport's Center for Sustainable Energy and Environment as well as its Mechanical Engineering Lab could play an important role in prototyping and testing new products that use recycled materials.

The University also operates a business accelerator on its South End campus, which has helped create eleven new businesses over the past few years, and in 2015 launched a student entrepreneurship program. Over the coming years, there may be an opportunity to create "second-stage" growth space as student startups expand, perhaps by converting vacant industrial buildings or developing waterfront lots. More generally, local anchor institutions like the University of Bridgeport, Housatonic Community College, and Bridgeport Hospital could foster economic growth citywide through stronger connections with surrounding neighborhoods and local business vendors.

Aquaculture and Aquaponics

Bridgeport already has a strong shellfish industry centered around cultivating and hatching "seed" oysters and clams; it also has a regional vocational high school dedicated to aquaculture science and technology. Opportunities for economic growth exist in aquaculture, which includes cultivation and harvesting of shellfish and seaweed, and aquaponics, which usually involves raising fish and growing vegetables indoors in a closed, efficient system. Successful examples of the latter exist in Milwaukee and Chicago, using former factory buildings and vacant lots. Demand for aquaculture food products is projected to grow with the need to feed a rising national population and with overfishing and restrictions on Northeastern fisheries. Moreover, a growing interest in locally-sourced food and "farm to table" restaurants adds to the demand for Connecticut aquaculture; currently, the state's existing seafood hatcheries are at capacity. All these factors create a favorable market environment for an expanded aquaculture industry in the coming decades. Connecticut also has supportive policies and resources to foster growth in this green industry. State and regional investment could support initial startup costs, as well as water quality improvements where needed.

Zoning and Compliance

Design standards, resiliency guidelines, and waterfront access requirements all come together through zoning and compliance, which are two key mechanisms for the City of Bridgeport to influence the kinds of uses and activities that occur on the waterfront, as well as their impacts on neighbors and on the city's image. Specifically, this plan recommends creating a Waterfront Overlay Zone (WOZ). This Overlay Zone would serve as a multi-purpose tool to promote specific development projects such as vibrant mixed-use housing and commercial development, to increase public access; to set design standards, to protect the environment; and to encourage resilient design strategies and green infrastructure enhancements.

Geographical Area Application of the WOZ

The area included in the Waterfront Overlay Zone is highlighted on the map at right. All properties within the WOZ boundary would be subject to all WOZ requirements. In addition, some existing properties have easement and compliance agreements; the City should focus compliance efforts in this area to ensure all possible existing access and waterfront improvements are up-to-date.



Goals of the Waterfront Overlay Zone (WOZ)

The WOZ regulations would ideally come into effect for the following activities/site changes:

- Construction or placement of any structure, whether temporary or permanent
- Site filling or significant changes to site contours and natural or man-made features
- Change in use of a property or structures on the property
- Demolition or removal of structures
- Alterations or renovations of existing buildings that change the size or configuration of the structures

The level of compliance required should depend on the type and extent of the activities/site changes. Improvements, or repairs to existing water dependent uses, may not require compliance with the WOZ regulations. These types of improvements would include installing new cables or stabilizing/improving existing bulkheads and docks, to name a few.

The Waterfront Overlay Zone provides clear standards for development in the designated waterfront zone as shown on the map and seeks to protect and extend pedestrian access along the water's edge for walking, fishing, biking, and other recreation. Waterfront zoning also promotes mixed-use development and public activation of the waterfront, where appropriate, by designating districts within the waterfront and laying out design standards and specific zoning regulations for each of these areas.

The Downtown Village District-Waterfront (DVD-WF) zone has been used as a model for the WOZ, including the regulation of seasonal and temporary uses along the waterfront, as well as the use of bonuses to provide incentives for desired development and amenities. Sub-districts have been identified to ensure that land use regulations match the character and goals of specific waterfront areas. Waterfront development overall should support existing momentum and not detract from or compete with the momentum created Downtown or at Steelpointe Harbor. The Opportunity Sites and recommended zoning seek to complement existing goals and to support short- and long-term waterfront transformation within the overall economic market.

In alignment with the existing DVD-WF zone, the proposed WOZ addresses both revitalization goals and design standards for the entire waterfront by enabling the:

- Creation of **public access and amenities**
- Establishment of **overlay massing, height, and use standards**
- Application of **general design standards**
- Promotion of **resilient and sustainable design practices**
- Refinement of the City's **design review process**

These elements of the Waterfront Bridgeport Plan are explored in the following pages; they will also be incorporated into zoning regulations.

Public Access + Amenities

Bridgeport is unique among Connecticut coastal cities – it has 24 miles of shoreline, compared to 19 square miles in land area, and much of that shoreline already is or can be made publicly accessible to all. This is the single most important aspect in redevelopment and changing perceptions of the waterfront—and of Bridgeport as a whole. The waterfront should be an inviting place for all residents, as well as for visitors. More than simply a geographic location, it should be a protected asset that bridges infrastructural barriers and connects across communities and neighborhoods, building a more inclusive and vibrant city and re-orienting the city towards its waterways.

A public waterfront pathway can become a local and regional draw for walking, biking, and other recreational activities. There are numerous successful examples of such projects from across North America, particularly Pittsburgh, Austin, Toronto, and Chattanooga, which suggest best practices and lessons for Bridgeport. Additionally, to enhance the social, economic, and civic impact of existing waterfront access, this plan identifies and recommends activities, events, and programs for waterfront spaces, and highlights who could coordinate them. This is included under Waterfront Advocacy and Programming towards the end of this Section, as well as in the

more detailed Activation Section of the plan.

Waterfront access reverses years of barbed-wire fences and expanses of asphalt with neighborhood connections, water views, and healthy recreation. A pathway will redefine how neighborhoods, communities, businesses, and visitors interact with each other, and it all starts with this plan. Already, the waterfront planning effort has people talking about possibilities, partnerships, and an exciting future. There is a cycle of benefits here: community activism, volunteerism, and interest support the City's efforts to provide access, and each step forward can support everyone's efforts. As the pathway grows longer, public programming will increase and development and economic opportunities will follow. New development will support a growing network of attractive public spaces and recreational activities, as well as improved resiliency.

Defining and Strategizing for a Public Pathway

A parcel-by-parcel examination of the waterfront illustrates that the vision of a pathway is attainable. Existing ownership, land uses, and environmental conditions, as well as the location of momentum-building

development sites all point to a waterfront that has good near-term potential for access. In the map on the following page, the proposed waterfront path has been marked based on the current land use, existing and projected access, and site condition, as well as the possibility of negotiating access with land owners. Pathway segments fall into three categories:

- **Existing Pathway/Pathway Under Development:** Areas with existing waterfront access or access planned for the near future.
- **Preferred Pathway:** Areas that can accommodate public access through temporary means or as part of developer improvements in the more distant future
- **Alternate Pathway:** Where the proposed pathway follows water-adjacent city streets rather than the water's actual edge, due to utilities or private land uses not amenable to public easements.

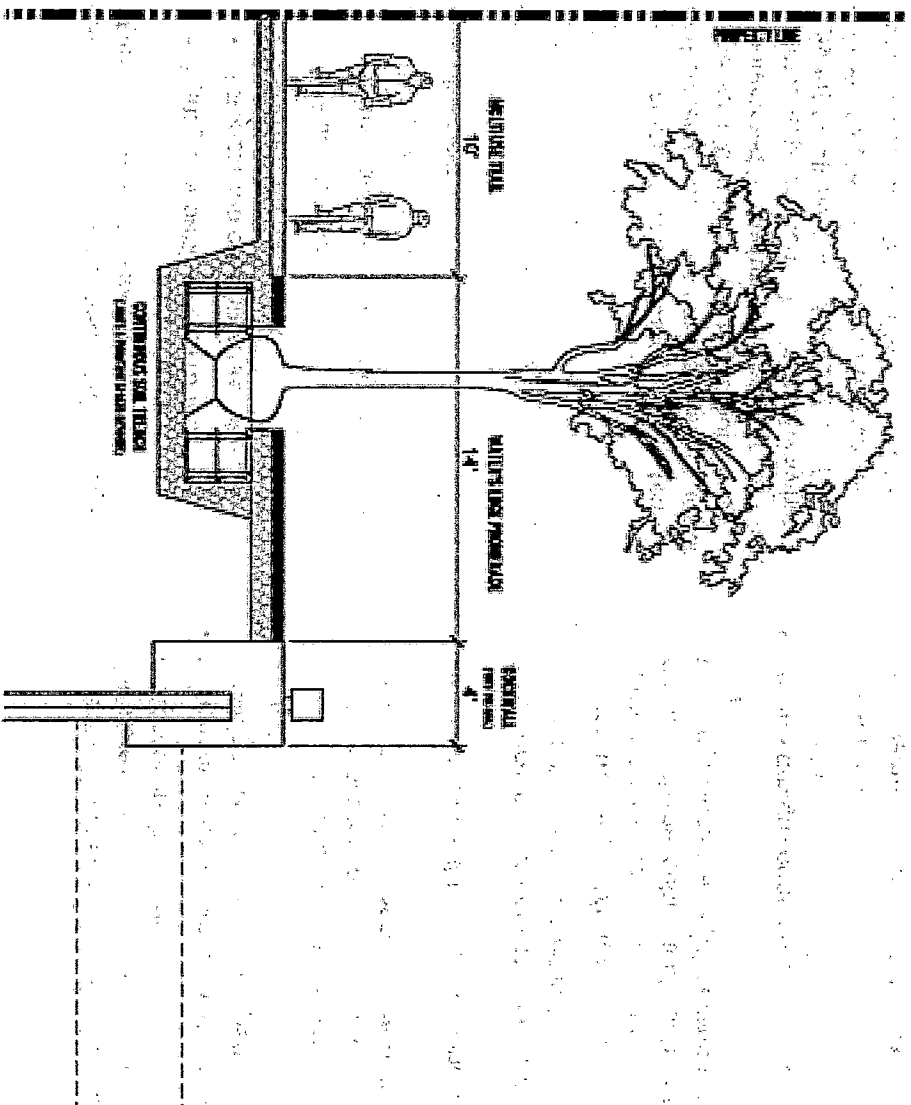


Design Requirements + Amenities

As waterfront redevelopment continues, various entities—property owners, developers, the City—will provide sections of public access at different points in time. This Waterfront Framework recommends general design standards for the whole waterfront, which align with design standards for the pathway included in a separate Pathway Implementation Kit. No matter who is providing public access, there will be consistent pathway dimensions, edge conditions, streetscape furniture/lighting, signage, and materials. It will be clear to a visitor or a resident walking from one end of the waterfront to the other that it is a single seamless place, a unique part of Bridgeport's story and a visible sign of dedication and investment.

Good connections to surrounding neighborhoods and public rights-of-way are also required to ensure the waterfront becomes a part of the overall public network of sidewalks, bike lanes, and public space. Zoning recommendations for the WOZ include:

- Properties located on the waterfront shall provide public access adjacent to the water, with a minimum width of eighteen feet for a shared water's edge promenade and a preferred width of twenty-eight feet which would accommodate an additional



This cross-section of the access pathway illustrates one of many possible edge conditions along the waterfront. *Sample concept, not a proposal.*

- ten feet for a bike path/multi-use trail.
- Pathways should have separate pedestrian and cyclist lanes wherever possible.
- Pathways must connect frequently to city streets via existing public right-of-ways (ROWs) or by sidewalks through private parcels where ROWs are too infrequent.

- Pathways shall be built for accessibility and landscaped with plantings determined to be hardy in Bridgeport's waterfront conditions, ideally native species.
- Some pathway segments may be boardwalks or piers, as required by site conditions and overall site design.

- All development projects shall maintain view corridors from adjacent neighborhoods to the waterfront.

It should be noted that where the principal use of a property is a one or two family dwelling, the pathway requirements do not apply.

Required Public Amenities

The waterfront should have amenities, signage, and street furniture that make it welcoming to the public and facilitate placemaking in the form of events, concerts, markets and fairs, and other activities. To support these goals, the

following are recommended required elements of any waterfront development:

- Signage for public access routes
- Historical and other interpretive signs
- Benches and trash cans
- ADA accessibility
- Lightweight, movable chairs and tables
- Data, electrical, and water hookups
- Bike racks

Public Control of the Waterfront

Access along the waterfront can be created and protected by easements, leases, or transfer of ownership to the City of Bridgeport, to be programmed by the future waterfront coalition. Ultimately, public control of the pathway has benefits for all involved. There are significant benefits for property owners who transfer ownership of waterfront ROWs to the City:

- The creation of a waterfront pathway increases the value of adjacent property.
- City ownership of the pathway removes any ambiguity of ownership and allows liability to rest with the City, which is

protected by the municipal liability web. The state legislature has strengthened this protection in the last decade.

- Donations of waterfront property could provide a tax deduction to property owners.
- Public ownership provides for unified maintenance and design standards that enhance all properties along the water

The benefits of ownership for the City include:

- Assurance that the right of public access will be protected in perpetuity.
- Ensures that any public funding of site improvements and infrastructure will remain with the "public" and not be lost to changes in use or re-privatization over time.
- Ensures design continuity across the waterfront.
- Makes it easier to fund public access improvements through a future Tax Increment Financing (TIF) district, if one is desired.
- More readily facilitates volunteer maintenance efforts and programming of public space.

- Allows the City to coordinate marketing and other services more readily.
- Provides economies of scale on improvements, and selection/purchase of street furniture and pathway signage.

An alternative to public ownership of the pathway is the granting of access easements from the landowner to the City to allow public use. In this case, it will be important to ensure that the City reserves the right to transfer the easement to the Port Authority or to another suitable organization if a waterfront coalition is created in the future and becomes responsible for maintenance and programming.

In addition, the ROWs can be leased in perpetuity from property owners, under which arrangement the City's umbrella liability is still in force. State-owned land can also provide access solutions. In many ROWs in Connecticut, municipalities build, improve, and maintain trails on top of underground, state-owned utilities. These DOT or DEEP/City partnerships are stable and work well.

Making It Happen

A realistic plan for action is needed to make this pathway along the waterfront happen. To be included separately from the Waterfront Bridgeport Plan is the Pathway Implementation Kit, which provides more detailed action steps, resources, and information. The Kit is meant for use by the City, waterfront property owners, environmental organizations and other local advocates, public officials, and community members and groups—all of whom have roles to play in making the pathway a reality. Efforts in other cities offer lessons for Bridgeport. Waterfront pathway efforts will need broad cooperation and regional, as well as local support. The Kit highlights a range of possible supporters and funders for this initiative and offers a step-by-step action plan. Also included are suggestions about public access easement arrangements and other information needed to move this initiative along. Elements considered in the Kit include:

- Creation of a public/private collaboration for creating, programming, marketing, and maintaining the pathway
- Recommended first pilot projects
- Recommendations on creating access easements on private land, funding construction of the pathway, and providing maintenance.

- Design standards for the pathway
- Marketing suggestions

While the pathway is only one part of the Waterfront Bridgeport Plan, this component of the waterfront has its own implementation Kit because the positive benefits of enhanced public access are significant. With 24 miles of shoreline, the city can offer a regional destination that can grow the economy in the city and enhance image. In addition, the pathway is one of the first projects that can happen in the short term, galvanizing action in surrounding areas on the waterfront and beginning the positive cycle of change.



Mill River Corridor: Stamford, CT

The Mill River Corridor and Downtown Mill River Park in Stamford, CT are projects that acquired land through donation and purchase to ensure land was publicly owned before improvements began. Much of the land was acquired by easement, and now the Mill River Collaborative is the caretaker of the properties. The Trust for Public Land was involved early on to assist with the original easement negotiations.

Interestingly, this project also affirms the widespread benefits of water access and open space, and it connects to a regional trail system. Over 1,000 units of housing and \$4 million in new annual municipal tax revenues were generated in anticipation of the park, which was ultimately funded by the City with Tax Increment Financing (TIF). Design for the site also uses green infrastructure for greater resiliency.



Waterfront Design Standards

Any re-envisioning of the waterfront requires imagining a new visual identity for the whole area as well as a series of “people places” where residents can aspire to live, work, and socialize, enjoying greater choices in jobs, housing, and recreation. This transformation of the city’s identity and physical environment requires specific standards for public access, connections to the surrounding neighborhoods, activity areas, and design elements. These standards seek to create a public realm that reinforces the concept of “waterfront for all” in the city, by contributing to the following goals across the waterfront:

- **Accessibility to all:** This can be achieved by ensuring visual and physical connections to the neighborhoods, ADA compliance for those with physical limitations, and inter-generational design and programming.
- **Appropriate relationships:** Thoughtful placement of active uses, “fronts” of buildings, and parking can support good spatial and use relationships between buildings, amenities, and the waterfront.
- **Consistency:** A consistent visual framework is important to create a sense of place and identity and to rebuild the image of the waterfront in the public consciousness, more closely aligning

the image of the city with that of the waterfront.

- **Trust and transparency:** This allows Bridgeport residents, public officials, businesses, developers, and other stakeholders to understand shared goals for the waterfront and expectations involved in achieving them.
- **Investor/developer confidence:** Design standards can help attract more interest for development and investment because they create a clear set of expectations, eliminating guesswork and uncertainty.
- **Consensus towards a vision:** A design framework enables everyone to imagine the future and take ownership of it, including waterfront neighborhood residents.
- **Celebrate the character of the city:** Bridgeport has its roots in industry and the waterfront should reflect the character of the city.

Who Should Use the Design Standards? And How?

These design standards can serve as the blueprint for the long-term design and development of waterfront properties and support the overarching goals of building access, economic growth, and the city’s new identity. They should be used by everyone with an interest in waterfront revitalization, including designers, developers, the City, and residents to conceive, design, develop, approve, and advocate for a changed waterfront. It is recommended that these design standards become a part of the requirements in the Waterfront Overlay Zone (WOZ) and that the City provide oversight regarding permitting and compliance through the site plan review process of the existing City of Bridgeport Design Review Committee.

The Design Standards

A summary of recommended design standards is provided here; site-specific recommendations can be found in the Opportunity Sites and Placemaking Sections of this plan. These design recommendations draw upon previous planning of Resilient Bridgeport, the Parks Master Plan, and the Master Plan of Conservation and Development as well as best practices for waterfront design.

Waterfront Design Themes and Goals

Bridgeport is a city with an industrial history with major remnants of industry and water dependent uses along the waterfront. This industrial character is a strong point for the city—Bridgeport is not a quaint New England town—and this Waterfront Bridgeport Plan recommends that industrial design elements and motifs be incorporated into redevelopment projects and renovations in the Waterfront Overlay Zone where appropriate. Two levels of design standards apply:

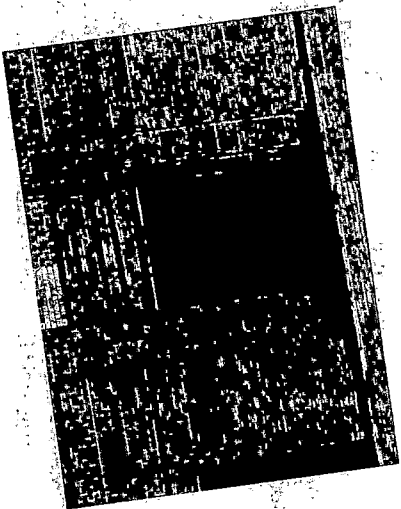
1. Public Access Waterfront Pathway

Signage for the public access pathway should be consistent throughout the city. A standard stenciled/industrial font for all signage and promotional information can refer to the industrial heritage of the city without overwhelming the character of residential waterfront areas such as Black Rock or natural areas such as Pleasure Beach and Seaside Park. This industrial motif would be limited to pathway signage, maps, and pathway elements such as trash cans and bike racks.

2. Redevelopment and Site Improvements

Building construction and site improvements in Downtown, the East Side, and the East End should follow design standards that include:

- The use, wherever possible, of a factory/ industrial aesthetic (exposed structural elements, large mullioned windows, etc.)
- Exterior materials such as steel, glass, and brick as opposed to stucco, wooden siding, elaborate wooden moldings and details.
- In any area of the waterfront, these redevelopment and site improvement design standards do not apply to single and two-family residential construction or historic areas.



**WATERFRONT
BRIDGEPORT**



Land Use Recommendations

The character of the waterfront varies throughout the city and appropriate land uses should reflect the character and goals for each sub-district. In general, however, the land use recommendations in this Waterfront Bridgeport Plan recognize that while the waterfront land in the city is currently underutilized, these properties have the extraordinary potential to be the most valuable in the city—representing an opportunity for highest and best use that far exceeds current market conditions.

The purpose of this plan is to set expectations appropriately for future redevelopment and to ensure that any development enables the waterfront achieve its full potential and power. With these goals in mind, land use recommendations are aspirational toward a future where the waterfront more closely resembles other revitalized waterfronts of the country—whether in large cities or small. This may mean that some properties will have long-term redevelopment potential only; this is appropriate and typical for a waterfront that represents a long-term game changer for the city. In addition, it is important to remember that new zoning does not affect existing land uses but rather looks toward future site improvements and redevelopment.

Discouraged Uses

Uses that are low density, auto-oriented, and focus on industry or replicate “suburban” type strip and big-box store development are not appropriate for the waterfront. Such uses detract from the goal to create a vibrant people-oriented environment that highlights waterfront access and draws pedestrians while accommodating public activities and a regional audience. Some of the uses not conducive to these goals are:

- Drive-through businesses such as restaurants and dry cleaners
- Gas stations and other auto service establishments
- Stand-alone fast food restaurants
- Heavy industry
- Truck and equipment parking
- Certain light industrial uses, such as materials storage yards

Permitted and Encouraged Uses

While each waterfront sub-district has its own goals as part of this plan and its own sub-set of permitted uses, in general, permitted land uses include those that draw residents and workers and that provide a mix of overall uses to encourage transit-oriented development when located in or near Downtown and the proposed Barnum Station. Destination uses that can draw from a regional market are also encouraged:

- Multi-family housing
- Mixed-use development
- Certain low-impact light industrial, such as businesses related to clean-energy technology and installation
- Innovation and co-working spaces
- Recreation and entertainment
- Dining
- Aquaculture and aquaponics
- Pop-up/temporary restaurant and retail

Site Design

The waterfront will be a new urban “street” for the city and site design should reflect the importance of activating the shoreline and supporting a vibrant public realm along the waterfront access pathway. Uses oriented toward the waterfront can also benefit from increased visibility and marketability. In recognition of the increased importance of the waterfront and the pathway, site design standards encourage a density of buildings and activities and discourage sprawling low-rise development with an emphasis on parking. Simple design rules can support activity on the waterfront pathway and support businesses that draw from a local and regional clientele such as restaurants, retail, and recreation:

- Buildings sited close to or on the waterfront access pathway
- Active and public uses on the ground floor along the waterfront access pathway.
- Water-facing facades with 50% transparent glass
- Avoid large gaps between buildings, unless space is designed as public open space
- Waterfront as a main or secondary front entrance
- Avoid loading docks, service entrances, and blank walls facing the waterfront
- Parking away from the waterfront, placed

in the interior of the site

- Utilize shared parking when possible to reduce the number of parking spaces/ asphalt

Height and Massing

Density along the waterfront is desired. The more people who live, work, and play in the waterfront zone, the better; density supports revitalization efforts and encourages more activities and life on the waterfront and makes redevelopment more attractive to investors. A summary of height and massing requirements includes:

- Taller buildings are encouraged near highways and rail infrastructure.
- Upper levels of buildings should be stepped back, with lower levels at the property line/waterfront pathway line to provide a consistent “street” wall and human scale for pedestrians.
- Minimums are set for height and number of building stories
- Maximums are set for parking and impervious surfaces

Natural Restoration + Resilience

Historically, urban waterfronts in the US were dominated by industrial and commercial port uses, and Bridgeport is a classic example. However, as the larger economy moved from industry and manufacturing to services, these once-bustling ports slowly fell into decay. Many cities in the Northeast and Midwest have struggled to re-purpose and revitalize underutilized, often vacant and contaminated land along their waterfronts.

Redevelopment and revitalization of many of these former-industrial properties is the goal of this Waterfront Bridgeport Plan. However, some of these properties may provide excellent opportunities today for natural coastal buffers, supporting efforts towards resiliency in the face of climate change and stronger, more frequent storms and floods.

Through the implementation of green infrastructure and careful restoration, the water's edge can be softened and returned to a functional ecology, protecting inland development and creating natural oases within the city. "Renaturalization" or natural restoration of formerly developed land to marshes, urban wilderness areas, or forest can provide several benefits:

- Create wildlife habitat, including fish nurseries
- Generate revenue as an ecotourism

attraction

- Buffer inland areas from storm surge and sea level rise
- Capture storm water and reduce environmental and financial costs of water treatment
- Improve water and air quality as well as public health

The 2012 Bridgeport Parks Master Plan recommended renaturalizing the edges of Seaside Park and "small, underutilized parks" to reduce maintenance costs and increase ecological benefits, and the ongoing Resilient Bridgeport planning also highlights the need for low-impact development and naturalized waterfront buffers against storm surge. Natural restoration can also prove a good option for vacant parcels too small (and therefore costly) for redevelopment.

Though parts of the Bridgeport waterfront would be unsuitable for "soft" water's edge treatments and similar forms of natural restoration—either because of existing bulkheads that would be expensive and difficult to remove, because of severe environmental contamination, or because of existing water dependent uses—other parts are already renaturalizing on their own through neglect.

Concerted efforts to guide natural restoration—including replacing invasive species with native wetland seedlings and organizing volunteer cleanups—could build on this existing potential and preserve more resources for existing developed park areas, park maintenance, and programming. See following page for potential areas for natural restoration along the water's edge.

The Case for Coastal Resiliency

Bridgeport residents, local leaders, and regional organizations have been working hard to prepare and strengthen the city in the face of climate change-driven severe weather and flooding. There is some urgency in these efforts as parts of the city experienced significant flooding during Hurricane Sandy. From Climate Preparedness Workshops held in 2011-2012, to post-Sandy analysis of the city's strengths and weaknesses, to current efforts at implementing resiliency pilot projects through the Resilient Bridgeport initiative, much work has already been done to identify issues and outline solutions. The key is to turn resiliency from a one-time project to an integral part of every redevelopment proposal, park renovation, affordable housing construction,

and infrastructure improvement along the waterfront, with identified goals and step-by-step strategies. Integrating efforts into new development and revitalization plans is efficient and cost-effective.

Making Natural Restoration + Resiliency Projects Happen

Zoning is one of the City's best tools for achieving land use goals and resiliency standards, and should be included in waterfront regulations to ensure best practices are integrated into all revitalization efforts along the waterfront. A good model to guide Bridgeport regulatory changes is New York City, which passed a Flood Resilience Zoning Text Amendment in 2013. Existing zoning in some parts of Bridgeport may need to be amended to allow or account for storm protections; for example, elevating a building above FEMA flood levels may make its ground floor less visually engaging or active, so zoning standards should require streetscape enhancements, as this amendment did in NYC. As for designing resilient waterfront spaces, the Metropolitan Waterfront Alliance's Waterfront Edge Design Guidelines (WEDG), developed for New York City in 2013 by resiliency experts using the

LOW IMPACT DEVELOPMENT (LID)

Riparian and Coastal Buffers

Leaving a permeable strip of native vegetation along the water's edge provides a natural protection for storm surges and stormwater management. Each district outlined in the W/OZ requires setbacks for the waterfront access pathway and development to accommodate natural vegetative buffers and other sustainable design techniques.

Low Impact Design (LID)

Zoning shall encourage LID practices such as porous asphalt, permeable pavers, rain gardens and green roofs in all waterfront development and site improvements (see Opportunity Sites Section for more details)

Ground Floor Uses

New development throughout the WOZ, except in areas with existing residential development, which shall be excluded from these requirements, shall have public uses and amenities on the ground floor.

Public uses include retail, restaurants, arts and cultural uses, educational, civic and park space.

Natural Restoration and Materials
Wherever possible, development setbacks, landscaped areas, and waterside embankments or bulkhead replacements shall be designed as natural restoration areas with LID techniques and native vegetation.



The construction of Knowlton Park included a biofiltration swale (above, on right) and a stretch of riparian buffer, both local examples of LID.

LEED green building certification program as a template, can also guide developers. Funding for coastal resiliency and natural restoration projects may come from a variety of sources, such as state and federal environmental departments, national and regional foundations, and conservation organizations. The National Fish and Wildlife Service, for example, has funded projects for coastal wetland restoration through its National Coastal Wetlands Conservation Grant Program. Local and regional non-profits, the City, and area foundations will all need to play a role in making Bridgeport's waterfront safer and stronger in the face of extreme weather.



Save the Bay in Rhode Island cleaned up a vacant, contaminated coastal site in 2005 and now provides new public access to Narragansett Bay. The area now features an educational and community meeting space inside an LEED certified building. Stormwater management practices are seen throughout the waterfront site, as well as a coastal buffer with a restored salt marsh zone protecting the low-lying point from storm surge. Image Source: Save the Bay

Waterfront Advocacy + Programming

The waterfront will need a strong coalition of public, private, and non-profit partners to achieve the goals of this Waterfront Bridgeport Plan. Some cities have non-profit advocacy organizations or "Friends of" groups responsible for raising money and organizing programming. Others use Business Improvement Districts to oversee waterfront programming and improvements. Still others create redevelopment areas and grant jurisdiction to city agencies for property acquisition and redevelopment.

Bridgeport has the opportunity to use the public access pathway as a pilot project to create an informal coalition, building advocacy and awareness for waterfront access and development. Full recommendations for this group are included in the Pathway Implementation Kit and are summarized below:

- Start with a small coalition to launch a pilot planning project.
- Ensure the City (planning and economic development, parks, public works), non-profit, and private entities are involved.

As the group pursues projects, it will be important to include waterfront neighborhood representatives from the NRZ and other groups as well as to seek core partners who have skills

and resources in:

- Pathways and open space acquisition and construction
- Programming and placemaking
- Marketing

It will also be important to recruit two or three larger businesses located in the city or region to be founding sponsors of the waterfront initiative

As the initiative gains momentum, the pilot project can grow to include other areas of waterfront revitalization such as keeping a website and common calendar for events and programs. It will be important to think of the regional attraction of the waterfront and to look toward regional partners to grow the web of supporters and funders:

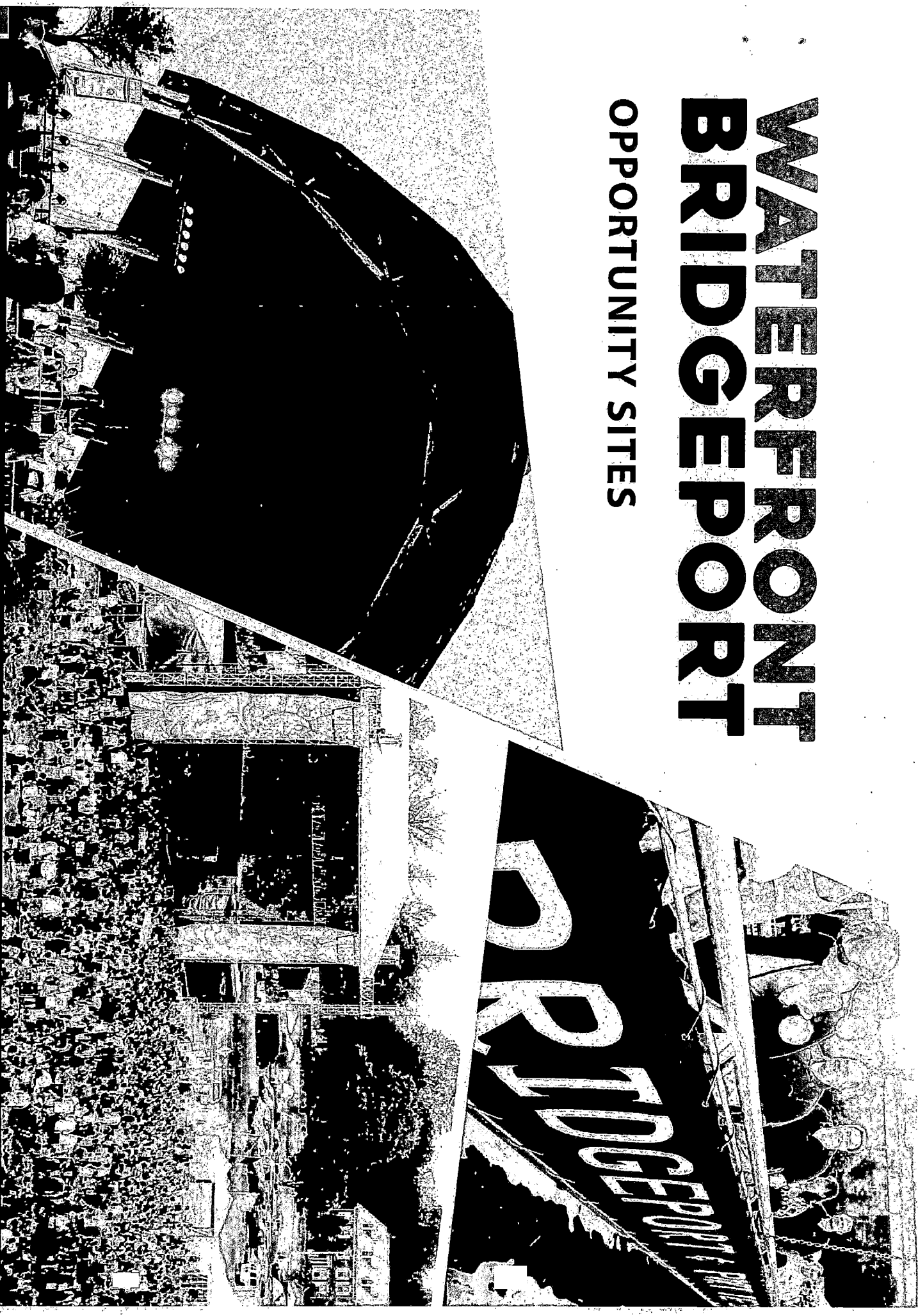
- Regional health organizations
- Children's non-profits (who may use recreational facilities on the waterfront)
- Walking and biking associations and clubs
- Water advocacy groups and nature and conservation groups (such as Save our Sound and the Nature Conservancy)
- Arts and cultural groups
- Urban agriculture advocates

A small pilot can test assumptions and can lead to a more formal organizational structure, which can attain non-profit status and make grant applications. Eventually, this group should have a very high profile, presence in the region and can assist developer recruitment, fundraising, programming, and marketing.

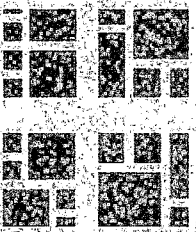
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WATERFRONT BRIDGEPORT

OPPORTUNITY SITES



Introduction



OPPORTUNITY SITES

Key projects that will lead the transformation of the waterfront and catalyze economic growth...

- A** Yellow Mill East
- B** Seaview Plaza
- C** Current Ferry Terminal
- D** Shoreline Star / AGI
- E** Sliver by the River
- F** Bridgeport Brass Co.

This Waterfront Bridgeport Plan defines the city's relationship to its waterfront for the 21st century and beyond. Just as the waterfront hosted the industrial uses that were the city's economic backbone in the 1900s, in the future, new uses and activities will define a new era for Bridgeport. Mixed-use development, diversified jobs and entrepreneurship, vibrant public space and programming, coastal resiliency, and a connected waterfront pathway throughout the city will support economic vitality and an improved quality of life in Bridgeport.

The Bridgeport waterfront presents a once-in-a-lifetime opportunity. A key reason for creating this very plan is to make the highest and best use of that opportunity, raising expectations within the city for waterfront development. With careful planning and a view toward the long term, development of the waterfront will transform obsolete industrial sites into visible, vibrant spaces for work, living, and play.

This Opportunity Sites Section offers a window into the future. It is meant for residents as a promise of a better waterfront, for City officials as support against pressure to approve mediocre or unimaginative development proposals, and for potential investors as a signal that Bridgeport is ready to support quality development and a world-class waterfront unlike any other in Connecticut.



Why Focus on Opportunity Sites?

After decades of living with an under-utilized waterfront, it is easy to think mostly about the short-term, reasoning that “anything is better than nothing.” This Waterfront Bridgeport Plan and particularly the Opportunity Sites Section set a higher standard, because Bridgeport deserves more on its waterfront. Water-adjacent sites offer higher value than other types of property, and taken altogether, 24 miles of urban shoreline offer unparalleled opportunity for Bridgeport. Savvy cities across the globe understand the power of the waterfront—and of having and implementing a waterfront vision—and Bridgeport’s waterfront requires a similarly holistic, forward-thinking vision.

This Opportunity Sites Section lays the groundwork to shift expectations: Just look at Pittsburgh, where twenty-five years of public and private efforts went into revitalizing its formerly industrial waterfront, or the City of Somerville, which persevered to ensure that short-term, generic big-box development did not foreclose future opportunities at Assembly Row on the Mystic River (see sidebar). Or even Boston, which waited almost thirty years for the South Boston waterfront to come into its own.

Development—and investment that goes with it—can provide amenities such as public spaces and access, programming, and events that invite community use and enjoyment of

a waterfront for all. Thoughtful shaping of the Opportunity Sites in this section can yield higher-quality development that engages the waterfront as a public good, as a way to enhance Bridgeport’s image, and as an economic engine for the 21st century.

To envision this future, this Section features key sites along the waterfront where near-term opportunities for positive change are greatest. Development of these sites makes sense because of market conditions, site location, interested parties, or adjacent momentum. The six sites presented here build on existing momentum and create highly-visible signs of positive change. These are places where revitalization could happen quickly and have great effect on perceptions of the waterfront, adjacent neighborhoods, and the image of the city. This Opportunity Sites Section complements the Framework and Activation Sections in this Plan but can stand on its own as a vision for developing these key sites.

Transforming Expectations



Somerville’s Assembly Row development on a former industrial site turns outlet shopping on its head, with outdoor dining and movable seating, a walkable urban street grid, and a riverfront park that includes space for live music and events. Image Source: Assembly Row/Instagram



Pittsburgh’s Three Rivers Park system took many years to come together through careful public-private partnerships. Now it is a popular attraction generating further redevelopment along the waterfront. Image Source: Ohio River Trail Council

City's Commitment

The City commits to being a staunch advocate for exceptional waterfront development and understands that waterfront revitalization is a game changer for Bridgeport. This advocacy has many facets and began with the City commissioning of this Waterfront Bridgeport Plan. During waterfront planning, the City supported a robust public participation process and painstakingly researched, parcel by parcel, the potential for a public waterfront pathway. With this Opportunity Sites Section, the City sets a clear and transparent standard for waterfront development that provides consistent guidance for investors.

No matter where the development, City officials will provide support for investors in the following areas:

- **Waterfront zoning** outlining desired uses, required public amenities, and design requirements—clear and transparent requirements that remove the guesswork.
- **Streamlined permitting** process that works with developers who are committed to quality and world-class outcomes (a good example is NYC's online Waterfront Navigator).
- **Active recruitment of regional developers** with experience in waterfront and dense urban development.
- Support for **comprehensive waterfront**

marketing through partnerships with a waterfront coalition meant to enhance visibility, marketability, and value along the city's shoreline.

- **Public programming** support to the above waterfront organization, in coordinating activities, identifying funding sources, and drawing local and regional audiences.
- **Enforcement of city regulations** including blight ordinance, access to City Rights-of-Way and properties, Land Development Agreements, and zoning approval conditions.
- **Infrastructure and streetscape improvements** on City property adjacent to sites, where possible.

Prioritization of Opportunity Sites

The Opportunity Sites included here were selected based on a set of criteria chosen to identify those waterfront parcels that serve as the best near-term catalysts for positive change:

- Identify sites that **offer much-needed public access and open space** for neighborhoods that lack parks and waterfront access.

- Identify sites that have **brownfield remediation underway or that need no cleanup** for development.

- Look for sites that can **draw momentum from existing and new water-based recreation** such as marinas and boat launches while **protecting existing water-dependent uses** such as shellfishing.

- Focus on **parcels owned or otherwise controlled by the City of Bridgeport** and on **privately-owned property where owners have expressed interest in relocating and/or redeveloping**.

- Identify **property adjacent to or near existing momentum for positive change** such as new waterfront development, infrastructure improvements, or new businesses.

- Identify waterfront land that can, even in small patches, be **restored or allowed to return to its natural ecological state** to support coastal resiliency (see sidebar on next page as well as Framework Section for more details)

- **Avoid or mitigate flood risk** by identifying appropriate land uses in areas most prone to storm surges and flooding.

Overall Strategy

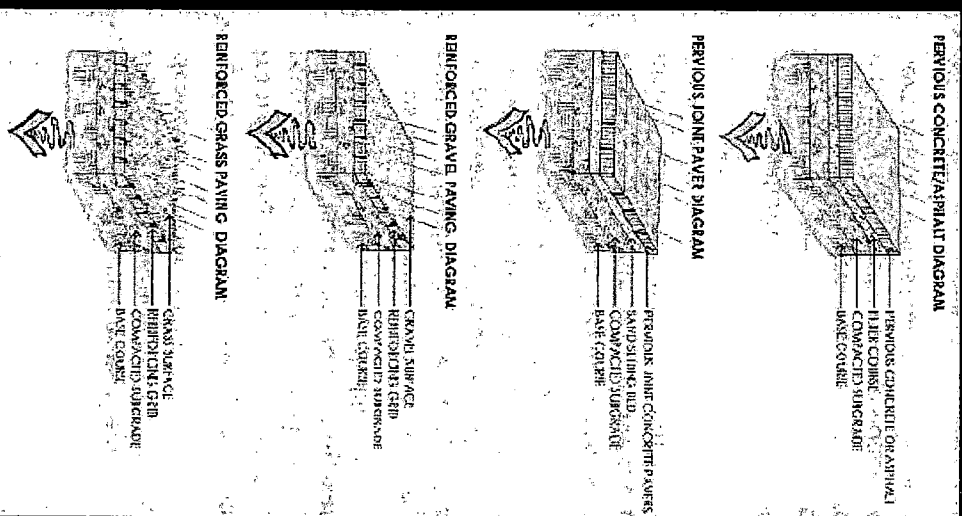
The Opportunity Sites highlighted here support an overall waterfront revitalization strategy that focuses efforts in key places to build on existing momentum, maximize visible positive change, and utilize a range of tools to activate the waterfront. Some sites support transit-oriented development (TOD), particularly near the planned Barnum Station project and adjacent to the Downtown train station. Others recognize development limitations due to flood constraints and utilize placemaking and natural restoration as activation strategies. Still others look to near-term uses as longer-term development strategies address complex issues of environmental cleanup and site access.

In all, these opportunities illustrate ideas for the City, property owners, and others, in thinking big about the possibilities inherent in the waterfront and collaborating to ensure that these 24 miles of shoreline are the catalyst for positive change in the city.

Building for Resiliency

Redevelopment of any site along the waterfront in Bridgeport should factor in long-term environmental needs and City goals for resiliency. Storm surges and sea level rise will affect many lower-lying or less-protected sites, so elevation or flood protections may be needed. The Resilient Bridgeport project currently underway is designing flood protection infrastructure for parts of the South End. Additionally, a setback from the water's edge is recommended on all sites, which not only protects development from flooding but also provides room for public water access and the public pathway.

Even on higher-elevation sites, Low Impact Development (LID) building practices should be incorporated to reduce stormwater runoff, thereby improving water quality and mitigating flash flooding. The 2011 Pequonnock River Watershed Plan provides useful details on a wide range of LID elements and how they could be incorporated into local sites. These elements include "green" gutters, rain gardens, permeable paving (see diagrams at right), and natural restoration of the shoreline.



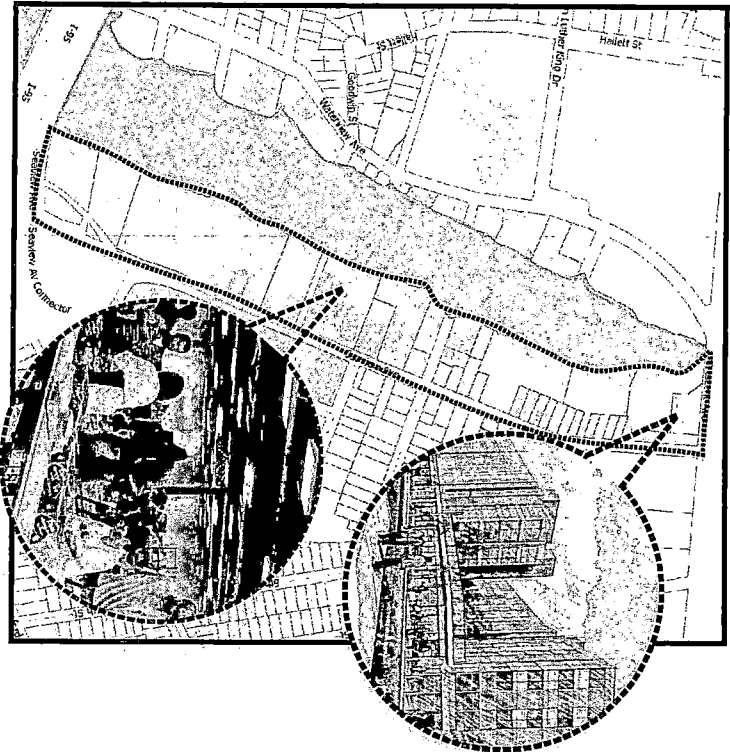
Permeable paving options to reduce runoff. Image Source: Pequonnock River Watershed Plan.

