

# AGENDA

## CITY COUNCIL MEETING

MONDAY, MARCH 6, 2017

7:00 P.M.

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

Prayer

Pledge of Allegiance

Roll Call

City Council Citation(s): Recognizing the recipients of the 2016 City of Bridgeport “Employee of the Year” Award.

Presentation re: Junior Council Program by Tammy Papa, Lighthouse Director.

Presentation re: Waterfront Master Plan by OPED.

### **MINUTES FOR APPROVAL:**

Approval of City Council Minutes: February 6, 2017

### **COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

- 42-16** Communication from OPED re: Proposed Resolution Authorizing the Disposition of Certain City-Owned Properties by Auction, Sale to Abutter or by Sale to Community Based Housing Development Corporations and request to order a Public Hearing relative to the same, referred to Economic and Community Development and Environment Committee.
- 43-16** Communication from Mayor re: Proposed Five-Year Capital Plan for Fiscal Years 2018-2022, referred to Budget & Appropriations Committee.
- 44-16** Communication from OPED re: Proposed Resolution Authorizing the Acquisition of Property in Accordance with the Lower East End Municipal Development Plan, referred to Economic and Community Development and Environment Committee.
- 45-16** Communication from Central Grants re: Grant Submission: Small Business Administration for the Aspire challenge Grant (Project #18243), referred to Economic and Community Development and Environment Committee.

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

- \*31-16** Ordinance Committee Report re: Amendment to the Municipal Code of Ordinances, Chapter 2.56 – Boards and Committees Generally, amend Section 2.56.050 – Disclosure of information concerning appointments to agencies, boards and commissions.

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

- \*39-16** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 12.16 – Street and Sidewalk Use Regulations, amend Section 12.16.150 – Removal of obstructions, snow and ice from sidewalks.
  
- \*41-16** Miscellaneous Matters Committee Report re: (Ref. #35-15) Workers Compensation Settlement/Stipulation Award with Daniel Domkowski.



THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, MARCH 6, 2017 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

<b>NAME</b>	<b>SUBJECT</b>
Odis Hart 323 Fairfield Avenue, Apt. 106 Bridgeport, CT 06604	New parking meters/price for violation.
Bob Keeley 2156 Park Avenue Bridgeport, CT 06604	KEELEY "101".
Ethan Book 144 Coleman Street Bridgeport, CT 06604	WPCA.
Cecil C. Young 99 Carroll Avenue Bridgeport, CT 06607	Issue concerning unjust termination.
Yaneli Vargas 850 State Street Bridgeport, CT 06604	Sanctuary City.
Keyairra Wright 850 State Street Bridgeport, CT 06604	Sanctuary City.

**CITY COUNCIL MEETING  
PUBLIC SPEAKING  
MONDAY, MARCH 6, 2017  
6:30 PM  
City Council Chambers, City Hall  
45 Lyon Terrace  
Bridgeport, CT**

**CALL TO ORDER**

Council President McCarthy called the Public Speaking Session to order at 6:41 p.m.

The following members were present:

130<sup>th</sup> District: Kathryn Bukovsky, Scott Burns  
131<sup>st</sup> District: Jack O. Banta, Denese Taylor-Moye  
132<sup>nd</sup> District: M. Evette Brantley, John Olson  
133<sup>rd</sup> District: Thomas McCarthy, Jeanette Herron  
134<sup>th</sup> District: AmyMarie Vizzo-Paniccia  
135<sup>th</sup> District: Mary McBride-Lee  
136<sup>th</sup> District: Alfredo Castillo  
137<sup>th</sup> District: Aidee Nieves, Milta Feliciano  
138<sup>th</sup> District: Anthony Paoletto, Nessah Smith  
139<sup>th</sup> District: Eneida Martinez, James Holloway

**RECEIVED  
CITY CLERK'S OFFICE  
2017 MAR 10 P 2:14**

**ATTEST  
CITY CLERK**

Council President McCarthy greeted everyone and announced that there were Junior Council Members present.