City of Bridgeport, Connecticut



Opportunity Site A: Yellow Mill East

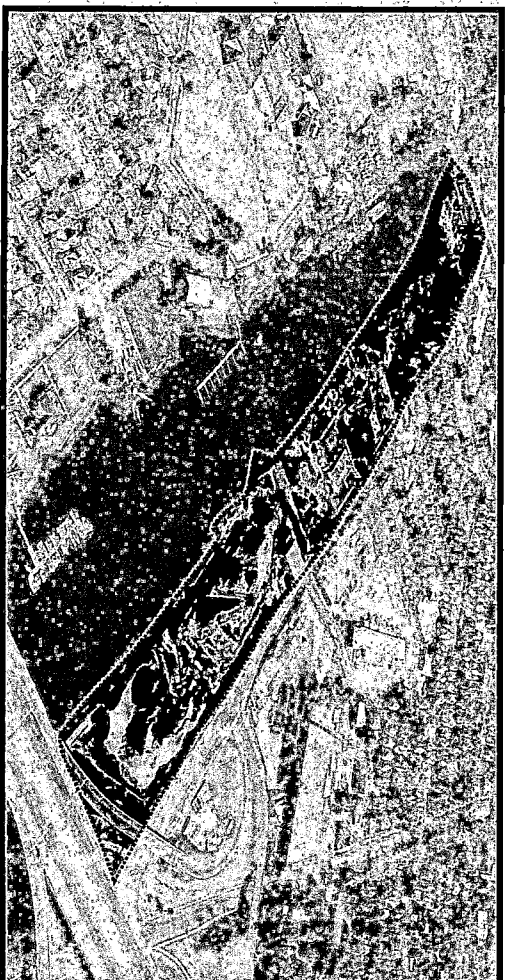
NUMBER OF PARCELS	34
CURRENT USES	LIGHT + HEAVY INDUSTRIAL, RESIDENTIAL
ACREAGE	22.25
SHORELINE:	0.56 MILES OR 2,941 FEET
ENVIRONMENTAL STATUS:	MIXED, SOME PARCELS MAY REQUIRE REMEDIATION
FLOODPLAIN STATUS:	VAST MAJORITY OF SITE OUTSIDE FEMA FLOODPLAIN; ONLY VERY SMALL PORTION OF SOUTHERNMOST PARCEL WITHIN ZONE AE (EL 14 FT)
CURRENT STATUS:	MIXED; SOME OWNERS INTERESTED IN REDEVELOPING OR RELOCATING

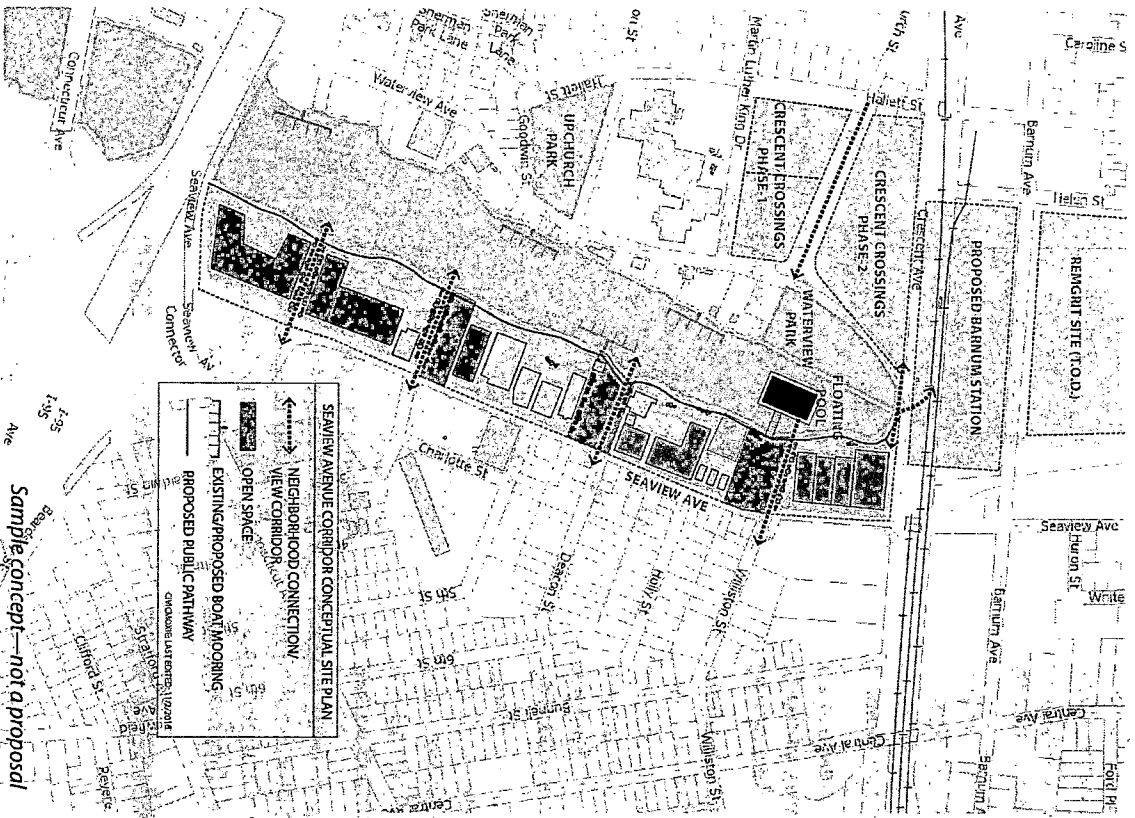


Site Summary

The highly accessible Yellow Mill East site serves as a main connector from Downtown and I-95 to Bridgeport Hospital and the planned Barnum Station. This particular section of Seaview Avenue runs from Stratford Avenue at Exit 29 of I-95 along the Yellow Mill Channel in the East End neighborhood, up to Crescent Avenue. The properties comprising this Opportunity Site are located between the western side of Seaview Avenue and the Channel, are under multiple ownership, and include industrial uses and a few single-family homes.

Surrounding this Opportunity Site are signs of change, including the redevelopment of the former Father Panik Village into the Crescent Crossings mixed-income residential development on the west side of the Yellow Mill, as well as potential Transit Oriented Development (TOD) residential projects near the future Barnum Station. There is a concentration of single-family homes in the area, some of which are part of the Deacon's Point Historic District, and Bridgeport Hospital is working within the community to improve this physical gateway to the hospital.





Why Here + Why Now?

This Yellow Mill East Opportunity

Site benefits from three factors:

- momentum, visibility, and prime location. Located along the Yellow Mill Channel, the site is a hidden gem and surprisingly bucolic; it sits on a calm stretch of water that could host water-based recreation and create ideal opportunities for East End neighborhood connections to the waterfront. Combining easy transit access with a water location, this site offers many benefits and unique opportunities for redevelopment:

- Proximity to the future Barnum Station (set to open in 2021).
- Surrounding momentum from other housing developments (Crescent Crossings and planned TOD development near Barnum Station).
- Bridgeport Hospital/Yale New Haven Health has made investments in improving the corridor; current improvements to the Seaview Avenue corridor farther north are ongoing.
- A current landowner, O&G Industries, wishes to relocate from this site.
- Other owners are open to discussing the establishment of public access (via pathway) along the water.
- Yale New Haven Health currently has a 20-year option on developing several properties along the corridor that runs out in August 2017; a partnership with the City could lead to beneficial redevelopment of these parcels.
- This Opportunity Site is not within the hundred-year floodplain, and thus is better suited for housing than some other locations.
- High visibility and easy access from I-95 make it an ideal site for revitalization and redevelopment of the site can support momentum for other waterfront change.
- Improvements at intersection of Seaview Avenue and Crescent Avenue will enhance sightlines and ease traffic flow.

Suggested Uses + Amenities

The goal is to maximize the development potential of this site, fostering 21st-century/jobs and lifestyle choices. As a medium-density TOD development, this Opportunity Site would have the potential to draw Millennials as a place to live, work, and play. Including work-live units for young artists, co-working spaces, or maker labs, and combining these forward-looking spaces with a mix of housing, recreation, and open space can provide a waterfront development unique in Bridgeport:

- TOD housing (northern portion of site)
- Child care facilities (northern portion of site)
- Co-working and innovation space (southern portion of site)
- Artist live/work
- Maker space (a shared creative lab or workspace, often with equipment like 3D printers)
- Water recreational access/facilities
- Green infrastructure/green roofs

Site Design Considerations

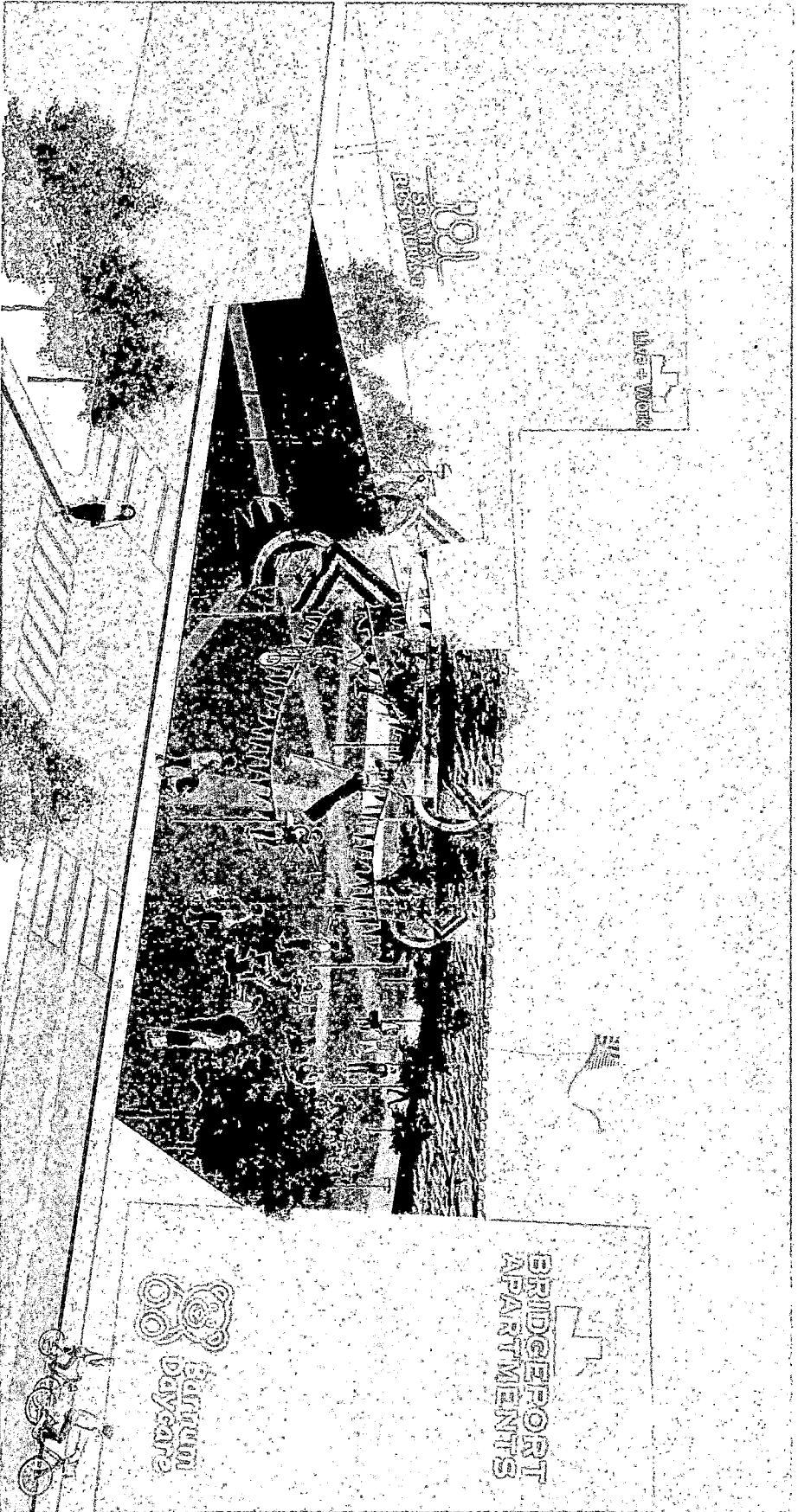
The Yellow Mill East site can create a new waterfront image as a mixed-use site with public space and active ground-floor uses with the following goals:

- **Active ground floor public uses:** pathway and public gathering spaces; access to water-based recreation (a floating pool, kayaking, paddleboats, etc.), childcare, office/maker space.
- **Appropriately scaled:** four-to-five story buildings on the northern end of the site transitioning to relatively high-rise mixed-use residential/innovation uses on the southern end, meant to act as icons for the waterfront and be visible from I-95.
- **Pedestrian and bike connections to Barnum Station and Crescent Crossings:** via the waterfront path.
- **View corridors** between buildings provide points of access to the pathway from Seaview Avenue and the existing residential neighborhood to the east.
- **Green design and natural restoration** including the possible transformation of a combined sewer outfall from Deacon Street (as well as one where Crescent Avenue crosses the Yellow Mill) into a green bio-filtration area.

Activation Options

Specific waterfront programming and recreation opportunities appropriate for this Opportunity Site are listed below. Additional details for these can be found in the Waterfront Activation Section:

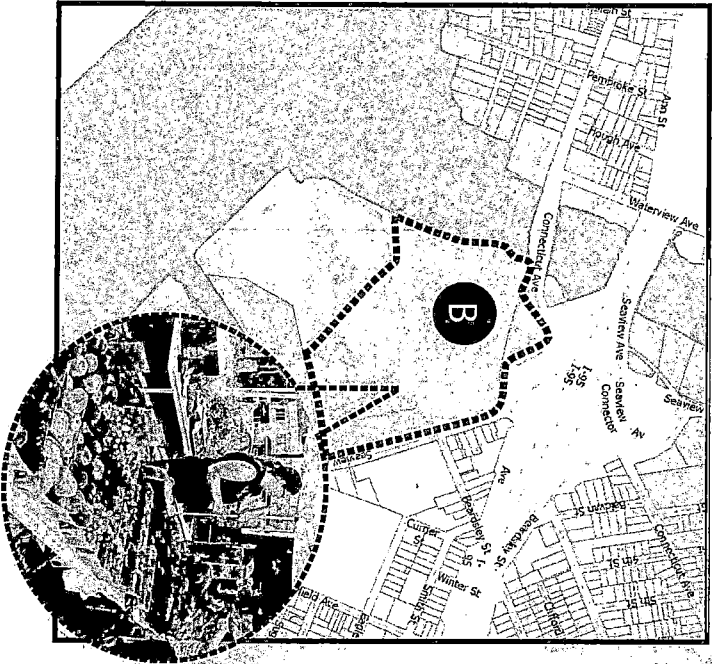
- Kayaking and canoeing
- Pocket park and play area with BBQ grills and eating areas for neighborhood residents and all potential users
- Raised community garden beds
- Floating pool on Yellow Mill Channel



View from Deacon Street looking across a small open space or pocket park proposed for this site on Seaview Avenue, intended to better connect the East End neighborhood to the waterfront pathway and provide views of the Yellow Mill Channel, as well as green space for neighborhood families and residents of future development. *Sample concept—not a proposal*

Opportunity Site B: Seaview Plaza

NUMBER OF PARCELS	1	VACANT INDUSTRIAL + BOAT STORAGE
CURRENT USES	28	
ACREAGE	0.27 MILES OR 1,427 FEET	
SHORELINE:		DOCUMENTED BROWNFIELD, HAS REMEDIAL ACTION PLAN (RAP) BUT HAS NOT YET BEEN REMEDIATED
ENVIRONMENTAL STATUS:		FLOODPLAIN STATUS: SMALL STRIP ON WESTERN SIDE WITHIN FLOODPLAIN (WATERFRONT PATHWAY WOULD BUFFER SITE)
CURRENT STATUS:		PROPOSED DEVELOPMENT PLAN SUBMITTED FOR ZONING APPROVAL



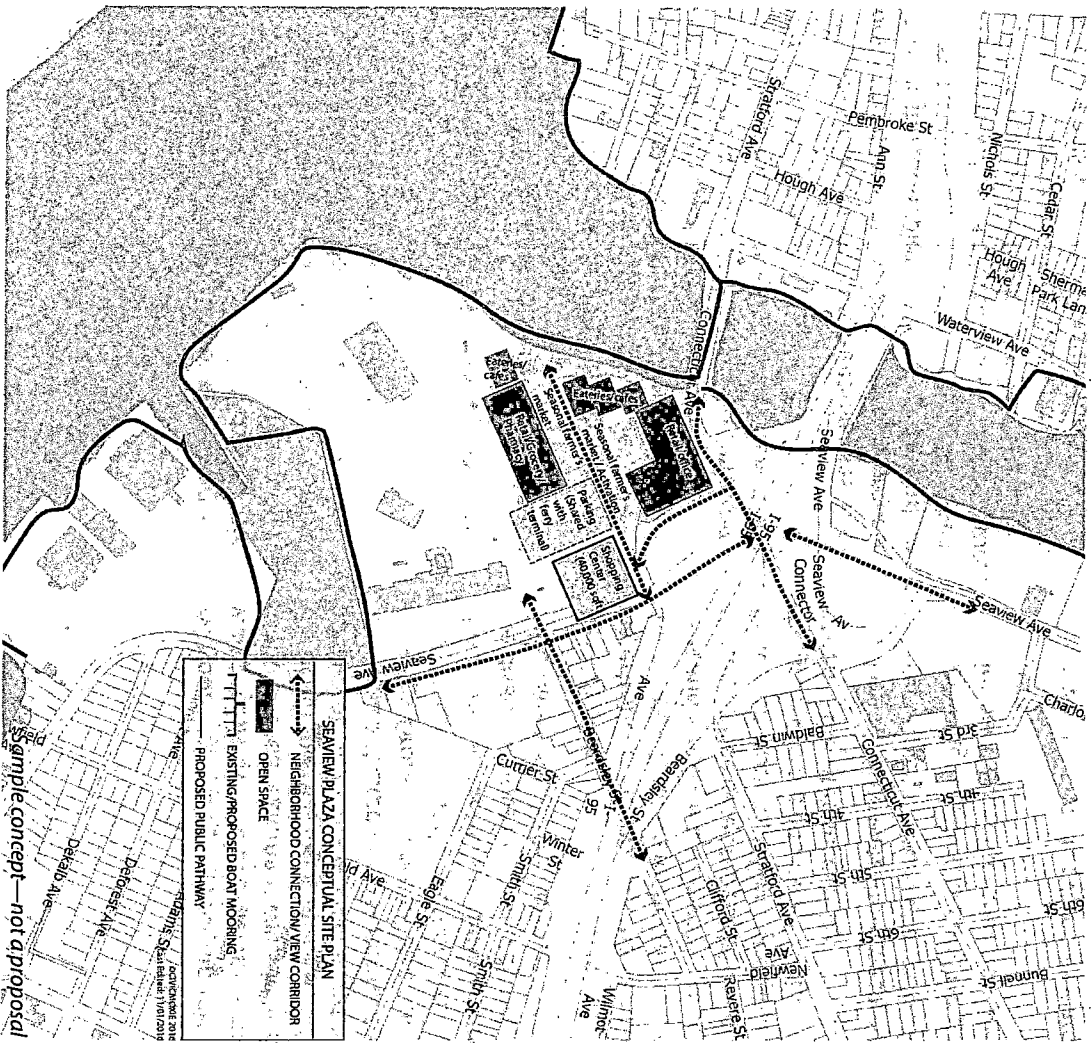
Site Summary

Seaview Plaza, the former site of CarTech on Seaview Avenue, not only serves as a future gateway for the relocating Port Jefferson Ferry terminal (and the East End as a whole), but it also has high visibility from I-95 and neighboring Steelpointe Harbor development. This Opportunity Site offers potential to connect the momentum and future amenities of Steelpointe Harbor to the surrounding neighborhood, helping forge a stronger link across the Yellow Mill Channel and into the East End while creating direct connections to the

waterfront from the adjacent neighborhood and Newfield Park.

Access to waterfront recreation from this site is a high priority, since the parcel occupies a prime location where the Yellow Mill Channel opens into the harbor. It is also right across the channel from the Bass Pro Shops, and part of the site is used for dry boat storage by the retailer. Seaview Bridgeport, LLC has submitted a general development plan for the site, which is awaiting zoning approval.





Why Here + Why Now?

- Currently, Seaview Plaza has perhaps the greatest momentum of any waterfront redevelopment location, with strong developer interest and site readiness. Ideally situated for access and visibility, this site can benefit from comprehensive waterfront planning and vision.
- This site **builds on nearby existing and planned development** at the new Port Jefferson ferry terminal and Steelpointe Harbor.
 - Proximity to the new ferry site offers potential to **attract many of the approximately one million ferry passengers each year** for shopping, farmer's markets, and dining.
 - There is enough acreage to support **significant public space** for events and special programming.
 - Possibilities abound to **offer much-needed waterfront access to the East End** by designing strong connections between the site and neighborhood.
 - A public pathway segment here, when added to the access planned for Steelpointe Harbor, will **establish a significant piece of the pathway...** creating a local and regional destination.

- This site has high value for attracting a **regional market beyond the typical big-box retail site.** This waterfront location is a unique advantage for growing the market and putting Bridgeport ahead of other coastal communities in Connecticut.

Suggested Uses + Amenities

The goal is to encourage a dense and vibrant site that takes full advantage of the urban waterfront location. Seaview Plaza must offer something unique; uses and tenancies here should be geared toward local and regional demand and can also provide convenient, attractive shopping options for Port Jefferson Ferry passengers as they arrive and depart from the relocated terminal.

This site can accommodate multiple uses. The goals should be the inclusion of active ground floor destinations along the waterfront path to capitalize on the waterfront access and extract maximum value for the location. A grocery store has been proposed for this site, which would be a welcome addition for East End residents who lack access to fresh, healthy food. Food destinations could also draw from the potential customer base of nearly one million annual future Port Jefferson ferry passengers.

However, a grocery store alone will not make this waterfront site a successful, vibrant place.

Without accompanying programming, a walkable site plan, and other attractions for foot traffic, development will add little to the neighborhood fabric and will not take advantage of the greater value and potential wider market exposure a waterfront site provides. Grocery stores are also traditionally inward-looking, and the other uses on the site, as well as careful site design, must offset the disadvantages presented by a possible suburban-style big-box format.

The size of the site, and its ability to provide waterfront connections to the East End make this an ideal location for hosting more public uses and employing placemaking/activation strategies (see case study sidebar and Activation Options, following pages) adjacent to the grocery store and public pathway that will enhance the site's success by:

1. Ensuring the waterfront becomes a centerpiece instead of a mere backdrop
2. Drawing more visitors and residents for longer visits, rather than just brief grocery runs
3. Ensuring this site promotes water and pedestrian access instead of just automotive use
4. Giving the site a unique identity

Recommended uses and site features include:

- Destination food and retail
- Grocery store that has urban development experience and a track record
- Cooking school/event space
- Brewpub/micro-brewery
- Public gathering space with electrical, water, and data hookups
- Farmers' market, which can be established as early as summer 2017 while the grocery store is under construction, and which can complement a larger theme of health and food access in collaboration with the store once it is open
- Indoor/outdoor public market hosting regional foods and showcasing local agriculture and shellfishing.

Site Design Considerations

Seaview Plaza can set a new standard for the Bridgeport Waterfront development and support the success of the future build out of Steelpointe Harbor by increasing visibility of the city's waterfront and creating a regional destination for permanent and temporary uses. Design goals include:

- Establish a central axis connecting Seaview Avenue and the adjacent East End

- neighborhood to the waterfront.
- Provide a view corridor from Seaview Avenue to the waterfront.
- Provide public open space in the form of a plaza and gathering space.
- Site smaller-scale uses and buildings along the waterfront access path with outdoor tables and seating.
- Break up the mass of buildings to allow visual and physical access to the waterfront, with shorter buildings at the waterfront and taller buildings at Seaview Avenue and along adjacent property lines.
- Larger uses should be sited to avoid blocking views and access to the waterfront.
- Employ a shared parking strategy to minimize parking.
- Locate parking away from the waterfront path so that active uses and buildings can contribute to the use of the public pathway.
- Situate buildings to create a plaza connected to the waterfront, which can host a seasonal farmer's market and other activation programming throughout the year.

ReFresh Project: New Orleans, LA



Spanish-language cooking and nutrition class held in the ReFresh Project's Goldring Center for Culinary Medicine Image Source: ReFresh Project/Facebook

The ReFresh Project is a community-centered healthy food hub anchored by a vacant former grocery store building renovated in 2013-2014. Tenants include a Whole Foods Market, Liberty's Kitchen (a café/culinary training program for at-risk youth), and the Goldring Center for Culinary Medicine (run by Tulane University), as well as offices for a charter school, children's services center, the Crescent City Community Land Trust, and a neighborhood development organization called Broad Community Corporation (which developed the mixed-use site).

The ReFresh site, also hosts a teaching farm in partnership with local urban agriculture organizations and a small farmer's market. Whole Foods used a smaller floor-plate "urban format" to keep prices more affordable for residents of the lower-income neighborhoods along Broad Street. ReFresh combines this fresh food access with regular programming, cooking and exercise classes, education, and job training to promote holistic community wellbeing along the Broad Street corridor.

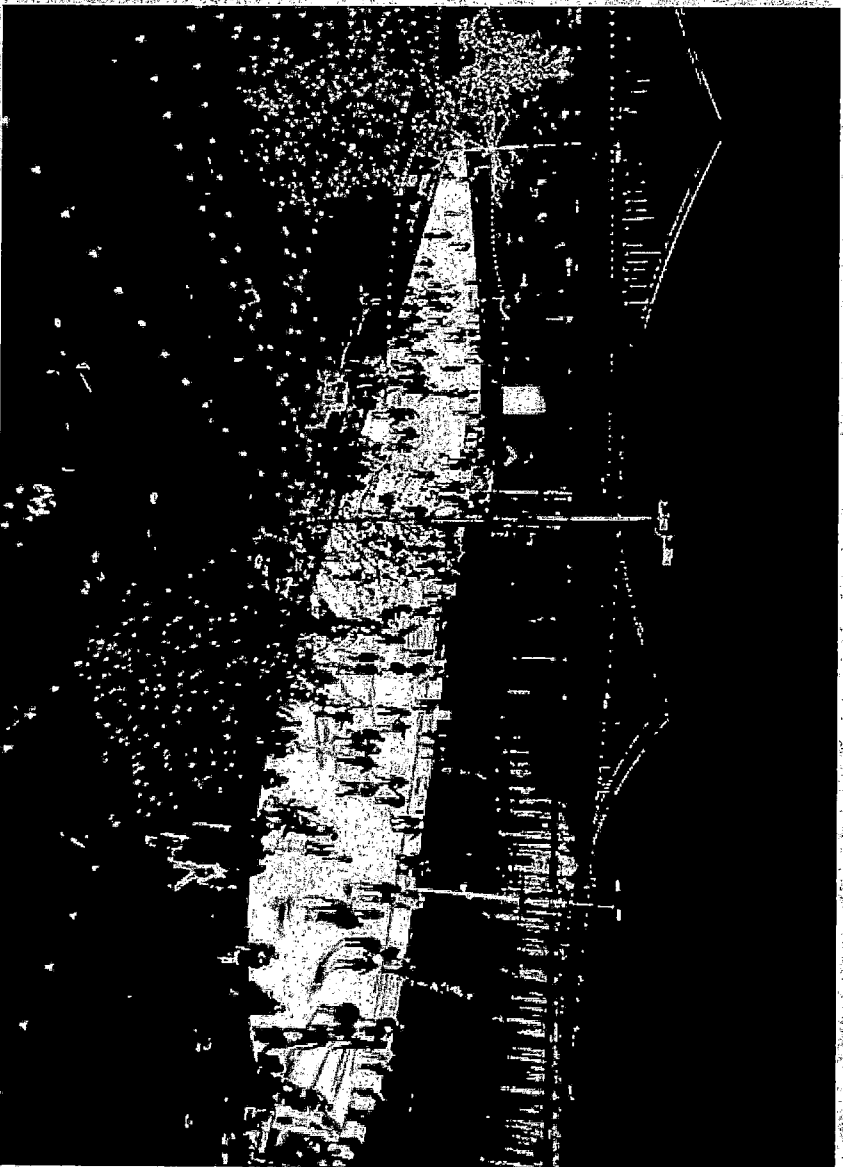


Outdoor events in the parking lot of the ReFresh Project site draw in residents of the surrounding neighborhoods and increase the market's customer base, while fostering a stronger sense of community. Image Source: Broad Community Connections

Activation Options

An outdoor farmer's market with cooking demonstrations, kids' activities, music, and other programming could enliven parts of the site before and during construction, while providing much-needed neighborhood access to fresh food in the short term. In the long term, a market could be incorporated into a public plaza built as part of the site plan, as a unique waterfront attraction.

- Seasonal outdoor farmer's market with live music, art vendors, or healthy cooking demonstrations.
- Outdoor eating areas and seating facing waterfront and pathway.
- Flea markets and holiday markets.
- Seasonal programming.
- Water-based recreation access including a visitor public boat landing (useful for grocery store runs) and sailboat rentals.
- Exercise stations along the pathway.
- Morning boot camp or jogging sessions.
- Food truck or weekend food festival events
- Ice rink for wintertime recreation and temporary site activation.

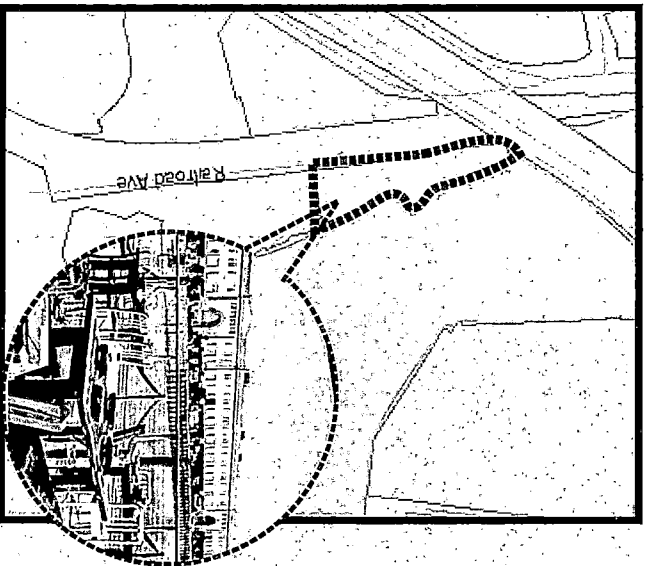


Penn's Landing in Philadelphia features an annual ice rink as part of its WinterFest, coupled with an outdoor holiday market, winter beer garden, and fire pits. The rink is sponsored by Blue Cross Blue Shield and other local businesses and agencies. Image Source: M. Edlow/Visit Philadelphia

“This opportunity area is a gateway for the future Port Jefferson ferry terminal, has high visibility from the Interstate, and is a gateway for the East End as well. Seaview Plaza offers potential to connect the momentum and future amenities of Steelpointe Harbor to the neighborhoods surrounding that development. This site makes the link across the Yellow Mill Channel and into the East End. Uses here should be geared toward local and regional demand.”

Opportunity Site C: Current Ferry Terminal (330 Water Street)

NUMBER OF PARCELS:	1
CURRENT USES:	TRANSPORTATION/INDUSTRIAL
ACREAGE:	0.76 ACRES
SHORELINE:	0.27 MILES OR 1,427 FEET
ENVIRONMENTAL STATUS:	NO DOCUMENTED BROWNFIELDS
FLOODPLAIN STATUS:	ENTIRELY WITHIN FLOODPLAIN
CURRENT STATUS:	OWNED BY BRIDGEPORT PORT AUTHORITY AND LEASED BY PORT JEFFERSON STEAMBOAT COMPANY

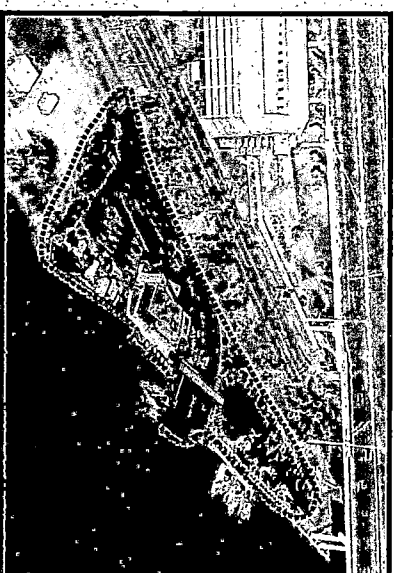


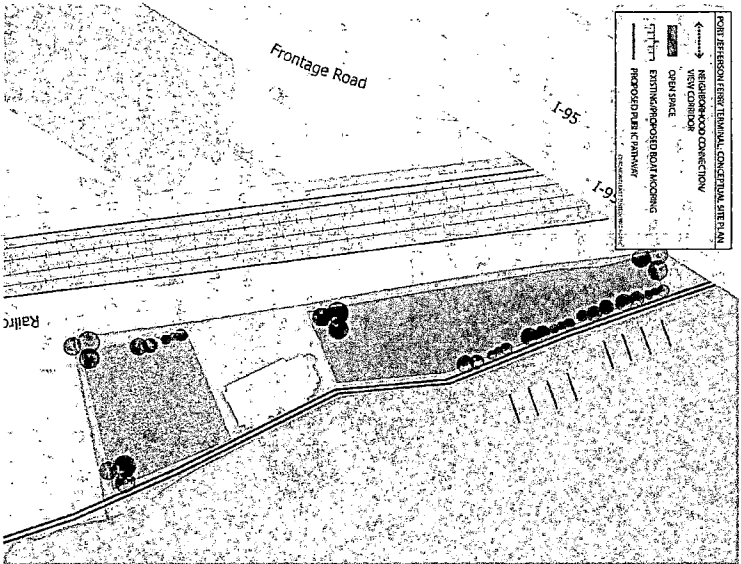
Site Summary

The Bridgeport-Port Jefferson Steamboat Company, founded in 1883, currently operates its ferry service from this site, which it leases from the Bridgeport Port Authority. Sandwiched between the Downtown train station and the Harbor Yard sports complex, this relatively small site is visible from the northbound lanes of I-95, but has generally weak visibility and physical connectivity to the rest of Downtown and South End. Once it secures the necessary approvals and permits, the ferry company will relocate across the harbor to the former Turbana Corporation dock southeast of Seaview Plaza, another Opportunity Site.

This Opportunity Site presents a valuable chance to enhance waterfront connections to Downtown and establish a public dock for visitors and excursion boats. The site currently has a bulkhead and moorings suitable for docking; it also has a small deck that could be expanded over the water to create a unique public plaza. This is the only current Downtown opportunity to dock boats and offer a public landing, and its proximity to the train station, with existing pedestrian access, makes it a prime location to attract visitors by boat, foot, and train.

It should be noted that the Bridgeport-Port Jefferson Steamboat Company has a 100-year lease on this site with the Port Authority, which will remain in effect if a water-based use is located here (including boat moorings). The condition of the moorings and bulkhead thus should be further investigated, and the permitting time frame for the ferry's relocation should be established to clarify redevelopment options.





Adjacent to the train and other Downtown attractions, this is a key Opportunity Site for the area. This conceptual site plan for the current ferry terminal highlights improving access and activity. *Sample concept—not a proposal*

Why Here + Why Now

Downtown water access and temporary boat moorings are in short supply. This current ferry site is the only spot in Downtown that could easily support a public boat dock.

- Proposed ferry relocation offers a potentially vacant site with an opportunity to create stronger, more public connections between the waterfront and Downtown.
- The bulkhead and boat moorings here can offer the only opportunity Downtown to expand boat docking space and provide visitor public landing/hourly or transient docking. (note: bulkhead and mooring condition must be examined).
- This site is walkable to the Harbor Yard sports facilities, new and proposed Downtown housing, and the Downtown train station; it is across the river from Steelpointe Harbor, just a short walk over the Stratford Avenue bridge.
- Even if the ferry company retains the lease by running water shuttles or other water-based activity from the site, these activities could still support ancillary uses.

Suggested Uses + Amenities

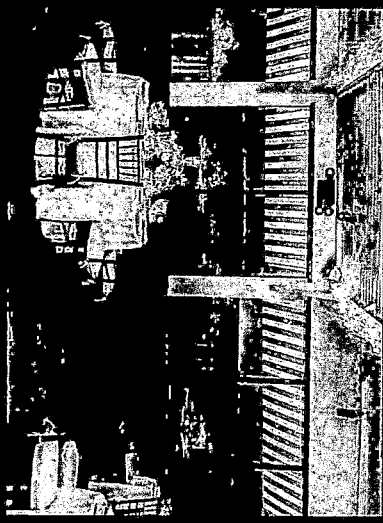
A range of uses is suggested here to accommodate two different scenarios: for the relocation of the current ferry terminal. Because the ferry has a 100-year lease with the Port Authority, which remains valid if a water-dependent use is on site, there is a possibility that this site could host a water shuttle—something proposed by the Steamship Company, in which community members expressed some interest at public meetings. An alternative scenario is that the company vacates the site completely, leaving more flexibility in reuse and re-imagining this Opportunity Site.

- In either scenario, some combination of the following could be accommodated on the site:
- Restaurant and event space in a barge moored at dock.
 - Visitor kiosk highlighting the waterfront and offering maps.
 - Public landing for water shuttles, water taxis, excursion boats, and quick drop-offs and pick-ups.
 - Visitor mooring for hourly or daily rental for those traveling through, attending events, or dining on-site or nearby.
 - Extended dock or a barge moored at the dock to create a new public “plaza” with movable deck chairs, tables, and umbrellas.

To create the new public space on this Opportunity Site, the small existing wooden deck that extends from the ferry terminal building could be expanded. Alternatively, a barge could be moored onsite, possibly with a floating dock connection. Finally, adding more lighting and seating, in the form of movable deck chairs and café tables, would make this a unique public plaza with water views on three sides. This plaza could be a lunch venue for Downtown office workers, a scenic photo spot for passengers awaiting their train or boaters tying up for the day, or a relaxing catch-and-release fishing pier for locals.

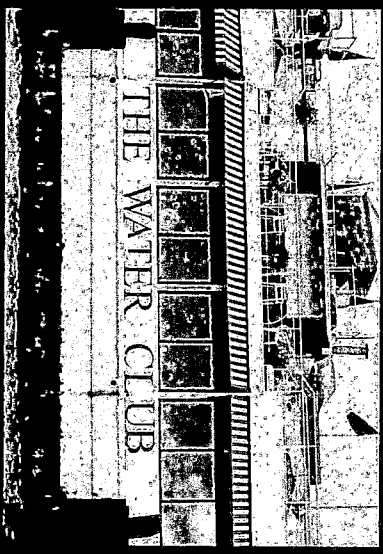
Similar examples are Boston's Charles River, where two decks along the popular Esplanade pathway draw summer sunbathers, students, and tourists, and Milford's Lisman Landing, a transient marina near the historic downtown that also hosts concerts and an oyster festival. New York City's Water Club (see sidebar) offers an unusual model as well, using a nautical theme and moored barge expansion to create an attractive destination.

The Water Club: Manhattan, NYC

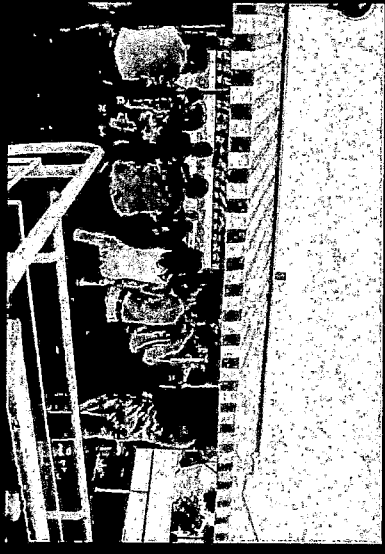


The Water Club in Manhattan expands the waterfront site on the East River with a barge converted to a restaurant and event space.

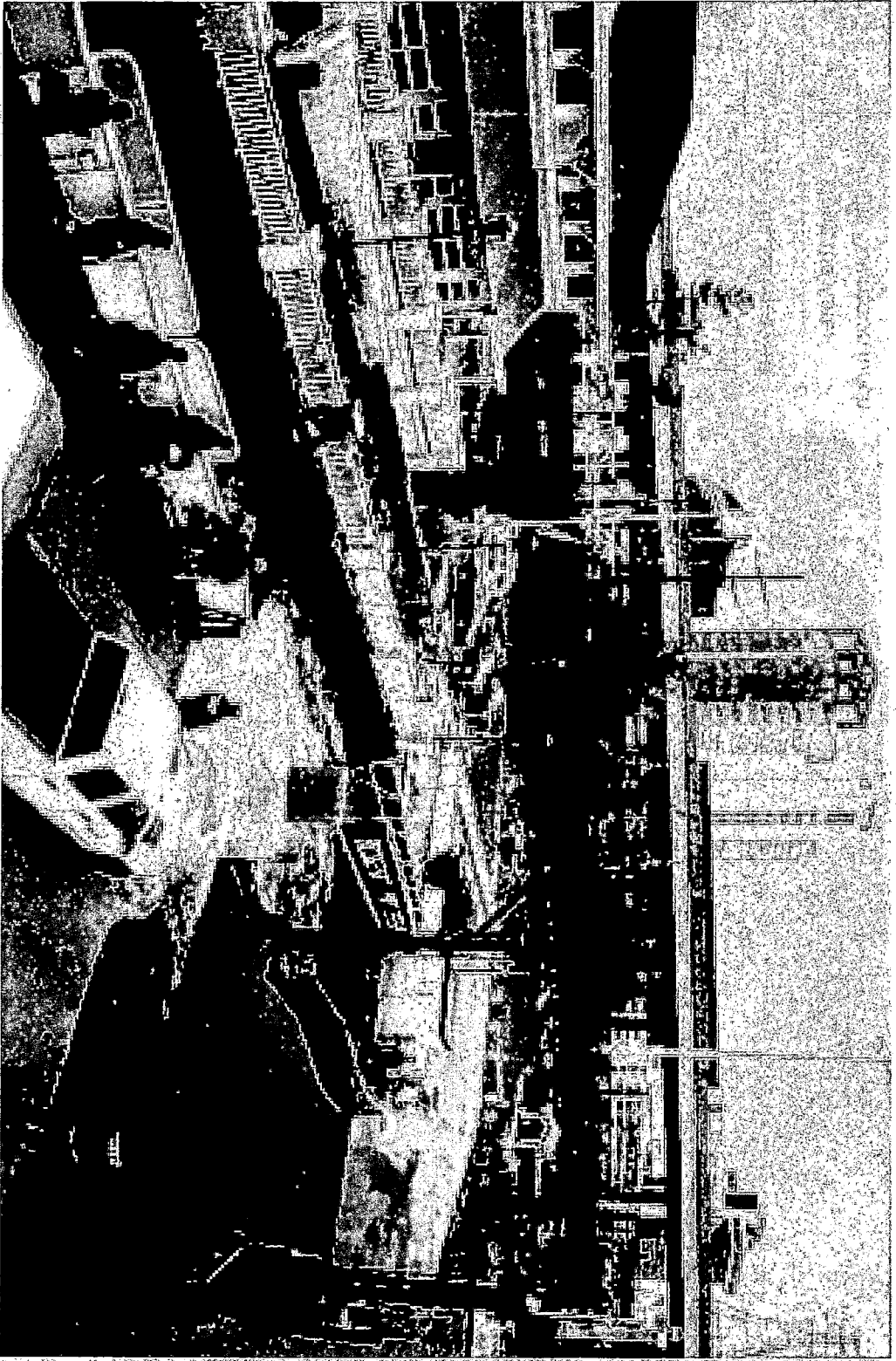
The Water Club on the East Side of New York City is a good example of how a waterfront site can be expanded, in this case by the use of a barge for both upscale dining and event space and a seasonal outdoor rooftop café and bar. This iconic spot is a destination on the waterfront adjacent to the raised FDR Drive. The highway, while blocking the site from the adjacent neighborhoods, does offer good visibility and accessibility, and the lights of the building serve as a beacon along the East River. The combination of event space, restaurant, and informal roof deck make this spot a success at attracting customers across a range of demographics.



The restaurant solves the limited parking problem by offering free valet service, advertising it as the only restaurant in NYC where you can "park at the front door."



The roof deck is transformed to the Crow's Nest in warm weather with a bar and café offering light fare. Image source for all images above: The Water Club



A short walk from Downtown Bridgeport, the train station, and the Harbor Yard sports complex with existing moorings, the current Port Jefferson Ferry Terminal site is a prime location for attracting visitors by boat. Image Source: Brian Pounds, CT Post

Site Design Considerations

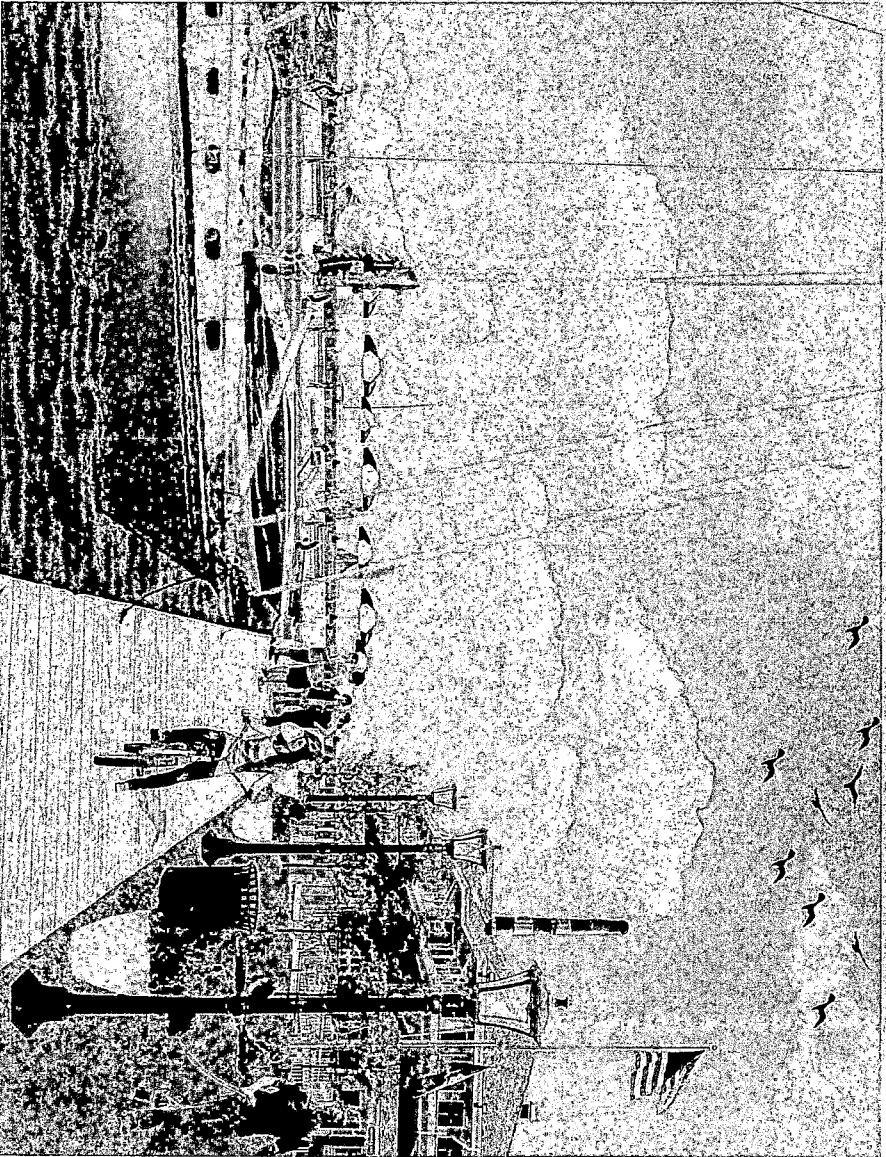
Connectivity and visibility are key goals at this Opportunity Site. The ferry terminal site can continue to host water shuttle services while accommodating other uses such as dining and event space, as well as public docking. Goals for the site include:

- Provide public space for movable seating and tables and chairs
- Use signage to connect the site to both Downtown and the South End as well as to the key destinations of Seaside Park and the Harbor Yard sports complex.

Activation Options

This site can host a multitude of activities to draw the public at various times of year.

- Visitor kiosk offering information and maps for the entire waterfront
- Summer movie series
- Special events in the restaurant or event space
- Movable deck chairs along the water
- Tables and seating for the Downtown lunch crowd
- Bike racks or even seasonal bike rental kiosk
- Catch-and-release pier fishing competitions



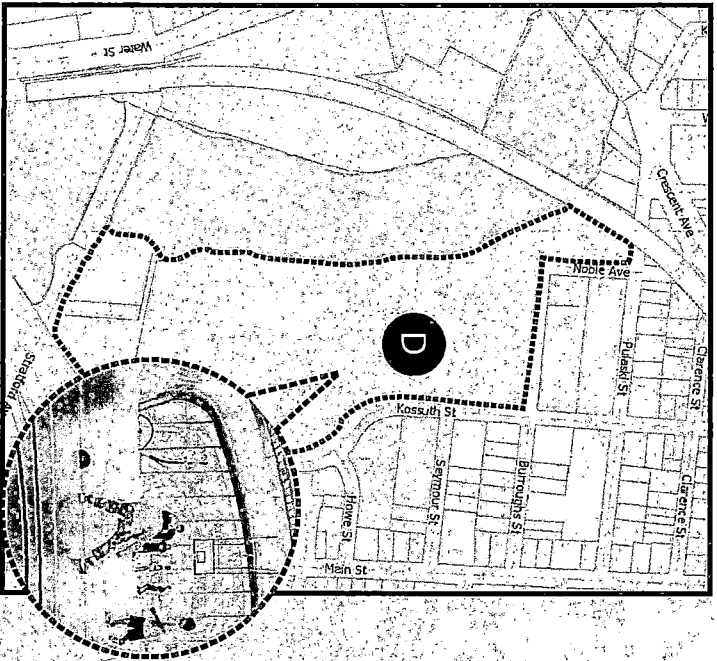
Boat moorings by the hour, a water's edge deck for relaxing, fishing, or enjoying an outdoor lunch, and clear connections to other destinations along the waterfront and in Downtown Bridgeport would all complement reuse of the Port Jefferson ferry terminal building. *Sample concept—not a proposal*

“Conversion of the ferry terminal building into a restaurant with open-air seating would add to the small but popular list of waterfront restaurants in Bridgeport; alternatively, a larger restaurant and event space on a barge moored at the dock could draw residents from Bridgeport and neighboring cities alike seeking a venue for business meetings, weddings, or other events and celebrations.”

Opportunity Site D: Shoreline Star/AGI

(141 Stratford Avenue and 255 Kossuth St)

NUMBER OF PARCELS	2
CURRENT USES	VACANT INDUSTRIAL + COMMERCIAL
ACREAGE	22 ACRES
SHORELINE:	0.27 MILES OR 1,427 FEET
ENVIRONMENTAL STATUS:	AGI PARCEL IS DOCUMENTED BROWNFIELD, UNDERGOING SITE PREPARATION
FLOODPLAIN STATUS:	PARTIALLY WITHIN FLOODPLAIN ON SOUTHERN END AND SMALL STRIP ON NORTHERN RIVERFRONT EDGE (EL. 12 FT)
CURRENT STATUS:	CITY OWNS AGI SITE, SEEKING DEVELOPER; SHORELINE STAR OWNER INTERESTED IN REDEVELOPING



Site Summary

This 22-acre site is composed of two parcels, the larger of which includes the shuttered Shoreline Star greyhound racing track; a simulcast betting facility, and an expansive surface parking lot. The former AGI Rubber Company complex is the gateway to the site from the Stratford Avenue bridge and Downtown. The three-acre AGI parcel, acquired by the City through foreclosure and undergoing the early stages of remediation thanks to a \$200,000 EPA grant, has been a detractor to the image of Downtown for several years.

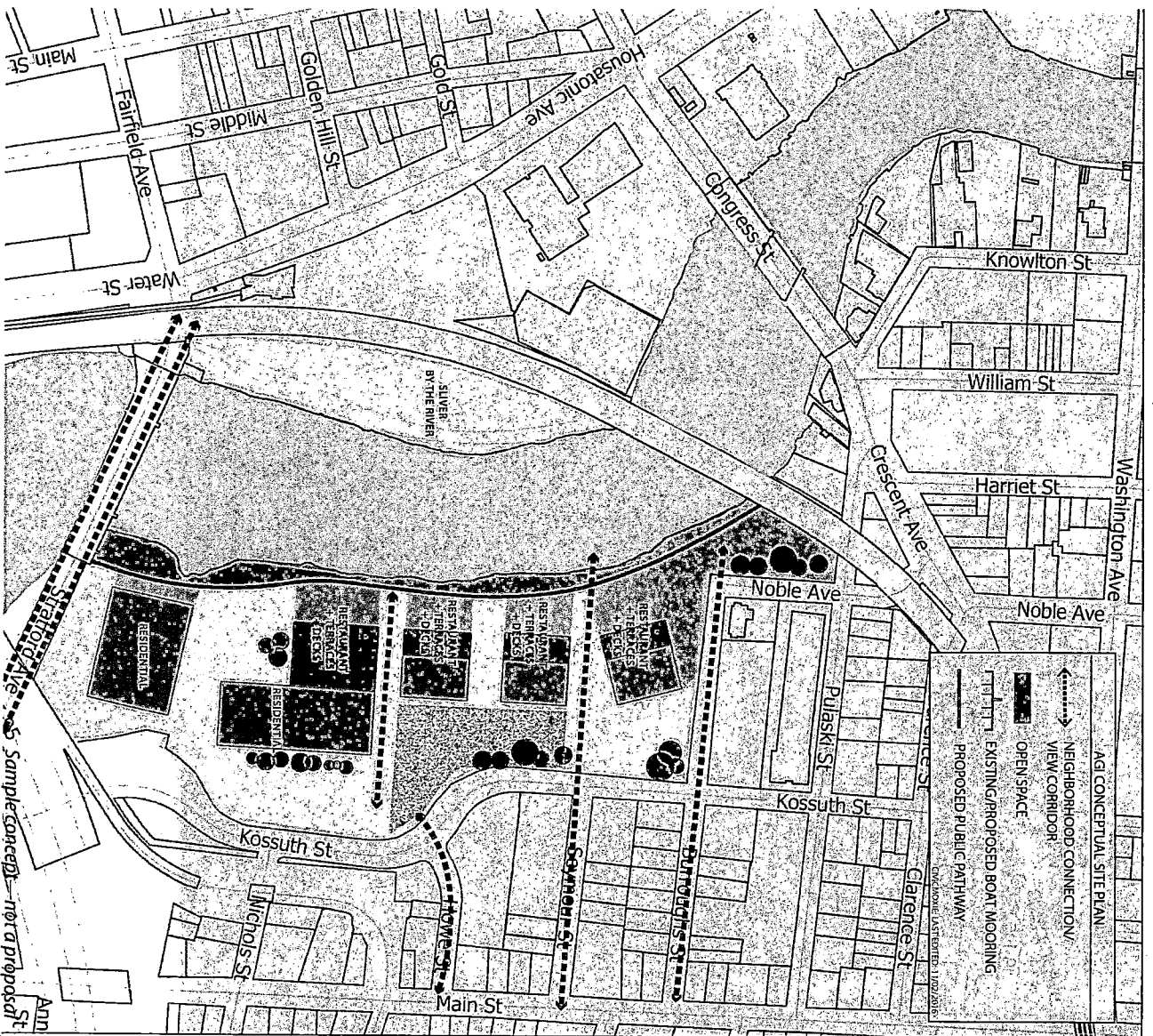
Why Here + Why Now?

- This Opportunity Site could play an important role in catalyzing waterfront revitalization citywide and offers a strong case for encouraging significant economic development and public use at the site.
- This site has high visibility from local roadways, the rail line and train station, and I-95.
- Taken together with the "Silver by the River" Opportunity Site and the Stratford Avenue bridge as a waterfront access path, this Opportunity Site feels like it is part of Downtown.



helping to expand the reach of the waterfront to this up and coming urban center and providing a unique chance to re-cast visitors' and residents' perceptions of Bridgeport.

- As another activity node, this site creates an interim destination and area of interest between Downtown and Steelpointe Harbor/Seaview Plaza – "shortening" the perceived distance between these areas and supporting increased visibility and momentum for all.
- The City is in the process of site preparation in anticipation of issuing a development RFP in 2017.
- The Shoreline Star greyhound racing track is no longer in use, leaving a significant part of that parcel empty.
- The two parcels have been rezoned to DVD-WF, which permits restaurants, entertainment, and retail as of right, already opening up greater opportunities for this site.



Suggested Uses + Amenities

This Opportunity Site is a prime TOD site and should be considered part of Downtown because of its proximity to the train station and its high visibility. It should be noted that the southern portion of the site (including all of the AGI parcel) is within the FEMA-designated 100-year floodplain. Adding fill to raise the base elevation of the site will be necessary, and LID (Low-Impact Design) features such as permeable surfaces and rain gardens are recommended to reduce runoff into the Pequanock River.

Uses and amenities that could be hosted here include:

- Mixed-use transit-oriented development and housing; daycare for residents' kids
- Co-working space
- Ground-floor cluster of several restaurants (right on the waterfront) to create a regional dining destination
- Public space for programming and events
- Water-based recreation, such as kayaking

Buffalo Canalside: Buffalo, NY

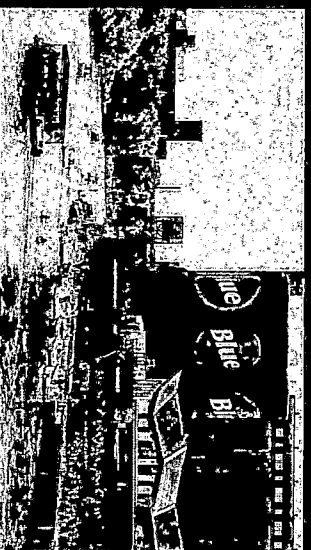


Templeton Landing, a popular restaurant with outdoor seating and lighting (background), is right off the Erie Basin Marina. This part of Canalside is just a short walk from downtown Buffalo. Image Source: The Buffalo News

The former transportation and industrial hub of Buffalo, New York has seen a revitalization of its downtown waterfront, particularly the Canalside area where the city's famous canal used to enter Lake Erie. Some of the waterfront's crumbling grain elevators and brownfield sites have been demolished, others remediated and repurposed through a careful planning process.

These sites now support a diverse range of redevelopment uses: mixed-use offices and housing at the Erie Freight House; a hockey/roller derby rink, restaurant, brewery, and beer garden at RiverWorks; a wintertime park with canals that

freeze over to create a skating "trail," and theater shows and poetry readings at the artsy Silo City. One notable location is the Erie Basin Marina, a public marina that allows hourly and daily dockage and offers easy access to a cluster of restaurants, boat tour pickups, a waterfront path, and a public park.



Remediation and reuse—or in some cases, demolition—of former industrial structures along Buffalo's waterfront has opened up new opportunities for recreation, dining, and entertainment. The RiverWorks complex includes rinks for hockey and roller derby, a microbrewery and distillery, outdoor dining, event spaces, and temporary boat slips, as well as kayak and paddleboarding rentals. Image Source: Ed Healy

Site Design Considerations

Design considerations should treat this

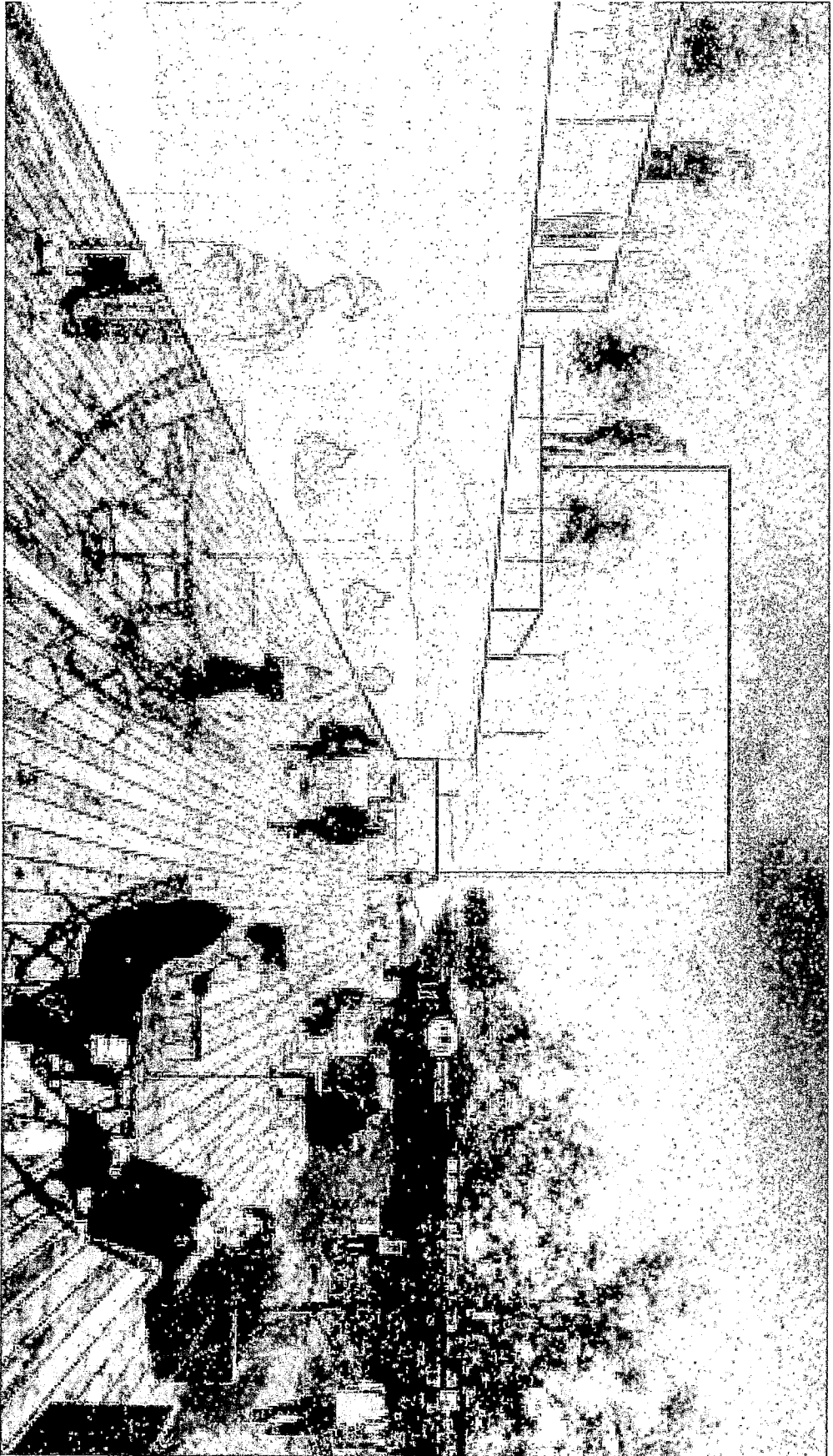
Opportunity Site as part of Downtown because of its adjacency to the Stratford Avenue Bridge and high visibility. Design goals include:

- Encourage taller buildings near the bridge and I-95 and reduce the scale of structures at the water's edge and closer to existing residential areas.
- Establish significant waterfront promenade where people can linger and ground floor restaurants can provide outdoor dining areas or live music.
- Treat the juncture with the Stratford Avenue bridge sidewalk as a seamless transition to strengthen the perception that this is a continuous pathway and that the bridge is part of this experience.
- Incorporate public art or digital media art in a highly visible location along the pathway to create a destination and support marketing of the site.

Activation Options

Bold moves will be needed to create a strong link with Downtown and create a local and regional destination. Activation suggestions include:

- Outdoor dining and seating adjacent to restaurants; open space throughout
- Signature interactive media wall or public art that sets site apart; could become a stop on the Bridgeport Art Trail
- A micro-brewery or signature restaurant
- Outdoor summer movies adjacent to restaurants and bars (customers can dine and drink outside while watching, as on Rowes Wharf in Boston)

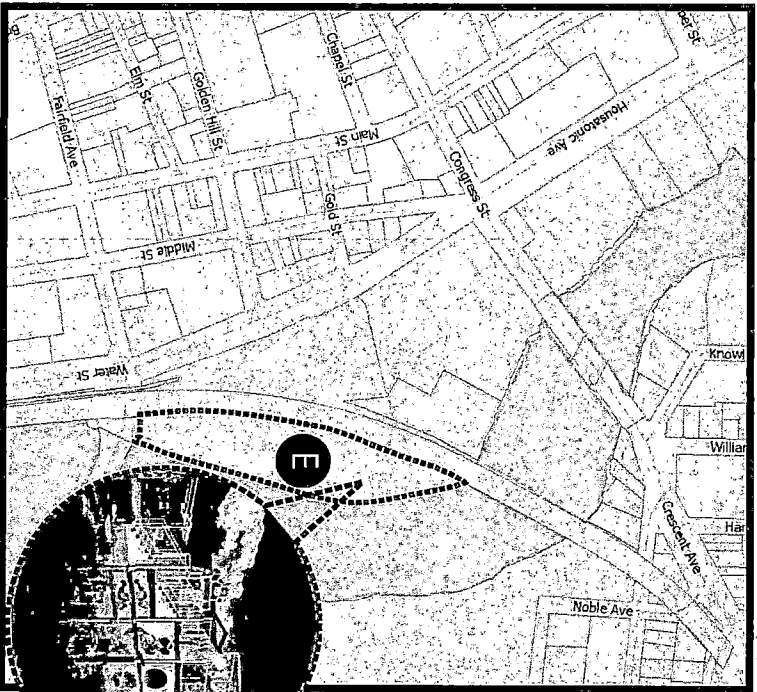


With ample space for a mix of complementary uses, this high-potential site should be redeveloped as a transit-oriented center for entertainment, dining, and water access. Building heights should step up closer to the highway on the southern end of the Opportunity Site, and outdoor seating should be incorporated throughout. *Sample concept—not a proposal*

“Highly visible from I-95, the Downtown train station and rail line, and the Stratford Avenue bridge, this location provides a unique chance to re-cast visitors’ perceptions of Bridgeport...there is also significant opportunity for economic development, converting the entire site to more active and productive use. ”

Opportunity Site E: Sliver by the River/Stratford Avenue Bridge

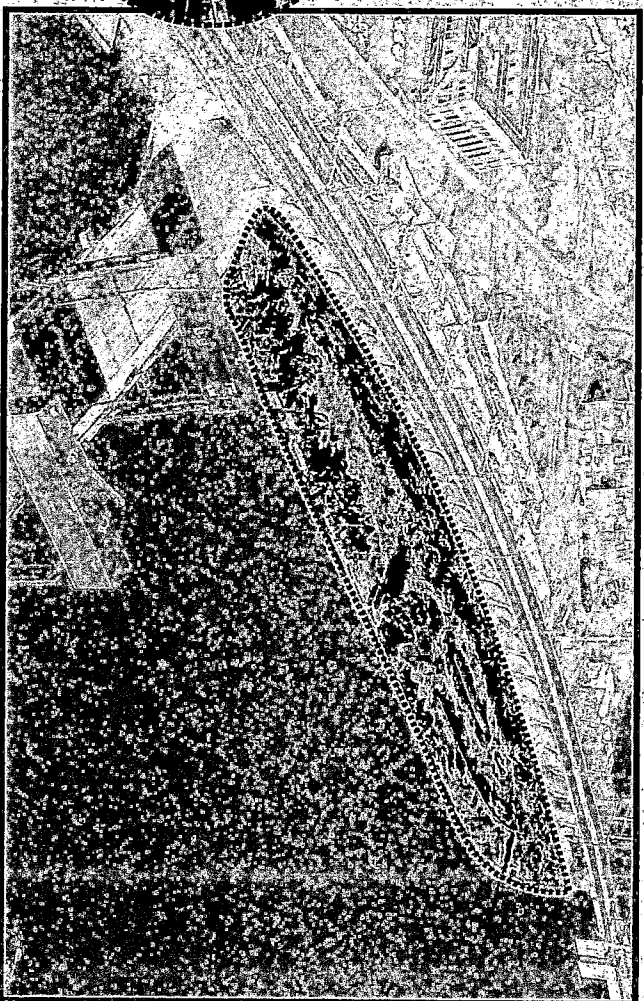
NUMBER OF PARCELS:	1
CURRENT USES:	VACANT INDUSTRIAL/PARKING
ACREAGE:	4.11 ACRES
SHORELINE:	0.2 MILES OR 1,078 FEET
ENVIRONMENTAL STATUS:	NOT A DOCUMENTED BROWNFIELD
FLOODPLAIN STATUS:	ENTIRELY WITHIN FLOODPLAIN (EL. 172 FT)
CURRENT STATUS:	CITY-OWNED, POSSIBLE RESILIENCY PROJECT SITE



Site Summary

Owned by the City of Bridgeport, the Sliver by the River site, which is within the floodplain, is a long and narrow overflow employee parking site for the nearby bus terminal. Piers are still evident where a floating restaurant, using an old Staten Island Ferry boat, once tied up here—a tantalizing sign of what an active waterfront could look like once again on the Pequonnock.

The Stratford Avenue bridge serves as a part of the public pathway and is considered an Opportunity Site here to accommodate public art, special lighting, and enhanced wayfinding to link the Sliver by the River to Downtown, and across the Pequonnock River to the Shoreline Star/AGI Opportunity Site and Steelpointe Harbor.



Why Here + Why Now?

The Sliver by the River along with the Shoreline Star/AGI Opportunity Site across the river, offer an extraordinary opportunity to create a major node of waterfront activity and development near Downtown. The Stratford Avenue bridge is also an important part of the larger pathway:

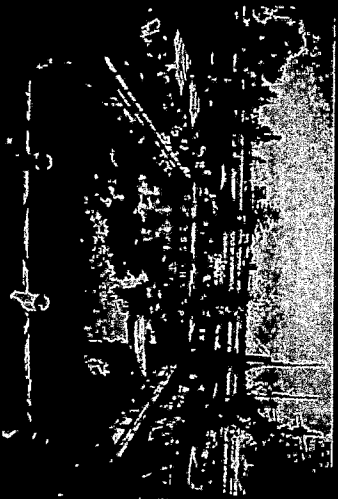
- The bridge is a highly visible link between Downtown and the momentum of waterfront development at Steelpointe Harbor and placing an activity node at Sliver by the River enhances its importance.
- With a dearth of Downtown waterfront access, the Sliver by the River can offer a much-needed respite on the water.
- Placemaking and public art opportunities, such as dramatic or colorful lighting of the bridge and temporary activities, can make the area a positive icon for the City.
- This can tie ongoing efforts at creating housing/Downtown (to draw retirees and Millennials) to waterfront development.
- The site is owned by the City with no current structures; virtually shovel-ready.
- Because the Sliver by the River's low elevation makes it unsuitable for development, it offers an exciting opportunity to introduce temporary pop-up uses and rotating programming.

Suggested Uses + Amenities

Because this site is in the floodplain and is quite narrow, it should be thought of as a blank canvas that can host changing uses and pop-ups. That means this site offers the best opportunity on the waterfront to test low-risk and high-return programming. This site has also been considered for a resiliency/natural restoration pilot project by MetroCOG. Pop-up uses and programming are compatible with restoration and resiliency strategies here:

- Partial natural restoration of the shoreline to promote resiliency
- Pop-up shipping container and temporary structures offering:
 - Beer garden
 - Seasonal restaurant
 - Ice cream stand
- Recreation area:
 - Beach volleyball
 - Bocce court
 - Horseshoe pits

Spruce Street Harbor Park: Philadelphia, PA



Spruce Street Harbor Park, a pop-up park in its third year highlighting local dining, is popular with locals and visitors alike on Philadelphia's riverfront

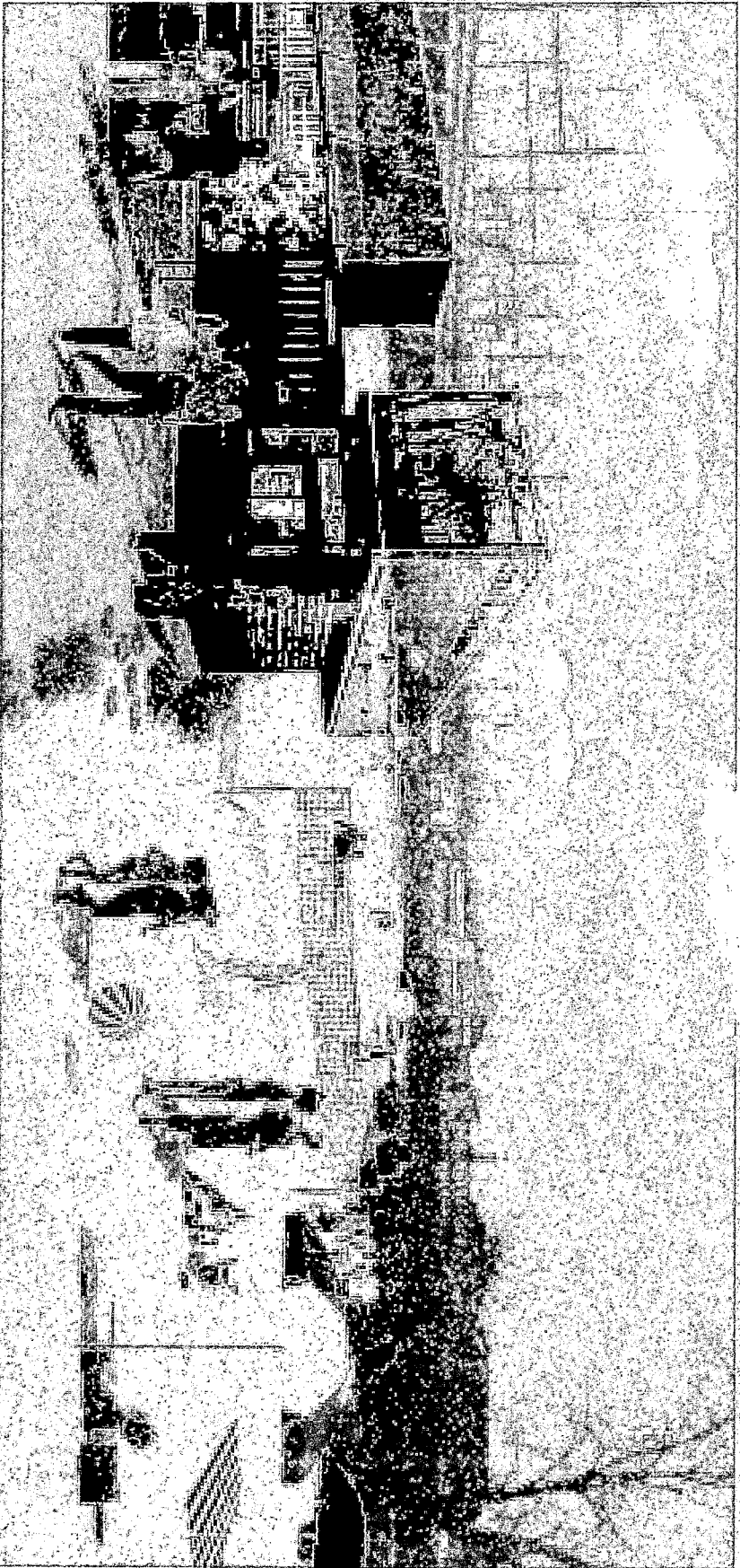
This pop-up park on the Delaware River is a seasonal feature that attracted over 750,000 visitors in 2015 to Penn's Landing. The boardwalk-style park includes a beer garden, lawn games, hammocks, a floating restaurant, and brightly-colored LED lighting—open to the public all summer long.

It also highlights local restaurants, with new chefs each year selected with a big announcement, as well as local art, with a weekly pop-up art market. The attractions continue onto the water itself, with boat and paddleboard rentals available. Sponsors include a regional bank and area corporations, and an NEA ArtPlace grant funded placemaking and programming on the site.

Site Design Considerations Activation Options

The Sliver by the River can change according to trend, season, and the group or business that can best activate the site at any given time. Basic design features should accommodate this flexibility:

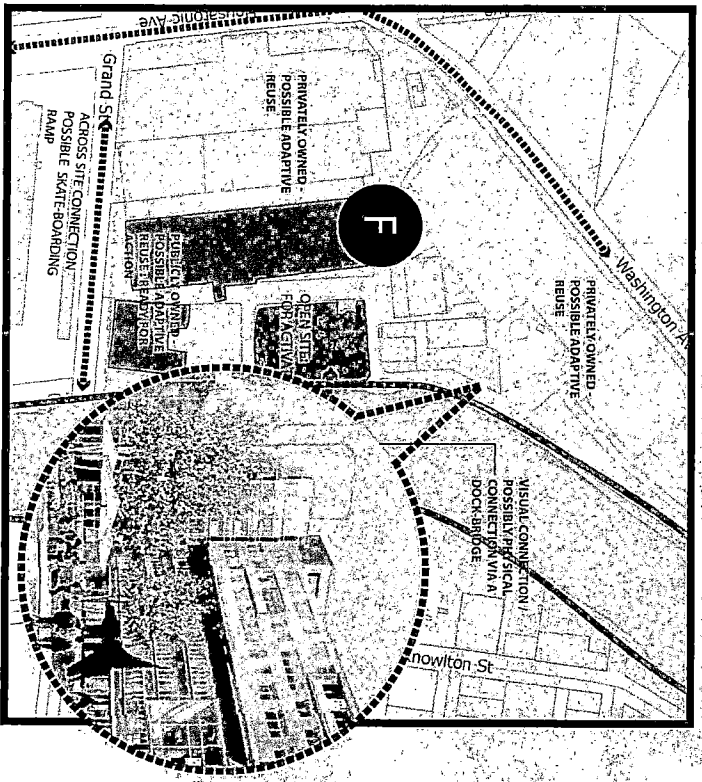
- The existing boardwalk behind the train station just south of the site should connect to the Sliver by the River and extend that waterfront walkway access—or offer a quiet fishing spot.
- Permeable surfaces and a “soft” water’s edge treatment (e.g. marsh grasses) are recommended.
- Temporary structures and activities can take place further from the waterfront, closest to the main entrance to the site off Stratford Avenue that connects to transit and Downtown.
- Security concerns can be mitigated by attracting many people and using nighttime lighting to highlight the festive nature of the spot.
- Outdoor “beach” with volleyball, rentable umbrellas, chairs, and equipment; not a swimming beach, but a unique kind of pocket park and a seasonal draw
- Temporary/pop-up restaurants, beer gardens, or food trucks with movable, temporary chairs and cafe tables; site could also host cook-offs or food festivals
- Could also include temporary/pop-up vendor stalls to support small businesses
- Special lighting as a lure to make this a destination and beacon on the Downtown waterfront



Like the Beach at Detroit's Campus Martius Park or Paris Plage in France, a seasonal "beach" on the Silver by the River would quickly become a gathering place, where families and children go to play, where young people hang out, or where downtown workers stop by after work. Its location—right behind the bus station, highly visible from the train, highway, and local roads—makes it an ideal spot for creative pop-up uses, like food stands or vendor stalls inside of repurposed shipping containers. Movable chairs, rentable umbrellas, and volleyball would all help set the scene for a one-of-a-kind waterfront site. *Sample concept - not a proposal.*

Opportunity Site F Bridgeport Brass Co

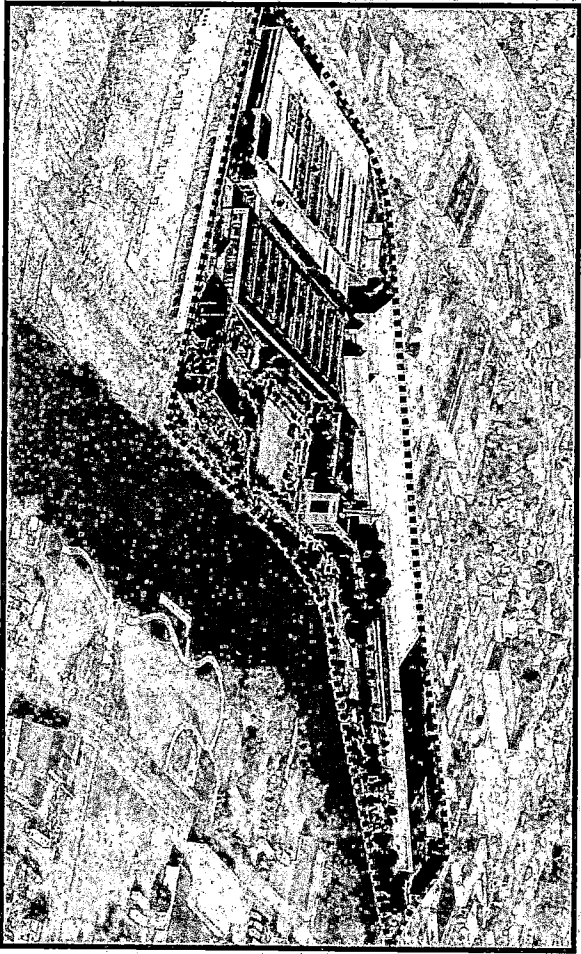
NUMBER OF PARCELS	14
CURRENT USES	LIGHT INDUSTRIAL AND VACANT
ACREAGE	22 ACRES
SHORELINE:	0.37 MILES OR 1,979 FEET
ENVIRONMENTAL STATUS:	A NUMBER OF PARCELS DOCUMENTED AS BROWNFIELDS, BUT NOT REMEDIATED
FLOODPLAIN STATUS:	PARTLY WITHIN FLOODPLAIN ALONG EASTERN EDGE (E.T. 10 FT), MOST OF SITE OUT OF FLOODPLAIN
CURRENT STATUS:	CITY HAS OWNERSHIP OF SEVERAL INDUSTRIAL CONDOMINIUM PARCELS ON SITE



Site Summary

Situated between the Pequonnock River and North Washington Avenue, the 22-acre Bridgeport Brass complex hosts a diverse group of light industry-zoned condominiums, almost half of which are owned by the City of Bridgeport. This site sits along major city thoroughfares and has excellent highway access and visibility from CT Highway 25/8, Exits 3 and 4. Two major structures on the site are vacant and deteriorated, with visible graffiti.

and past illegal dumping issues; this site is a priority for anti-blight and environmental remediation efforts. The riverbank here is lined with deteriorating rip-rap, with old pilings in one area, and could benefit from either natural restoration or replacement. It is otherwise a quiet stretch of the Pequonnock, with good views of Knowlton Park.



Why Here + Why Now?

This Opportunity Site requires a long-term vision for highway-accessible uses on a quiet stretch of the Pequonnock River:

- City ownership of almost half of the business condominiums presents an opportunity to control the future of this site.
- The large floor plate, high-ceilinged facilities make them uniquely suited to uses such as sports and recreation that cannot easily be accommodated on other waterfront sites.
- The site's location on the banks of the Pequonnock River, right across from Knowlton Park, provide potential waterfront recreation opportunities that can strengthen the appeal of Bridgeport as a "waterfront access for all" city and provide a strong concentration of waterfront activity.

Suggested Uses + Amenities

The sheer size and scale of Bridgeport Brass, both in acreage and building volume/height, presents unique opportunities for regional sports, entertainment, and waterfront recreation along the lines of Chelsea Piers in Stamford, CT. Thirty minutes and 23 miles away

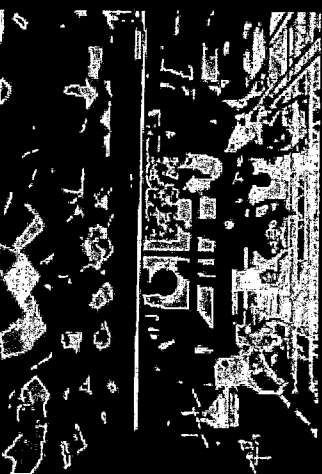
by car, the Stamford facility boasts 400,000 SF of recreation, indoor sports, and athletics space with an additional 65,000-square-foot health and fitness club. Early estimates of market demand indicate this could be an area for growth in Bridgeport, which currently lacks a similar facility.

Due to environmental challenges, full redevelopment and reuse of this Opportunity Site will likely require a longer-term investment. In the short term, a waterside berm or boardwalk (which would also continue the pathway along the river) and fencing with vegetative screening around these structures could provide protection for the public while improvements for the rest of the site are underway. Suggestions for the near and long term:

- Indoor/outdoor skate park
- Climbing wall, gym
- Arts/performance space with former industrial vibe
- Strategy/physical game location, (such as Boda Borg) to create a unique regional draw
- Grand event space
- Water-based recreation such as kayaking and canoeing

- Maker space, artist work space, or innovative small businesses

Chelsea Piers: Stamford, CT



Chelsea Piers Connecticut, located in Stamford, is a massive indoor entertainment complex, with trampolines, climbing walls, and other kinds of recreational facilities. Image Source: Great Places

Located in two renovated former factory buildings in Stamford, CT, this sports and recreation facility features three floors of indoor playing fields and courts, an Olympic-sized swimming pool, ice rinks, gyms, and batting cages, as well as event rooms and food concessions. The entire center covers 418,000 square feet, completed in 2012 with a final construction cost of \$50 million. It often hosts group events, corporate outings, sports leagues, and parties.

Site Design Considerations

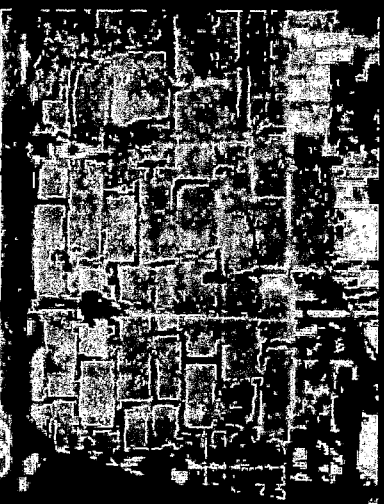
This Opportunity Site should exude a fun and thoroughly industrial ambience:

- Every element of this site should reflect the same overall design sense – industrial, large-scale, even a sense of worn materials and decay.
- Treatment of the site as a playground and “blank canvas” to host large scale elements and gather many people for recreation or events.
- Maintain physical and visual connections from North Washington Avenue and across the river from Knowlton Park to ensure the overall visibility of the development.
- This section of the public pathway could have steps providing access to the water as well as offering a social gathering space.

Activation Options

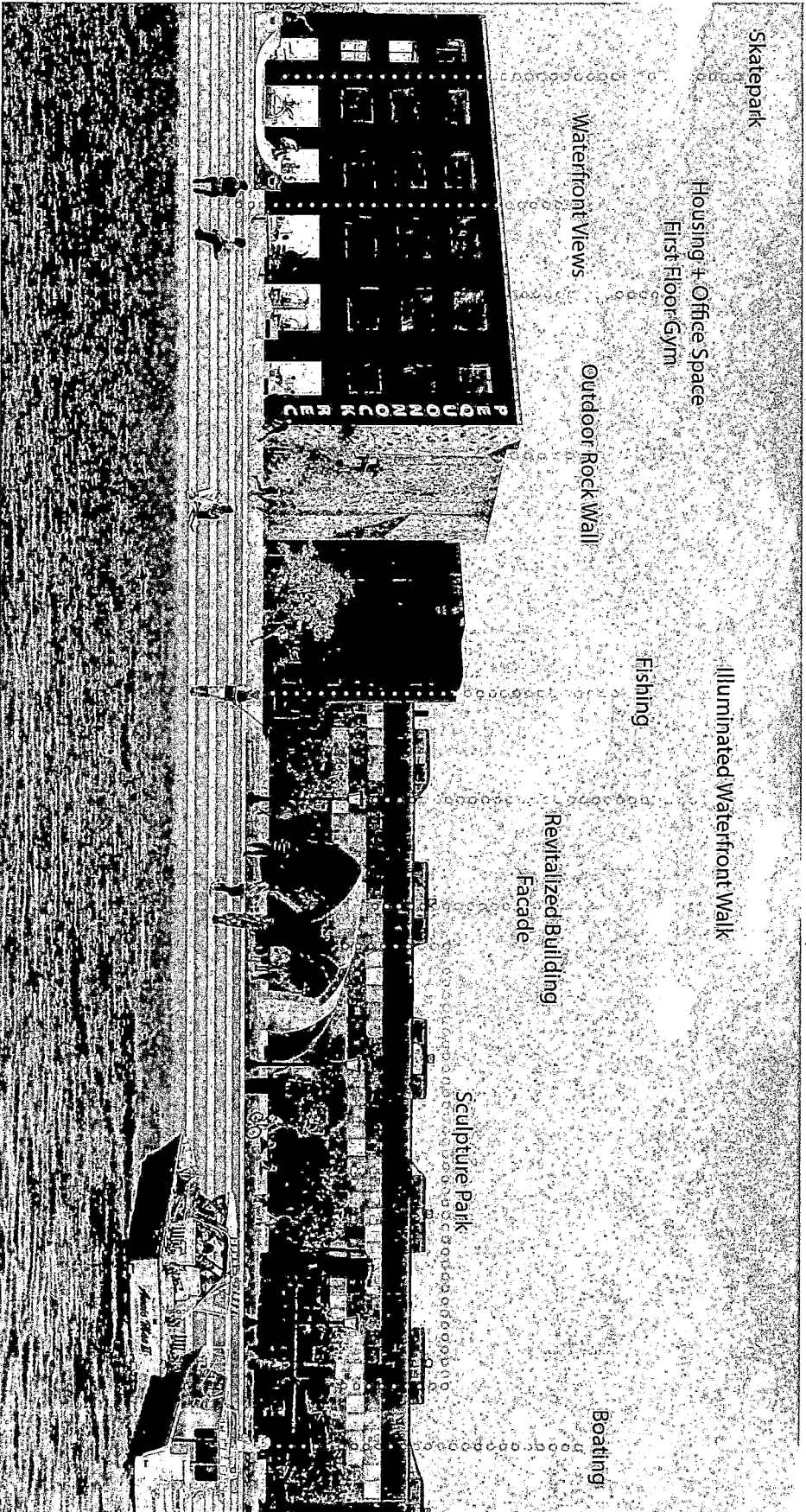
- Outdoor recreation (such as a climbing wall or skate park) and kayaking or canoeing
- Fun recreation elements – big bouncy balls, climbing walls... offerings that aren't provided anywhere else
- Public art, including temporary environmental installations or mural painting projects
- Outdoor spaces could also provide seasonal “classrooms” for fitness classes

Portland Brownstone Quarries: Portland, CT

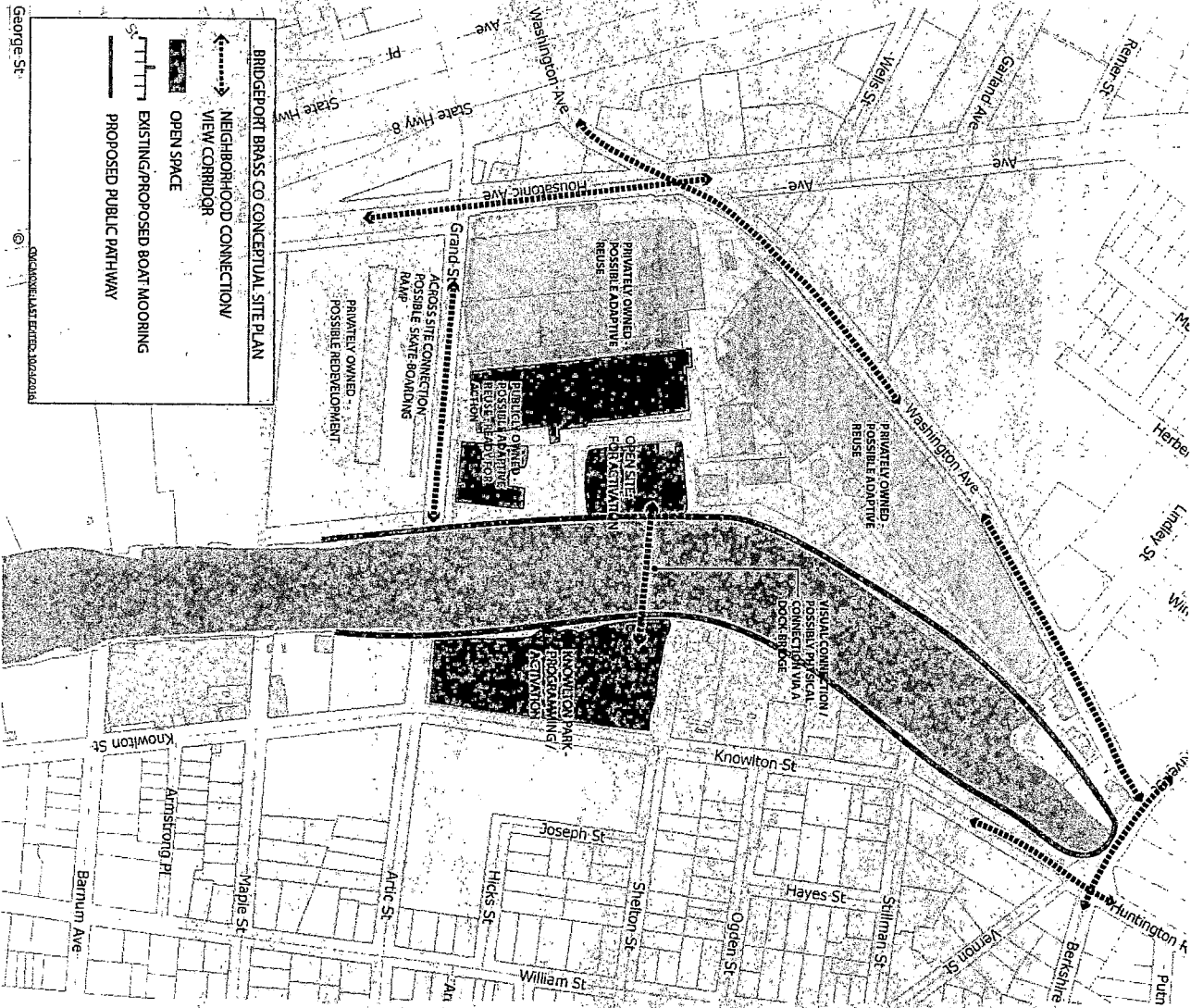


This water-to-land obstacle course incorporates quarry materials from the site's former use. Image Source: Brownstone Exploration and Discovery Park

These quarries are on the National Historic Register and have been leased by the Town of Portland to Brownstone Exploration & Discovery Park, as a local recreation and adventure park. The intent is to use increased visitor-ship to the quarries as a way to strengthen the local economy while providing interpretive experiences of the historic importance of the quarries. Since 2000, the Park has expanded its attractions to include scuba diving, climbing and rappelling, swimming, snorkeling, canoeing and kayaking, hiking, mountain biking, wake boarding, cliff jumping, giant inflatable toys, and challenge courses for group team building.