130<sup>th</sup> District: Daniel Bukovsky, Adian Smith  
131<sup>st</sup> District: Jade Hines, Susana Franco  
132<sup>nd</sup> District: Yulette Woods, Brianna Wray  
133<sup>rd</sup> District: Sadira Plummer, Brianna Davis  
134<sup>th</sup> District: Alyssa Rodriguez, Jose Cruz  
135<sup>th</sup> District: Tairique Soares, Amaya Rodriguez, Fernando Mitre  
136<sup>th</sup> District: Amanda Richards, Zhiwi Liang  
137<sup>th</sup> District: Miranda Nthala, Nicholas Maldonado  
138<sup>th</sup> District: Jalen Crawley, Ashawnie Powell  
139<sup>th</sup> District: Briana Serrano, Alejandro Serrano

**THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, MARCH 6, 2017 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.**

**NAME**

**SUBJECT**

**Odis Hart**

323 Fairfield Avenue, Apt. 106  
Bridgeport, CT 06604

New parking meters/price for violation.

Council President McCarthy called Mr. Hart forward. There was no response. He called for Mr. Hart two more times with no response.

**Bob Keeley**

2156 Park Avenue  
Bridgeport, CT 06604

KEELEY "101".

Mr. Bob Keeley came forward to speak about the State and Federal funding allocations and the various legislation. He said that often obtaining the project funding was dependent on who you know. He then gave a brief summary of how the allocation of funding works on the State level and encouraged the Junior Council Members to remember to earmark funding if they become part of the State Legislature. He also spoke about "bait and switch" techniques, and how the Appropriations and Finance Committees work on a State level.

**Ethan Book**

144 Coleman Street  
Bridgeport, CT 06604

WPCA.

Mr. Ethan Book came forward and said that he was a member of the Republican Town Committee. He then spoke about WPCA foreclosure that's handled by Atty. Russell Liskov. He also had questions about the position held by former Mayor William Finch's son who works for the law firm of the attorney known to charge the highest legal fees for the WPCA foreclosures. He then listed a multi-point plan for correcting the WPCA foreclosures.

**Cecil C. Young**

99 Carroll Avenue  
Bridgeport, CT 06607

Issue concerning unjust termination.

Mr. Cecil Young came forward and greeted the Junior Council and said that he came to the Council in peace. Mr. Young then encourage people to check out his website at [www.cecilyoung.gov](http://www.cecilyoung.gov). He waved a U.S. flag and said that he believes in free speech. He then spoke about the issues he had with Council Members Holloway and Martinez. Mr. Young said that his mother was a good mother and raised him well. He said that the officials were elected and that they were ignoring the people who need help. He pointed his fingers at several of the members of the Council and said "Shame on them." The truth shall set you free and Mr. Young said he believes in the truth.

**Yaneli Vargas**  
850 State Street  
Bridgeport, CT 06604

Sanctuary City.

Ms. Yaneli Vargas came forward and delivered her remarks about Bridgeport being a Sanctuary City in Spanish. Her translator said that Ms. Vargas was a citizen of Mexico and that she had lived in Bridgeport for 9 years and her children attended Bridgeport schools. Her family came to this country for a better life because life in Mexico was very difficult. Here in Bridgeport they have been able to make a life. They are home owners and work very hard. Her children have made friends here and have roots here. In the past months, it has been difficult to hear all the hatred for the new administration. We have to protect our children in case something happens to us. They feel that is not right that they have to worry if their children would be placed in foster care. She and her husband would like to invest in the City and have the City invest in us so we can feel safe in living here. Her family is very worried about the attacks against the Muslims and the other brothers and sisters. Another worry is that the police will cooperate with ICE and the communities will no longer be safe. Every day, we go out to work and pay our fair share in taxes. For this reason, I support the sanctuary city. This will make it so that everyone from different races and faiths can live and work together.

The translator then asked the people who were in support of the sanctuary cities to stand up. Approximately 20 people in the audience stood up.

**Keyairra Wright**  
850 State Street  
Bridgeport, CT 06604

Sanctuary City.

Ms. Wright came forward and introduced herself. She said that she had concerns about the people being treated poorly by the authorities or being reported to ICE. As a classroom teacher, she finds that the children can't concentrate on their work because they are worried about being deported to a country they barely remember. Others are worried that there will be problems. While Ms. Wright said she was a U.S. citizen, she would like to call upon Bridgeport to be a sanctuary city and to know that the officials will not report residents. There is a problem when the residents think they can't call the police about someone causing them harm because they would be reported to ICE.