The Bridgeport Brass Co site's large warehouse-style buildings, though they may require some initial cleanup, offer a valuable blank canvas for indoor-outdoor recreation, murals and event spaces, and innovative activation ideas to attract out-of-town visitors and younger residents. The site is also large enough to support multiple public space activation strategies, such as sculptures, outdoor recreation, and a section of the public pathway. *Sample concept - not a proposal.*



BRIDGEPORT BRASS CO CONCESSIONAL SITE PLAN

- ←-----→ NEIGHBORHOOD CONNECTION
- VIEW CORRIDOR
- OPEN SPACE
- ▤ EXISTING/PROPOSED BOAT MOORING
- ▬ PROPOSED PUBLIC PATHWAY

George St. © CHICKENHEAD EASTERN, INC. 2021

Moving Forward

The City's Roles in Waterfront Redevelopment

A proactive approach means that the City of Bridgeport must commit to a number of roles:

- **Master Planner:** This Waterfront Bridgeport Plan has completed the first phase of waterfront revitalization planning. The designated opportunity sites were selected because they have all or most of the factors in line for redevelopment. The concept schemes shown in this Plan offer suggestions for uses based on the market research, and site layouts based on the goals of activating the waterfront and creating public access that can support development. The next step for many of these sites is for the City to prepare a master plan showing actual uses, square footages, and massing, and site layouts, including public space and parking. These conceptual plans will articulate the vision to allow property owners and investors to see the future and begin to make real the vision.
- **Facilitator:** Development rarely happens without many conversations between many people. The City can facilitate and be a part of these conversations to ensure that the right people are part of the planning and to build trust that momentum is indeed building toward positive change on the waterfront. What should this look like? The City should meet with property owners, discuss site redevelopment possibilities, learn of private owner intentions, and keep conversations going as options are explored.
- **Property Owner:** In most cases, the City will not choose to be a redeveloper of publicly-owned property and will need to articulate City-goals in adherence with the Waterfront Bridgeport Plan and take action accordingly to ensure development moves forward. This will mean:
 - a. Deciding where to sell property and when to partner or lease.
 - b. Understanding the power of assemblage and working with adjacent private property owners to create larger parcels where transformative development has a better chance of success.
 - c. Upholding the high quality goals set forth in this Waterfront Bridgeport Plan to ensure that the best possible value (and tax revenue, jobs, and overall city perception benefits) is derived from development.
- **Recruiter:** City waterfront development is not suburban development. It may very well be necessary to recruit developers experienced in urban waterfront development to the city. Public officials will need to take on the role of recruiters. This Master Planning process has begun this role of recruitment through the focus groups, interviews, and outreach done by the planning team. The City will need to continue these efforts by identifying the type of development it wants and then actively recruiting and working with developers to get the development it wants and creating the conditions favorable to this development.
- **Quality Control Enforcer/Gatekeeper:** This Waterfront Bridgeport Plan raises the bar on expectations for the city and the waterfront. A major way the city can show commitment to this vision is to stick with the plan. Insist on adherence to the waterfront guidelines and seek quality

Sample Steps

urban development.

- **Placemaker:** Redevelopment is a chicken-and-egg dilemma. What comes first? The foot traffic and interest from more housing and jobs? Or the development that brings those things? The City can start things moving by acting as a placemaker to facilitate the activation of public waterfront space to demonstrate the potential of the waterfront and get people there NOW. Roles can include:

- a. Act as a lead partner in a coalition for the pilot segments of the public pathway.
- b. Provide streamlined permitting and assistance for all groups wishing to host events, festivals, and other programming on the waterfront.
- c. Assist and support others in writing grants for activities.
- d. Seek temporary public uses of publicly owned waterfront property and assist in the

implementation of these.

To illustrate how these roles should play out in the near future, three opportunity sites are highlighted below with recommended next steps for each.

1. Yellow Mill East:

The Yellow Mill East site consists of privately owned parcels. The City can show support for redevelopment by working with property owners to develop a master plan and assist those owners by offering other services and support to move the redevelopment of these parcels forward. It is important to note that the City can provide public support to the private owners to allow the market to take over for this Opportunity Site. The tax revenue, potential jobs, enhanced image of the waterfront, and benefits for the surrounding neighborhoods in terms of public access, all justify the City assisting these owners' redevelopment efforts. That assistance can include the following:

1. Master Plan: use the conceptual plan presented in this section to prepare a master plan for Seaview Avenue for the following properties:

- a. From Deacon Street to Crescent Avenue consists of three city blocks and a significant stretch of water. Four property owners have site control here and there are only three houses – one is for sale, one is owned by Bridgeport Hospital, and the other is a privately-owned two-family house. These properties are situated on a prime location on a navigable stretch of the Yellow Mill Channel; the future Barnum Train Station project also makes it a prime TOD site. The Master Plan should include:
 - i. Conceptual layout with uses and approximate square footage
 - ii. Public space and pathway access including view corridors from Seaview Avenue to the Yellow Mill.
 - iii. Parking layout
 - iv. Phasing proposal to allow for build-out of master concept over time
 - v. Detailed walkway proposal

for pedestrian connection to planned Barnum Station

vi. Plan to enhance the pedestrian experience from this site to Bridgeport Hospital

2. Meet with property owners to discuss the master plan ideas and invite participation. Property owners could then choose to:
 - a. Not participate (in which case other individual owners could still be involved because plan would include phasing)
 - b. Sell to a developer
 - c. Work with a developer/partner in the development
 - d. Self-develop
3. If necessary, City should recruit a developer to the discussions (this is all privately-owned property) or with the owners' agreement, the City could issue an RFP for the property after the owners agree on goals and level of participation.

2. Shoreline Star/AGI:

These two sites, one owned privately, with AGI owned by the City of Bridgeport, form a key TOD opportunity within a short walk of the Downtown train station. To have a combined site of 22 acres with such high visibility from Downtown and I-95 is extraordinary, and the City should do everything it can to ensure that this site is developed as a dense, urban mixed-use project that exemplifies the best possible waterfront development outcomes. Next steps should include:

1. Determine the value of the AGI site and estimate extent and cost of additional cleanup.
2. Talk with the current Shoreline Star owner about conceptual TOD ideas for the combined sites:
 - a. Mixed-use housing
 - b. Explore potential for current Shoreline Star uses in first phase of the plan
 - c. Public pathway
 - d. Public art opportunities to increase visibility from Downtown, railway, and highway

3. Create a phased master plan for the combined sites including calculation of tax benefits, jobs, public access benefits.
4. Appraise value of AGI parcel as part of the master plan scenario
5. Move forward with City RFP for AGI parcel disposition according to master plan

3. Sliver by the River:

Downtown Bridgeport currently has scant waterfront access, and this site, which sits in the floodplain, could offer a strong connection between Downtown and the Pequonnock River. The site is known as "Sliver by the River" and it has high visibility from the Stratford Avenue bridge, the railroad and train station, and I-95. Currently a site for overflow parking for the adjacent bus terminal, this is a prime location for a partial natural restoration project and pop-up seasonal placemaking opportunities. Next steps for the City include:

1. Meet with organizations that have expressed interest in undertaking a natural shoreline restoration project here and determine interest. Explore ways to make this site an educational experience for shoreline restoration and to create a high-visibility demonstration project here with non-profit or advocacy sponsorship.
2. Identify alternative parking areas for current users of this site.
3. Use the Pathway Implementation Kit as a guide for best practices and ideas for outreach for seasonal uses.

4. Recruit a sponsor for a temporary beer garden/pop-up restaurant on the site for spring 2017.

5. Explore turning over programming and management of the site to the Downtown Special Services District (DSSD) with the following goals:

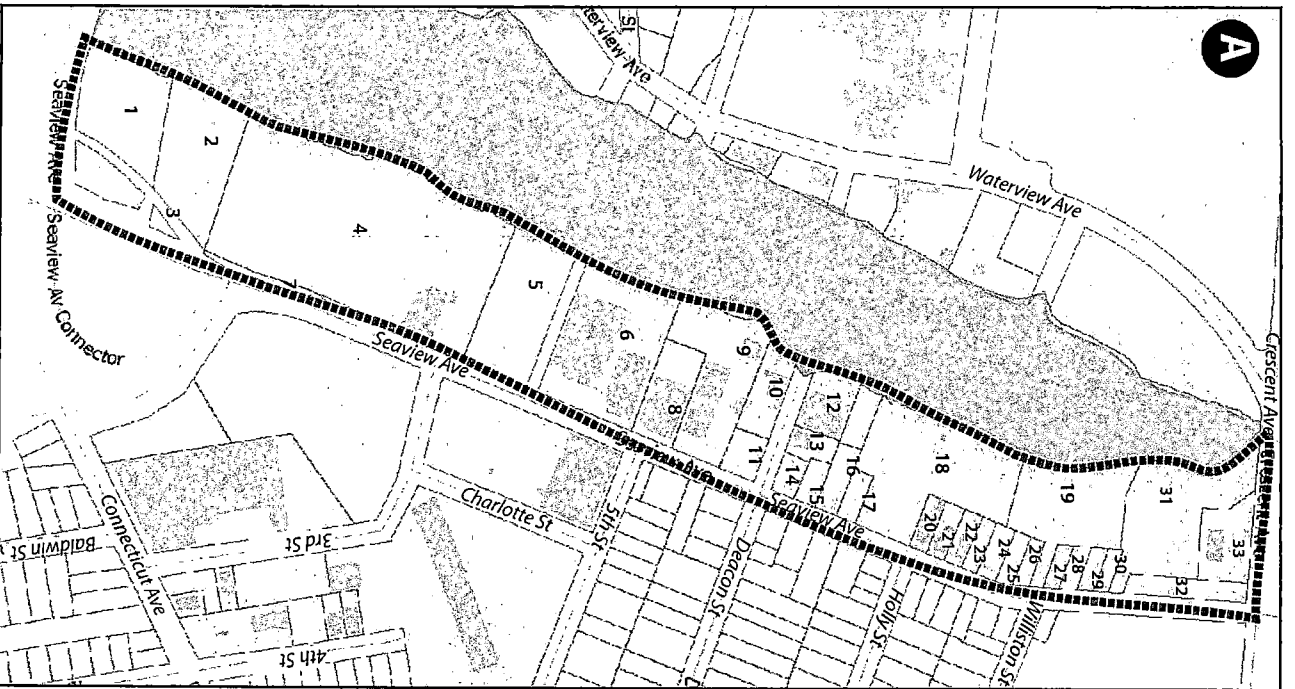
- a. Recruit a regionally known celebrity chef to be the pop-up restaurant partner for spring-summer 2017.
- b. Provide outdoor programming on the site with an aim of attracting Downtown workers, residents, and a regional clientele to the site:
 - i. Volleyball
 - ii. Bocce
 - iii. Small concerts
 - iv. Outdoor summer movie nights

These three sample sites offer strong short-

term potential to demonstrate that the waterfront is undergoing a transformation. In each case, the City's efforts to support redevelopment and public activation of the sites involves a wide range of actions that only partially have to do with expending direct funding. The City of Bridgeport has a powerful role to play as facilitator, enabler, and partner to bring the necessary people, land owners, businesses, and organizations to the table to get things done. This will set the stage for further redevelopment, public access, and activation beyond individual sites to the whole waterfront.

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Opportunity Site A: Yellow Mill East

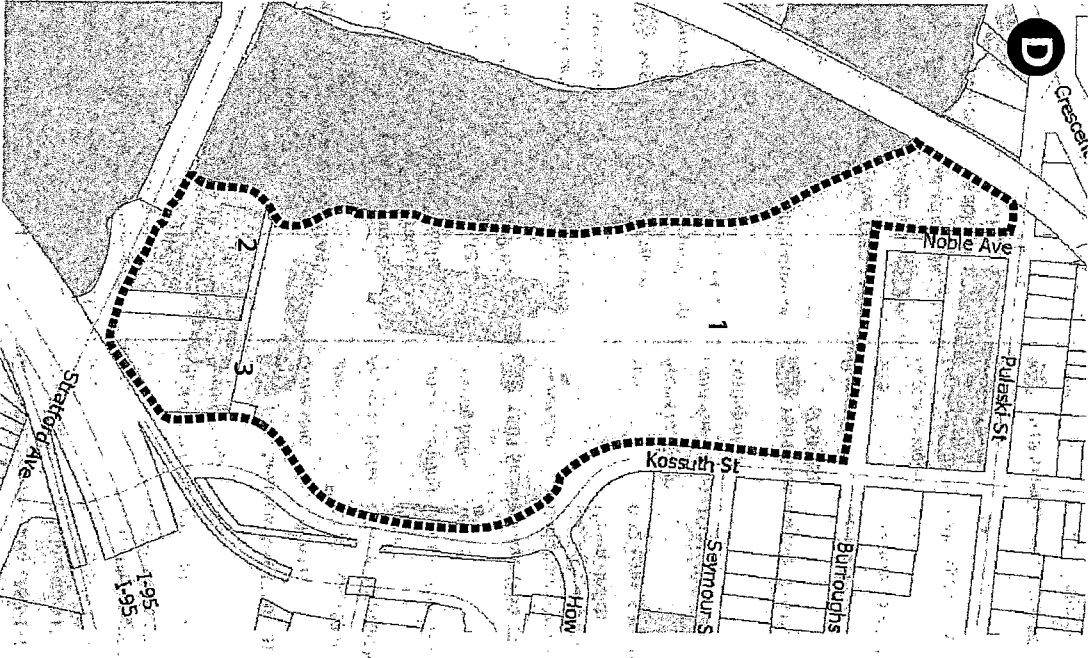


- 1** 1023 Seaview Ave (741-1D)
 Ownership O&G Industries Inc.
 Size 1.24 acres; 54,014 ft²
 Access to Water Workable-Relocation; Enforcement Action
 Land use/zoning 200; Light industrial
 Existing bldgs No
- 2** 1135 Seaview Ave (741-10A)
 Ownership O&G Industries Inc.
 Size 1.36 acres; 59,242 ft²
 Access to Water Workable-Relocation; Enforcement Action
 Land use/zoning 200; Light industrial
 Existing bldgs No
- 3** 1127 Seaview Ave (741-1E)
 Ownership O&G Industries Inc.
 Size 0.05 acres; 2,178 ft²
 Access to Water N/A
 Land use/zoning 500; Light industrial
 Existing bldgs No
- 4** 1225 Seaview Ave (741-8A)
 Ownership O&G Industries Inc.
 Size 5.51 acres; 240,016 ft²
 Access to Water Workable-Relocation; Enforcement Action
 Land use/zoning 300; Light industrial
 Existing bldgs Yes
- 5** 1267 Seaview Ave #1273 (741-7A)
 Ownership Mark IV Construction Co.
 Size 1.2 acres; 52,272 ft²
 Access to Water Workable-Relocation; Enforcement Action
 Land use/zoning 500; Light industrial
 Existing bldgs No
- 6** 1309 Seaview Ave #1347 (743-4A)
 Ownership Mark IV Construction Company C/O Inc.
 Size 1.86 acres; 81,022 ft²
 Access to Water Workable-Negotiation; Private with proposed public access easement
 Land use/zoning 300; Light industrial
 Existing bldgs Yes
- 7** 1151 Seaview Ave (741-9A)
 Ownership City of Bridgeport
 Size 0.54 acres; 23,522 ft²
 Access to Water N/A
 Land use/zoning 200; Light industrial
 Existing bldgs No
- 8** 1363 Seaview Ave (743-2X)
 Ownership Colavito Dominick L. & C/O Domenick J. Galuzzo Trustees
 Size 0.52 acres; 22,651 ft²
 Access to Water N/A
 Land use/zoning 300; Light industrial
 Existing bldgs Yes
- 9** 1387 Seaview Ave (743-2Y)
 Ownership 1387 Seaview LLC
 Size 0.51 acres; 22,216 ft²
 Access to Water Workable-Negotiation; Private with proposed public access easement
 Land use/zoning 300; Light industrial
 Existing bldgs Yes
- 10** 46 Deacon St #48 (743-1)
 Ownership 1387 Seaview LLC
 Size 0.46 acres; 20,038 ft²
 Access to Water Workable-Negotiation; Private with proposed public access easement
 Land use/zoning 500; Light industrial
 Existing bldgs No
- 11** 1401 Seaview Ave (743-9)
 Ownership 1387 Seaview LLC
 Size 0.18 acres; 7,841 ft²
 Access to Water N/A
 Land use/zoning 500; Light industrial
 Existing bldgs No
- 12** 45 Deacon St (750-6B)
 Ownership 45 Deacon St LLC
 Size 0.14 acres; 6,098 ft²
 Access to Water N/A
 Land use/zoning 500; Light industrial
 Existing bldgs No
- 13** 1425 Seaview Ave (750-7)
 Ownership Bridgeport Renewal LLC C/O Yale New Haven Health
 Size 0.11 acres; 4,792 ft²
 Access to Water N/A
 Land use/zoning 200; Light industrial
 Existing bldgs No
- 14** 1431 Seaview Ave (750-8)
 Ownership Bridgeport Renewal LLC C/O Yale New Haven Health
 Size 1.2 acres; 52,272 ft²
 Access to Water N/A
 Land use/zoning 500; Light industrial
 Existing bldgs No

15	46 Deacon St #48 (743-1)	Ownership: 1387 Seaview LLC Size: 0.46 acres; 20,038 ft ² Access to Water: Workable-Negotiation; Private with proposed public access easement Land use/zoning: 500; Light industrial Existing bldgs: No	19	1553 Seaview Ave (750-11B)	Ownership: BJD Investors LLC Size: 1.23 acres; 53,579 ft ² Access to Water: Workable-Negotiation; Privately owned Land use/zoning: 500; Light industrial Existing bldgs: No	24	1523 Seaview Ave #1525 (750-16)	Ownership: Bridgeport Renewal LLC Size: 0.12 acres; 5,227 ft ² Access to Water: N/A Land use/zoning: 500; Light industrial Existing bldgs: No	28	1567 Seaview Ave (750-21)	Ownership: Bridgeport Renewal LLC C/O Yale New Haven Health Size: 0.09 acres; 3,920 ft ² Access to Water: N/A Land use/zoning: 500; Light industrial Existing bldgs: No	32	1611 Seaview Ave (750-1A)	Ownership: Bridgeport Renewal LLC C/O Yale New Haven Health Size: 0.28 acres; 12,197 ft ² Access to Water: N/A Land use/zoning: 500; Light industrial Existing bldgs: No
16	1441 Seaview Ave #1443 (750-9A)	Ownership: Bridgeport Renewal LLC C/O Yale New Haven Health Size: 0.42 acres; 18,295 ft ² Access to Water: Off water; Privately owned Land use/zoning: 500; Light industrial Existing bldgs: No	20	1491 Seaview Ave (750-13)	Ownership: Colon Eric L Size: 0.1 acres; 4,792 ft ² Access to Water: Off water; Privately owned Land use/zoning: 100; Light industrial Existing bldgs: Yes	25	1529 Seaview Ave #1533 (750-18)	Ownership: Black Thomas Size: 0.10 acres; 4,356 ft ² Access to Water: N/A Land use/zoning: 500; Light industrial Existing bldgs: No	29	1569 Seaview Ave #1571 (750-22)	Ownership: Bridgeport Renewal LLC C/O Yale New Haven Health Size: 0.08 acres; 3,485 ft ² Access to Water: N/A Land use/zoning: 500; Light industrial Existing bldgs: No	33	640 Crescent Ave (750-1D)	Ownership: Yellow Mill Pond LLC Size: 0.53 acres; 23,087 ft ² Access to Water: Workable-Negotiation; Privately owned Land use/zoning: 300; Light industrial Existing bldgs: Yes
17	1453 Seaview Ave (750-10)	Ownership: Dekalb Central Corp. Size: 0.4 acres; 17,424 ft ² Access to Water: N/A Land use/zoning: 500; Light industrial Existing bldgs: No	21	1501 Seaview Ave (750-14)	Ownership: Bridgeport Renewal LLC C/O Yale New Haven Health Size: 0.12 acres; 5,227 ft ² Access to Water: N/A Land use/zoning: 100; Light industrial Existing bldgs: Yes	26	1547 Seaview Ave (750-19)	Ownership: Bridgeport Renewal LLC C/O Yale New Haven Health Size: 0.09 acres; 3,920 ft ² Access to Water: N/A Land use/zoning: 500; Light industrial Existing bldgs: No	30	1575 Seaview Ave #1577 (750-13)	Ownership: BJD Investors LLC Size: 0.08 acres; 3,485 ft ² Access to Water: N/A Land use/zoning: 500; Vacant Existing bldgs: No			
18	1481 Seaview Ave (750-11A)	Ownership: Dekalb Central Corp. Size: 3.18 acres; 138,521 ft ² Access to Water: Workable-Negotiation; Private with proposed public access easement Land use/zoning: 500; Light industrial Existing bldgs: No	22	1509 Seaview Ave #1511 (750-15)	Ownership: Noga LLC Size: 0.12 acres; 5,227 ft ² Access to Water: N/A Land use/zoning: 100; Light industrial Existing bldgs: Yes	27	1557 Seaview Ave (750-20)	Ownership: Bridgeport Renewal LLC C/O Yale New Haven Health Size: 0.08 acres; 3,485 ft ² Access to Water: N/A Land use/zoning: 500; Light industrial Existing bldgs: No	31	1581 Seaview Ave (750-1F)	Ownership: Yellow Mill Pond LLC Size: 0.85 acres; 37,026 ft ² Access to Water: Workable-Negotiation; Private owned Land use/zoning: 500; Light industrial Existing bldgs: No			
			23	1519 Seaview Ave (750-16)	Ownership: City of Bridgeport Size: 0.09 acres; 3,920 ft ² Access to Water: N/A Land use/zoning: 100; Light industrial Existing bldgs: No									

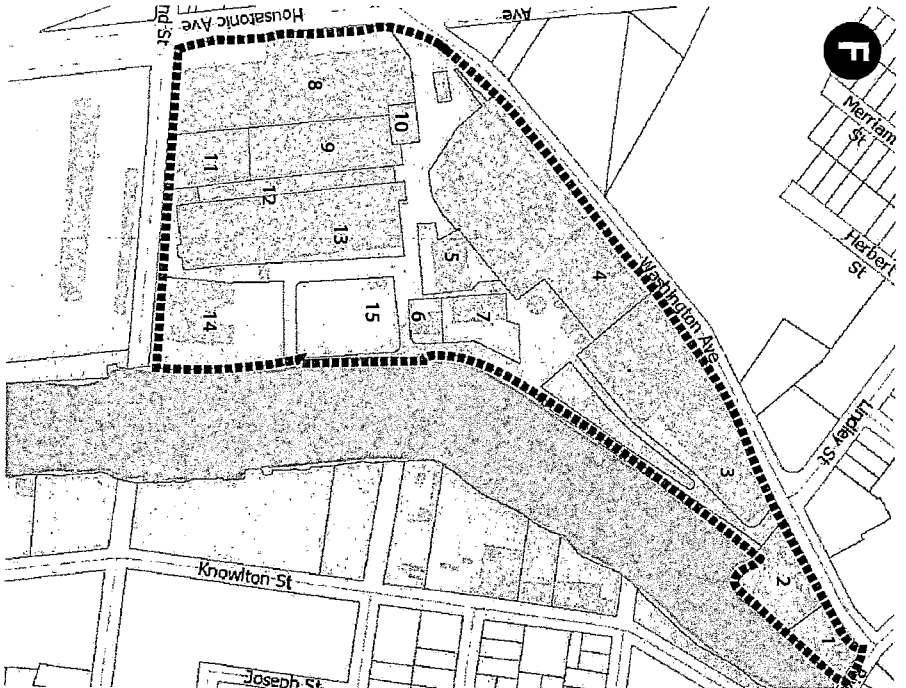
APPENDIX: Parcel Details

Opportunity Site D: Shoreline Star/AGI



1 255 Kossuth St (804-1X)	Ownership	Bridgeport Jai Alai Association
	Size	16.13 acres; 702,622 ft ²
	Access to Water	Workable—Negotiation, Enforcement
	Land use/zoning	200; Recreation
	Existing bldgs	Yes
2 1401 Seaview Ave (805-5A)	Ownership	City of Bridgeport
	Size	1.7 acres; 74,052 ft ²
	Access to Water	Access; Public Unimproved
	Land use/zoning	200; Vacant
	Existing bldgs	Yes
3 173 Stratford Ave (805-8F)	Ownership	City of Bridgeport
	Size	1.27 acres; 55,321 ft ²
	Access to Water	Access; Public Unimproved
	Land use/zoning	200; Vacant
	Existing bldgs	No

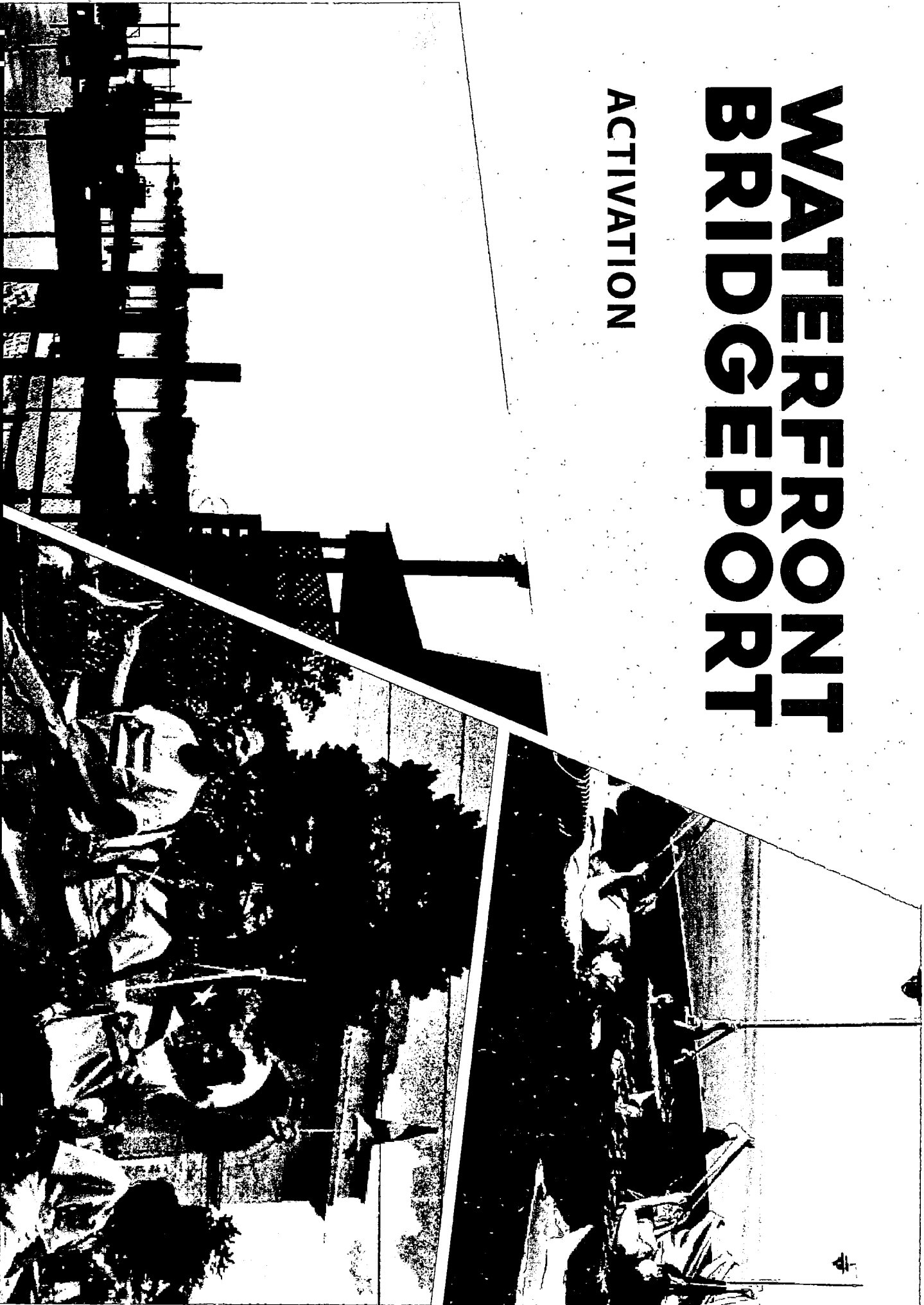
Opportunity Site #: Shoreline Star/AGI



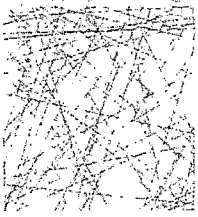
- 1** 742 N. Washington Ave (1526-1)
 Ownership: Zwally Real Estate LLC
 Size: 0.26 acres; 11,325 ft²
 Access to Water: Unknown, Privately Owned
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 2** 688 N. Washington Ave (1526-2)
 Ownership: Fernandes Paving LLC
 Size: 0.71 acres; 30,927 ft²
 Access to Water: Workable-Negotiation, Private with Proposed Public Access Easement
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 3** 560 N. Washington Ave #01 (1530-11)
 Ownership: Connecticut Transfer Co. LLC
 Size: 3.33 acres; 145,054 ft²
 Access to Water: Unknown, Private with Proposed Public Access Easement
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 4** 560 N. Washington Ave #02 (1530-12)
 Ownership: NW Bridgeport LLC, C/O Bushwick Metals Inc.
 Size: 3.82 acres; 166,399 ft²
 Access to Water: Off Water, Privately Owned
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 5** 560 N. Washington Ave #03 (1530-13)
 Ownership: Jink LLC
 Size: 0.58 acres; 25,264 ft²
 Access to Water: Access, Public Unimproved
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 6** 560 N. Washington Ave #04 (1530-14)
 Ownership: Delcon Industries LLC
 Size: 0.23 acres; 10,018 ft²
 Access to Water: Unknown, Privately Owned
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 7** 560 N. Washington Ave #05 (1530-15)
 Ownership: Unit 5 Holdings LLC
 Size: 0.53 acres; 10,018 ft²
 Access to Water: Unknown, Privately Owned
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 8** 560 N. Washington Ave #06A (1530-16A)
 Ownership: Melric Trading Company LLC
 Size: 2.84 acres; 12,3710 ft²
 Access to Water: N/A
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 9** 560 N. Washington Ave #06C (1530-16C)
 Ownership: Melric Trading Company LLC
 Size: 0.99 acres; 43,124 ft²
 Access to Water: N/A
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 10** 560 N. Washington Ave #06E (1530-16E)
 Ownership: City of Bridgeport
 Size: 0.21 acres; 9,147 ft²
 Access to Water: Access; Public Unimproved
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 11** 560 N. Washington Ave #06G (1530-16G)
 Ownership: Melric Trading Co.
 Size: 0.71 acres; 30,927 ft²
 Access to Water: Access; Public Unimproved
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 12** 560 N. Washington Ave #06H (1530-16H)
 Ownership: PDS Investors LLC
 Size: 0.53 acres; 23,086 ft²
 Access to Water: N/A
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 13** 560 N. Washington Ave #07 (1530-17)
 Ownership: City of Bridgeport
 Size: 2.26 acres; 98,445 ft²
 Access to Water: Access; Public Unimproved
 Land use/zoning: 100; Light Industrial
 Existing bldgs: Yes
- 14** 560 N. Washington Ave #08 (1530-18)
 Ownership: City of Bridgeport
 Size: 1.95 acres; 84,942 ft²
 Access to Water: Access; Public Unimproved
 Land use/zoning: 300; Light Industrial
 Existing bldgs: Yes
- 15** 560 N. Washington Ave #0 (1530-19)
 Ownership: WA Associates LLC
 Size: 1.3 acres; 56,628 ft²
 Access to Water: Access; Public Unimproved
 Land use/zoning: 500; Light Industrial
 Existing bldgs: Yes

WATERFRONT BRIDGEPORT

ACTIVATION



3.1 Introduction



ACTIVATION

Activities and events that can enliven public spaces on the Bridgeport waterfront in the short term...

This Waterfront Bridgeport Plan defines the city's relationship to its waterfront for the 21st century and beyond. Just as the waterfront hosted the industrial uses that were the city's economic backbone in the 1900s, in the future, new uses and activities will define a new era for Bridgeport. Mixed-use development, diversified jobs and entrepreneurship, vibrant public space and programming, coastal resiliency, and a connected waterfront pathway throughout the city will support economic vitality and an improved quality of life in Bridgeport.

What is Activation?

Cities are exciting because they are places where people come together, explore new opportunities, and enjoy a concentration of diverse activities and experiences difficult to find outside of urban centers. The waterfront can serve as a vibrant and highly visible "connector" of such opportunities and experiences in Bridgeport – the pathway where locals and visitors come to walk, bike, or rollerblade; the public space that hosts a holiday market or an outdoor salsa dance lesson; or the dock where a kayak can be rented

or a sailboat taken out for an afternoon cruise

This Waterfront Bridgeport Plan employs strategic placemaking (see sidebar) to achieve the following goals, in addition to activating public space on the waterfront:

1. Shift perception of the Bridgeport waterfront by offering innovative, fresh, even whimsical activities and public spaces that are engaging and positive
2. Activate public space in specific focus areas or energy spots to build on existing

momentum and visibility, so people can see change in these areas

3. Support new business recruitment, as well as existing businesses, and spark future development and investment by changing perceptions; demonstrating new opportunities, and attracting more people

This Activation section highlights locations and activities—from simple to ambitious—in each waterfront district (see map on page 6), based on inventive placemaking efforts in other cities as well as on feedback and ideas from public meeting participants and online comments. Some placemaking will come from recruiting developers who regularly use programming and public space activation in their projects to build a market and enhance the bottom line while benefiting the overall community. Other placemaking will be led by local community groups or non-profit organizations.

In addition to developers, local groups, and businesses, the strategy for Bridgeport includes reaching out to a regional network of potential stakeholders and funders. Local organizations and residents do not have enough capacity to create the critical mass necessary for wholesale change along the waterfront; neither can the City of Bridgeport implement every single event or placemaking idea on its own. Regional organizations and businesses must be part of the mix and will increase the regional draw of

waterfront development.

The Opportunity Sites outlined in that section of this plan illustrate recommended placemaking sites and connections from surrounding neighborhoods, to connect key sites and catalyze change. Used in conjunction with these Activation recommendations, strong guidance is offered for placemaking that fits the locations and conditions along the waterfront. Specific sites are explored in detail in the rest of this section, with information about recommended activities, seasonal considerations, possible partners, and funding sources. Overall recommendations for placemaking coordination and collaboration, as well as thoughts about broad funding possibilities, are found at the very end of the section.

Why Focus on Activation?

Public space activation can also bridge the gap between the present and a future with new development, uses, and jobs on the waterfront. Development projects will take a while to get off the ground—literally—and in the meantime, residents are hungry for visible change along the Bridgeport waterfront. In the short term, programming public space with a range of activities can support future revitalization by making vacant or underutilized sites more visible and attractive. Many cities have

Placemaking 101

The term placemaking is used in a variety of ways by various people, and the terms activation, placemaking, and programming are used interchangeably in this Waterfront Plan. At its heart, placemaking is about using a multi-faceted grassroots approach to create places that are enjoyable for people to work, live, and play.

Components of placemaking include both physical improvements and activities or events to activate public places and attract a wide diversity of people. From NYC's Times Square to Blue Back Square in nearby Hartford to small-town Main Streets all across the country, placemaking brings spaces alive and neighbors together. Placemaking needs the following elements to be successful:

- Focus on action in the short term
- High-quality design using accepted design principles
- Funding for programming (activities and events)
- Management entity (someone or some organization to make decisions on activities, space maintenance, coordination, fundraising)
- Public input and involvement—this is key!

successfully used placemaking to change the perception of an area, build a stronger sense of community, attract foot traffic to support existing businesses, and create a positive buzz while long-term changes are still ongoing.

Additionally, placemaking is generally easier and less expensive than brick-and-mortar development, and the barrier for participation is low: various groups within the community can organize events, activate the waterfront, and create signs of immediate change. Local and regional organizations, businesses, individuals, school and church groups, and the City itself will all have different roles to play in bringing new life to spaces on and near the water. Some activities and placemaking efforts will be better suited to the warmer months or to temporary (pop-up) installation, while others can be year-round, permanent features or physical improvements. A diverse range of offerings, geared towards residents and visitors of all ages and backgrounds, will have the greatest chance of success in drawing people to the waterfront and its public spaces.

City's Commitment

An active waterfront is going to take collaboration and cooperation. Resources, expertise, and interest will be needed from near and far to create a web of programs and activities along the city's shoreline. The Waterfront Bridgeport Plan is an indication of the City's commitment to supporting revitalization of and public access to the waterfront. The City is also taking the lead on the first pilot project to come out of this planning effort – the public waterfront pathway. City officials have reached out to potential collaborators to move forward on creating the public pathway and on forming a waterfront coalition that brings together the best of public, non-profit, and private-sector expertise and resources. Such collaborations between the City and local and regional partners will also help in waterfront placemaking efforts.

As the City moves from planning to implementation on the Bridgeport waterfront, it will be reaching out to community members and other stakeholders to contribute to ideas and action steps. The waterfront is truly a waterfront for all, and the City is committed to marshalling the resources, knowledge, time, and energy of all stakeholders for positive change.



This Waterfront Bridgeport Plan identifies eight distinct waterfront districts, areas which share geographic, physical, and historical characteristics as well as a sense of future momentum in a particular direction. These districts provide a way to break down the 24-mile waterfront into logical pieces and think about specific strategies for activation that best suit particular places.

Placemaking: A Menu of Possibilities

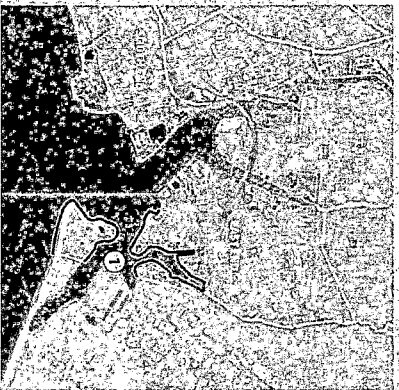


- 1 - Improve Public Space + Streetscape
 - 2 - Natural Restoration + Eco-Tourism
 - 3 - Ice Rink
 - 4 - Floating Pool
 - 5 - Pocket Park
 - 6 - Kayak Rentals, Dance Nights, + Neighborhood Programming
 - 7 - Farmer's Market
 - 8 - Cultural Events, Performances, Music, + Public Art Installations
 - 9 - Lighting on Bridge/Overpass
 - 10 - Weekend Holiday Market
- YEAR-ROUND
 SEASONAL/TEMPORARY
 WATER-BASED

This map highlights potential site-specific activities and public programming throughout the waterfront, and throughout the year. The goal is to create activity hubs that become destinations and points of interest along the waterfront pathway, drawing people towards the water. Such activation efforts will also contribute to economic development by building positive buzz and visibility, supporting local businesses, and attracting both a local and regional market.



District 1: Johnson's Creek



What does this mean in practice?

- Conducting trash cleanups along the water's edge—a great opportunity for community organizations or churches, members of the Miamogue and East End Yacht Clubs, or nearby businesses to help.
- City of Bridgeport securing access to publicly-owned shoreline and to privately-owned parcels through easements and negotiation with proactive property owners.
- Replacing stone, metal, or wood bulkheads with soil, grasses, and native vegetation, then building a public boardwalk or raised part of the waterfront pathway.
- Installing interpretive signage about the wildlife and plants returning to Johnson's Creek, in English and Spanish.
- Scheduling birdwatching tours or eco-tourism field trips held by local and regional environmental organizations like the Audubon Society or Save the Sound.
- Improving the streetscape along Central Avenue leading to the area, providing better lighting and sidewalks, cutting back overgrown vegetation, and enforcing parking bans on right-of-ways.
- Introducing kayaking, canoeing, or paddleboarding.

Johnson's Creek offers opportunities to establish a naturally-restored oasis within an urban neighborhood, where East End residents and visitors alike could enjoy a stroll along a wetland boardwalk or watch osprey hatchlings take their first flight. Currently, part of the western bank of Johnson's Creek is publicly owned, and some areas are low-lying and overgrown.

These conditions, along with recent efforts to promote ecological restoration and coastal resilience in this area (see sidebar), make it an ideal location for nature-focused activation strategies, as well as streetscape improvements. Natural restoration will also allow residents greater access to the waterfront in an area that currently lacks it, while protecting the public against soil contamination from earlier industrial uses.

Johnson's Creek: Bridgeport, CT



West side of Creek. Image Source: The Nature Conservancy

The 2015 Regional Framework for Coastal Resilience Initiative, led by SCRCCOG in partnership with Connecticut Metropolitan Council of Governments (MetroCOG) and The Nature Conservancy, identified this area as a pilot site for ecological restoration and storm surge protection. The project envisioned restoring marsh grass along the Creek's banks and replacing neglected riprap and retaining walls to protect the shoreline from flooding.

The Trust for Public Land had also in the past expressed interest in purchasing properties along Johnson's Creek for open space, on behalf of the community. Building on these longstanding partnerships is key to activating Johnson's Creek, making it just as valuable for residents, for storm protection, and for the local environment as the salt marshes of nearby Pleasure Beach or the Ash Creek estuary.

Vision



In addition to natural restoration and a waterfront boardwalk or pathway along the banks of Johnson's Creek, the area could benefit from streetscape improvements and enforcement by the City of Bridgeport on Central Avenue. *Sample concept - not a proposal.*

Next Steps

- Form an informal coalition of "Friends of Johnson's Creek"
- Invite organizations who have expressed interest in the Creek, as well as East End residents
- Make sure all the relevant "actors" are at the table:
 - City of Bridgeport (Planning and Economic Development, Public Works, Parks and Recreation, Public Safety, Code Enforcement, etc.)
 - East End NRZ
 - Audubon Society, Trust for Public Land, Nature Conservancy
 - Regional and state agencies such as MetroCOG and CTDEEP
- Set short- and long-term goals and priorities
- Identify funding sources and submit for grants, where applicable
- Get to work!

Funding + Support Possibilities

1. Funding for natural restoration and public boardwalk on Johnson's Creek could come from conservation organizations like the Trust for Public Land or the Nature Conservancy.
2. Additional support from CTDEEP and possibly EPA or other federal grantmaking agencies

District 2: Seaview Plaza/Harborside East End

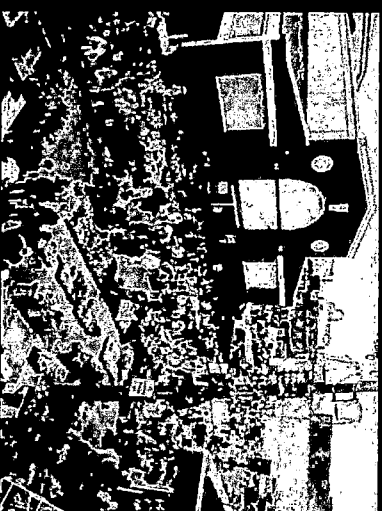


This part of the waterfront has long been cut off from the rest of the East End neighborhood, but redevelopment of the Seaview Plaza site and the future relocation of the Port Jefferson Ferry terminal to this district offer new opportunities for public access to the water's edge. One desire often repeated at public meetings is fresh food access (in the form of a much-needed grocery store), which could be part of a broader health theme for activating this waterfront district. A seasonal outdoor farmer's market with healthy cooking demonstrations and free dance or exercise classes could be the first step towards this holistic health hub, even while the area is being redeveloped. Later on, access to the public pathway for walking or jogging and recreational boating access along the Yellow Mill Channel edge of the district could draw people to outdoor spaces here while emphasizing active living.

Other ideas for enlivening public space in this district include:

- Outdoor eating areas and seating on or facing the waterfront pathway
- Exercise stations along the pathway, morning boot camp sessions
- Flea markets and holiday markets, along with live music and art vendors at the farmer's market
- Seasonal activation, such as winter ice rink or summer grill-off competitions in public plaza space
- Water-based recreation access, sailboat rentals, and temporary daytime docking (useful for grocery store runs)
- Food truck or food festival events on weekends
- Seafood market or clam bake promoting Bridgeport's current and future shellfishing/aquaculture industry

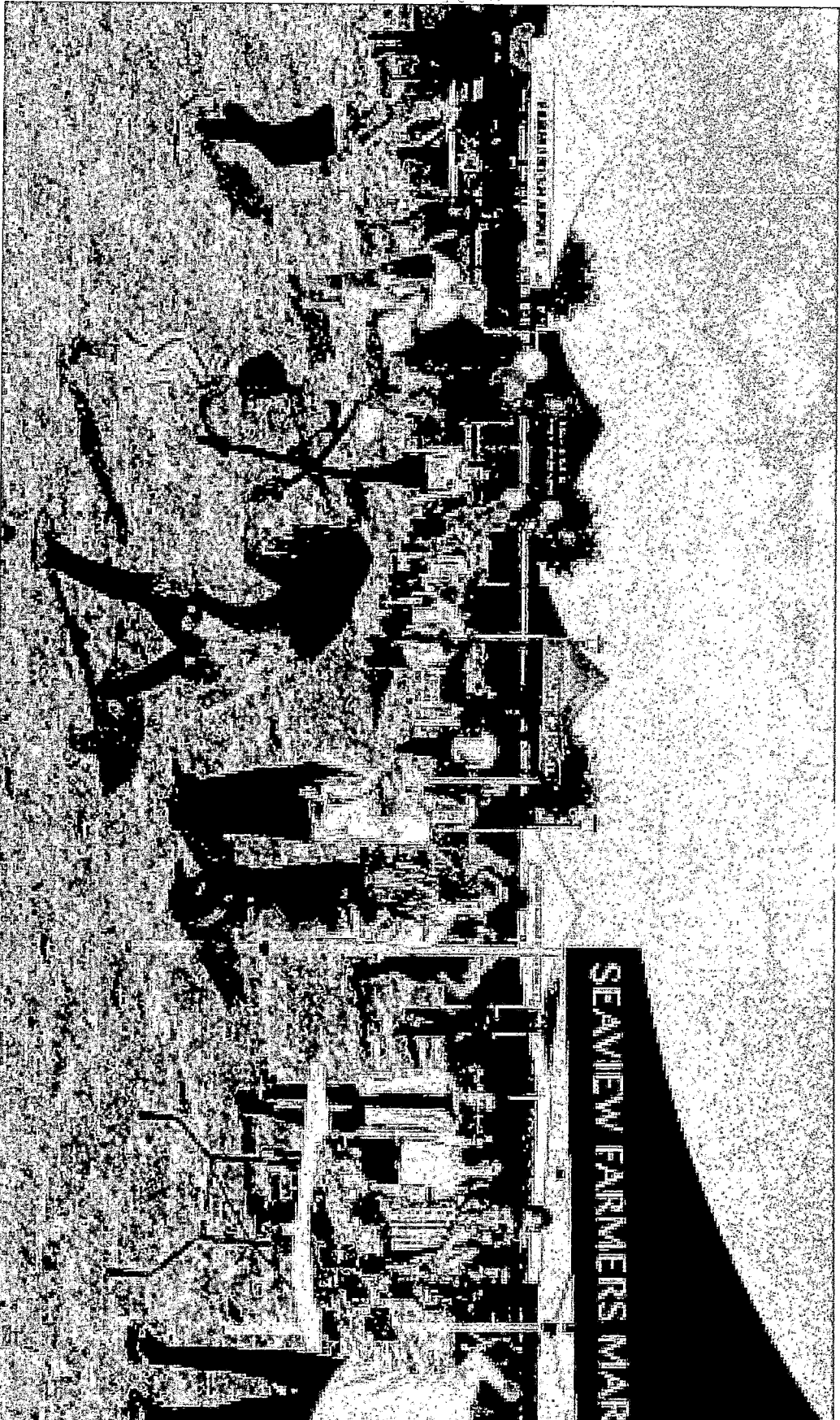
Eastern Market: Detroit, MI



Detroit's Eastern Market not only provides fresh produce and other locally grown goods, but it also serves as a community gathering place.

This public market in Detroit, one of the largest in the country, is in the middle of a food desert and serves thousands of people each week. It is one of the few places in Detroit where people of every race, social, and economic class come together. The market is on City property but is leased and managed by a non-profit entity that has grown the offerings to include reduced-price food for the elderly, a commercial kitchen for use by food entrepreneurs, and special discounts for low-income shoppers when they buy local and organic. The surrounding neighborhood has also seen new businesses, including restaurants and a brewery, grow up around this community hub.

Vision



A waterfront farmer's market could provide healthy food access, activities for families and children, and cooking demonstrations, making Seaview Plaza (or a part of it) more vibrant even before it is fully built out. *Sample concept - not a proposal.*

Next Steps

- Coordinate with developer of Seaview Plaza to organize interim activities on the site as it is developed; these temporary/placemaking efforts will contribute to the developer's ability to sign tenants and market the site for a regional market.
- Include neighborhood leaders, nearby businesses, and interested organizations.
- Set short- and long-term goals and priorities.
- Identify what minimal site improvements must be made to provide public access to the waterfront in this district.
- Identify possible funding sources.
- Move forward!

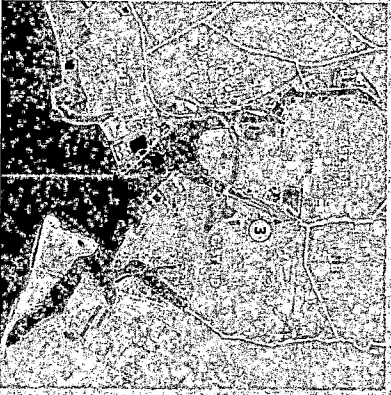
Funding + Support Possibilities

The healthy foods and active living theme is appropriate for the entire waterfront, but it can have a strong anchor here, particularly if a grocery store is a tenant on the Seaview Plaza site. Funding possibilities are numerous and include:

- Local hospitals and banks
- Health insurance companies
- Sponsor for farmer's market (e.g. Bridgeport Bucks program*)
- Large retail businesses
- Waterfront site developers
- CT Department of Agriculture grants or technical assistance
- Urban agriculture grants from private foundations

*Bridgeport's existing farmer's markets already participate in the Bridgeport Bucks matching program, in which every dollar spent using SNAP/EBT or WIC buys \$2 in produce. Any outdoor farmer's market anywhere on the waterfront should accept SNAP/EBT and WIC and ideally offer Bridgeport Bucks or a similar bonus program to promote affordability.

District 3: Yellow Mill Channel



Yellow Mill Channel has the potential to be the “backyard” of both the East Side and the East End. The Channel can connect rather than divide these neighborhoods, especially once the Yellow Mill East area is transformed to more welcoming uses (see Opportunity Sites section) and transit-oriented development brings new activity to the Barnum Station/Crescent Crossings area. Placemaking in this district should focus on the existing assets—Waterview Park and the water itself—and on neighborhood-scale open spaces to be created along the waterfront, such as a pocket park and play area (with BBQ grills and eating areas for residents and visitors alike) and the public pathway.

the train or on I-95, as well as attractions for residents walking or driving along Seaview Avenue, such as:

- Floating pool on Yellow Mill Channel
- Events/programming at Waterview Park, such as picnics or movie showings
- Birding excursions on east side of the Channel (with private property owner’s permission)
- Kayaking, canoeing, and pedalboating (a dock could be installed at Waterview Park and at the Opportunity Site across the river at Seaview Avenue)
- Raised community garden beds (built and managed by Groundwork Bridgeport, Green Village Initiative (GVI), Urban Roots, or another local urban agriculture/gardening organization)
- Pocket park for residents to play, relax, and spend time with their families
- Neighborhood cleanup team for litter along water’s edge and the waterfront pathway (formed by volunteer residents, youth, or nearby church members)

The approach for this district includes both large and small activation strategies—things to draw attention from those passing by on

The Floating Lady: NYC, NY

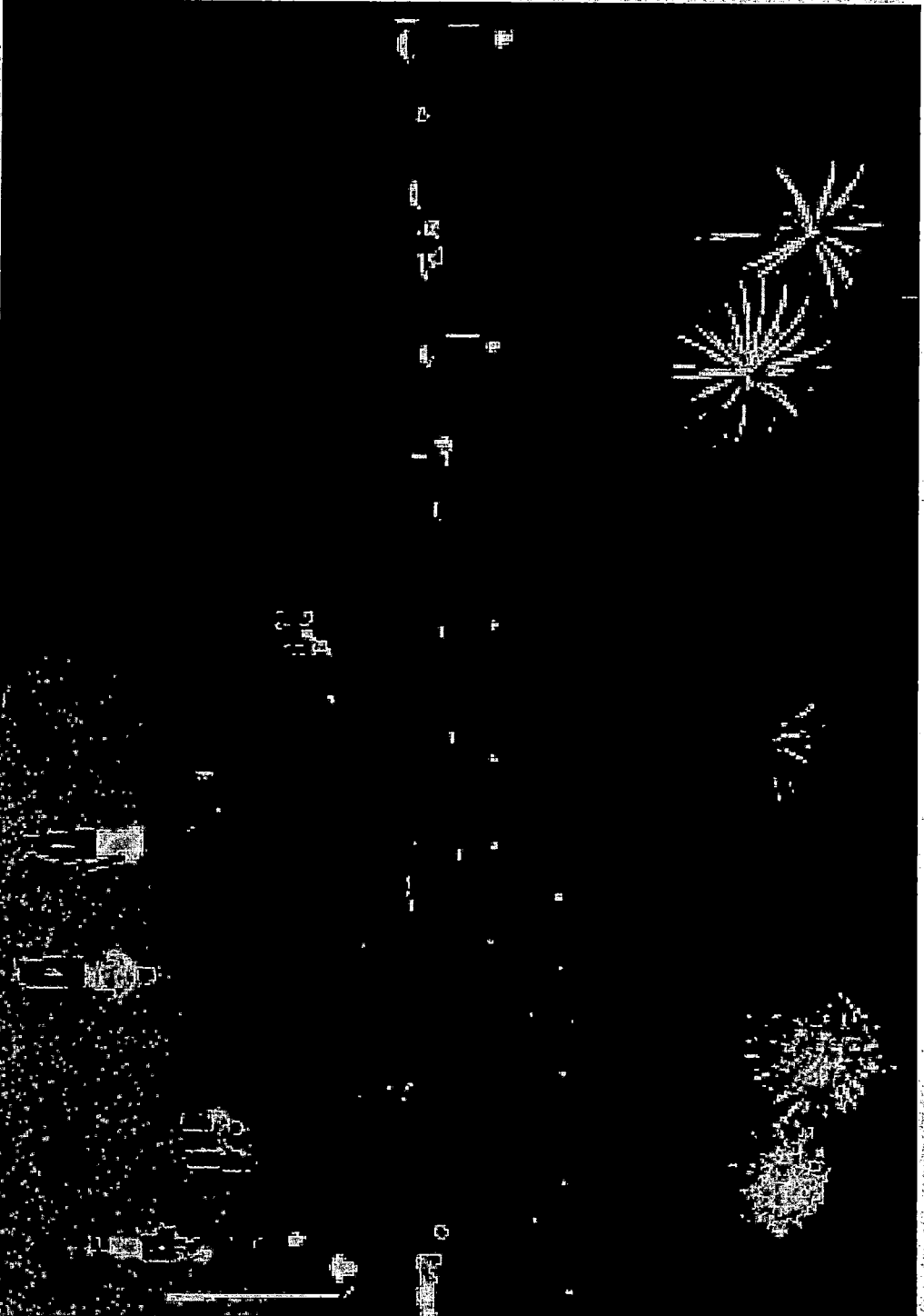


The Floating Pool Lady is a barge converted to a floating pool by the NYC Department of Parks and Recreation. Image Source: Jonathan Kirschenfeld

The Neptune Foundation converted a barge to a floating pool with cabanas and donated it to the New York City Department of Parks and Recreation in 2007. The pool, known as the Floating Pool Lady, has seven lanes and comes complete with bath facilities and an open deck. Each swim season it is moved from its winter storage to Barretto Point Park in the Bronx. During its first season at Brooklyn Bridge Park, 50,000 people visited the pool and its unique character raised the visibility of parks and recreation and NYC’s efforts to make the city’s waterfront available to more people.

Another, more recent pool effort is + Pool, which is in the proto-typing phase of creating an in-water filtration system using the walls of the pool as a natural filtration system. This effort has been funded to date largely through crowdsourcing. Savvy media and high-profile corporate partners have provided good visibility for fundraising for + Pool.

Vision



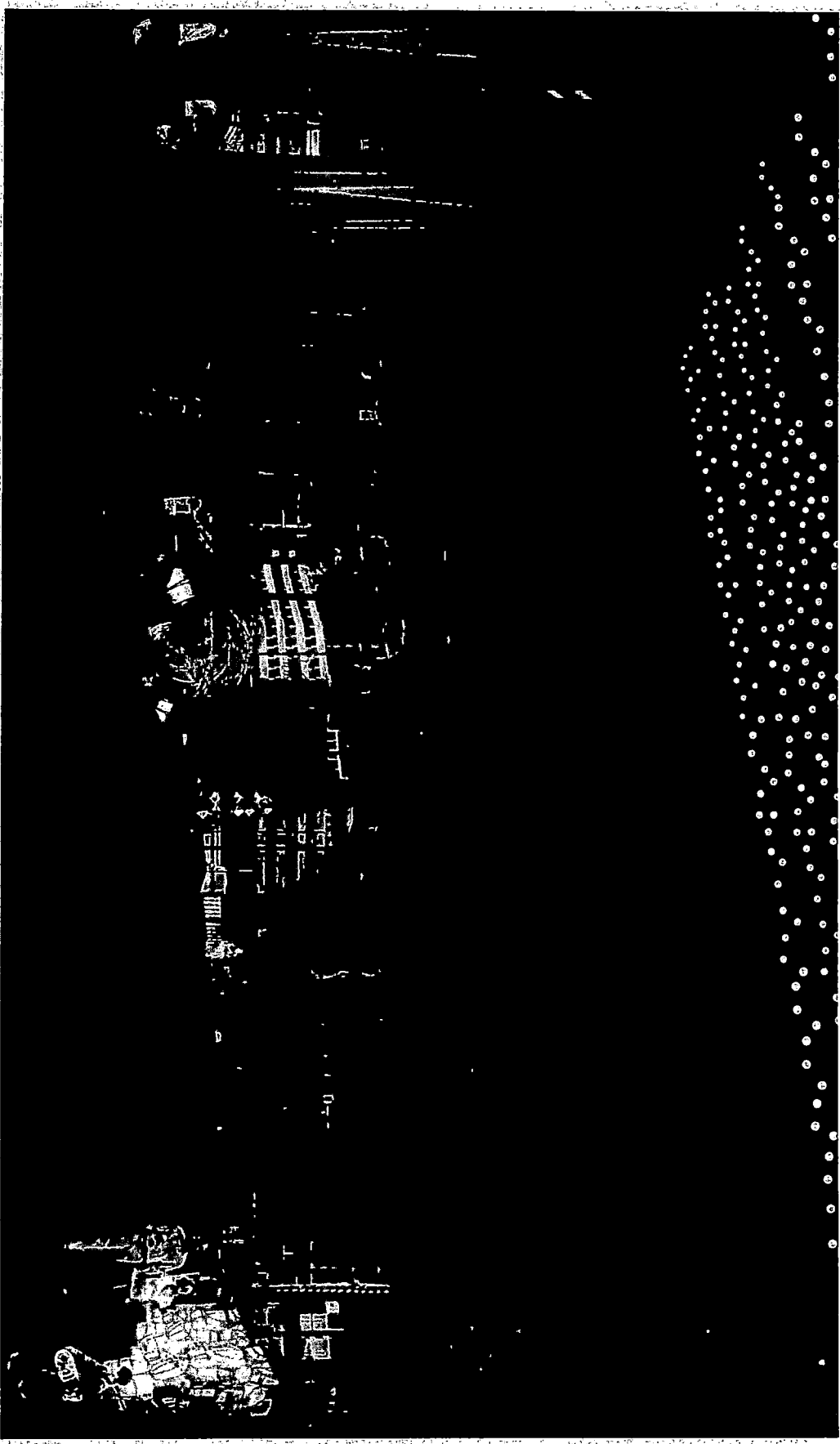
A floating pool and kayaking or canoeing could make the Yellow Mill Channel a unique destination for people from Bridgeport and beyond. In addition, lighting, benches, and plantings would beautify public access via the pathway along the banks of the Channel. *Sample concept - not a proposal.*

Next Steps

- Form an informal coalition of "Friends of Yellow Mill Channel"
- Invite organizations who can help with activities in and along the Channel
- Make sure all the relevant "actors" are at the table:
 - City of Bridgeport (Parks and Recreation, Planning, etc.)
 - East End NRZ and East Side NRZ
- Community gardening and urban agriculture organizations: Groundwork Bridgeport, Urban Roots, GVI, etc.
- Contact those with regional know-how in water-based recreation rentals for kayaking, canoeing, such as Fairfield Kayak Company or Downunder Westport
- Explore the possibilities of commissioning the construction of a floating pool by contacting The Neptune Foundation
- Set short- and long-term goals and priorities and identify funding sources
- Start moving!

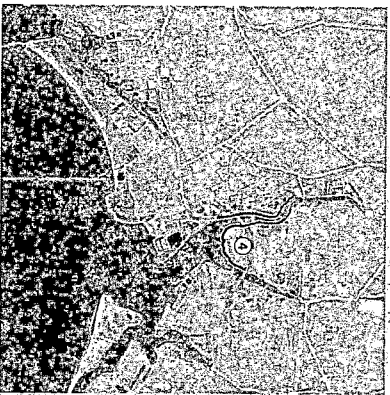
Funding + Support Possibilities

1. Crowdsourced funding for a floating pool, as in the +Pool example, through sites like GoFundMe and Kickstarter.
2. Communities in Michigan and Massachusetts are also using a new "civic crowdfunding" platform pairing placemaking projects with state agencies and foundations that match donations, called Patronicity.
3. Kayaks, canoes, and paddleboards might be stored at a marina near Waterview Park during the winter months if the owner agrees.



Colorful lighting on the highly-visible Stratford Avenue bridge could be coupled with public art to provide a unique gateway into Steelpointe Harbor, the Shoreline Sta/AGI Opportunity Site, and the rest of the East Side. Lighting would not only catch the attention of visitors from the highway and train lines, but also create a special destination for residents and foster a sense of safety for pedestrians, better connecting this part of the waterfront with Bridgeport's Downtown. *Sample concept - not a proposal.*

District 4: Steelpointe Harbor/Lower Pequonnock



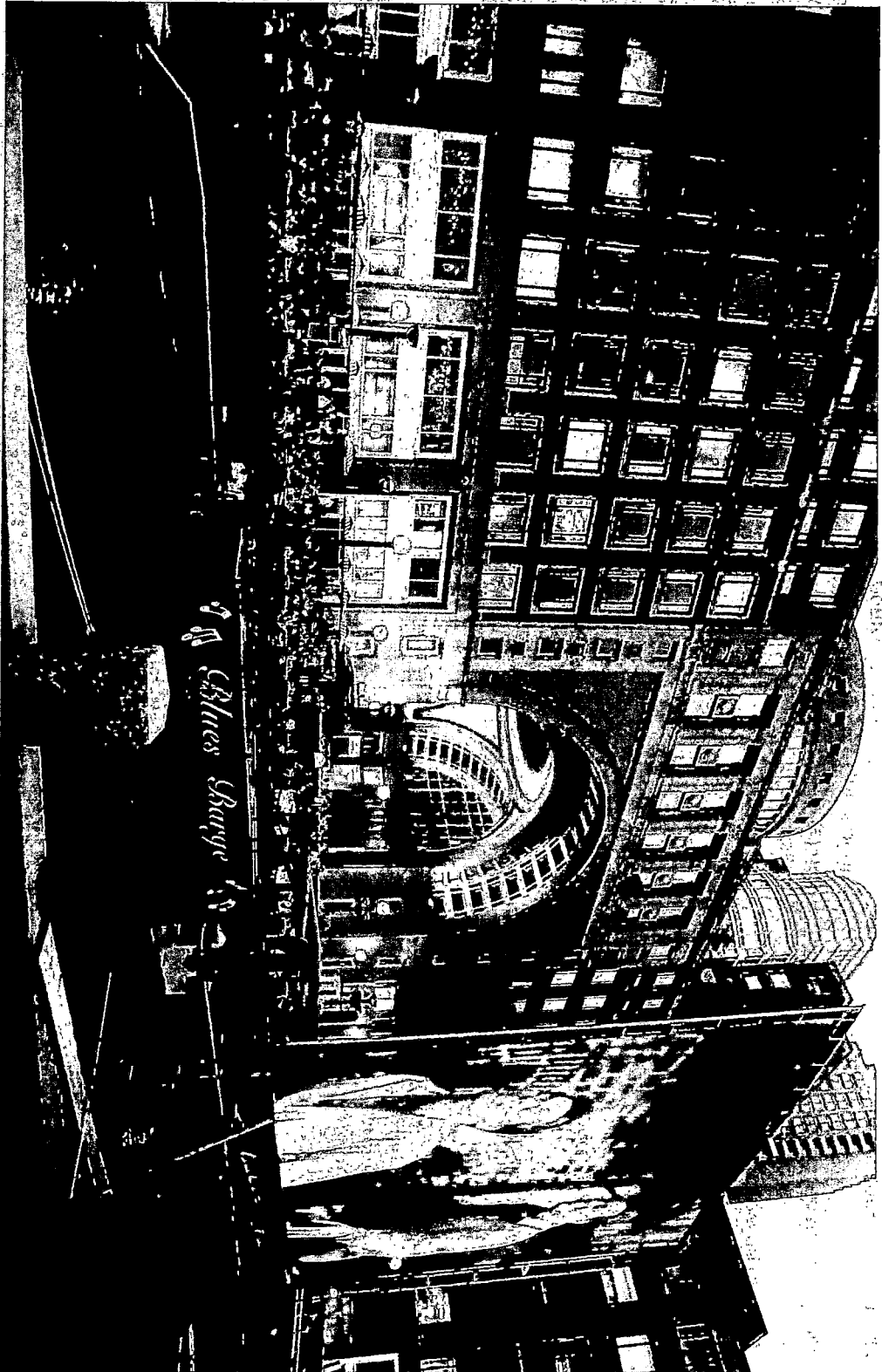
This waterfront district benefits from new energy and high visibility; those interested in activating the shoreline here should think big and bold. It is also the area most likely to achieve the first large stretch of new public pathway; so access to the water and attractions to draw people along the path should be key goals of placemaking for this district. Colorful lighting of the Stratford Avenue bridge would make it a waterfront icon visible to all, while creating a public “beach” on the Sliver by the River, with pop-up dining or a seasonal ice-cream stand and beach games, would activate a publicly-owned but underutilized site just steps from Downtown and the train station. (see Opportunity Sites section). Activation of the site would create a cool destination for office workers and provide reasons to stay Downtown after work.

Across the river, the Shoreline Star/AGI Opportunity Site could be a much more vibrant location with placemaking, waterfront seating, outdoor summer movies or music, and public art. Meanwhile on the Steelpointe Harbor site, recreational boating and moorings as well as benches along the public waterfront pathway are already planned; when built, they will reconnect this peninsula to the water surrounding it, while enlivening the future development.

This is a large and centrally-located stretch of the waterfront where proximity to Downtown and to new development offer an instant market for placemaking efforts. These include:

- Along the Pequonnock River near the Stratford Avenue bridge:
 - Lighting of Stratford Ave Bridge and/or I-95 underpass
 - Floating pool
- On the “Sliver by the River”
 - Partial natural restoration and shoreline resiliency treatments (to address flooding and sea level rise)
 - Pop-up shipping containers or other temporary structures housing:
 - Beer garden
 - Seasonal café featuring a local celebrity chef each season
 - Ice cream stand
- Outdoor “beach”/recreational area:
 - Volleyball
 - Bocce court
 - Horseshoe pits
 - Rentable umbrellas, chairs, and sand toys
- On the Shoreline Star/AGI site:
 - Outdoor waterfront dining and seating adjacent to restaurants; open space throughout – a cluster of restaurants here can create a regional dining destination
 - Signature interactive media wall or public art serving as visible beacon connecting site to the Stratford Avenue bridge and Downtown
 - A stop along a waterfront art walk (see above)
 - A micro-brewery or signature restaurant
 - Outdoor summer movies adjacent to restaurants and bars, where patrons can dine and drink while watching (see sidebar on following page)
- Steelpointe Harbor:
 - Recreational boating and moorings, kayak rentals
 - Seasonal outdoor ice skating rink (if not at Seaview Plaza)
 - Open space throughout, public pathway access
 - Benches/seating at best view points

Vision



The Boston Harbor Hotel and Rowes Wharf Sea Grille sponsor outdoor concerts and movie showings on the downtown wharf in the warmer months. Restaurant patrons can watch classic movies projected on a large screen while they eat at outdoor tables, or listen to musicians performing live on a floating barge stage. Passersby on the Boston HarborWalk, which includes Rowes Wharf, can also enjoy the free evening entertainment. Image Source: The Boston Calendar

Next Steps

- Use this section of waterfront activation to model the actions and collaborations of a waterfront coalition for advocacy and programming.
- Involve Downtown Special Services District, all-Downtown property owners, Steelpointe Harbor developer, and Cardinal Shehan Center to brainstorm and program this district of the waterfront.
- Involve artists and arts and culture groups, particularly organizers of the Bridgeport Art Trail, in thinking about a waterfront art walk with permanent or temporary installations.
- Set goals for temporary placemaking for sites in transition and permanent efforts.
- Start moving!

Funding + Support Possibilities

1. Think about major corporate donors and regional partners for this effort – it will be the highest profile activation in the near-term
2. Investigate overlap with the DSSD programming efforts: ... can Sliver by the River be included in DSSD boundaries and programming, with possible new funding sources to complement the efforts?

Kenneth Burns Bridge: Worcester, MA



Brilliant lighting on Worcester's Kenneth Burns Bridge.

The Kenneth F. Burns Memorial Bridge in Worcester, Massachusetts, recently underwent major upgrades and in November of 2015 officially reopened to carrying travelers on Route 9 over Lake Quinsigamond. MassDOT took direction of the project, aiming to mend the 99-year-old structurally deficient bridge. The \$105 million project finished four months ahead of schedule (and under budget) and now features an additional travel lane as well as a newly implemented bike lane for cyclists. LED under-lighting was installed on the bridge, illuminating its structure at night and making it an intriguing icon for central Massachusetts.

District 5: Upper Pequonnock



The upper Pequonnock River offers the opportunity to explore creative, offbeat placemaking opportunities. The former industrial spaces of the Bridgeport Brass Co site and the old brick warehouse buildings dotted along Knowlton Street could see new life as event spaces, art studios, or indoor recreation centers. Though this area is too far north for sailboats to reach, since the East Washington Avenue bridge cannot open to allow boat masts through, Knowlton Park already has a dock and a waterfront boardwalk. It could host a kayak rental location or serve as the starting point for regional rowing races (like the Head of the Charles in Boston). Also, the park is already an ideal venue for weekend neighborhood events like salsa nights or concerts, and will easily connect to the public pathway; it's ripe for activation now.

The Bridgeport Brass Co is further explored as an Opportunity Site in this plan and is large enough to offer multiple public spaces, to be activated in coordination with the future uses surrounding them (such as Chelsea Piers-style indoor recreation and events). These spaces should embrace the former industrial atmosphere of the location rather than avoiding it, giving the site a unique character and using the large spaces and heights of the buildings to accommodate recreation. The special feel of the industrial spaces can be a marketing draw for users from far and wide, as well as those from just around the corner. In the short-term, mural-painting, authorized street art events, photo shoots, and other temporary creative uses could bring vacant parts of this site to life—and motivate cleanups (see sidebar).

Specific activation strategies for the Brass Co Opportunity Site could include:

- Outdoor recreation geared towards younger people (such as a skate park or seasonal space for fitness classes) and water-based recreation
- Fun recreation elements – big bouncy balls, climbing walls... offerings that aren't provided anywhere else!
- Public art, including sculptures, temporary installations, street art, or murals
- Indoor event space

Bartlett Yard: Boston, MA

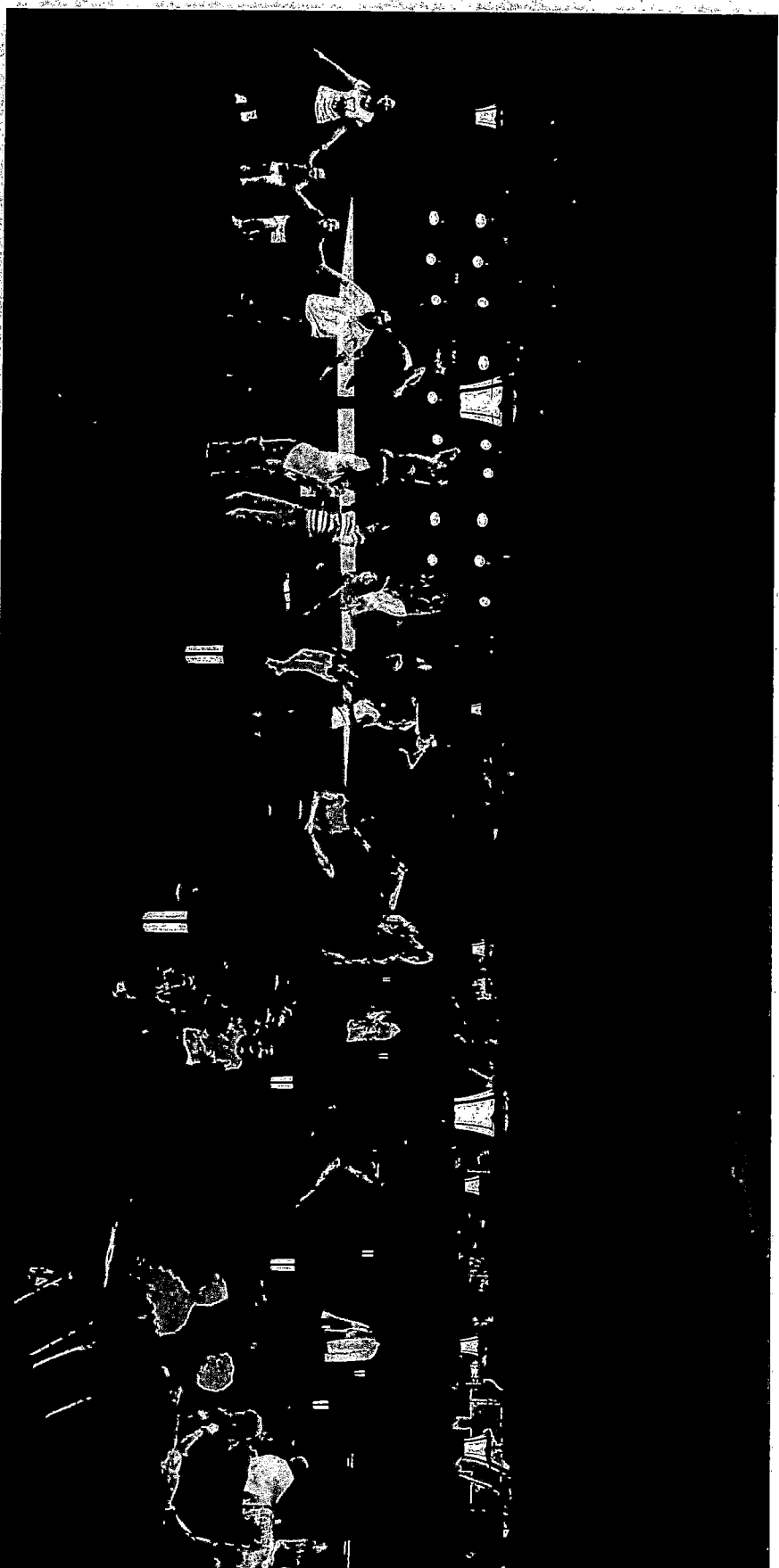


Vacant bus depot/brownfield turned innovative art center. Image Source: Bartlett Events/Facebook

Boston's Bartlett Yard, formerly a nine-acre abandoned bus depot, is now undergoing redevelopment in the Roxbury neighborhood. While awaiting approvals and brownfield cleanup funding in the summer of 2013, the site hosted events ranging from art shows, photo shoots, and a mural-painting festival to a block party and an open-air concert.

A trio of Roxbury residents and artists organized these activities in collaboration with the property owner, a local community development corporation. City Councilors also helped in the permitting process for events on the site. Bartlett Yard went from being a blighted, dangerous property to a colorful, energizing cultural hub within the community—even if only for a little while—and its success has helped spur greater investment in public art in Boston.

Vision



In addition to providing neighborhood access to the water, Knowlton Park could host community events such as dance nights, with live music and local instructors giving classes. The park also has its own dock along the Pequonnock, ready for kayak, canoe, or paddleboarding rentals. Across the Pequonnock, an industrial feel lends itself to unusual or creative uses like outdoor sculptures, a skate park, or a climbing wall. The large floor-plates at the Bridgeport Brass Co site would also allow for indoor-outdoor recreation and event spaces.

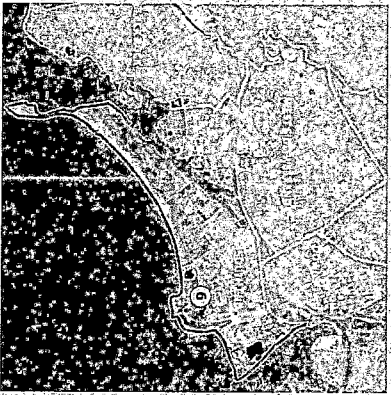
Sample concept - not a proposal.

Next Steps

Funding + Support Possibilities

- Ensure streamlined event permitting is in place. Streamlined permitting for events at Knowlton Park, as well as others on the waterfront would facilitate active programming by varied groups and individuals.
 1. Crowdsourcing for recreational activities at Bridgeport Brass
 2. Local rowing-related company, such as RowAmerica, or regional kayak rental operations
 3. Regional recreation business – satellite interim outdoor location at Bridgeport Brass (Chelsea Piers in Norwalk, Sports Centers of Connecticut in Shelton, others)
 4. Local business sponsorship to fund series of Knowlton Park events – radio stations, restaurants, car dealerships, etc.
- Involve the East Side NRZ and Parks Department and create a clearinghouse for scheduling events at Knowlton Park until a larger waterfront coalition can take this on.
- Contact RowAmerica about possible sites for a rowing race (this step applies to Bridgeport as a whole).
- Bridgeport Brass Co. is a long-term activation initiative. Some steps here include:
 - Think about near-term uses of the water's edge, adjacent space and side street areas, and more accessible areas for public strolling and use.
 - Consider long-term safety needs as site is remediated and adapted for reuse.

District 6: South End/Seaside



Seaside Park belongs to the whole city; residents from every neighborhood consider the park their own. This expanse of shoreline on Long Island Sound offers significant open space, close to residential areas and the University of Bridgeport. The South End is also home to the Webster Bank Arena and the Ballpark at Harbor Yard - home of the Bridgeport Bluefish and the Sound Tiger teams. The Mary and Eliza Freeman Houses, the center of 19th-century "Little Liberia" at the southern end of Main Street, offer an opportunity to connect the planned waterfront pathway with rare historic properties; efforts are underway to restore the buildings and create a museum celebrating this historic part of Bridgeport's black community.

Activation of the South End can help create a "story line" connecting sites of significance along the waterfront. Historical markers, better

pedestrian and bike connections to the ferry terminal and train station Downtown, and additional programming at Seaside Park can support this part of the waterfront as a major destination and recreation spot for the city and region. Additional amenities and programming at Seaside Park would enhance this prime waterfront location and offer opportunities to support nearby businesses through increased year-round use of the park, special events crowds, and greater visibility.

Activation strategies can include:

Seaside Park

- Generally more events/programming here throughout the year
- Performances, music, and other cultural events at the bandshell
- Partner with area non-profits for kids' recreation space
- Concessions stand in greater use, offering:
 - Food/Pop-up cafe
 - Umbrella and chair rentals
- Public art—perhaps temporary sculpture installations or an art walk
- Games area – bocce, giant Jenga, etc.
- Kiosks for small local businesses – crafts, art, food
- Community beach cleanup event(s)

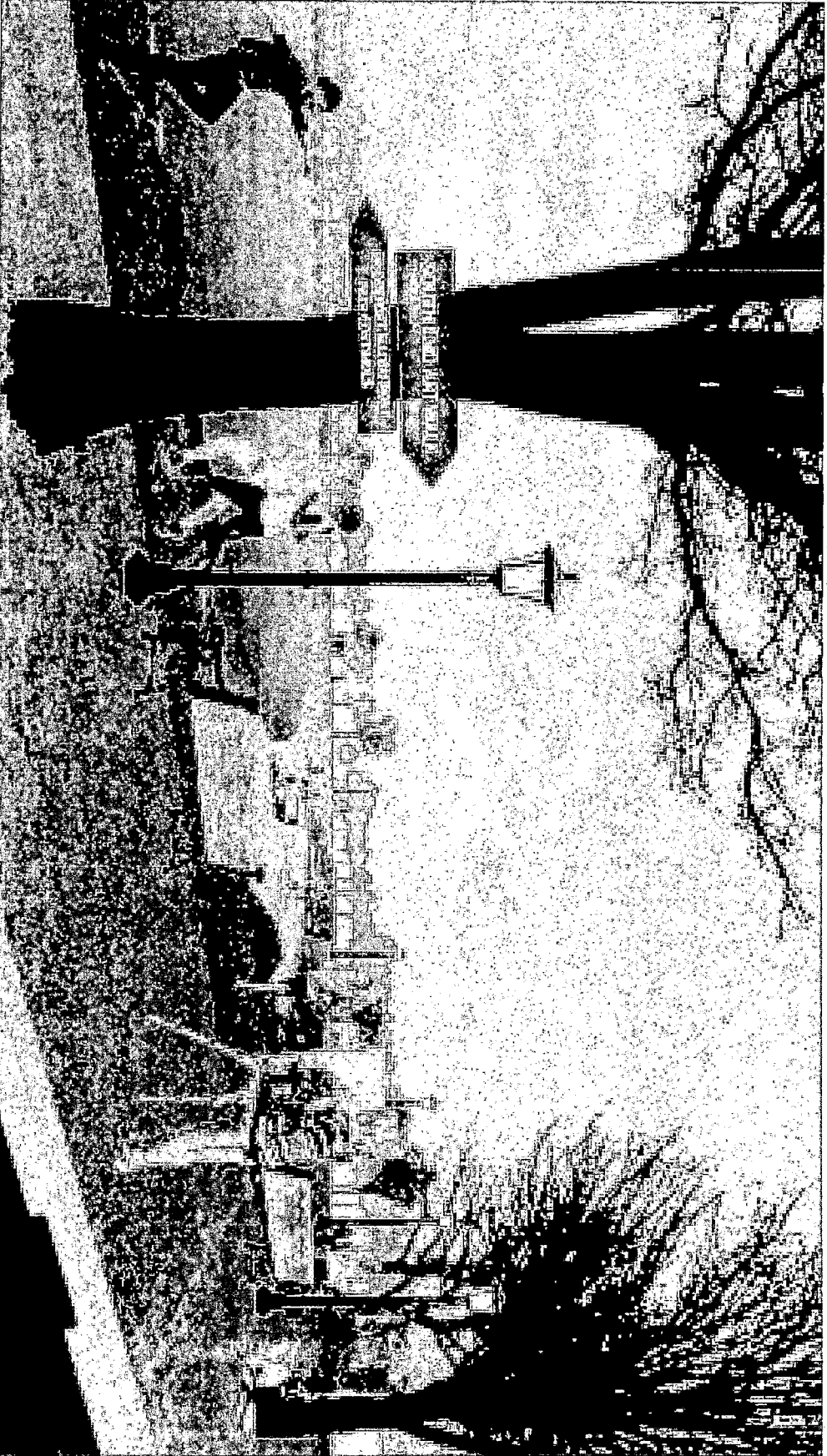
Current Ferry Terminal site

- Visitor kiosk offering information and maps for the entire waterfront
- Daytime/hourly public boat docking
- Summer movie series
- Special events in a new restaurant or event space (when ferry relocates to East End)
- Movable deck chairs along the water
- Tables and seating for the Downtown lunch crowd
- Food trucks
- Bike racks or even seasonal bike rental kiosk

Other parts of the South End

- More engagement of UB students—possibilities for UB students to run Seaside Park concession stand or activities, rentals as part of business school
- Bike rental station near UB
- Freeman Houses/Little Liberia interpretive signage, neighborhood recognition as a regional and national landmark

Vision



Seaside Park, with its playing fields and beaches, is already well-known but it could be better connected to the rest of the South End and the waterfront. Signage could connect the park to historic areas like Little Liberia, while more year-round programming, concessions, and public art could attract more locals, out-of-town visitors, and students from the University of Bridgeport and Housatonic Community College. *Sample concept - not a proposal.*

Next Steps

- Think about micro-economic development strategies here
 - a. Reissue City RFP for Seaside Park concessions stand, linking City's goals for stand to larger economic development themes (for example, prioritize local vendors, emphasize connection to UB)
 - b. C4C (formerly Community Capital Fund) or local bank with community focus could support these efforts
- Create a walking history tour of the Little Liberia area, use regional tourism office to market the tours, while Freeman Houses are being restored
- Apply for foundation grants to fund interpretive signage and maps for Freeman Houses/Little Liberia
- Link concessions and activation spots to the walking tour
- Think about how to capture gameday and event crowds at the Harbor Yard complex for food and entertainment options –leverage the presence of a “captive” audience to encourage economic development and create a destination that extends beyond game and event time for food, drink, and socializing. This could include outdoor simulcasts of sold-out games/events at the complex.

Funding + Support Possibilities

1. University of Bridgeport
 - a. entrepreneurship and graphic design programs to provide services for branding Freeman Houses and Little Liberia as a cultural destination
 - b. entrepreneurship students to help run concessions and other programming at Seaside Park
 - c. student volunteer groups to assist with beach cleanups
2. Bridgeport Bluefish and Sound Tigers sponsorship of events or sporting leagues at Seaside Park.
3. Local CDFI or bank with community focus could assist with funding and technical support for concessions and programming.

District 7: Cedar Creek



The Cedar Creek area of the waterfront hosts current and former industrial sites, including the closed Sikorsky plant. Residents in this area of Bridgeport have no public waterfront access other than the West Side/West End's connection to Captain's Cove. Activation can center around temporary and pilot uses of underutilized waterfront space here. The expanse of asphalt at the Sikorsky Site, for example, could be transformed into a temporary urban skate park, obstacle/fitness course, or even an urban corn or sunflower maze. Depending on site conditions, raised planting beds can create a community garden spot as a near-term use until redevelopment.

The experimental and temporary nature of these uses provides valuable opportunities to bring teens and young people together to get involved; for example, local students could

plan, advocate for, fundraise, and construct an adventure park for skateboarders, BMX riders, etc. Likewise, a raised-bed community garden could become an urban agriculture hub for residents and other advocates to work together for positive, green change on the waterfront.

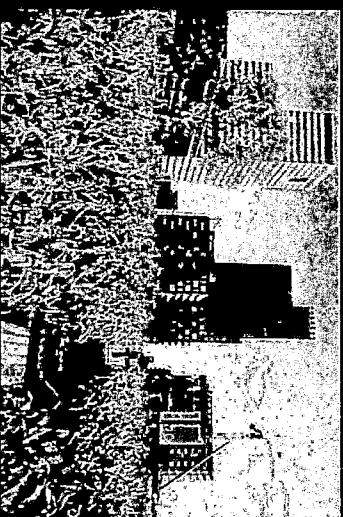
In addition, there are ways that Captain's Cove can extend its season profitably, continuing to provide access to a much-loved waterfront site later in the year. A fall/winter pop-up market here on weekends, with improved pedestrian access, could be a regional and local draw long after Labor Day. The addition of a beer garden with mulled wine and outdoor braziers or bonfires could help attract a diverse crowd well into cool weather, with a holiday market from Thanksgiving through New Year's capping off the season. Examples such as Waterfire in Providence or German-style Christmas markets in Philadelphia, Cincinnati, and Chicago show that cold weather isn't a deterrent if there are novel things to see, hot drinks, and food.

Thoughts for activation along Cedar Creek and at Captain's Cove include:

- Urban adventure park with temporary skateboard, BMX ramps, possibly on multiple connected sites
- Raised-bed community gardens
- Outdoor rock climbing, CrossFit classes, or obstacle fitness course

- Urban corn or sunflower maze on a site where asphalt is gone; these plants can assist with remediation (see sidebar)
- Fall/winter weekend market at Captain's Cove

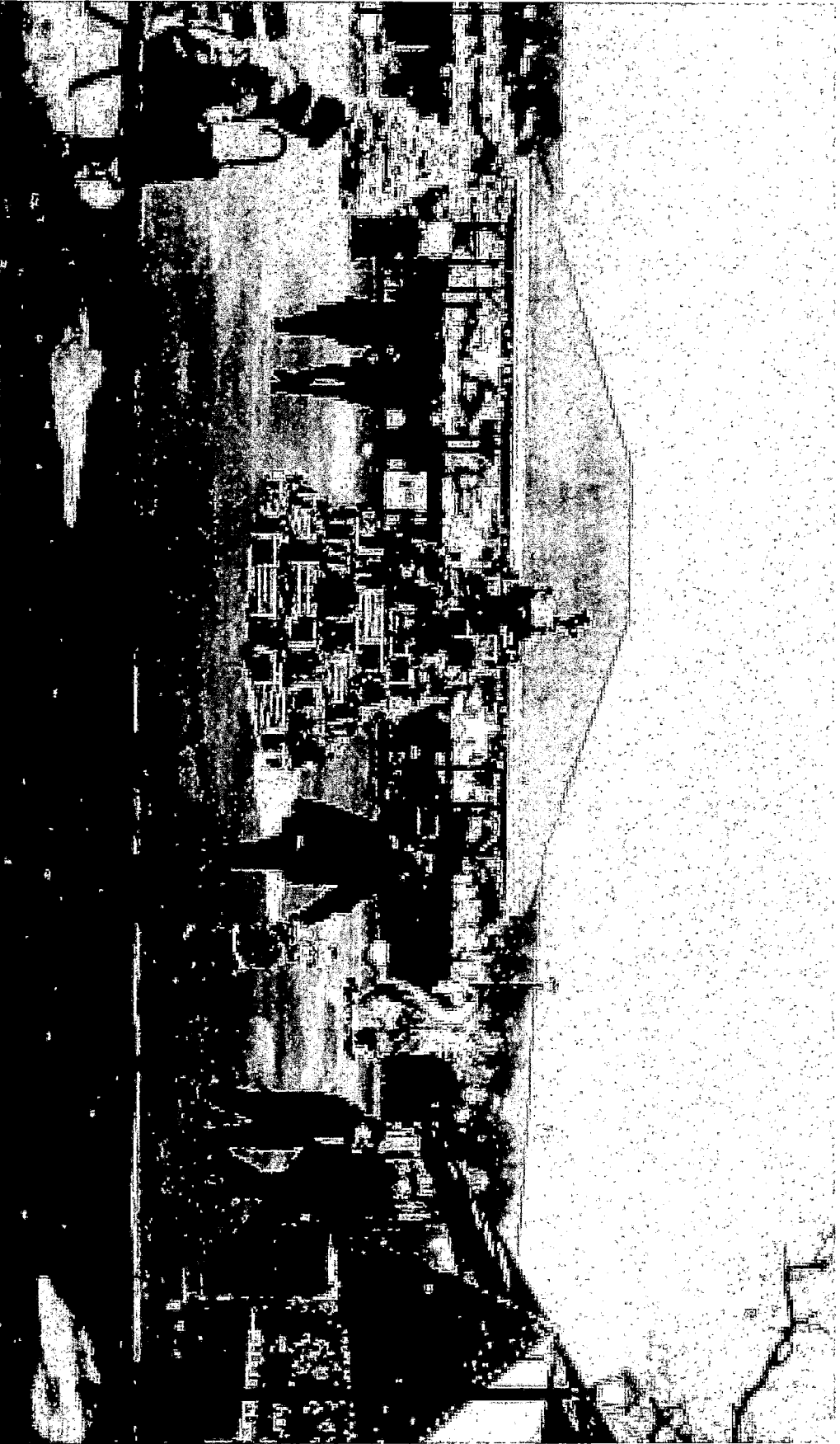
Urban Corn Maze: Amsterdam



An urban corn maze makes productive use of a temporarily vacant lot. Image Source: Martelke de Jong

In 2010, the worldwide recession had left a cleared building site vacant in the Zuidas section of Amsterdam. Municipal authorities requested temporary proposals for the site, selecting one from a team of art students: an urban corn maze. This was partially built and provided an environmentally-friendly use for the site, reducing erosion, as well as a temporary green respite and source of entertainment for area workers and residents. An added benefit for urban sites is that corn—and sunflowers, also used in mazes—concentrate and absorb certain contaminants from soil, remediating it over time.