Council President McCarthy called Mr. Hart again to come forward to address the Council. There was no response. He then called the first speaker on the evening's sign up list to come forward to address the Council.

**John Marshall Lee**  
30 Beacon Street  
Bridgeport, CT 06605

Mr. John Marshall Lee came forward and said that he did not have any prepared remarks. The Council holds these public speaking sessions 22 times a year. He said that there were a number of questions the Junior Council Members should ask their Council Members about. He often talks about open government and accountability when he speaks to the Council Members. The

Council Members are elected and that is important because if they don't do their job, they need to be voted out. Many people don't vote in the local elections and that is not a good thing.

Mr. Lee pointed out that the presentation later in the meeting will be about the waterfront and he asked the Junior Council members to think about why it has taken 8 years to get work done on the harbor. He also reminded the Junior Council Members that there had been a public hearing by the Ordinance Committee earlier and asked the Junior Council members if they knew about the public hearing before it took place.

### **ADJOURNMENT**

Council President McCarthy adjourned the public speaking portion of the Council meeting at 7:15 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services

**CITY OF BRIDGEPORT  
CITY COUNCIL MEETING  
MONDAY, MARCH 6, 2017**

**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 Olson lead those present in prayer.

**PLEDGE OF ALLEGIANCE**

Mayor Ganim then requested Assistant City Clerk Frances Ortiz to lead those present in reciting the Pledge of Allegiance.

**ROLL CALL**

Assistant City Clerk Frances Ortiz called the roll.

The following members were present:

130<sup>th</sup> District: Kathryn Bukovsky, Scott Burns  
131<sup>st</sup> District: Jack O. Banta, Denese Taylor-Moye  
132<sup>nd</sup> District: M. Evette Brantley, John Olson  
133<sup>rd</sup> District: Thomas McCarthy, Jeanette Herron  
134<sup>th</sup> District: AmyMarie Vizzo-Paniccia  
135<sup>th</sup> District: Mary McBride-Lee  
136<sup>th</sup> District: Alfredo Castillo  
137<sup>th</sup> District: Aidee Nieves, Milta Feliciano  
138<sup>th</sup> District: Anthony Paoletto, Nessah Smith  
139<sup>th</sup> District: Eneida Martinez, James Holloway

A quorum was present.

**City Council Citation(s): Recognizing the recipients of the 2016 City of Bridgeport “Employee of the Year” Award.**

Council President McCarthy called the following City employees forward in recognition of their excellent work:

**The recipients of the 2016 City of Bridgeport Employee of the Year awards are:**

Earl Coleman, Epidemiological Investigator, Health Dept/Lead Unit, hired in 1998  
Bill Coleman, Deputy Director, OPED, hired in 2004  
Mariel Concepcion, Public Safety Supervisor, PD 911 dispatch center, hired in 1996  
Mary Otero, Payroll Manager, Finance, hired in 1998  
Yolanda Padilla, Special Projects Coordinator, Public Facilities, hired in 2005  
Shequilla Robertson, Supervisor in Print Shop, hired in 1993  
Ronald Rolfe, Fire Captain, hired in 1998

Council President McCarthy then read the following statement into the record:

These seven were chosen as 2016 Employees of the Year because they consistently go above and beyond what is required of their job. They go the extra mile; are team players; assist co-workers and people in other departments; are constantly thinking about ways to make things better for everyone and always have a smile and positive attitude.

The recipients were selected by a committee comprised of representatives from management, Labor, Civil Service and past and present Total Quality Management (TQM) Teams who made their selections independent of the Mayor's Office. TQM is a management approach which involves employees at all levels of government in identifying and recommending areas for improvement.

Employee of the Year is an annual initiative of the Employee Morale TQM Team. They will be planning other events throughout the year to improve the working environment and boost employee morale. Its team members include: Milta Feliciano, Tatiana Urena, Robert Miller, Nancy O'Donnell, Grisel Seda, Deborah Brelsford, Tyisha Toms, Deva Caviness and Valerie Sorrentino.

He then presented the recipients with City Council Citations in recognition of their excellent work.