Vision



Already a popular place for boaters and residents in warmer weather, Captain's Cove could become a wintertime destination with a weekend market selling food, hot drinks, holiday gifts, and crafts. *Sample concept - not a proposal.*

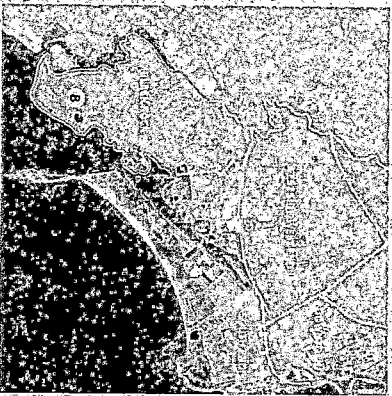
Next Steps

- Bring together the City, Groundwork Bridgeport, Green Village Initiative, and property owners to discuss temporary uses for the land
- Discuss with Captain's Cove owner how to support an extended season/pop-up market
- Use easement and land use agreements provided in the Pathway Implementation Kit for help in investigating temporary public use of private land and protecting owner redevelopment rights in the long-term
- Contact other cities (Amsterdam and others) utilizing urban redevelopment land in the short-term for placemaking and discuss pros and cons, lessons learned
- Recruit an existing corn or sunflower maze business to discuss urban possibilities here along Cedar Creek

Funding + Support Possibilities

1. Groundwork USA (around raised-bed gardening), Green Village Initiative, and other urban agriculture organizations
2. Existing corn maze business seeking expansion opportunities
3. Teen clubs and foundations supporting youth citizenship and engagement to fund skateboard park as a pilot on teen engagement and action
4. High schools – community service requirements and programs
5. South End Community Center, Burroughs Community Center, and Wakeman Boys & Girls Club
6. University of Bridgeport entrepreneurship programs

District 8: Ash Creek/Black Rock Harbor



After the South End, the Black Rock neighborhood currently has the second most extensive recreational waterfront access in Bridgeport, making it a valuable asset to the city. This Waterfront Bridgeport Plan seeks to protect and enhance the existing beauty of Ash Creek and St. Mary's by the Sea while supporting ongoing improvements to pedestrian and bike connectivity in the area. This includes the Ash Creek Pedestrian Bridge project currently underway, connecting Black Rock and the Fairfield Metro Train Station area as well as providing more access to the water.

Temporary activities in this waterfront district should build on existing community assets, notably arts, history, a strong business corridor on Fairfield Avenue, and exceptional water views. At St. Mary's by the Sea, programming

that taps into the history and memories embedded into the waterfront could make good activation strategies. Additionally, the new pedestrian bridge over Ash Creek and ongoing efforts to promote natural restoration along the Ash Creek estuary could provide more opportunities for eco-tourism, bird-watching photography, non-motorized boating, and fishing in this wetland area, drawing visitors from Fairfield as well.

Activation possibilities include:

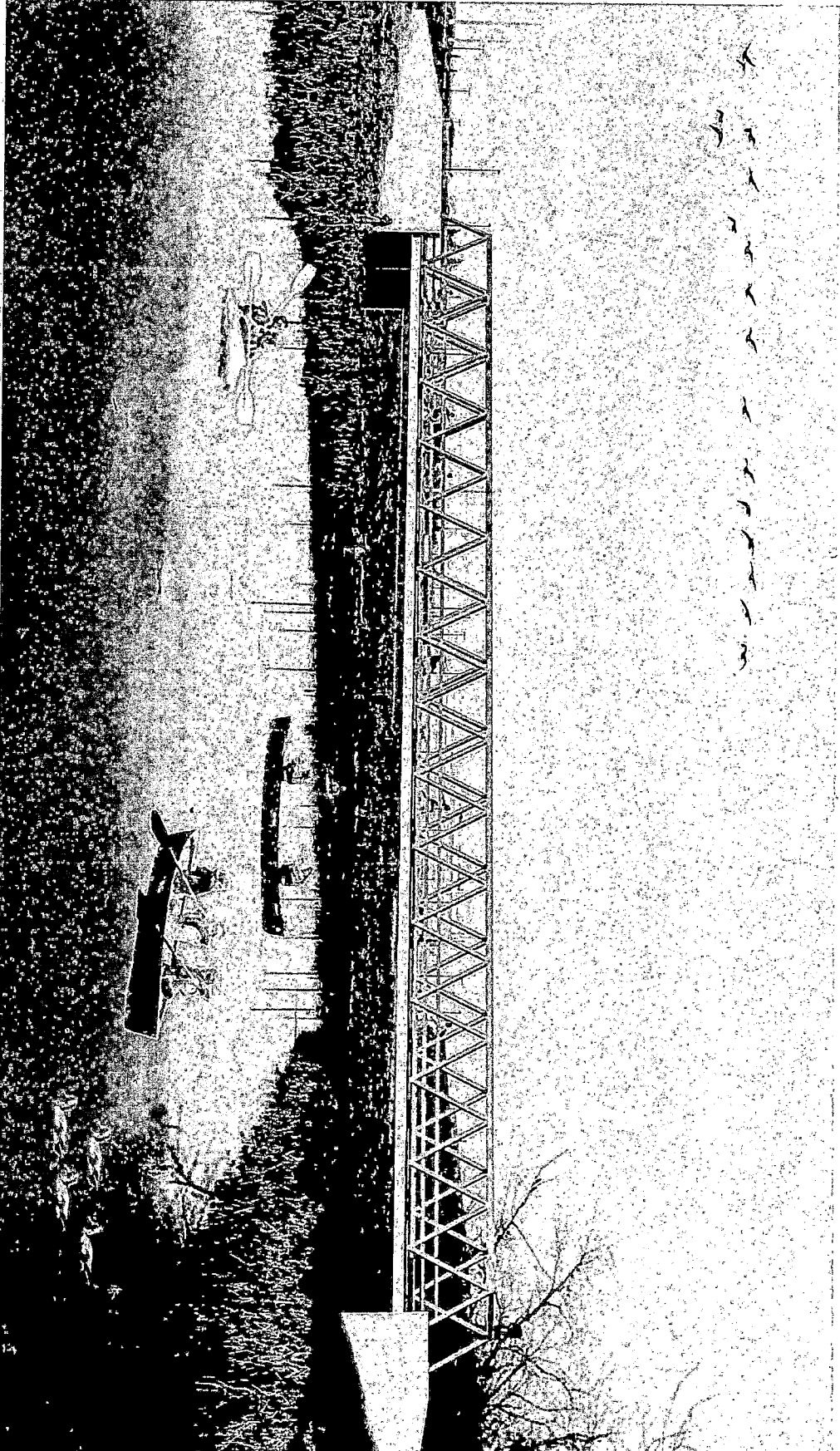
- A "story walk" for children along St. Mary's by the Sea, exploring a nautically-themed book
- Interactive art/history installation at St. Mary's by the Sea in which passersby can chalk their memories of Black Rock on boards
- Kayaking, canoeing, paddleboarding along Ash Creek
- Bird-watching tours along Ash Creek and over the pedestrian bridge
- Interpretive signage along Creek and on the pedestrian bridge to inform visitors of the ecological importance of estuaries and the species living there

Next Steps

- Contact the Black Rock NRZ and Bridgeport Public Library to discuss a story walk idea and/or interactive art installation to record memories.
- Involve Ash Creek Conservation Association and Connecticut Audubon Society in coordinating bird-watching tours and adding interpretive eco-tourism signage

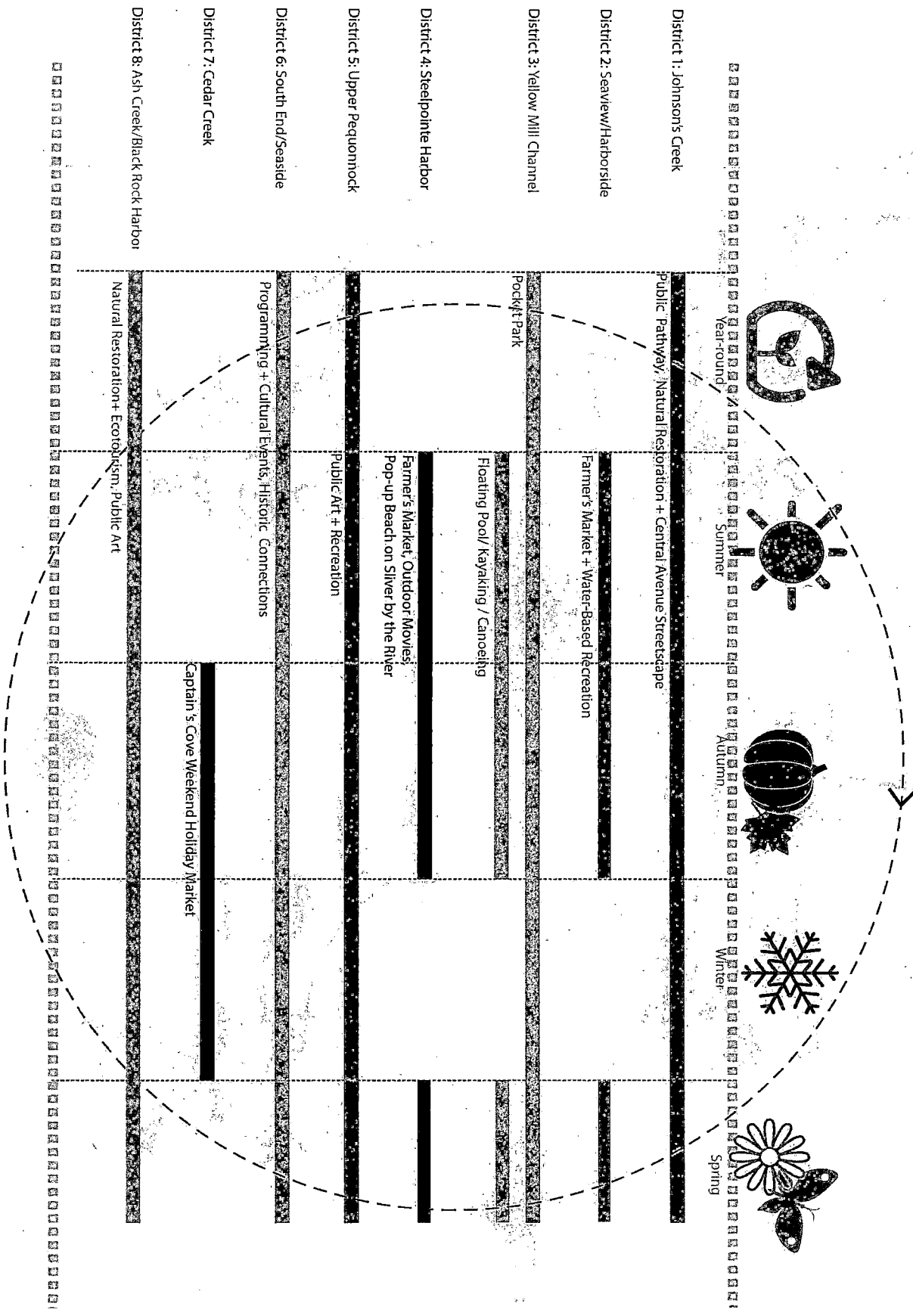
Funding + Support Possibilities

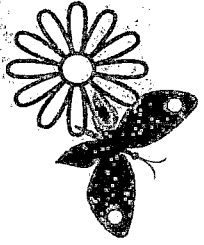
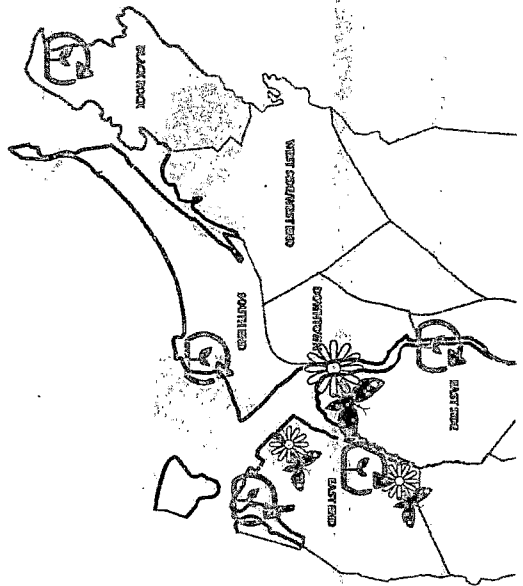
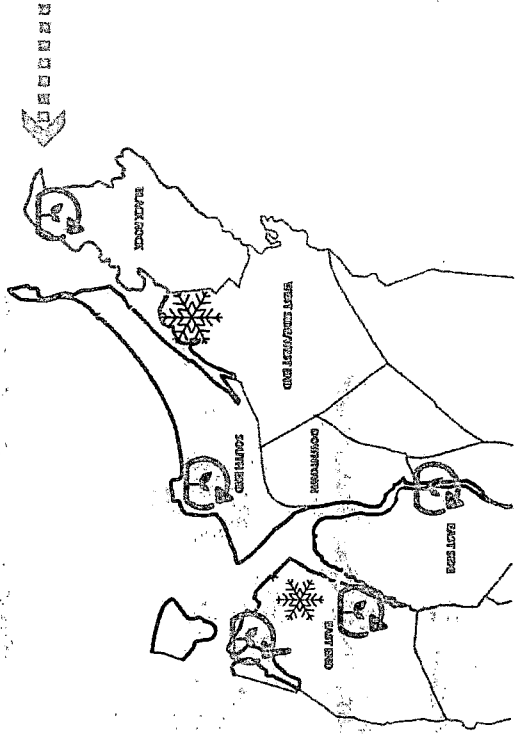
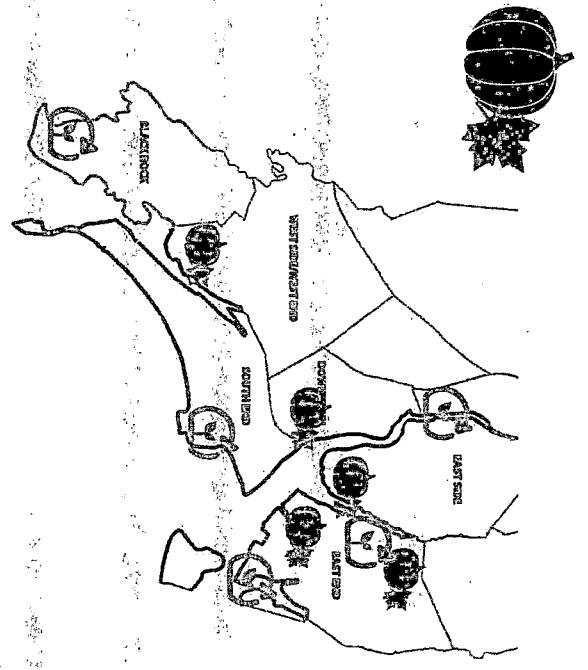
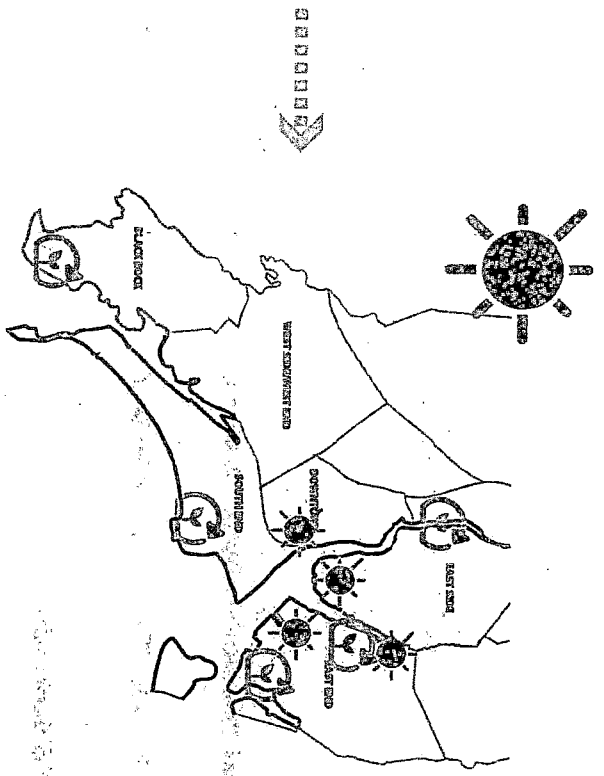
1. Crowdsourced fundraising for story walk and/or interactive art installation
2. Burroughs Community Center, Black Rock public library branch

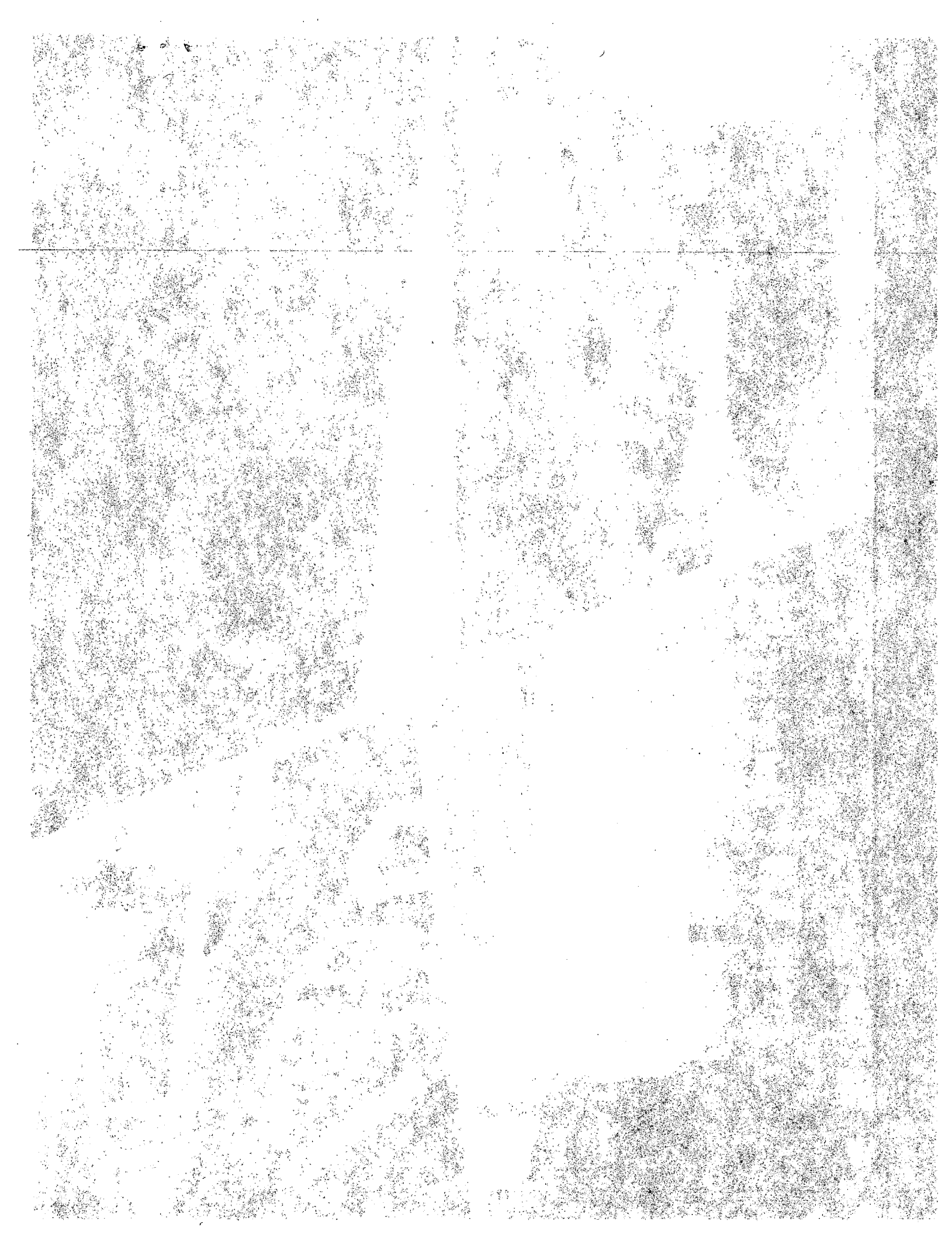


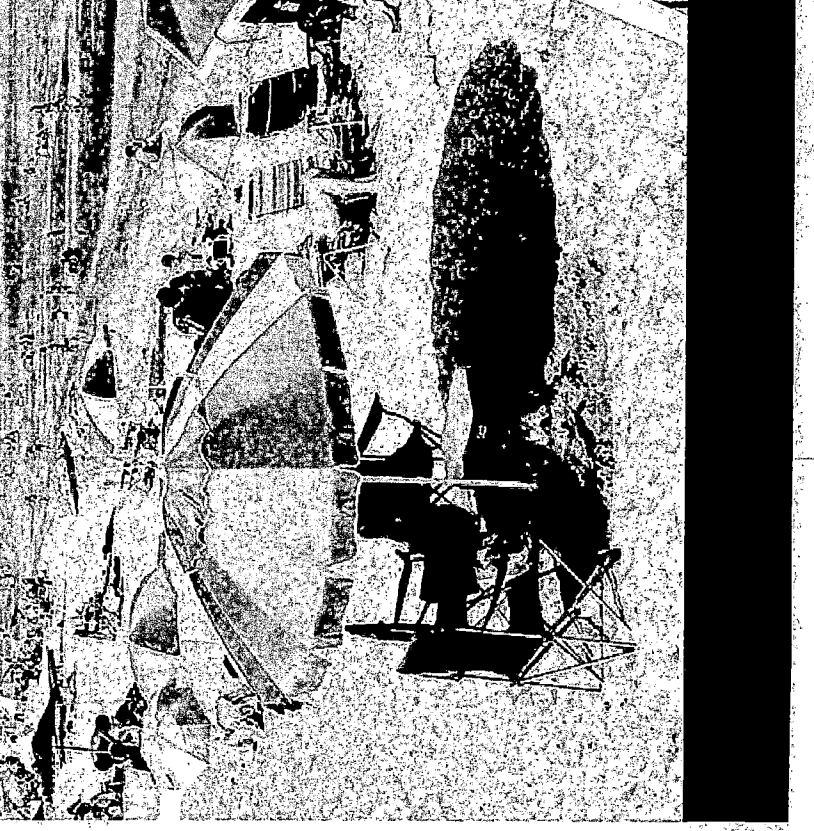
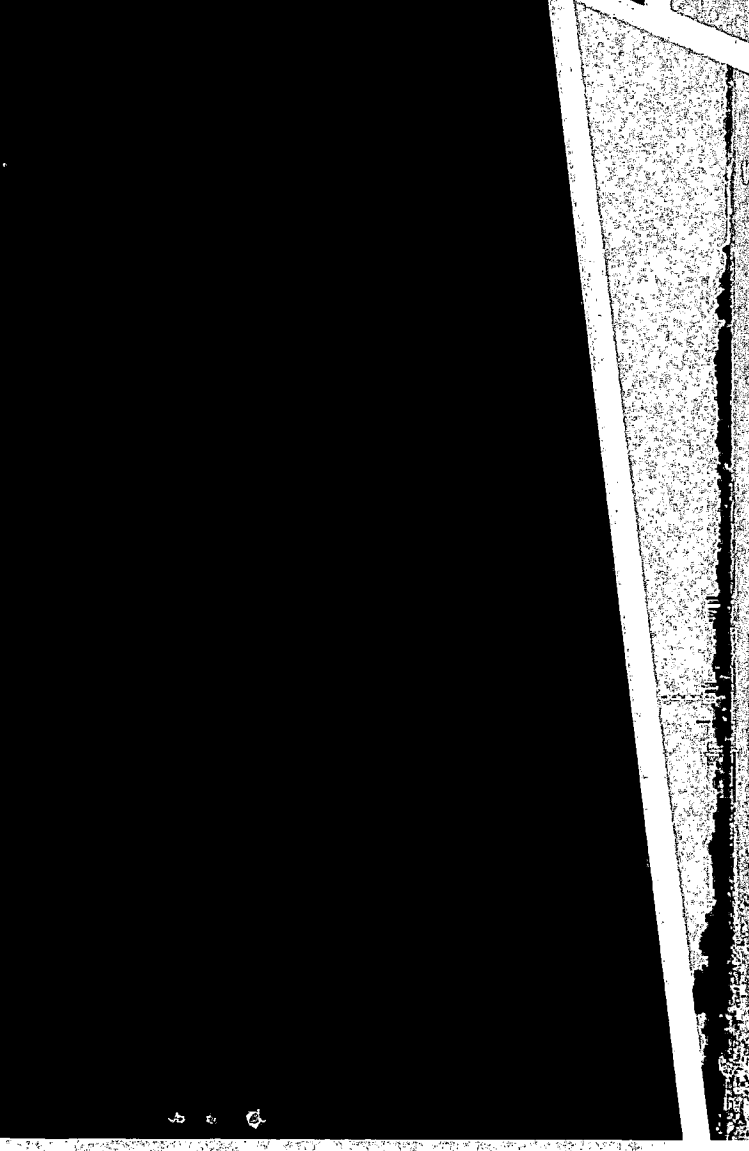
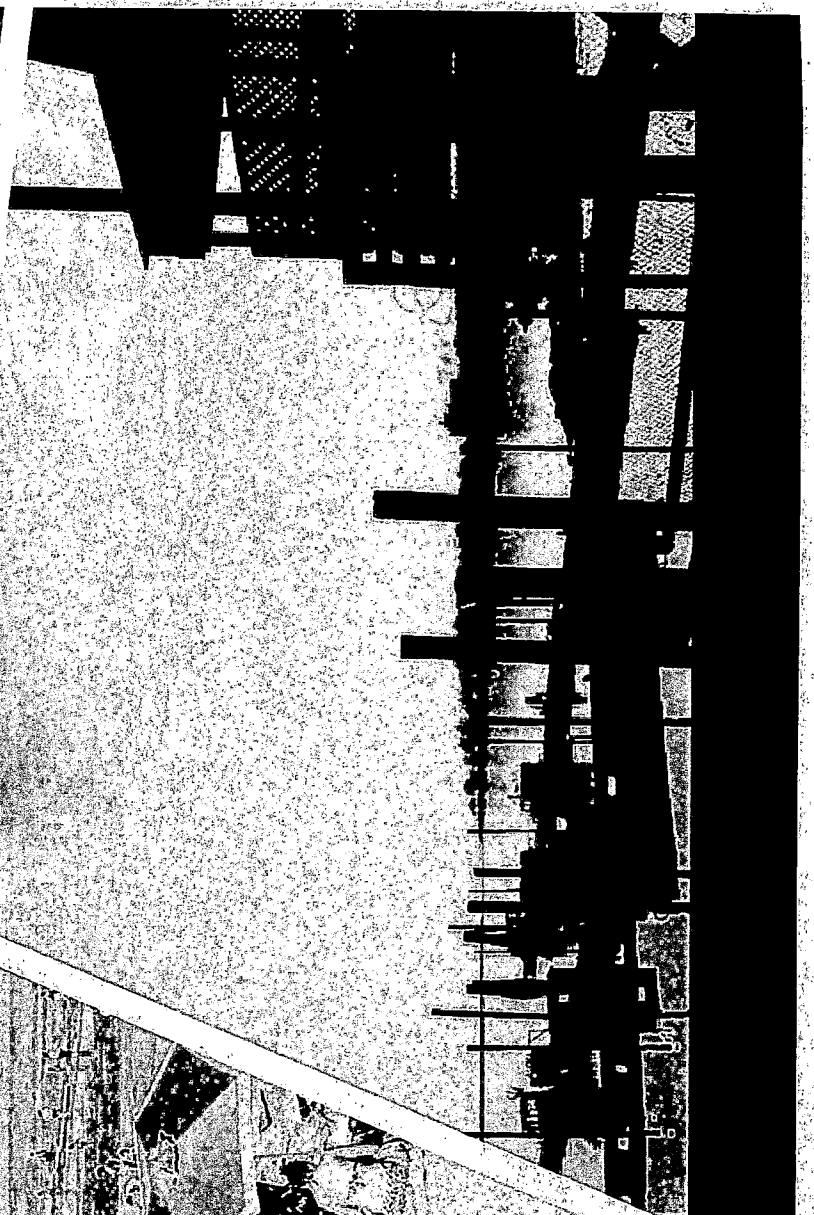
The pedestrian truss bridge planned for Ash Creek will open up opportunities for this ecologically valuable area, by better connecting both sides of the Creek. Coupled with natural restoration of the Ash Creek estuary and interpretive signage, it could become an eco-tourism site where birdwatchers, canoeists, kayakers, and fishing enthusiasts could all enjoy an urban slice of nature. Image Source: City of Bridgeport. *Sample concept - not a proposal.*

Waterfront Activation Throughout the Year







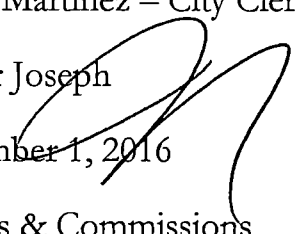




JOSEPH P. GANIM
Mayor

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

COMM. #07-16 Ref'd to Public Safety & Transportation Committee
on 12/5/2016

TO: Lydia Martinez – City Clerk
FROM: Mayor Joseph 
DATE: December 1, 2016
RE: Boards & Commissions

Please place the following name on the December 5, 2016 City Council Agenda for referral to the Public Safety and Transportation Committee for the purpose of appointment to the **Board of Police Commissioners**:

Hector Diaz (D)
34 Arthur Street
Bridgeport, CT 06605

This term shall expire on December 31, 2018

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City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport:

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

Item No. *216-15 Consent Calendar

BE IT ORDAINED: By the City Council of the City of Bridgeport that the Bridgeport Municipal Code of Ordinances, Chapter 3.08 – City Contracts and Purchasing Procedures, amended Section 3.08.070 – Purchasing Procedure be and hereby is rescinded and the following Section 3.08.070, Purchasing Procedure be substituted in lieu thereof:

Purpose. The city recognizes the importance of adopting a comprehensive purchasing ordinance that authorizes the use of modern procurement practices, provides for electronic processing and monitoring of purchasing activities, and establishes responsibility for oversight and reporting within city government.

A. Definitions. For the purpose of this section, the following definitions shall apply:

"Approved communication methods" means any communication required or desired to be made in connection with a purchase provided, however, that such communication is by hand, by overnight or guaranteed delivery service, by deposit in a depository of the United States Postal Service properly addressed and postage prepaid, by facsimile transmission delivered to the intended addressee, or by electronic communication including but not limited to e-mail or other electronic means delivered to the intended addressee, or otherwise approved by official policy of the board of public purchases.

"Audit rights" means the city's independent right to audit charges, costs, expenses, payments, setoffs, change orders and other expenditures under any purchase arrangement whether or not such right is specifically included in the bid package or other documents related to the purchase.

"Award" means the purchasing agent's announcement of the selection of a vendor for the procurement.



City of Bridgeport, Connecticut

Office of the City Clerk

Report of Committee on Ordinances

Item No. *216-15 Consent Calendar

-2-

"Best value" means, during a competitive bidding process or request for proposal process, the purchasing agent, after considering the recommendations of the contracting officer, if any, may consider the following factors in determining to make an award to a bidder other than the apparent lowest responsible bidder: (a) the bidder's price; (b) the bidder's business reputation; (c) the quality of the bidder's goods or services; (d) the extent to which the goods or services meet the city's needs; (e) the bidder's current or past relationship with the city; (f) the impact on the city's ability to comply with laws and rules relating to contracting with historically underutilized businesses and non-profit organizations employing persons with disabilities; (g) the total long-term cost to the city to acquire the bidder's goods or services; and (h) any relevant criteria specifically listed in the solicitation documents. The city reserves the right to make an award either to the lowest responsible bidder or to the bidder that provides goods or services having the best value to the city.

"Bidder" means any person, sometimes referred to herein as a vendor, seeking to do business with the city pursuant to this section under a sealed competitive bid for goods and general services, including any individual, corporation, partnership, sole proprietorship, joint stock company, joint venture, limited liability partnership, limited liability company, or any other private legal entity, each of which shall be required to disclose prior to award, the names of the bidder's officers, directors, members and owners holding five percent or more in ownership of the bidder or its parent at the time of the submission of its bid, which obligation to disclose shall continue for the duration of the bidder's relationship with the city.

"Bidder list" means a mailing or notification list, maintained by the city, of all suppliers, vendors, contractors or service providers or proposers who have made a request by an approved communication method to receive notice of the city's intent to make particular purchases, which bidder list does not imply that those parties on it have been pre-qualified or pre-approved to do business with the city. The city reserves the right to charge a nominal maintenance fee to those parties that desire to be included on the bidder list to cover the city's cost of making and keeping the same.

"Board of public purchases" or "BPP" means the board created by charter responsible to discharge the duties described therein and herein with respect to the city's purchasing process, including, but not limited to, hearing and determining appeals taken from decisions made by the purchasing agent, preparing reports of its activities in overseeing the city's purchasing practices, establishing purchasing policies, rules and regulations in furtherance of this section, publishing annual purchasing statements, and reviewing QBS selection processes. The official policies, working rules and regulations adopted shall, on their respective effective dates, be published, applicable to and used in the implementation



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and interpretation of this section, and shall not otherwise be contrary to or in derogation of the rights, duties and responsibilities of city officials, executives and administrators set forth in the charter and ordinances, as the same may be amended from time to time.

"Consolidated purchasing" means a centralized purchasing method whereby the purchasing agent determines annually, based upon the anticipated purchases projected by contracting officers and his/her own experience, that the purchase of items or categories of items in bulk or pursuant to price agreements on a city-wide basis from one or more vendors will result in economies of scale and cost-savings to the city.

"Competitive bidding" or "competitive bid" means the city's procedure for obtaining goods or general services anticipated to be in excess of Twenty Five Thousand dollars (\$25,000.00) in which sealed bids are submitted in response to solicitation documents. This process does not permit any negotiation with the apparent winning bidder after the receipt and opening of bids. Competitive bidding may be accomplished as a result of public advertisement or other electronic public notice methods adopted as official policy by the BPP.

"Contract" means any type of written agreement or documented arrangement involving a purchase, regardless of what the evidence of such arrangement may be called or how it may be referred to, which is approved by the contracting officer, contain terms and conditions protecting the city's legal interests, is properly funded and, where required by charter or ordinance, has been approved by the city council or its designee; provided, however, that so-called letters of intent, letters of interest, memoranda of agreements, and other examples of latent, potential, unilateral or executory documents or arrangements that otherwise may not be binding upon the city, may become a binding legal obligation of the city only if and to the extent that any such document or arrangement has been approved by the city council or its designee.

"Contract" means any type of written agreement or documented arrangement involving a purchase, regardless of what the evidence of such arrangement may be called or how it may be referred to, which is approved by the contracting officer, contain terms and conditions protecting the city's legal interests, is properly funded and, where required by charter or ordinance, has been approved by the city council or its designee; provided, however, that so-called letters of intent, letters of interest, memoranda of agreements, and other examples of latent, potential, unilateral or executory documents or arrangements that otherwise may not be binding upon the city, may become a binding legal obligation of the city only if and to the extent that any such document or arrangement has been approved by the city council or its designee.



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"Contracting officer" means any director or deputy of a city department, any president or chief executive of a city agency, board, or commission, including the board of education, the WPCA and any other similar duly-constituted agency of city government as defined by Charter or ordinance, or contained in the city's table of organization, including his/her respective designee set forth in writing to the purchasing agent, having direct authority or due authorization to initiate purchases.

"Critical emergency purchase" means a purchase of goods or services that, if not purchased or ordered immediately, can result in injury to human life or significant property damage, or result in consequences detrimental to the health, safety and welfare of the citizens of the city or to the city's best interests. The purchasing agent should use the informal competitive quotation process for critical emergency purchases, if possible, but shall not be limited by the applicable threshold dollar amounts set forth herein due to the emergency nature of the purchase.

"Energy Commodities" means a purchase of a service or good which with regularity provides the public with some commodity or service which is of public consequence or need and subject to or capable of short term market fluctuations. Examples include, but are not limited to, electricity generation and distribution, oil, natural gas, gasoline, and public water supplies.

"General services" means all services that result in a measurable end product as defined by solicitation documents, including but not limited to all services used in the process of building, altering, maintaining, improving or demolishing any city-owned property, structure, building or public infrastructure, but excluding architectural, engineering and other design services, and construction consulting services. Examples of general services include, but are not limited to, electrical work, road resurfacing, sewer repair, building demolition, equipment maintenance and waste disposal services.

"Goods" means supplies, material, equipment and articles, whether purchased or leased, including, but not limited to, fuels, furniture, computers, paper products, food products, sand, and high-tech hardware and software, telecommunications equipment and office equipment.

"Informal competitive proposal process" or "Informal competitive quote process" means the allowable process for the purchase of services pursuant to a QBS process or the purchase of goods or general services, respectively, when the purchase is reasonably anticipated to exceed one thousand dollars (\$1,000.00) but not to exceed Twenty Five Thousand dollars (\$25,000.00).



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"Lowest responsive, responsible bidder" or the "Lowest responsive, responsible proposer" means the bidder or proposer whose submission is (a) a complete response to the invitation and (b) the lowest of those bidders or proposers possessing the skill, ability, financial capacity, business integrity and experience necessary for faithful performance of the described work based on objective criteria. Evaluation of a vendor shall include best value considerations only if set forth in the solicitation documents. Bidders and proposers shall be excluded from consideration entirely if they are listed on the disqualified vendor list at the time the invitation is the subject of public advertisement or at the time the city otherwise seeks to make a purchase as described herein. In a request for proposals process, a bidder may be chosen as lowest responsible bidder from among those bidders that are pre-qualified or based upon recognized industry standards that the contracting officer responsible for the purchase has certified in writing to the purchasing agent as commercially relevant.

"Mayoral bid waiver" means the mayor's authority to grant a written waiver of the requirements for public advertisement, and the need for a competitive bidding or competitive proposal process in connection with critical emergency purchases, after receiving (a) the contracting officer's written statement of the need for such waiver with all appropriate backup information, and (b) the purchasing agent's written recommendation of the need for such waiver.

"Multiple Vendor Bid" or "Multiple Vendor QBS" means the procurement of goods, general services, special or professional services which are regularly procured by the city throughout the course of a year but the frequency of which and/or the ability of the vendor to tender the goods and/or services cannot be readily determined. Examples may include but are not limited to the procurement of tires, ITS consultants, demolitions, licensed environmental professionals, landscapers, towing, etc.

"Proposer" means any person seeking to do business with the city pursuant to this section under a QBS selection process, including any individual, corporation, partnership, sole proprietorship, joint stock company, joint venture, limited liability company, or any other legal entity, each of which shall be required to disclose prior to any award, the names of the proposer's officers, directors, members and owners holding five percent or more in ownership of the proposer or its parent at the time of submission of its proposal, which obligation to disclose shall continue with the proposer's relationship with the city.

"Public advertisement" or "publicly advertised" means the advertisement in one or more media of the city's desire to make a purchase expected to cost in excess of Twenty Five Thousand dollars (\$25,000.00) placed (a) in a newspaper of general circulation in the Bridgeport area, (b) in other print media designated to encourage a greater number of bids,



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(c) on the city's internet website, (d) on other electronic media available to the general public, or (e) in other media authorized by the BPP. The content and location of public advertisements shall be determined as set forth herein or as otherwise authorized by official policy of the BPP.

"Qualified purchase" means a purchase of goods or services where either there is only one source for such purchase a purchase from a special source will provide a lower cost than would result from competitive bidding, time is critical and the purchase could not have been planned, or the purchase involves items whose prices are controlled by federal or state regulation.

"Quality-based selection" or "QBS selection" means a method for purchasing special or professional services anticipated to be in excess of Twenty Five Thousand dollars (\$25,000.00) by either initially pre-qualifying bidders prior to obtaining a price proposal or making a final selection without a price proposal. Such process initially requires the submission of professional qualifications, demonstrated business experience, specific project experience, evidence of business integrity, and professional competence. Where qualifications alone are paramount in the selection process and price is not a factor, a final selection is made based on qualifications alone. In other QBS processes where price is not a factor initially in the selection process, or only one of a number of factors to be considered in making a final decision, a final selection is made based upon the submission of requests for proposals, or price proposals following pre-qualification.

"QBS selection panel" means a group of individuals qualified by knowledge, training and experience in purchases of the type contemplated and having no real or apparent conflict of interest in the outcome of the QBS selection, consisting of at least three city employees selected by the contracting officer and supplemented where possible by other similarly qualified individuals from the general public having no real or apparent conflict of interest in the outcome of such selection, or otherwise as specified by official policy of the BPP. Such panels shall use uniform, objective selection criteria established in advance for the particular purchase or criteria otherwise specified in writing by the BPP. The QBS selection panel shall make a written report of its selection, the criteria used and its recommendation to the board of public purchases, which shall approve or deny the selection process.

"Request for proposals" means a form of QBS selection process that includes a request for professional qualifications where such qualifications are important but not paramount, and where price is a factor to be considered in making an award. A request for proposals may or may not follow a request for qualifications from pre-qualified proposers.



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"Request for qualifications" means a form of QBS selection that includes a request for professional qualifications where such qualifications are paramount in the selection and price is not a factor.

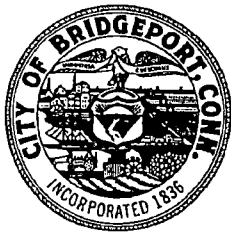
"Self-perform" means that an awarded contractor, whether a prime contractor or a subcontractor, performs thirty (30%) percent of the value of its work (exclusive of materials and equipment) by using its own forces and resources as determined by monthly payrolls.

"Solicitation documents" means the totality of the documents put forth to the public to solicit a particular procurement, including but not necessarily limited to the invitation, requests for qualifications, requests for proposals, any and all specifications, any and all scopes of work, any and all particular instructions, any and all contract documents, and any and all addenda.

"Single Source" means that there is one vendor, among others that provide similar goods or services, from which it would be in the best interest of the city to procure because: a) Such vendor provides a unique service or set of services that distinguish it from and cannot be provided by other vendors; b) Maintenance on a particular piece of equipment is required by such vendor in order to preserve a warranty; or c) Such vendor is uniquely qualified to provide a set of services, such as having Apple® technician make repairs to Apple® computers.

"Sole Source" means that there is only one vendor that can provide a particular good or service for the city, such that any attempt to obtain bids or proposals could only result in that one vendor submitting a bid or proposal.

"Special or professional services" means the furnishing of judgment, expertise, design, advice or effort by persons other than city employees, not involving the delivery of a specific end product defined by the solicitation documents. These types of services include, but are not limited to, consulting, legal, financial, technical, audit, appraisal, architecture, design, engineering and other similar professional services not contemplated as general services. Such services shall also include unique, warranty or single-source services not generally available for specific city-owned property, equipment, building systems and equipment, and vehicles where the nature of the required services cannot be defined in advance by the solicitation documents and the professional or proprietary knowledge and expertise of the service provider is paramount to the lowest cost and otherwise in the city's best interests.



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"Summary bid process" means a competitive bid process described herein that the city may elect to utilize among the selected responsible, qualified bidders for a purchase when all bids exceed any budget appropriation.

"Vendor" means any person seeking to do business with the city pursuant to this section, regardless of the method of solicitation, and may include, but is not limited to proposers and bidders.

B. General Provisions.

1. Awards. Except as expressly set forth otherwise herein, Awards should be made to (a) the responsive, responsible low bidder in a competitive bid process; (b) the most qualified, responsive and responsible proposer in a QBS selection process; (c) the most responsive, responsible low bidder(s) in a consolidated purchasing process; or (d) responsive, responsible bidder or proposer in any other selection process authorized herein; provided, however, that an award or notification of intent to make an award does not create a legal right in the bidder regarding the subject matter of the bid or entitlement to a contract, but is intended to inform the bidder that additional obligations of the bid must be met, such as the posting of surety and evidence of insurance, negotiation of a contract, and securing proper approval of the party authorized to enter into a contract or obligation binding upon the city.

2. City Reservation. The city reserves the right to reject any and all bids and to waive informalities in a solicitation to the extent that such informalities are not material and do not give one bidder an unfair advantage over other responsive and responsible bidders or proposers.

3. Responsiveness. The city shall not accept as responsive or review any bid or proposal received that is not in strict compliance with material provisions of the solicitation documents or which were not stamped in at the place and by the time set forth in the solicitation.

4. Split Purchases. Purchases shall not be deliberately split in amount, artificially staggered over time, or otherwise be the subject of any other artifice designed to avoid the requirement to utilize competitive bidding or other purchasing methods required herein.

5. Appropriations. For purchases that require an additional funding appropriation, the solicitation documents shall clearly state that the award of a contract is contingent upon the appropriation of funds.



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6. Contract term. Unless circumstances warrant that the best interest of the city is served with a shorter term contract, contracts resulting from a competitive bid or a QBS selection process shall be for a term of three (3) years, or two (2) years with a one year extension. This does not apply to any solicitation for a deliverable (i.e. a professional design) or a task required to be performed in a lesser or greater amount of time.

7. Anti-Pass Through. For all City contracts having a labor component, the contracting entity (whether prime or subcontractor) must self-perform at least 30% of the labor (which may and should include site management) or obtain a written waiver from the Purchasing Agent and City's Chief Administrative Officer.

C. Purchase of goods and general services.

1. Informal competitive proposals. For purchases of goods and/or general services reasonably anticipated to cost in excess of one thousand dollars (\$1,000.00) but not to reasonably anticipated to exceed Twenty Five Thousand dollars (\$25,000.00), the Contracting Officer may obtain quotes from no less than three (3) vendors that provide such goods or general services. The Contracting Officer must document the process for the Purchasing Agent. The failure of a vendor which has been requested to provide a quote to respond, shall count toward an attempt to get three (3) quotes. With the approval of the Purchasing Agent, the contract shall then be awarded to the lowest responsive, responsible vendor. Contracting Officers are encouraged to utilize the city's internet bidding company's informal service when the purchase is reasonably anticipated to exceed five thousand dollars (\$5,000.00).

2. Purchases requiring competitive bidding. Competitive bidding shall be used for all purchases of goods and general services anticipated to exceed the sum of Twenty Five Thousand dollars (\$25,000.00) (See C.G.S. § 7-148v, as amended); provided, however, that purchases shall not be deliberately split in amount, artificially staggered over time, or be the subject of any other artifice in order to avoid the requirement to utilize the competitive bidding process. The purchasing agent shall reasonably monitor purchases and report any questionable practices to the BPP and the city's finance director within five days of becoming aware of such practices.



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D. Competitive bidding process. For each purchase of goods or general services made by competitive bidding, the following shall apply:

1. All requirements, terms and conditions sought by the city, including quality, delivery terms and vendor or contractor qualifications, as well as vendor or contractor status as either a MBE, WBE or DBE, shall be contained in the solicitation documents. For purchases requiring a contract, as opposed to a standard purchase order, the contracting officer shall include a draft contract as part of the bid package whenever possible, or other provision shall be made to protect the legal interests of the city. If pre-qualification of bidders is sought prior to bids being accepted or prior to award, the criteria to be met shall also be set forth in the solicitation documents.

2. The purchasing agent shall publish a notice inviting sealed competitive bidding at least once by public advertisement. The notice shall, to the extent practicable, be published not less than fifteen (15) working days before the final date for submitting bids. Said notice shall contain a general description of the goods or general services desired, the place where the solicitation documents may be obtained, the day, hour, place and manner for bid opening, and other pertinent information.

3. The purchasing agent may, in addition to the public advertisement, solicit and receive sealed bids by approved communication methods from all qualified, responsive and responsible bidders on the bidder list, whose goods and services comply with the purchases sought according to the city's then-current commodity codes, by sending them copies of the public advertisement promptly after publication. Such communication notices shall be solely for the convenience of suppliers. Any failure to provide or delay in providing any supplier with such notice shall not invalidate the bid process, incur liability to the city or prejudice it in any manner.

4. The purchasing agent may revise the bidder list(s) by deleting bidders who have not responded to three consecutive bids sent to them, who have not registered or re-registered electronically, or have not otherwise given written notice to the city by an approved communication method of their interest in remaining on such bidding list.

5. All bids shall be submitted sealed, to the extent that the purchasing method used permits sealing, to the purchasing agent and shall be accompanied by bid security in the form of certified check, or bond in the amount stated in the public advertisement or solicitation documents. A bid is non-responsive unless such security is received prior to bid opening. Each bidder is solely responsible for submitting all bid requirements in strict compliance with the solicitation documents. The bids shall be opened in public at the time and place stated.



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6. For each purchase made by competitive bidding, a record of all bids submitted, giving the names of the bidders and amounts of the bids and indicating the successful bidder, together with the originals of all competitive bids and any other pertinent documents, shall be preserved by the purchasing agent in accordance with state law or the city's record retention practices, whichever shall be longer in duration. All bids shall be submitted sealed, to the extent that the purchasing method used permits sealing, to the purchasing agent and shall be accompanied by bid security in the form of certified check, or bond in the amount stated in the public advertisement or solicitation documents. A bid is non-responsive unless such security is received prior to bid opening. Each bidder is solely responsible for submitting all bid requirements in strict compliance with the solicitation documents. The bids shall be opened in public at the time and place stated.

7. For each purchase made by competitive bidding, a record of all bids submitted, giving the names of the bidders and amounts of the bids and indicating the successful bidder, together with the originals of all competitive bids and any other pertinent documents, shall be preserved by the purchasing agent in accordance with state law or the city's record retention practices, whichever shall be longer in duration.

8. The purchase shall be awarded to the lowest responsive, responsible, and qualified bidder or pre-qualified bidder who meets the requirements, terms and conditions contained in the solicitation documents and represents the best value to the city, supported in writing by the contracting officer. A best value bid shall be indicated as such in the original solicitation documents. In the case of a purchase by competitive bidding where the public advertisement indicates that bidders will be pre-qualified, the purchasing agent has the authority to make an award exclusively from the list of pre-qualified bidders.

E. Awarding of contracts that contain alternates.

1. All solicitation documents for a purchase for which alternates are to be included shall have the alternates listed in their order of priority, provided, however, that the contracting officer may change the priority of such alternates during a summary bid process.

2. Prior to making an award for which the solicitation documents list alternates to be included, the contracting officer shall inform the purchasing agent as to which alternates are to be included in the award.



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F. Purchasing special or professional services.

1. Purchases of special or professional services may be procured as provided herein.

2. Purchases exempt from formal public advertisement include those purchases of special or professional services anticipated to cost less than or equal to twenty five thousand dollars shall be made in the manner specified in Section G below.

3. Informal competitive proposal process. For the purchase of special or professional services reasonably anticipated to exceed one thousand dollars (\$1,000.00) but not reasonably anticipated to exceed Twenty Five Thousand dollars (\$25,000.00), the Contracting Officer may obtain proposals from no less than three (3) vendors that provide such special or professional services. The Contracting Officer must document the process for the Purchasing Agent. The failure of a vendor which has been requested to provide a proposal to provide one, shall count toward an attempt to get three (3) proposals. With the approval of the Purchasing Agent, the contract shall then be awarded to the lowest responsive, responsible proposer. Contracting Officers are encouraged to utilize the city's internet bidding company's informal service when the purchase is reasonably anticipated to exceed five thousand dollars (\$5,000.00).

4. Purchases requiring a QBS selection process. In cases where the contracting officer intends to purchase special or professional services that are anticipated to exceed Twenty Five Thousand dollars (\$25,000.00), a QBS selection process as defined below shall be used for such purchase and the process shall be presented to the BPP for approval.

G. Quality-based selection processes: Requests for Qualifications, Requests for Proposals and Requests for Qualifications followed by a Request for proposals.

1. General application of QBS Processes.

a. A QBS selection process, being a Request for Qualifications, a Request for Proposals, or a Request for Qualification followed by a Request for Proposals may be utilized to pre-qualify bidders for the purchase of special or professional services reasonably anticipated to be in an amount greater than Twenty Five Thousand dollars (\$25,000.00), where the contracting officer determines that such services are unique or that the nature of the project requires selection criteria primarily influenced by the bidder's knowledge and experience in similar or related projects. The contracting officer's recommendation to conduct a QBS process shall be set forth in writing and submitted to the purchasing agent for approval. A QBS selection panel shall be formed by the contracting officer or otherwise in accordance with official policy of the BPP.



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b. The contracting officer shall prepare the public advertisement containing necessary and desirable information for those who might respond to a QBS selection process and the criteria to be used for selection. The advertisement shall be published to the general population in accordance with an Approved Communication Method no less than fifteen (15) days prior to the deadline to submit proposals unless the contracting officer gets approval from the purchasing agent that a shorter time frame is required. A QBS selection panel shall be formed to evaluate the responses, determine the qualified respondents and proceed to make a selection.

c. The QBS selection panel shall review all qualifications submitted and shall, where necessary and practical, interview not less than three respondents (or such lesser number as shall have submitted qualifications so long as the purposes of competitive procurement meeting the best interests of the city is achieved). The QBS selection panel shall evaluate the responses, identify the qualified or pre-qualified respondents. The QBS selection panel shall make a written report of its selection, the criteria used and its recommendation to the board of public purchases, which shall approve or disapprove of the selection process conducted. The use of such QBS processes shall be included in the purchasing agent's quarterly report to the BPP.

d. The city reserves the right to refuse to award or approve a contract with, or purchase from, a proposer as a result of prior facts and circumstances that resulted in increased costs, additional risks or liabilities, or other damage harmful to the best interests of the city for reasons, including, but not limited having been disqualified.

2. Quality-based selection as a final selection process (Request for Qualification).

A Request for Qualification selection process may be utilized in the purchase of special or professional services without seeking price proposals when the contracting officer determines that such services are unique or that the nature of the project requires selection criteria where the knowledge and experience of a bidder in similar or related projects are paramount, and the best interests of the city will be served by the use of such process without considering price as a determining factor in selection. The contracting officer shall then negotiate a proposed contract with the selected bidder with the assistance of the office of the city attorney, at compensation determined by the contracting officer to be fair and reasonable to the city, considering the estimated value, scope, complexity and professional nature of the services to be rendered. Such selection shall be conducted, documented and recommended to the BPP for approval.



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a. After selection, the contracting officer shall then enter into negotiation of a contract, preferably on a form included with the solicitation documents, with the selected vendor with the assistance of the office of the city attorney, using a formula for compensation determined by the contracting officer to be fair and reasonable to the city, considering the scope of the work, the delivery or completion requirements, the complexity and specialized nature of the services to be rendered, and other relevant factors. Such formulas may include, but are not limited to, time and materials with or without a not-to-exceed price, cost of the work plus a fee, lump sum, guaranteed maximum price, and the like. The contracting officer's rationale for selection of a compensation formula shall be made in writing to the purchasing agent prior to entering into negotiations; and

b. Should the contracting officer be unable to negotiate a satisfactory contract with the selected vendor, negotiations shall be terminated in writing; and

c. The contracting officer shall then enter into negotiations with the next most qualified firm identified in the selection process and still interested in the project. Should the contracting officer be unable to negotiate a satisfactory contract with such vendor, negotiations shall be terminated in writing and shall proceed to negotiate with the next most qualified firm, and so on.

3. Quality Based Selection (Requests for proposals).

Except as otherwise authorized in this section, for each purchase of special or professional services in excess of Twenty Five Thousand dollars (\$25,000.00) where professional qualifications and experience are important but where price remains a factor to be considered in making a selection, such purchase shall be made by Request for Proposal process, as follows:

a. Preparation of the request for proposals. The contracting officer shall prepare a request for proposals. All requirements, terms and conditions, including proposer qualifications desired by the city shall be included in the request for proposals. Whenever possible, a draft contract shall be made a part of the request for proposals or other solicitation documents. The purchasing agent shall assist in the preparation if needed.

b. Solicitation of Requests for Proposals. The purchasing agent shall, in cases where such Request for Proposal was not preceded by a Request for Qualifications by public advertisement, make notice of the request for proposals no less than fifteen (15) working days prior to the deadline to submit proposals, unless the contracting officer determines



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that a shorter response time is required. Whenever the service requested is so specialized that few appropriate proposers can reasonably be expected to respond to said notice, a public advertisement may also be made in other media appropriate to the nature of the service requested and calculated to result in a greater number of proposals.

c. Evaluation of proposals.

i. The contracting officer and the QBS selection committee shall evaluate all proposals based upon the criteria and requirements stated in the request for proposals, or otherwise in accordance with BPP official policy. For purchases exceeding one hundred thousand dollars (\$100,000.00) the QBS selection panel shall, if possible and practical, conduct personal interviews with the most qualified proposers and in accordance with BPP official policy.

ii. A QBS selection panel shall be formed to review the proposals and make a selection according to pre-established selection criteria and a price proposal. Such selection shall be conducted, documented and recommended to the BPP for approval in the same manner as described above for a Request for Qualifications. The issuance of requests for proposal shall be included in the purchasing agent's quarterly report to the BPP.

iii. The contracting officer or QBS selection panel, as the case may be, shall select the proposer whose proposal is deemed to best provide the services desired, taking into account the requirements, terms and conditions contained in the request for proposals and the criteria for evaluating proposals and, if in excess of Twenty Five Thousand dollars (\$25,000.00) make application to the BPP for approval or denial of the selection process.

iv. For each purchase of services by Request for Proposal, the contracting officer or QBS selection panel, as the case may be, shall make a written record of all proposals submitted, giving the names of the proposers, indicating the successful proposer, clearly stating the basis for the selection made, and including copies of all proposals and any other documents pertaining to the selection process, and shall submit the same to the purchasing agent for keeping in accordance with the city's records retention policy.

4. Quality Based Selection (Request for qualifications process followed by request for proposals process).

A QBS selection process may be utilized to pre-qualify proposers for the purchase of special or professional services reasonably expected to be in an amount greater than Twenty Five Thousand dollars (\$25,000.00), where the contracting officer determines that such services are unique or that the nature of the project requires selection criteria primarily influenced by the proposer's knowledge and experience in similar or related projects but that price is also an important factor in making a selection subsequent to pre-



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qualifying the RFQ respondents. The contracting officer's recommendation to conduct a request for qualifications process followed by a request for proposals process with pre-qualified proposers shall be set forth in writing and submitted to the purchasing agent for approval. A QBS selection panel shall be formed and shall attempt to select a minimum of three qualified respondents to receive a request for proposals. The QBS selection panel shall make a written report of its selection following review of responses to the request for proposals, the criteria used and its application to the board of public purchases for approval of the selection process. The issuance of such pre-qualification process followed by a request for proposal process shall be included in the purchasing agent's quarterly report to the BPP.

H. Multiple Vendor Procurements.

1. Selection Process:

With the prior approval of the Purchasing Agent, goods, general services, special or professional services that are known to be frequently purchased or utilized by the city throughout the course of a year, but the actual frequency of which and/or the ability of the vendor to render goods or services cannot be determined, may be procured through a Multiple Vendor Bid or a Multiple Vendor Quality Based Selection Process. A Multiple Vendor Bid or a Multiple Vendor Quality Based Selection Process shall follow the procurement guidelines for a general bid or Quality Based Selection Process with the following exceptions:

- a) The bid or request shall specify an exact number of vendors (3 unless the Purchasing Agent agrees otherwise) that are anticipated to be chosen in the solicitation;
- b) That exact number of vendors shall not be altered unless a lesser amount of vendors respond or a lesser number of vendors are deemed responsive, responsible or qualified.

2. Utilization Process:

Once the exact number of vendors are selected and are awarded contracts or purchase orders based upon the solicitation, the Purchasing Agent shall produce for the relevant departments the list of selected vendors and their reflective pricing. The vendor with the lowest reflective pricing shall be the first contacted by any Contract Officer wishing to procure those goods or services pursuant to this solicitation. Only for good cause shown and as approved by the Purchasing Agent (good cause includes vendor's inability in time or resources to satisfy the city's needs), the Contract Officer then may proceed, in price order, up the list of the selected vendors.



City of Bridgeport, Connecticut

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I. Waivers of competitive processes.

1. Waiver of competitive bidding for critical emergency purchases.

Critical emergency purchases shall be limited to those purchases reasonably necessary, and only for such duration, as may be required to meet the emergency circumstances as defined above. The mayor shall consider the matter and issue a mayoral bid waiver if appropriate, or in his/her absence the council president shall consider and decide such matter. Time permitting and if appropriate, the contracting officer shall set forth in writing to the purchasing agent the reasons why public advertising and competitive bidding or other competitive process otherwise required by this section should be waived. Time permitting, the purchasing agent shall consider the request and the reasons therefore and if deemed reasonable, make written recommendation to the mayor to grant such a waiver. Due to the critical nature of these types of purchases, if time does not allow the contracting officer to set forth the reasons in writing or the purchasing agent to make a written recommendation to the mayor in advance, such shall be done in writing within five (5) business days after the purchase is made.

2. Waiver of competitive bidding for qualified purchases.

a. Purchases other than critical emergency purchases may be made without competitive bidding or other competitive processes otherwise required by this section for the following reasons:

i. Only one qualified or available vendor or sole source can be identified through reasonable efforts, for example, where only one vendor is authorized or certified to do such work, where parts are available only through a single dealer or distributor, or where the work is proprietary or relates to products that are proprietary and cannot be substituted without adverse effects or complications.

ii. Single source procurements are not subject to the provisions of this ordinance when documented by the contract officer and approved by the purchasing.

iii. Purchase from a special source, including but not limited to a sale, purchasing plan, government discount or trade-in allowance, will provide a lower cost than that which would result from a competitive process.

iv. Time is a critical factor and such purchase could not have been previously anticipated through proper advance planning.



City of Bridgeport, Connecticut

Office of the City Clerk

Report of Committee on Ordinances

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- v. The purchase involves items the prices of which are federal or state regulated.
 - vi. The purchase is required to come immediately into compliance with federal, state or local laws or codes.
 - vii. The purchase is necessary to avoid complete loss of funds made available by non-city public and private funding sources.
- b. The contracting officer shall request a waiver of competitive bidding for a qualified purchase in writing and submit it to the purchasing agent. Such request shall identify any/all reasons as described above as to why such purchase shall be done as a qualified purchase, the selection of the particular vendor or contractor, and any other pertinent details. In addition, the contracting officer shall also submit an "Integrity Affidavit" to the purchasing agent which attests that the contracting officer has no personal or business relationship with the vendor or contractor being selected for the qualified purchase and attesting to all reasonable attempts to receive best value for the city.
- c. The purchasing agent shall review the written request of the contracting officer and determine whether a qualified purchase is appropriate and, if so, shall make a written recommendation to the Chief Administrative Officer ("CAO") to grant such waiver. The CAO shall review the recommendation of the purchasing agent and shall provide his/her approval of such waiver to the purchasing agent.
- d. If the purchasing agent denies the qualified purchase, he/she must provide a written explanation to the contracting officer and the CAO. The contracting officer has the right to appeal such decision to the BPP within thirty (30) days of such denial.
- e. Purchasing agent will report on all approved qualified purchases quarterly to the BPP, Mayor, City Council, Director of Finance, and Office of Policy and Management.

J. Duties of the purchasing agent; contracting officers; board of public purchases.

1. Purchasing agent. The purchasing agent has the primary responsibility for working with contracting officers concerning the content of public advertisements and the general content of all solicitation documents and specific city requirements, issuance of public advertisements for all competitive bids and QBS selection processes and such other responsibilities set forth in the charter or ordinances or established by the BPP. The purchasing agent is responsible for reporting all material exceptions, deviations from or violations of this section to the mayor, the city council, the director of finance, the office of policy and management and the BPP within fourteen (14) days of learning of such matter.



City of Bridgeport, Connecticut

Office of the City Clerk

Report of Committee on Ordinances
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The purchasing agent has the responsibility to provide quarterly reports as defined in Section N herein. The purchasing agent also has the responsibility to make recommendations on approvals for mayoral bid waivers or qualified purchase waivers as described above. It is also the responsibility of the purchasing agent to receive and open all sealed bids within the established timeframes and to exclude any vendors that miss such deadlines.

2. Contracting officer. The contracting officer, directly or through his/her designee, has primary responsibility for protecting the legal interests of the city by ensuring that, with the advice of the city attorney, the city's legal rights and remedies are protected in connection with such purchase. The contracting officer also has the primary responsibility to develop the technical requirements and other project-specific needs for inclusion in the solicitation documents, to disclose the selection process and criteria to be used, to specify the legal requirements for the contractual relationship with the bidder including, wherever possible, the form of contract to be entered into, and the like. The contracting officer is further responsible to ensure that he/she has authority to make the subject purchase, the resulting contract has received all city approvals required and, upon the execution of any contract, original executed documents or true and complete copies are distributed promptly to the finance department and the city attorney. It is also the primary responsibility of the contracting officer or his/her designee to attend to the details of the purchase and the administration of the relationship with the selected vendor over time, including but not limited to ensuring that: the contract is adhered to; problems, disputes, events of default and the like are properly documented and promptly brought to the attention of the city attorney for advice or action; all insurance policies and security (e.g., cash deposits, bonds, letters of credit, guarantees) remain current, up-to-date and in place for the city's benefit; and the contract documentation and close-out thereof, including where appropriate, obtaining all lien waivers and final releases, guarantees, operating and service manuals, employee training etc., is completed. The contracting officer has primary responsibility to follow any/all city purchasing policies and procedures, including such procedures for acquiring purchase orders and processing payments of vendor invoices. The contracting officer also has the primary responsibility to adhere to the city's code of ethics and ethics policy especially as it may relate to the full disclosure and exclusion of themselves from the procurement process in the event they have a personal or business relationship with the selected vendor or the type of procurement which may be perceived as capable of or could actually affect his/her decision making.



City of Bridgeport, Connecticut

Office of the City Clerk

Report of Committee on Ordinances

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3. Board of public purchases. The BPP shall be familiar with purchasing department operations and other city operations involved in the purchasing process, and shall perform the responsibilities assigned to it in the Charter, ordinances and this section. Such responsibilities include, but are not limited to, hearing appeals of bid protests, hearing appeals from decisions of the purchasing agent, reviewing appeals from decisions regarding vendor disqualification, establishing official purchasing policies, working rules and regulations, evaluating periodic reports from the purchasing agent, taking appropriate action where required, and otherwise ensuring that the purchasing process operates as intended. The BPP shall circulate any proposed official policy, working rule or regulation for review and comment to the purchasing agent, the mayor, the city council, the department of finance, the office of policy and management, and the city attorney thirty (30) days in advance of its intent to adopt, and shall not vote to adopt such proposal until it has received and considered comments during such thirty (30) day period.

K. Contract requirements.

Contract required. A written contract between the city and a bidder is required for any purchase that exceeds Twenty Five Thousand dollars (\$25,000.00). Such requirement may be satisfied with a contract form included in the solicitation documents and executed by the parties, a contract negotiated and executed by the parties after award, or by the standard terms set forth on the city's purchase order form acceptable to the office of the city attorney, as the same may be amended from time to time. Except for purchases where the contract is contained on the purchase order, any other contract shall be reviewed and approved as acceptable by the office of the city attorney. The contract officer, with the advice of the city attorney and/or by the city's risk manager will determine where insurance, indemnification, guarantees, bonds or other security is required, and by other appropriate city departments, and such contract shall be signed by the mayor or other designee in the manner authorized by the city council, provided, however, that, with respect to contracts resulting from a competitive bidding process, the purchasing agent is authorized to execute such contracts in consultation with the office of the city attorney.

2. Contract approval; material modifications. All contracts for material modification purchases that exceed Twenty Five Thousand dollars (\$25,000.00) shall require city council approval, with the following exceptions:

a. In cases where this section allows the terms of the contract to be contained on the purchase order, which does not require the execution of additional contract document, the purchasing agent is authorized to sign all contracts that result;

b. In cases where this section authorizes the purchasing agent to sign all contracts that result from the competitive bidding process;



City of Bridgeport, Connecticut

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c. In cases involving consolidated purchasing, the purchasing agent is authorized to sign all contracts that result;

d. In cases where a critical emergency purchase is authorized, the mayor or his designee is authorized to sign all contracts that result; and

e. In cases where a qualified purchase is authorized, the mayor or his designee is authorized to sign all contracts that result.

If material modifications in the scope, time or price of the contract are desired after signing, except in the case of a construction contract or other contract that provides by its terms for the submission, consideration, rejection or approval of changes in scope, time or price, which changes are of the type that were not anticipated at the time of bid and result from unforeseen conditions, changes in law, latent defects in solicitation documents and similar changed circumstances, such material modifications shall require written approval by and signature of the mayor in consultation with the director of finance, the director of the office of policy and management, and the office of the city attorney, unless the BPP has adopted an official policy governing the procedure for dealing with material changes.

3. Contract extensions.

a. The contract time for performance in contracts having an original value of greater than one hundred thousand dollars (\$100,000.00) that resulted from a QBS selection process, critical emergency purchase or qualified purchase may not be extended unless the contracting officer certifies in writing to the purchasing agent the necessity of such extension and that no significant additional cost to the city will result. If the purchasing agent approves such request, such extension may not exceed six months, except for construction contracts where the contract contains provisions for changes in schedule, including suspension of work, which shall govern the duration of any such extension.

b. Any purchase that results from competitive bidding or a QBS process may be extended beyond the contract time period for up to one additional year from the date of contract expiration without additional bidding for one or more of the following reasons;

i. The vendor is the sole qualified or available provider. This shall include sole source or proprietary service/maintenance contracts for existing equipment and vehicles.

ii. Additional competitive bidding or QBS process would result in an increase in cost or significant disruption of city operations. Employee benefits contracts with third-party providers and administrators are included in this category.



City of Bridgeport, Connecticut

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iii. An option to extend the contract term is included in the solicitation documents or the executed contract.

c. The contracting officer is responsible to give written notice to the purchasing agent of such extensions, the purchasing agent shall keep a record of every contract extension, and shall include such extensions in his/her quarterly report to the BPP.

4. Additional purchases from a vendor prohibited. The contracting officer shall not purchase any item of goods or services from a vendor that was not of the type or closely related to the goods or services described in the solicitation documents or the contract. Purchase of different goods or services from such vendor shall require a separate procurement process.

L. City right to set-off delinquent property taxes owed.

1. Right of set-off. Pursuant to C.G.S. § 12-146b, as amended, the city has the right to set-off against any payment due to a vendor or to withhold payment from any vendor if any taxes levied by the city against any vendor or its property, both real and personal, are delinquent, provided, however, that no such amount withheld shall exceed the amount of tax, plus penalties, lien fees and interest outstanding at the time such set-off or withholding of payment occurs. Any vendor that has either been selected by competitive bidding process, has signed a contract or has obtained a purchase order hereby authorizes the city to execute such set-off or to withhold such payment from amounts otherwise due to the vendor.

2. Authority to set-off. Upon the tax collector's issuance of any delinquent tax list, the contracting officer or the comptroller shall have the authority to set-off against any payment due to a vendor or to withhold payment to such vendor the amount of any delinquent taxes due, together with penalties, lien fees and interest outstanding.

M. Purchases through state and federal contracts, cooperative agreements between municipalities and the like.

1. Use of other bid lists. Procurements obtained by competitive bidding or QBS processes conducted by the State of Connecticut, the United States of America, or through cooperative associations or agreements between and among municipalities may be utilized when the purchasing agent determines, in writing to the BPP, that utilization of such procurements would be in the best interests of the city; provided, however, that either the purchasing agent shall issue guidelines for the proper utilization of such procurements or the BPP shall adopt an official policy for the proper utilization of such purchases.



City of Bridgeport, Connecticut

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The purchasing agent shall be responsible for the proper utilization of such other bid lists and cooperative agreements and shall take proper precautions to prevent misuse as he/she may deem to be in the best interests of the city.

N. Consolidated purchasing.

1. Commonly used goods, general services, special and professional services. The purchasing agent may make purchases that are commonly used by several departments, where the total annual purchase for each type of goods or services anticipated to be used by such departments in order to achieve the best price.

2. Exclusions from consolidated purchasing. The purchasing agent may exclude purchases from the requirements of consolidated purchasing, provided that the contracting officer submits a written request with justification for exclusion from consolidated purchasing and the purchasing agent makes a written determination that:

a. no significant cost savings; other efficiencies or benefits can be achieved through consolidated purchasing; or

b. the unique requirements of such purchase require that such purchase be made separately from consolidated purchasing.

3. Requirements contracts; price agreements. The purchasing agent may, at his/her discretion, purchase specific items under one procurement by procuring a master requirements contract or a price agreement under which city departments may obtain goods or services directly from the vendor. In selecting such a vendor, the total cost of all goods or services at the expected quantities or dollar values to be purchased shall be used in determining the total cost of the proposal or bid and the selection shall be made on the basis of best value.

4. Planning for anticipated needs. The purchasing agent shall solicit from the various departments and contracting officers their anticipated requirements for goods and services prior to each fiscal year and, as appropriate, shall invite representatives of various departments to determine specifications for items of goods or services to be obtained using consolidated purchasing for their common needs.



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O. Exemptions from this section.

1. The sale or purchase of energy commodities are not subject to the provisions of this ordinance, however, any provider of a energy commodities that seeks to do business with the city must meet the threshold requirements of a responsive and responsible bidder under this section.

2. Procurements which are not subject to the provisions of this ordinance pursuant to express City Charter authority or funding source direction are exempt hereunder.. However, any provider must still meet the threshold requirements of a responsible vendor for the goods and/or services requested.

P. Reports.

1. Reports by the Purchasing Agent. Quarterly reports. The purchasing agent shall prepare a written and digital quarterly report within thirty (30) days after the close of each calendar quarter ending in the months of September, December, March and June in a fiscal year, and shall notice the reports' availability to the BPP, with copies to the mayor, the city council, the department of finance, and the office of policy and management. Said reports shall contain, to the extent then technology in place will allow, information about the following activities:

- a. Purchases made by the competitive bidding process;
- b. Purchases made by the competitive proposal process;
- c. Waivers granted from competitive bidding or competitive proposal processes, including critical emergency purchases, mayoral bid waivers issued and qualified purchases;
- d. Waivers granted from informal bid and proposal processes;
- e. Purchases made through federal or state bid lists or through cooperative purchasing arrangements with associations or other municipalities;
- f. Violations or suspected violations of this section; and
- g. Other activities required to be reported to the BPP herein.
- h. A list of all purchases made by the purchasing agent shall be filed annually with the city clerk.

2. For each purchase of services by QBS selection process, the contracting officer or QBS selection committee, as the case may be, shall make a written report of all such purchases to the BPP, the city council, the mayor, the office of policy and management, and the finance department. The purchasing agent shall make a record of all proposals submitted, giving the names of the proposers, indicating the successful proposer, clearly stating the basis for the selection made, the basis for the award made by the BPP, including the



City of Bridgeport, Connecticut

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originals of all proposals and any other documents pertaining to the selection process, and shall keep the same in accordance with the city's records retention policy.

Q. Audit.

The city's auditors shall conduct an audit of purchasing activities every three years or as otherwise directed by the Finance Director. Notwithstanding this requirement, the department of finance, office of policy and management or the mayor may request an independent auditor to perform an audit of city purchases.

R. Violations and penalties.

Any deliberate, willful attempt to violate or circumvent the purchasing process established by this section shall be a violation of the city's code of ethics, as the same may be amended from time to time, and shall be dealt with as appropriate by the ethics commission. Any decision by the ethics commission shall not prohibit the city from pursuing its other legal rights and remedies in connection with such violations.

S. Purchases requiring use of other procedures.

Notwithstanding the provisions of this section, with regard to any purchase that is funded in whole or in part by federal or state grant funding or other assistance where the city is the applicant or directly or indirectly benefits therefrom, or as a condition of such funding or assistance the city is required to follow the grantor's procurement rules and regulations, such other procurement rules and regulations shall be followed in lieu of the purchasing processes described in this section.

T. Records retention.

All records of purchases made and related activities shall be retained in accordance with state of Connecticut guidelines for retention of public records.

U. Mandated contract terms incorporated by reference. All terms required by law to be inserted in a contract for particular purchases or purchases in general, including but not limited to equal employment opportunities, affirmative action goals, and the like, shall be deemed to be incorporated by reference into any contract described in this section as if fully such terms are set forth therein. (Rev. / /1__; Ord. dated 6/16/03). *Effective Upon Publication.*



City of Bridgeport, Connecticut

Office of the City Clerk

Report of Committee on Ordinances
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RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ORDINANCES

Eneida L. Martinez, D-139th, Co-Chair

Jose R. Casco, D-136th, Co-Chair

Michelle A. Lyons, D-134th

Mary McBride-Lee, D-135th

Kathryn M. Bukovsky, D-130th

Jack O. Banta, D-131st

Richard D. Salter, Sr., D-135th

City Council Date: December 5, 2016

Tabled by Full Council and Ref'd back to Committee on 12/05/2016.

Item# *219-15 Consent Calendar

Amendments to the Municipal Code of Ordinances, Chapter 15.08 - Building Permits and Fees, amend Section 15.08.020 - Building Permits to be withheld due to Delinquent Taxes and User Fees.



Report
of
Committee
on
Ordinances

City Council Meeting Date: DECEMBER 5, 2016

Attest: *Lydia N. Martinez*
Lydia N. Martinez, City Clerk

Approved by: *Joseph P. Gamm*
Joseph P. Gamm, Mayor

Date Signed: *12/8/16*

RECEIVED
CITY CLERK'S OFFICE
2016 DEC 13 A 11:01

ATTEST
CITY CLERK



City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport:

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

Item No. 219-15

BE IT ORDAINED: By the City Council of the City of Bridgeport that the Bridgeport Municipal Code, Chapter 15.08 Building Permit and Fees; Section 15.08.020 Building permits to be withheld due to delinquent taxes and user fees, is hereby amended as set forth below:

Proposed amendment to Section 15.08.020 of City of Bridgeport Municipal Code:

Whereas, solar panel installations are a viable method for stabilizing and reducing homeowner's energy use and therefore, monthly utility bill; providing greater financial stability, accurate financial planning, and real savings;

Whereas, the real savings from solar panel installations can be applied to outstanding tax debts;

Whereas, solar panel lease and power purchasing agreements require no upfront payment and the property owner is not making a financial contribution to their property in lieu of outstanding taxes;

Whereas, Section 15.08.020 is a voluntary exertion of a power granted by C.G.S § 7-148(c)(2)(B) and not a state mandate;

Therefore, be it resolved, that exemptions to Section 15.08.020 of the City of Bridgeport Municipal Code, withholding building permits due to delinquent taxes, include an exemption for building permits requested for third party-owned or leased energy installations and related equipment on residential properties.



City of Bridgeport, Connecticut

Office of the City Clerk

Report of Committee on Ordinances

Item No. *219-15 Consent Calendar

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15.08.020 - Building permits to be withheld due to delinquent taxes and user fees.

In the event that a building permit is requested to be issued on any property within the city of Bridgeport and there are delinquent taxes or delinquent sewer use charges on such property, the building official shall withhold the issuance of such permit until the delinquent property taxes, interest, lien fees and sewer use charges are paid in full.

- A. Whenever a building permit is requested for any property in the city of Bridgeport, the building official or his/her designee shall make inquiry with the office of the tax collector to ascertain as to whether or not there are any delinquent taxes, interest or lien fees owed on such property, and with the Water Pollution Control Authority ("WPCA") to ascertain as to whether or not there are any delinquent sewer use charges owed on such property. The building official may accept a current paid tax bill or sewer use bill as proof that no such delinquent taxes or sewer use charges are owed, in lieu of such inquiry.
- B. Once the chief building official has made an inquiry regarding a property's tax status and sewer use status, the tax collector and/or WPCA shall certify this information, in writing, which may include email confirmation or the use of building permit tracking software. Upon receiving certification that there are outstanding taxes, or interest, or lien fees, or sewer use charges on a subject property, the building official shall withhold the building permit until the delinquent taxes, interest, lien fees and delinquent sewer use charges are paid in full and acceptable proof of payment has been given to the building official or until a payment schedule for such delinquent taxes, interest, lien fees and sewer use charges has been agreed to by the tax collector in accordance with established practices and procedures permitted by ordinance.
- C. In the event that a delinquent taxpayer pays the outstanding taxes, interest, lien fees and sewer use charges, the tax collector and/or WPCA shall issue a release. Such release shall be considered adequate proof that all outstanding taxes and sewer use charges, together with any interest and lien fees concerning such property have been paid to the city.



City of Bridgeport, Connecticut

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- D. Exceptions. This section shall not apply in situations where the property is the subject of a tax appeal and the taxpayer has made the minimum tax payments required by Section 12-118 of the Connecticut General Statutes. Nor shall this section apply in situations where a building permit is required to permit compliance with an order for repair/improvement issued by the judicial branch of the state of Connecticut, housing session. Nor shall this section apply in situations where a building permit is required for the purpose of the construction or installation of an access ramp or any other mechanism or equipment designed to aid or assist someone with access due to a disability where tax arrearage payment arrangements are in effect, current and scheduled to be completed within six months. Nor shall this section apply in situations where a building permit is requested for third party-owned or leased energy installations and related equipment on residential properties.



City of Bridgeport, Connecticut

Office of the City Clerk

Report of Committee on Ordinances
Item No. *219-15 Consent Calendar

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RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ORDINANCES

Eneida L. Martinez, D-139th, Co-Chair

Jose R. Casco, D-136th, Co-Chair

Michelle A. Lyons, D-134th

Mary McBride-Lee, D-135th

Kathryn M. Bukovsky, D-130th

Jack O. Banta, D-131st

Richard D. Salter, Sr., D-135th

City Council Date: December 5, 2016



City of Bridgeport, Connecticut

Office of the City Clerk

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:

Item No. *200-15 Consent Calendar

RESOLVED, That the following named individual be, and hereby is, Appointed to the Library Board of Directors in the City of Bridgeport and that said appointment, be and hereby is, approved, ratified and confirmed.

NAME

TERM EXPIRES

Rosalina Roman Christy
147 Yaremich Drive
Bridgeport, CT 06606

June 30, 2017

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

AmyMarie Vizzo-Paniccia, D-134th, *Co-Chair*

Richard D. Salter, Sr., D-135th, *Co-chair*

Denese Taylor-Moye, D-131st

Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th

Nessah J. Smith, D-138th

John W. Olson, D-132nd

City Council Date: December 5, 2016
Tabled on: December 5, 2016



City of Bridgeport, Connecticut Office of the City Clerk

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:

Item No. *202-15 Consent Calendar

RESOLVED, That the following named individual be, and hereby is, Appointed to the Library Board of Directors in the City of Bridgeport and that said appointment, be and hereby is, approved, ratified and confirmed.

NAME

TERM EXPIRES

Kenya Osborne-Gant
87 Hickory Street
Bridgeport, CT 06610

June 30, 2019

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

AmyMarie Vizzo-Paniccia, D-134th, *Co-Chair*

Richard D. Salter, Sr., D-135th, *Co-chair*

Denese Taylor-Moye, D-131st

Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th

Nessah J. Smith, D-138th

John W. Olson, D-132nd

City Council Date: December 5, 2016
Tabled on: December 5, 2016



City of Bridgeport, Connecticut

Office of the City Clerk

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:

Item No. *203-15 Consent Calendar

RESOLVED, That the following named individual be, and hereby is, Reappointed to the Library Board of Directors in the City of Bridgeport and that said reappointment, be and hereby is, approved, ratified and confirmed.

NAME

TERM EXPIRES

Attorney James E. O'Donnell
505 McKinley Avenue
Bridgeport, CT 06604

June 30, 2019

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

AmyMarie Vizzo-Paniccia, D-134th, *Co-Chair*

Richard D. Salter, Sr., D-135th, *Co-chair*

Denese Taylor-Moye, D-131st

Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th

Nessah J. Smith, D-138th

John W. Olson, D-132nd

City Council Date: December 5, 2016
Tabled on: December 5, 2016



City of Bridgeport, Connecticut

Office of the City Clerk

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:

Item No. *204-15 Consent Calendar

RESOLVED, That the following named individual be, and hereby is, Reappointed to the Library Board of Directors in the City of Bridgeport and that said reappointment, be and hereby is, approved, ratified and confirmed.

NAME

TERM EXPIRES

Judge William Holden
627 Fairview Avenue
Bridgeport, CT 06606

June 30, 2019

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

AmyMarie Vizzo-Paniccia, D-134th, *Co-Chair*

Richard D. Salter, Sr., D-135th, *Co-chair*

Denese Taylor-Moye, D-131st

Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th

Nessah J. Smith, D-138th

John W. Olson, D-132nd

City Council Date: December 5, 2016
Tabled on: December 5, 2016



City of Bridgeport, Connecticut

Office of the City Clerk

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:

Item No. *205-15 Consent Calendar

RESOLVED, That the following named individual be, and hereby is, appointed to the Library Board of Directors in the City of Bridgeport and that said appointment, be and hereby is, approved, ratified and confirmed.

NAME

TERM EXPIRES

Phylicia R. Brown
78 Alanson Road
Bridgeport, CT 06607

June 30, 2017

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

AmyMarie Vizzo-Paniccia, D-134th, *Co-Chair*

Richard D. Salter, Sr., D-135th, *Co-chair*

Denese Taylor-Moye, D-131st

Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th

Nessah J. Smith, D-138th

John W. Olson, D-132nd

City Council Date: December 5, 2016
Tabled on: December 5, 2016

Item# *209-15 Consent Calendar

Settlement of Pending Litigation with Jonathan Shapiro.



Report
of
Committee
on

Miscellaneous Matters

City Council Meeting Date: December 5, 2016

Attest:

Lydia N. Martinez
Lydia N. Martinez, City Clerk

Approved by:

Joseph P. Ganim
Joseph P. Ganim, Mayor

Date Signed:

12/9/16

ATTEST
CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
2016 DEC 13 A 11:01



City of Bridgeport, Connecticut Office of the City Clerk


To the City Council of the City of Bridgeport.

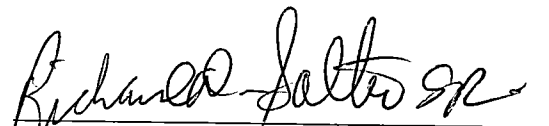
The Committee on Miscellaneous Matters begs leave to report; and recommends for adoption the following resolution:

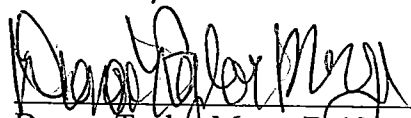
Item No. *209-15 Consent Calendar


BE IT RESOLVED, that the City Attorney's Office is authorized and empowered to resolve the Jonathan Shapiro v. Frank Delbouno litigation upon those terms and conditions as discussed in Executive Session with the Miscellaneous Matters Committee at its November 28, 2016 meeting.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

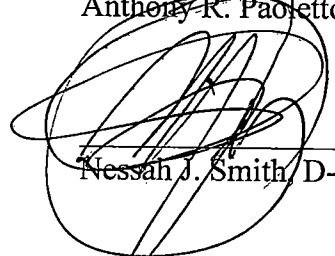

Amy Marie Vizzo-Paniccia, D-134th, *Co-Chair*

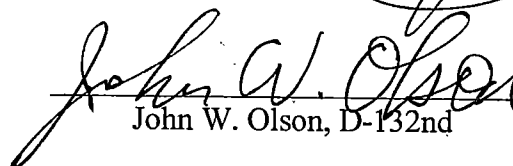

Richard D. Salter, Sr., D-135th, *Co-chair*


Denese Taylor-Moye, D-131st


Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th


Nessah J. Smith, D-138th


John W. Olson, D-132nd

City Council Date: December 5, 2016

Item# *210-15 Consent Calendar

Refund of Excess Payments - Lacey Manufacturing Holding Co LLC: 2015 Re 1808-01K.



Report of Committee on

Miscellaneous Matters

City Council Meeting Date: December 5, 2016

Attest:

Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by:

Joseph P. Ganim

Joseph P. Ganim, Mayor

Date Signed:

12/5/16

RECEIVED
CITY CLERK'S OFFICE
2016 DEC 13 A 11: 01

ATTEST
CITY CLERK



City of Bridgeport, Connecticut

Office of the City Clerk

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:

Item No. *210-15 Consent Calendar

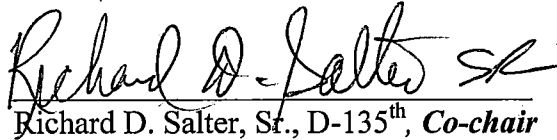
BE IT RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his warrants on the City Treasurer in favor of the following named person and for the amount set opposite said name, all in accordance with the recommendation of the Tax Collector.

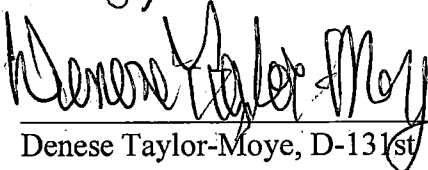
<u>Name & Address</u>	<u>Reason</u>	<u>Refund</u>
Lacey Manufacturing Holding Co LLC. 1146 Barnum Avenue Bridgeport, CT 06610	12-129	\$38,183.08

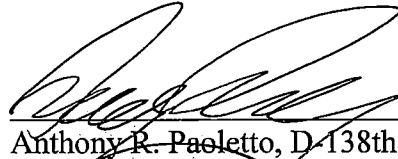
2015 Re: 1808-01K

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS


Amy Marie Vizzo-Panaccia, D-134th, *Co-Chair*

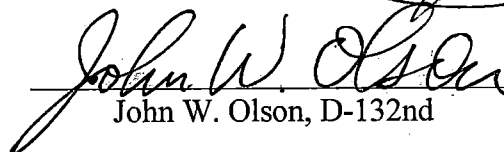

Richard D. Salter, Sr., D-135th, *Co-chair*


Denese Taylor-Moye, D-131st


Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th


Nessen J. Smith, D-138th


John W. Olson, D-132nd

City Council Date: December 5, 2016

REQUEST FOR ABATEMENT OR REFUND OF PROPERTY TAXES

Sec. 12-81(20), Sec. 12-124, 12-125, 12-126, 12-127, 12-127a, 12-128, 12-129 Rev. as Amended
This is to certify that LACEY MANUFACTURING HOLDING COMPANY LLC

has presented satisfactory proof that he/she is entitled to an exemption on the assessment list of 10/01/2015

- Sec. 12-81 (20) Servicemen Having Disability Rating.
- Sec. 12-124 Abatement to poor.
- Sec. 12-125 Abatement of Taxes of Corporations.
- Sec. 12-126 Tangible Personal Property Assessed in more than one Municipality.
- Sec. 12-127 Abatement or Refund to Blind Persons.
- Sec. 12-127A Abatement of Taxes on Structures of Historical or Architectural Merit.
- Sec. 12-128 Refund of Taxes Erroneously Collected from Veterans and Relatives.
- Sec. 12-129 Refund of Excess Payments.