**Presentation re: Junior Council Program by Tammy Papa, Lighthouse Director.**

Ms. Papa came forward to give an overview about the Junior Council Program and asked the Junior Council Members to introduce themselves.

130<sup>th</sup> District: Daniel Bukovsky, Adian Smith  
131<sup>st</sup> District: Jade Hines, Susana Franco  
132<sup>nd</sup> District: Yulette Woods, Brianna Wray  
133<sup>rd</sup> District: Sadira Plummer, Brianna Davis  
134<sup>th</sup> District: Alyssa Rodriguez, Jose Cruz  
135<sup>th</sup> District: Tairique Soares, Amaya Rodriguez, Fernando Mitre  
136<sup>th</sup> District: Amanda Richards, Zhiwi Liang  
137<sup>th</sup> District: Miranda Nthala, Nicholas Maldonado

138<sup>th</sup> District: Jalen Crawley, Ashawnie Powell  
139<sup>th</sup> District: Briana Serrano, Alejandro Serrano

Council President McCarthy requested a moment of silence in memory of the passing of Barton Waxman, Atty. Lisa Trachtenburg's father. It was also noted that Ernie Treeves and Isabel Torres had passed on recently. Those present stood in respectful silence for a minute.

**PRESENTATION RE: WATERFRONT MASTER PLAN BY OPED.**

Mr. Bill Coleman came forward and gave a PowerPoint presentation about the potential of the Bridgeport waterfront.

**MINUTES FOR APPROVAL:**

**Approval of City Council Minutes: February 6, 2017**

**\*\* COUNCIL PRESIDENT MCCARTHY MOVED THE MINUTES OF THE FEBRUARY 6, 2017 MEETING.**

**\*\* COUNCIL MEMBER BUKOVSKY SECONDED.**

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

**COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

**\*\* COUNCIL MEMBER PAOLETTO MOVED THE FOLLOWING COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

**42-16 COMMUNICATION FROM OPED RE: PROPOSED RESOLUTION AUTHORIZING THE DISPOSITION OF CERTAIN CITY-OWNED PROPERTIES BY AUCTION, SALE TO ABUTTER OR BY SALE TO COMMUNITY BASED HOUSING DEVELOPMENT CORPORATIONS AND REQUEST TO ORDER A PUBLIC HEARING RELATIVE TO THE SAME, REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.**

**43-16 COMMUNICATION FROM MAYOR RE: PROPOSED FIVE-YEAR CAPITAL PLAN FOR FISCAL YEARS 2018-2022, REFERRED TO BUDGET & APPROPRIATIONS COMMITTEE.**

**44-16 COMMUNICATION FROM OPED RE: PROPOSED RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY IN ACCORDANCE WITH THE LOWER EAST END MUNICIPAL DEVELOPMENT PLAN, REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.**

**45-16 COMMUNICATION FROM CENTRAL GRANTS RE: GRANT SUBMISSION: SMALL BUSINESS ADMINISTRATION FOR THE ASPIRE CHALLENGE GRANT (PROJECT #18243), REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.**



- \*\* COUNCIL MEMBER BUKOVSKY SECONDED.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

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

**\*31-16 Ordinance Committee Report re: Amendment to the Municipal Code of Ordinances, Chapter 2.56 – Boards and Committees Generally, amend Section 2.56.050 – Disclosure of information concerning appointments to agencies, boards and commissions.**

**\*39-16 Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 12.16 – Street and Sidewalk Use Regulations, amend Section 12.16.150 – Removal of obstructions, snow and ice from sidewalks.**

**\*41-16 Miscellaneous Matters Committee Report re: (Ref. #35-15) Workers Compensation Settlement/Stipulation Award with Daniel Domkowski.**

**Mayor Ganim 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 39-16 be tabled and referred back to Committee.

Council Member Vizzo-Paniccia requested that Agenda Item 31-16 be removed from the Consent Calendar.

Mayor Ganim requested Assistant City Clerk Ortiz to read the remaining Consent Calendar Item in to the record.