LACEY MANUFACTURING HOLDING COMPANY LLC
1146 BARNUM AV
BRIDGEPORT, CT 06610

2015-01-0016313
1808--01X
1146 BARNUM AV



To Collector of CITY OF BRIDGEPORT State of Connecticut.

I hereby apply for abatement or refund* of such part of my tax as shall represent:

The service exemption or Sec. 12-129 Refund of Excess Payments.
(State reason -- Cross out service exemption if it does not apply)

		Tax	Interest	Lien	Fee	Total	Overpaid Tax
Total Due	07/01/2016	25,455.38	0.00	0.00	0.00	25,455.38	
Total Paid	07/28/2016	63,638.46	0.00	0.00	0.00	63,638.46	-38,183.08 ***
Adjusted Refund		-38,183.08	0.00	0.00	0.00	38,183.08	

PLEASE READ, SIGN, AND DATE BELOW:

I am entitled to this refund because I made the payments from funds under my control, and no other party will be requesting this refund. I understand that false or deliberately misleading statements subject me to penalties for perjury and/or for obtaining money under false pretenses.

Robin L Bergman
Print Name

[Signature] 8/9/16
Signature of Taxpayer Date

COLLECTOR'S RECOMMENDATION TO THE GOVERNING BODY

To the First Selectman, or _____
It is recommended that refund* of property taxes and interest in the amount of 38,183.08
be made to the above-named taxpayer in accordance with the provisions of Section (s):

Sec. 12-129 Refund of Excess Payments.

DATED AT CITY OF BRIDGEPORT, CONNECTICUT THIS 09 DAY OF August 2016

[Signature]
TAX COLLECTOR

ACTION TAKEN BY GOVERNING BODY

The First Selectman, as authorized by the Board of Selectman, or _____
approved on the _____ day of _____ 20____. It was voted to refund
Property Taxes and Interest amounting to \$ _____ to _____

First Selectman

Other Governing Body

Clerk

**Cross out abatement or refund as required.

Mail To :

CITY OF BRIDGEPORT
325 CONGRESS STREET
BRIDGEPORT, CT 06604

GENERAL DATA REAL ESTATE CITY OF BRIDGEPORT

AS OF 10/26/2016



BILL NO: 2015-01-0016313 ORIGINAL OWNER: LACEY MANUFACTURING HOLDING COMPANY LLC
 LINK# 1808--01K----- C/O: 1146 BARNUM AV
 FILE# ADDRESS: BRIDGEPORT CT 06610
 BANK: CITY ST ZIP: 1146 BARNUM AV
 ESCROW: COUNTRY: EXR PROP LOC: 43 1808 1 K
 VOL/PAGE: 7918-292 M/B/L:
 LIEN VOL/PAGE: DISTRICT: ELD CODE: 0
 EXEMPTIONS: EXMPT CHANGE: 1,872,752

PROP ASSESSED: 2,340,940
 EXEMPTIONS: -1,872,752
 COC CHANGE: 468,188
 NET VALUE: 54,3700
 MILL RATE: 54.3700

*** BILLED ***
 INST1: 63,638.46 CITY DSSD 0.00 TOTALS 63,638.46
 INST2: 63,638.46 0.00 63,638.46
 INST3: 0.00 0.00 0.00
 INST4: 0.00 0.00 0.00
 ADJS: -101,821.54 0.00 -101,821.54
 TOT TAX: 25,455.38 0.00 25,455.38
 TOTAL PAID: 63,638.46 0.00 63,638.46

*** PAYMENTS ***

TYPE	CYCLE	DATE	ADJ	TERM/BATCH/SEO	INST	AMOUNT	INTEREST	LIENS	FEES	TOTALS
Pmt	1	07/29/2016		50/480/201	T	63,638.46	0.00	0.00	0.00	63,638.46
Adj	1	07/20/2016	11	144952R	T	-101,821.54	0.00	0.00	0.00	0.00
TOTAL PAYMENTS:						63,638.46	0.00	0.00	0.00	63,638.46

TOTAL BALANCE DUE AS OF 10/26/2016

CITY DSSD TOTAL
 INT DUE: 0.00
 LIEN DUE: 0.00
 FEES DUE: 0.00
 TAX DUE NOW: 0.00
 TOT DUE NOW: -38,183.08
 BALANCE DUE: -38,183.08

*** FLAGS ***

Circuit Breaker Amount: 0 Benefit Year: 0
 Invalid Address Flag No
 Last Adjustment Reason CLERICAL ERROR - APPLY GAB EXEMPTION
 ADD. MESSAGES
 MAILED ADJUSTED BILL 07/28/16 JM

Item# *211-15 Consent Calendar

Refund of Excess Payments - Lacey Manufacturing Holding Co LLC: 2015-Re 1809-25.



Report
of
Committee
on

Miscellaneous Matters

City Council Meeting Date: December 5, 2016

Attest: Lydia N. Martinez
Lydia N. Martinez, City Clerk

Approved by: Joseph P. Ganim
Joseph P. Ganim, Mayor

Date Signed: 12/16/16



City of Bridgeport, Connecticut

Office of the City Clerk

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:


Item No. *211-15 Consent Calendar


BE IT RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his warrants on the City Treasurer in favor of the following named person and for the amount set opposite said name, all in accordance with the recommendation of the Tax Collector.


<u>Name & Address</u>	<u>Reason</u>	<u>Refund</u>
Lacey Manufacturing Holding Co LLC. 1146 Barnum Avenue Bridgeport, CT 06610	12-129	\$18,985.84

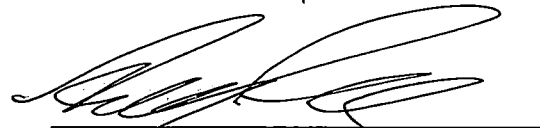
2015 Re: 1809-25

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS



Amy Marie Vizzo-Paniccia, D-134th, *Co-Chair*


Richard D. Salter, Sr., D-135th, *Co-chair*


Denese Taylor-Moye, D-131st


Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th


Nessah J. Smith, D-138th


John W. Olson, D-132nd

City Council Date: December 5, 2016

REQUEST FOR ABATEMENT OR REFUND OF PROPERTY TAXES

Sec. 12-81(20), Sec. 12-124, 12-125, 12-126, 12-127, 12-127a, 12-128, 12-129 Rev. as Amended
 This is to certify that LACEY MANUFACTURING HOLDING COMPANY LLC

- has presented satisfactory proof that he/she is entitled to an exemption on the assessment list of 10/01/2015
- Sec. 12-81 (20) Servicemen Having Disability Rating.
 - Sec. 12-124 Abatement to poor.
 - Sec. 12-125 Abatement of Taxes of Corporations.
 - Sec. 12-126 Tangible Personal Property Assessed in more than one Municipality.
 - Sec. 12-127 Abatement or Refund to Blind Persons.
 - Sec. 12-127A Abatement of Taxes on Structures of Historical or Architectural Merit.
 - Sec. 12-128 Refund of Taxes Erroneously Collected from Veterans and Relatives.
 - Sec. 12-129 Refund of Excess Payments.

LACEY MANUFACTURING HOLDING COMPANY LLC
1146 BARNUM AV
BRIDGEPORT, CT 06610

2015-01-0016315
1809--25-----
1105 BARNUM AV



To Collector of CITY OF BRIDGEPORT State of Connecticut.

I hereby apply for abatement or refund* of such part of my tax as shall represent:

The service exemption or Sec. 12-129 Refund of Excess Payments.
 (State reason -- Cross out service exemption if it does not apply)

		Tax	Interest	Lien	Fee	Total	Overpaid Tax
Total Due	07/01/2016	12,657.23	0.00	0.00	0.00	12,657.23	
Total Paid	07/28/2016	31,643.07	0.00	0.00	0.00	31,643.07	-18,985.84 ***
Adjusted Refund		-18,985.84	0.00	0.00	0.00	18,985.84	

PLEASE READ, SIGN, AND DATE BELOW:

I am entitled to this refund because I made the payments from funds under my control, and no other party will be requesting this refund. I understand that false or deliberately misleading statements subject me to penalties for perjury and/or for obtaining money under false pretenses.

Robin L. Bergman
 Print Name

[Signature] 8/9/16
 Signature of Taxpayer Date

COLLECTOR'S RECOMMENDATION TO THE GOVERNING BODY

To the First Selectman, or _____
 It is recommended that refund* of property taxes and interest in the amount of 18,985.84
 be made to the above-named taxpayer in accordance with the provisions of Section (s):
Sec. 12-129 Refund of Excess Payments.

DATED AT CITY OF BRIDGEPORT, CONNECTICUT THIS 09 DAY OF August 2016

[Signature]

ACTION TAKEN BY GOVERNING BODY

The First Selectman, as authorized by the Board of Selectman, or _____ **TAX COLLECTOR**
 approved on the _____ day of _____ 20____. It was voted to refund
 Property Taxes and Interest amounting to \$ _____ to _____.

 First Selectman

 Other Governing Body

 Clerk

**Cross out abatement or refund as required.

Mail To :

CITY OF BRIDGEPORT
 325 CONGRESS STREET
 BRIDGEPORT, CT 06604

Transaction Receipt



All items accepted are subject to the terms of your account agreement with us. Please retain this receipt with your banking records.
Deposits may not be available for immediate withdrawal.

**Deposit checks
using your
mobile device.**

Download the apps



Personal



Business

TR:50 9-901 07/28/14
A136201
XXXXXX6315 MunTanPy V

02:00 PM

\$31,643.07

Member FDIC SD-058 6/15

GENERAL DATA REAL ESTATE CITY OF BRIDGEPORT

AS OF 10/26/2016



BILL NO: 2015-01-0016315
 UNIQUE ID: 1809--25-----

ORIGINAL OWNER: LACEY MANUFACTURING HOLDING COMPANY LLC
 C/O: 1146 BARNUM AV

LINK# ADDRESS: BRIDGEPORT CT 06610
 FILE# ADDRESS2: CITY ST ZIP:
 BANK: COUNTRY: 1105 BARNUM AV
 ESCROW: PROP LOC.: EXR PROP LOC:
 VOL/PAGE: 7918-292 W/B/L: 43 1809 25
 LIEN VOL/PAGE: DISTRICT:

PROP ASSESSED: 1,163,990 ELD CODE: 0
 EXEMPTIONS: EXMPT CHANGE: 931,192
 COC CHANGE: -931,192
 NET VALUE: 232,798
 MILL RATE: 54.3700

*** BILLED ***

INST#	CITY	DSSD	TOTALS
INST1:	31,643.07	0.00	31,643.07
INST2:	31,643.07	0.00	31,643.07
INST3:	0.00	0.00	0.00
INST4:	0.00	0.00	0.00
ADJ5:	-50,628.91	0.00	-50,628.91
TOT TAX:	12,657.23	0.00	12,657.23
TOTAL PAID:	31,643.07	0.00	31,643.07

*** PAYMENTS ***

TYPE	CYCLE	DATE	ADJ	TERM/BATCH/SEQ	INST	AMOUNT	INTEREST	LIENS	FEES	TOTALS
Pmt	1	07/29/2016		50/480/203	T	31,643.07	0.00	0.00	0.00	31,643.07
Adj	1	07/20/2016	11	144953R	T	-50,628.91	0.00	0.00	0.00	0.00
TOTAL PAYMENTS:						31,643.07	0.00	0.00	0.00	31,643.07

TOTAL BALANCE DUE AS OF 10/26/2016

	CITY	DSSD	TOTAL
INT DUE:	0.00	0.00	0.00
LIEN DUE:	0.00	0.00	0.00
FEES DUE:	0.00	0.00	0.00
TAX DUE NOW:	0.00	0.00	0.00
TOT DUE NOW:	-18,985.84	0.00	-18,985.84
BALANCE DUE:	-18,985.84	0.00	-18,985.84

*** FLAGS ***

Circuit Breaker Amount: 0 Benefit Year: 0
 Invalid Address Flag NO
 Last Adjustment Reason CLERICAL ERROR APPLY GAB GBA EXEMPTIONS
 ADD. MESSAGES
 MAILED ADJUSTED BILL 07/28/16 JM

Item# *212-15 Consent Calendar

Refund of Excess Payments - Hearst Newspaper.



Report
of
Committee
on

Miscellaneous Matters

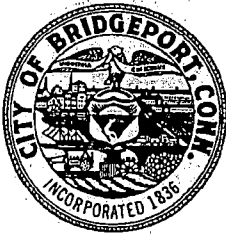
City Council Meeting Date: December 5, 2016

Attest: *Lydia N. Martinez*
Lydia N. Martinez, City Clerk

Approved by: *Joseph P. Ganim*
Joseph P. Ganim, Mayor

Date Signed: *12/9/16*

RECEIVED
CITY CLERK'S OFFICE
2016 DEC 13 A 11:02
ATTEST
CITY CLERK



City of Bridgeport, Connecticut

Office of the City Clerk

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:

Item No. *212-15 Consent Calendar


BE IT RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his warrants on the City Treasurer in favor of the following named person and for the amount set opposite said name, all in accordance with the recommendation of the Tax Collector.

<u>Name & Address</u>	<u>Reason</u>	<u>Refund</u>
Hearst Newspaper C/O Hearst Media Services CT P.O. Box 1029 Dublin, PA 18917	12-129	\$27,054.65
2015 PP P--0133000		

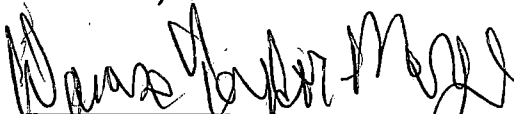
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS



Amy Marie Vizzo-Panlocia, D-134th, *Co-Chair*



Richard D. Salter, Sr., D-135th, *Co-chair*

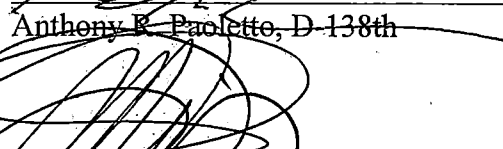


Denese Taylor-Moye, D-131st

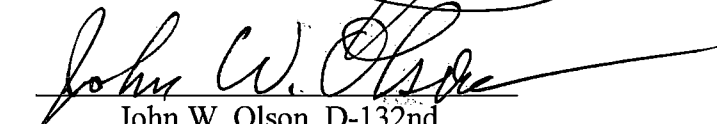


Anthony E. Paoletto, D-138th

Milta I. Feliciano, D-137th



Nessah J. Smith, D-138th



John W. Olson, D-132nd

City Council Date: December 5, 2016

REQUEST FOR ABATEMENT OR REFUND OF PROPERTY TAXES

Sec. 12-81(20), Sec. 12-124, 12-125, 12-126, 12-127, 12-127a, 12-128, 12-129 Rev. as Amended
 This is to certify that HEARST NEWSPAPERS

has presented satisfactory proof that he/she is entitled to an exemption on the assessment list of 10/01/2015

- Sec. 12-81 (20) Servicemen Having Disability Rating.
- Sec. 12-124 Abatement to poor.
- Sec. 12-125 Abatement of Taxes of Corporations.
- Sec. 12-126 Tangible Personal Property Assessed in more than one Municipality.
- Sec. 12-127 Abatement or Refund to Blind Persons.
- Sec. 12-127A Abatement of Taxes on Structures of Historical or Architectural Merit.
- Sec. 12-128 Refund of Taxes Erroneously Collected from Veterans and Relatives.
- Sec. 12-129 Refund of Excess Payments.

HEARST NEWSPAPERS
 C/O HEARST MEDIA SERVICES CT
 PO BOX 1029
 DUBLIN, PA 18917

2015-02-0000140
 P--0133000
 410 STATE ST



To Collector of **CITY OF BRIDGEPORT** State of Connecticut.

I hereby apply for abatement or refund* of such part of my tax as shall represent:

The service exemption or Sec. 12-129 Refund of Excess Payments.
 (State reason -- Cross out service exemption if it does not apply)

		Tax	Interest	Lien	Fee	Total	Overpaid Tax
Total Due	07/01/2016	30,209.44	0.00	0.00	0.00	30,209.44	
Total Paid	07/30/2016	57,264.09	0.00	0.00	0.00	57,264.09	-27,054.65 ***
Adjusted Refund		-11,949.93	0.00	0.00	0.00	11,949.93	

I understand that false or deliberately misleading statements subject me to penalties and/or for obtaining money under false pretenses.

Kelly Edwards
 Print Name

Kelly Edwards 7/30/16
 Signature of Taxpayer Date

COLLECTOR'S RECOMMENDATION TO THE GOVERNING BODY

To the First Selectman, or _____
 It is recommended that refund* of property taxes and interest in the amount of \$ 11,949.93 be made to the above-named taxpayer in accordance with the provisions of Section (5):

Sec. 12-129 Refund of Excess Payments.

DATED AT CITY OF BRIDGEPORT, CONNECTICUT THIS 21 DAY OF July 2016

TAX COLLECTOR

ACTION TAKEN BY GOVERNING BODY

The First Selectman, as authorized by the Board of Selectman, or _____
 approved on the _____ day of _____ 20____. It was voted to refund
 Property Taxes and Interest amounting to \$ _____ to _____.

 First Selectman

 Other Governing Body

 Clerk

**Cross out abatement or refund as required.

Mail To :
 CITY OF BRIDGEPORT
 325 CONGRESS STREET
 BRIDGEPORT, CT 06604

OF BRIDGEPORT
CONGRESS STREET
BRIDGEPORT CT 06604-0000
516-7271

PERSONAL PROPERTY TAX BILL



TR T LIST #	DST BANK ON GRAND LIST	TOTAL TAX	TAX DUE	DUE DATE	DELO AFTER	\$INST	
-02-0000140	OCTOBER 1, 2015	30,209.44	30,209.44	#1 07/01/2016	08/01/2016	15,104.72	
MILL RATE	MTH ASSESSMENT	EXEMPT	COC-CHANGE	NET ASSM	#2 01/01/2017	02/01/2017	15,104.72
54.37	1,550,832	0	-995,205	555,627	TOTAL	30,209.44	

TAX DUE	INTEREST	LIEN	FEES	INST1 DUE
15,104.72	0.00	0.00	0.00	15,104.72

D: 07/18/2016 P--0133000
NO 410 STATE ST

VOL/PAGE: /

*42,159.37
Pd on acct*

HEARST NEWSPAPERS
C/O HEARST MEDIA SERVICES CT
PO BOX 1029
DUBLIN PA 18917-0000 USA

NET BALANCE: 15,104.72

LAST PAYMENT DATE: NO PAYMENTS RECEIVED

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW. DO NOT CASH IF NOT PRESENT.

HEARST Service Center
Hearst Tower
214 North Tryon Street
Charlotte, NC 28202
(704)348-8000

CONNECTICUT POST 64-1278-611 CB

DATE: 7/14/2016 CHECK NO: 328073863

PAY EXACTLY: \$*****42,159.37
Forty-Two Thousand One Hundred Fifty-Nine and 37/100 Dollars

PAY TO THE TAX COLLECTOR
ORDER CITY OF BRIDGEPORT
OF BRIDGEPORT CT 06604

BANK OF AMERICA
ATLANTA, DEKALB COUNTY, GA

⑈328073863⑈ ⑆061112788⑆ 3299024309⑈

Item# *221-15 Consent Calendar

Settlement of Workers' Compensation Stipulation with
Glenn Christie.



**Report
of
Committee
on**

Miscellaneous Matters

City Council Meeting Date: December 5, 2016

Attest:

Lydia N. Martinez
Lydia N. Martinez, City Clerk

Approved by:

Joseph P. Ganim
Joseph P. Ganim, Mayor

Date Signed:

12/9/16

CITY CLERK

ATTEST

2016 DEC 13 A 11:02

RECEIVED
CITY CLERK'S OFFICE



City of Bridgeport, Connecticut

Office of the City Clerk

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:

Item No. *221-15 Consent Calendar

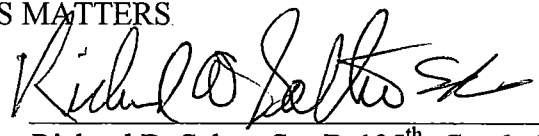
BE IT RESOLVED, that the City Attorney, or Associate City Attorney, be authorized, empowered and directed to enter into on behalf of the City of Bridgeport, Stipulations with Glenn Christie upon approval by the Workers' Compensation Commissioner of the Fourth District, and the City shall pay the said employee the sum as provided for in stipulation.

<u>NAME</u>	<u>NATURE OF CLAIM</u>	<u>ATTORNEY</u>	<u>AMOUNT</u>
Glenn Christie	Workers' Compensation	Andrew J. Morrissey, Esq. Morrissey, Morrissey & Mooney, LLC 203 Church Street P. O. Box 31 Naugatuck, CT 06770	\$20,612.80

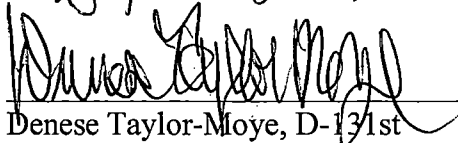
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS



Amy Marie Vizzo-Paniccia, D-134th, *Co-Chair*



Richard D. Salter, Sr., D-135th, *Co-chair*



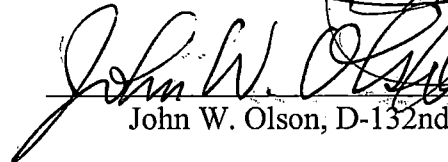
Denese Taylor-Moye, D-131st

Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th



Nessah I. Smith, D-138th



John W. Olson, D-132nd

City Council Date: December 5, 2016

Settlement of Workers Compensation Stipulation with David C. Dobbis.



Report of Committee on

Miscellaneous Matters

City Council Meeting Date: December 5, 2016

Attest: Lydia N. Martinez, City Clerk

Approved by: Joseph P. Scanlon, Mayor

Date Signed: 12/9/16

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City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport.

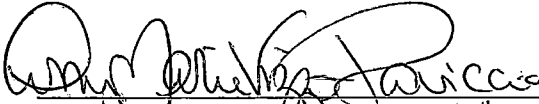
The Committee on Miscellaneous Matters begs leave to report; and recommends for adoption the following resolution:


Item No. *222-15 Consent Calendar


BE IT RESOLVED, that the City Attorney, or Associate City Attorney, be authorized, empowered and directed to enter into on behalf of the City of Bridgeport, Stipulations with David C. Dobbs upon approval by the Workers' Compensation Commissioner of the Fourth District, and the City shall pay the said employee the sum as provided for in stipulation.


<u>NAME</u>	<u>NATURE OF CLAIM</u>	<u>ATTORNEY</u>	<u>AMOUNT</u>
David C. Dobbs	Workers' Compensation	Robert R. Sheldon, Esq. Tremont, Sheldon, Robinson Mahoney P.C. 64 Lyon Terrace Bridgeport, CT 06604	\$77,298.00

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS


Amy Marie Vizzo-Paniccia, D-134th, *Co-Chair*

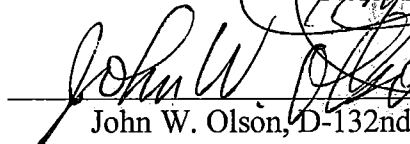

Richard D. Salter, Sr., D-135th, *Co-chair*


Denese Taylor-Moye, D-131st


Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th


Nessah L. Smith, D-138th


John W. Olson, D-132nd

City Council Date: December 5, 2016

Item# *223-15 Consent Calendar

Settlement of Workers Compensation Stipulation with
Mario Pirulli.



Report
of
Committee
on

Miscellaneous Matters

City Council Meeting Date: December 5, 2016

Attest: *Lydia N. Martinez*
Lydia N. Martinez, City Clerk

Approved by: *Joseph P. Ganin*
Joseph P. Ganin, Mayor

Date Signed: *12/9/16*

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City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport:

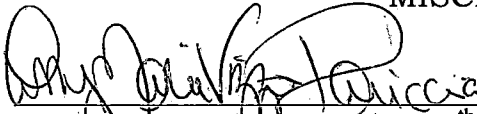
The Committee on Miscellaneous Matters begs leave to report; and recommends for adoption the following resolution:

Item No. *223-15 Consent Calendar


BE IT RESOLVED, that the City Attorney, or Associate City Attorney, be authorized, empowered and directed to enter into on behalf of the City of Bridgeport, Stipulations with Mario Pirulli upon approval by the Workers' Compensation Commissioner of the Fourth District, and the City shall pay the said employee the sum as provided for in stipulation.

<u>NAME</u>	<u>NATURE OF CLAIM</u>	<u>ATTORNEY</u>	<u>AMOUNT</u>
Mario Pirulli	Workers' Compensation	Jon A. August, Esq. Miller, Rosnick, D'Amico, August & Butler P.C. 1087 Broad Street Bridgeport, CT 06604	\$44,244.20


RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS




Amy Marie Vizzo Paniceira, D-134th, Co-Chair



Richard D. Salter, Sr., D-135th, Co-chair




Denese Taylor-Moye, D-131st




Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th



Nessah J. Smith, D-138th



John W. Olson, D-132nd

City Council Date: December 5, 2016

Item# *224-15 Consent Calendar

Settlement of Workers Compensation Stipulation with Michael Sullivan.



Report
of
Committee
on

Miscellaneous Matters

City Council Meeting Date: December 5, 2016

Attest: Lydia N. Martinez
Lydia N. Martinez, City Clerk

Approved by: Joseph P. Garim
Joseph P. Garim, Mayor

Date Signed: 12/9/16

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City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport.

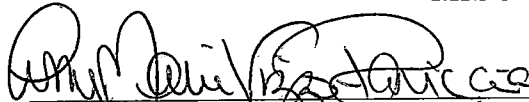
The Committee on Miscellaneous Matters begs leave to report; and recommends for adoption the following resolution:


Item No. *224-15 Consent Calendar

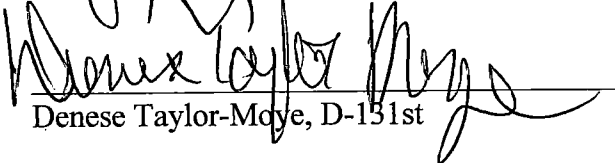
BE IT RESOLVED, that the City Attorney, or Associate City Attorney, be authorized, empowered and directed to enter into on behalf of the City of Bridgeport, Stipulations with Michael Sullivan upon approval by the Workers' Compensation Commissioner of the Fourth District, and the City shall pay the said employee the sum as provided for in stipulation.


<u>NAME</u>	<u>NATURE OF CLAIM</u>	<u>ATTORNEY</u>	<u>AMOUNT</u>
Michael Sullivan	Workers' Compensation	David J. Morrissey, Esq. Morrissey, Morrissey & Mooney, LLC 203 Church Street Naugatuck, CT 06770	\$50,000.00 (\$45,000.00 PPD & \$5000.00 STIP)

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

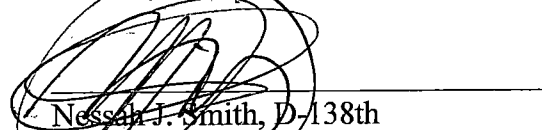

Amy Marie Vizzo-Paniccia, D-134th, *Co-Chair*

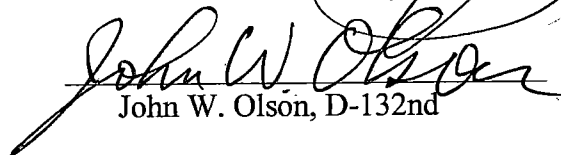

Richard D. Salter, Sr., D-135th, *Co-chair*


Denese Taylor-Moye, D-131st


Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th


Nessah J. Smith, D-138th


John W. Olson, D-132nd

City Council Date: December 5, 2016



City of Bridgeport, Connecticut

Office of the City Clerk

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:

Item No. 201-15

RESOLVED, That the following named individual be, and hereby is, Appointed to the Library Board of Directors in the City of Bridgeport and that said appointment, be and hereby is, approved, ratified and confirmed.

NAME

TERM EXPIRES

Donald W. Greenberg
265 Balmforth Street
Bridgeport, CT 06605

June 30, 2017

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

AmyMarie Vizzo-Paniccia, D-134th, *Co-Chair*

Richard D. Salter, Sr., D-135th, *Co-chair*

Denese Taylor-Moye, D-131st

Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th

Nessah J. Smith, D-138th

John W. Olson, D-132nd

City Council Date: December 5, 2016
Tabled on: December 5, 2016

Item# 208-15

Settlement of Pending Litigation with Renu Gupta.



Report
of
Committee
on

Miscellaneous Matters

City Council Meeting Date: December 5, 2016

Attest:

Lydia N. Martinez
Lydia N. Martinez, City Clerk

Approved by:

Joseph P. Ganim
Joseph P. Ganim, Mayor

Date Signed:

12/9/16

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City of Bridgeport, Connecticut

Office of the City Clerk

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:

Item No. 208-15

WHEREAS, a lawsuit in the following name was filed against the City of Bridgeport and/or its employees and investigation disclosed the likelihood on the part of the City for which, in the event of suit and trial, the City might be held liable, and

WHEREAS, negotiations with the Plaintiff's attorney has made it possible to settle this suit for the figure set forth below, and the City Attorney, therefore, recommends the following settlement be accepted, Now, Therefore be it

RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his order on the City Treasurer payable as follows:

<u>NAME</u>	<u>ATTORNEY</u>	<u>NATURE of CLAIM</u>	<u>SETTLEMENT</u>
Renu Gupta	Thomas Bucci, Esquire Willinger, Willinger & Bucci, P.C. 855 Main Street, 5 th Floor Bridgeport, CT 06604	Labor Dispute	\$30,000.00

BE IT FURTHER RESOLVED, that the amount set forth as above are paid to the Plaintiff's attorney in full payment, settlement, release and discharge of all rights and cause of action described in the suit instituted by the above mentioned Plaintiff against the City and known as docket numbers in the courts set forth; provided, however, that the City's draft shall not be delivered to the Plaintiff's attorneys until the City Attorney has been furnished with a full release and discharge in writing in each case, approved by the City Attorney or Deputy City Attorney.

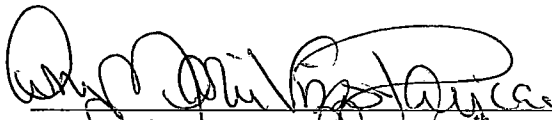


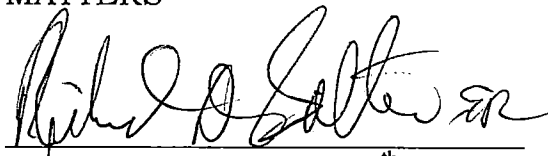
City of Bridgeport, Connecticut Office of the City Clerk


Report of Committee on Miscellaneous Matters
Item No. 208-15

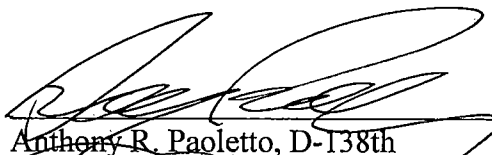
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RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS


Amy Marie Vizzo-Paniccia, D-134th, *Co-Chair*

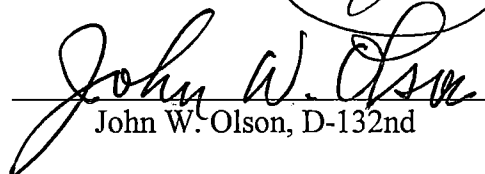

Richard D. Salter, Sr., D-135th, *Co-chair*


Denese Taylor-Moye, D-131st


Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th


Nessah J. Smith, D-138th


John W. Olson, D-132nd

City Council Date: December 5, 2016

Item# 220-15

Resolution to enforce accountability and replace current members of the Bridgeport Public Library Board of Directors of the City of Bridgeport thirty days from this date with new members to be ratified by the City Council **DENIED**.



**Report
of
Committee
on**

Miscellaneous Matters

City Council Meeting Date: December 5, 2016

Attest: *Lydia N. Martinez*
Lydia N. Martinez, City Clerk

Approved by: *Joseph P. Ganin*
Joseph P. Ganin, Mayor

Date Signed: 12/11/16

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City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport.

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

Item No. 220-15 DENIAL

Ordinance Enforcement - Library Board of Directors and Library Fund

WHEREAS, The City of Bridgeport's Code of Ordinances, Chapter 16 dictates:

Section 1. Selection of the library directors.

- (a) *There shall continue to be a board of directors of the Bridgeport public library which shall be responsible for the management and direction of the Bridgeport public library and shall possess all of the powers and shall perform all of the duties of library directors, as set forth in the general statutes of the state of Connecticut.*
- (b) *The board of directors of the Bridgeport public library shall consist of nine members who shall be appointed, as provided in sub-Section (c) of this section, for terms of three years from the first day of July next succeeding their appointment.*
- (c) *In June of each year, the board of directors of the Bridgeport public library shall appoint, with the approval of the city council, three persons as library directors to succeed those whose terms are to expire in that year. Vacancies in the membership of the board of directors of the Bridgeport public library shall be filled by the library board, with the approval of the city council, for the unexpired portion of the term vacated.*

Section 2. Annual Report.

The board of directors of the Bridgeport Public Library shall make the report required by Section 11-34 of the general statutes to the mayor and city council on or before the fifteenth of July in each year. Such report shall be for the year ending June 30th.



City of Bridgeport, Connecticut

Office of the City Clerk

Report of Committee on Miscellaneous Matters

Item No. 220-15 DENIAL

-2-

Section 3. Library fund.

All moneys collected as penalties by the board of directors of the public library for violation of the rules and regulations adopted by the directors for the governance of the library and reading room or that may be collected under other rules and regulations adopted by such directors, and all fines and penalties which may be imposed upon any person for the violation of any city ordinance relative to the use and governance of said public library and reading room, shall be placed in the treasury of said city to the credit of the "Library Fund", and shall be expended by said directors in the same manner as any other moneys credited to said library fund.

WHEREAS, The City Clerk of the City of Bridgeport reports no board members of the current Library Board of Directors have been approved by the city council since 2006, therefore violating state statute (11-16, 11-33) and city ordinance (Ch.16, Sec.1) in regards to the appointment of new members, and expiration of terms with required proper reappointment.

WHEREAS, The City Clerk of the City of Bridgeport reports no financial reports have been submitted to the City Council in recent history, therefore violating state statute (11-34) and city ordinance (Ch.16, Sec.2) in regards to accountability of moneys received by the library taxpayer contributed and otherwise.

WHEREAS, The Office of Policy Management reports no fines and/or penalties are returned to the treasury of the city for allocation to the Library and for proper disbursement as required by state statute (11-27) and city ordinance (Ch.16, Sec.3).

WHEREAS, The current members of the Board of Directors have knowingly been in violation of city ordinances and state statutes, by not submitting the names of their existing board members whether previously ratified or not, all serving unapproved and/or expired terms.



City of Bridgeport, Connecticut

Office of the City Clerk

Report of Committee on Miscellaneous Matters

Item No. 220-15 DENIAL

-3-

WHEREAS, The current members of the Board of Directors have knowingly been in violation of city ordinances and state statutes, by not submitting an annual report that states not only the activities and book holdings but a detail account of finances reporting all uses of public funds as described in state statute.

WHEREAS, The current members of the Board of Directors have knowingly been in violation of city ordinances and state statutes, by not remitting fines and fees collected back to the city treasury for proper disbursement.

THEREFORE BE IT RESOLVED, That effective immediately, the current Bridgeport Public Library Board of Directors, will cease decision-making of relevance to the functioning of the library, and will redirect all its efforts towards the selection of new board members not to be the current ones, to be presented to the City Council 30 days from this day.

FURTHER RESOLVED, That the new members of the Board of Directors order an audit of all funds of the library, to be presented to the City Council on or before the 15th of July of 2017, and continue this practice as part of submitting annual reports as mandated by city ordinance and state statute.

FURTHER RESOLVED, That all fines and fees collected by the library be submitted to the City Treasury under funds separated for the library.



City of Bridgeport, Connecticut Office of the City Clerk

**Report of Committee on Miscellaneous Matters
Item No. 220-15 DENIAL**

-4-

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

Amy Marie Vizzo-Rahiccia, D-134th, *Co-Chair*

Richard D. Salter, Sr., D-135th, *Co-chair*

Denese Taylor-Moye, D-131st

Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th

Nassah Z. Smith, D-138th

John W. Olson, D-132nd

City Council Date: December 5, 2016

Ordinance Enforcement - Library Board of Directors and Library Fund

Ordinance Committee of the City Council, City of Bridgeport

Attachments: General Statutes of the State of Connecticut 11-16, 11-27, 11-33, 11-34

11-16: Expiration of Terms, Appointments, Obligation to Notice and be Approval by City Council

Under the General Statutes of the State of Connecticut, CT Special Laws, Volume XXI, Part 1, 1931 (R345) Page 3 of section – “Acts Printed as Provided by Chapter 258, Public Acts 1929. (General Statutes, 1918 revision).” Section 1116. Library Directors of Bridgeport:

In the city of Bridgeport, the directors of the public library and the reading room shall have power, by a majority vote, to appoint suitable persons, selected with reference to their fitness for said office, to fill all vacancies which may arise in their number by reason of the expiration of the term of office, or any other cause. When the vacancy arises or is to arise from expiration of term of office, the appointment shall be made in the month of June and shall be for the term of three years from the first day of July. Next succeeding their appointment; when the vacancy arises from any other cause than the expiration of the term of office, the appointment shall be for the unexpired portion of the term. Every director appointed shall hold his office until his successor is appointed and qualified, but every appointment made by the directors shall be with the approval of the common council of said city of Bridgeport. It shall be the duty of the secretary of the board of directors to give written notice to the common council of said city of such appointments. The public library and reading room of said Bridgeport shall continue to be known as the Bridgeport Public Library and Reading Room.

11-27: Library Fund

2012 Connecticut General Statutes, Title 11 - Libraries and Museums, Chapter 190 - Public Libraries, Section 11-27 - Library fund.

Universal Citation: CT Gen Stat § 11-27 (2012)

All moneys collected or received in payment for library service contracted for and rendered shall be placed in the treasury of the town, city, borough, fire district or school district for which such service was rendered, to the credit of its library fund. The moneys in such fund shall be kept separate from other moneys and shall be withdrawn only by authorized officials, upon authenticated vouchers of the trustees of the public library which provides such service.

11-33: Approval by City Council, Control of the Expenditure of all Moneys, Library Fund

2012 Connecticut General Statutes, Title 11 - Libraries and Museums, Chapter 190 - Public Libraries, Section 11-33 - Powers and duties of trustees in municipalities. Gifts.

Universal Citation: CT Gen Stat § 11-33 (2012)

When the legislative body of any municipality has decided to establish a public library and reading room, the chief elected official of such municipality shall, with the approval of the legislative body, appoint a board of nine trustees. Not more than one member of the legislative body shall be a member of such board. The trustees shall, immediately after their appointment, meet and organize by the election of one of their number as president and by the election of such other officers as they deem necessary. They shall make and adopt bylaws, rules and regulations for the government of the library and reading room and shall have exclusive control of the expenditure of all moneys collected to the credit of the library fund, and of the construction of any library building, and of the supervision, care and custody of the grounds,

rooms or buildings constructed, leased, given or set apart for that purpose; provided all moneys collected and received for such purpose shall be placed in the treasury of such municipality, to the credit of its library fund, and shall be kept separate from other moneys of the municipality and shall be drawn upon by the proper officers of the municipality, upon duly authenticated vouchers of the trustees. Such board may purchase, lease or accept grounds, and erect, lease or occupy an appropriate building or buildings, for the use of such library, appoint a library director and all necessary assistants and fix their compensation. Any person desiring to make a gift for the benefit of such library may vest the title to such donation in the board of trustees to be held and controlled according to the terms of the gift of such property; and such board shall be special trustee thereof.

11-34: Report of all Sums of Money from the Library Fund and Other Sources and how they have been spent.

2012 Connecticut General Statutes, Title 11 - Libraries and Museums, Chapter 190 - Public Libraries, Section 11-34 - Report by trustees.

Universal Citation: CT Gen Stat § 11-34 (2012)

The board of trustees shall make, on or before the second Monday of June, an annual report to the city council for the year ending the first of June, stating the various sums of money received from the library fund and other sources and how such moneys have been expended; the number of books and periodicals on hand; the number added, by purchase, gift or otherwise, during the year; the number lost or missing; the number of visitors attending; the number of books loaned and the general character of such books, and such other statistics, information and suggestions as it deems of general interest. All such portions of such report as relate to the receipt and expenditure of money, as well as the number of books on hand, books lost or missing and books purchased, shall be verified by affidavit.

Item #01-16 (Ref. #20-15)

*Street Discontinuance of a Portion of the Paper Street
known as Summit Place*

Adopted on: November 21, 2016



**Report
of
Special Committee**

City Council Meeting Date: December 5, 2016

Attest: *Lydia N. Martinez*
Lydia N. Martinez, City Clerk

Approved by: *[Signature]*
Joseph P. Ganim, Mayor

Date Signed: *12/9/16*

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CITY CLERK

SPECIAL COMMITTEE REPORT

To the City Council of the City of Bridgeport:

Re: Item No. 20-15
Request to Discontinue a Paper Street Known as Summit Place
("Street")

The Special Committee, consisting of the City Engineer, the Director of Public Facilities and the City Clerk ("Committee") appointed to finalize the street discontinuance approved by the resolution adopted by the City Council on November 21, 2016, respectfully begs leave to report that it has, in compliance with said resolution, completed activities related to the discontinuance of the said Street, and states as follows:

1. The City has sent written notice of the Council Meeting at which a final vote will be taken on the discontinuance of the Street to all of the landowners abutting the Street at least thirty (30) days in advance of such Council Meeting in accordance with Section 13a-49 of the Connecticut General Statutes, as amended (the "Statute").
2. The City has posted a sign at each end of the Street indicating the date on which the Council Meeting is to be held in accordance with the requirements of the Statute.
3. The City Council called a meeting of the landowners abutting the Street and heard their comments, if any.
4. Access to all public utilities lying in the said Street, if any, including those of the City of Bridgeport Water Pollution Control Authority, have either been relocated or shall remain in place with such rights to remain being secured by appropriate easements recorded or to be recorded in the land records if deemed necessary by the City Engineer.

The Committee confirms that the Street shall be discontinued according to the following description thereof:

A certain parcel of land situated in the City of Bridgeport, County of Fairfield, State of Connecticut presently bounded and depicted as a Private, Unimproved Right-of-Way, known as Summit Place, a paper street.

Beginning at a point being the northeasterly corner of said parcel and 18.31' east of an angle point on the southerly street line of Alba Avenue, thence running.

- S 73°29'05" E** A distance of fifty-three and twenty-six hundredths feet (53.26') to a point. Said course abutting land, now or formerly, of JJL Associates, LLC; thence running.
- S 36°40'05" W** A distance of two hundred fifty and seventy-five hundredths feet (250.75') to a point on the northerly street line of Woodlawn Avenue (unimproved). Said course abutting land, now or formerly, each in part of JJL Associates, LLC, in part, and Vinicius Lopez, in part, thence running.
- S 85°40'05" W** A distance of sixty-six and twenty-five hundredths feet (66.25') to a point. Said course abutting the northerly street line of Woodlawn Avenue (unimproved), thence running.
- N 36°40'05" E** A distance of two hundred seventy-five and eight-six hundredths feet (275.86') to the true point and place of beginning. Said course abutting land, now or formerly, of the City of Bridgeport, in part, Mark Pucci, in part, and AKN Home Improvement, LLC, in part as depicted hereon.

The above described parcel of land contains an area of thirteen thousand one hundred sixty-five plus or minus square feet (13.165± S.F.) or 0.302± Ac.

If a survey has been prepared, the above description is consistent with a map filed or to be filed in the Bridgeport Land Records and the Office of the City Engineer:

Map # _____ (copy attached)
 Filed on _____
 Map Volume ____ at Page ____
 Entitled: Discontinuance Map Prepared For City of Bridgeport,
 Summit Place, Bridgeport, Connecticut
 Dated: August 30, 2016
 Last Revision: August 31, 2016
 Scale: 1" = 10'
 Prepared by: Cabezas DeAngelis Engineers and Surveyors,
 Bridgeport, CT

The above discontinuance action will be provided to the Tax Assessor for purposes of property assessment for land that is no longer encumbered by a

street right-of-way and to other Departments having jurisdiction. A Notice of Discontinuance containing the above description of the Street will be filed in the Bridgeport Land Records.

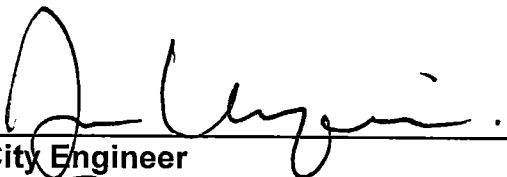
The City Council's acceptance of the Special Committee Report constitutes its approval of the following resolution:

RESOLVED, that the City Council approves the Special Committee Report, the same is hereby accepted into the records of the City Council, and the Council declares that the street discontinuance process described therein has been completed.

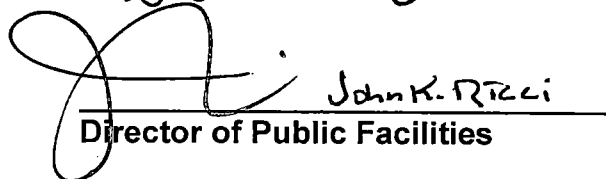
FURTHER RESOLVED, that the City Clerk and the City Engineer are directed to take all further actions and execute all further documents necessary with the advice of the City Attorney in order to achieve compliance with this resolution and applicable law including the amendment of the official street maps.

Respectfully submitted this ____ day of November, 2016.

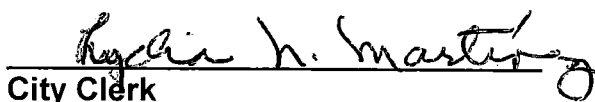
SPECIAL COMMITTEE



City Engineer



John K. Ricci
Director of Public Facilities



City Clerk

Enclosure:

[Map or A-2 Survey of Discontinued Street]