**\*\* COUNCIL MEMBER PAOLETTO MOVED THE FOLLOWING ITEM:**

**\*41-16 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: (REF. #35-15) WORKERS COMPENSATION SETTLEMENT/STIPULATION AWARD WITH DANIEL DOMKOWSKI.**

**MAYOR GANIM ASKED IF THERE WAS ANY COUNCIL MEMBER WHO WOULD LIKE TO REMOVE AN ITEM FROM THE CONSENT CALENDAR.**

- \*\* COUNCIL MEMBER BUKOVSKY SECONDED.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**39-16 Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 12.16 – Street and Sidewalk Use Regulations, amend Section 12.16.150 – Removal of obstructions, snow and ice from sidewalks.**

**\*\* COUNCIL MEMBER MARTINEZ MOVED TO REFER THE FOLLOWING AGENDA ITEM BACK TO COMMITTEE:**

**39-16 ORDINANCE COMMITTEE REPORT RE: AMENDMENTS TO THE MUNICIPAL CODE OF ORDINANCES, CHAPTER 12.16 – STREET AND**

**SIDEWALK USE REGULATIONS, AMEND SECTION 12.16.150 – REMOVAL OF OBSTRUCTIONS, SNOW AND ICE FROM SIDEWALKS.**

**\*\* COUNCIL MEMBER VIZZO-PANICCIA SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*31-16 Ordinance Committee Report re: Amendment to the Municipal Code of Ordinances, Chapter 2.56 – Boards and Committees Generally, amend Section 2.56.050 – Disclosure of information concerning appointments to agencies, boards and commissions.**

**\*\* COUNCIL MEMBER PAOLETTO MOVED THE FOLLOWING ITEM:**

**31-16 ORDINANCE COMMITTEE REPORT RE: AMENDMENT TO THE MUNICIPAL CODE OF ORDINANCES, CHAPTER 2.56 – BOARDS AND COMMITTEES GENERALLY, AMEND SECTION 2.56.050 – DISCLOSURE OF INFORMATION CONCERNING APPOINTMENTS TO AGENCIES, BOARDS AND COMMISSIONS.**

**\*\* COUNCIL MEMBER BUKOVSKY SECONDED.  
\*\* THE MOTION PASSED WITH SIXTEEN IN FAVOR (BUKOVSKY, BURNS, BANTA, TAYLOR-MOYE, BRANTLEY, OLSON, MCCARTHY, HERRON, MCBRIDE-LEE, CASTILLO, NIEVES, FELICIANO, PAOLETTO, SMITH, MARTINEZ, AND HOLLOWAY) AND ONE OPPOSED (VIZZO-PANICCIA).**

**ADJOURNMENT**

Council President McCarthy announced that Council Members Lyons, Salter and Casco were unable to attend the meeting due to scheduling conflicts.

**\*\* COUNCIL MEMBER BRANTLEY MOVED TO ADJOURN.  
\*\* COUNCIL MEMBER PAOLETTO SECONDED.  
\*\* THE MOTION TO ADJOURN PASSED UNANIMOUSLY.**

The meeting adjourned at 8:05 p.m.  
Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services



City of Bridgeport  
**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT**

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

JOSEPH P. GANIM  
Mayor

COMM. #42-16 Ref'd to ECD&E Committee on 3/6/2017

THOMAS GILL  
Director

City Clerk  
45 Lyons Terrace  
Bridgeport, CT 06605

February 22, 2017

**Re: Resolution Authorizing Disposition of City Owned Property to Abutter**  
**Request for a Public Hearing Relative to the Same**

Dear City Clerk:

Please find attached for your review and consideration a resolution authoring the disposition of City-owned properties please also find individual parcel locator maps and parcel data sheets for the Properties.

**Disposition of City-Owned Parcels**

NUMBER	ADDRESS	HOUSE TYPE	Block/Lot	Recommendation
33	Washington PL	Mult-Fam	1058-31	Sell
59	Highland Av	Lot	1049-18	Sell
156	North Washington Av	Indust-Condo	1530-17	Sell
280	Grandview Av	Comm.	2792-A5A	Sell
377	Nichols Street	Row-House	830-5	Sell
120-148-160-174	Bishop Av / aka 1225 CT Av	Ind-Building	720-1-5	RFP

Thank You.

Sincerely,

Director of Business Development

CC: Mayor Ganim  
John Gomes, CAO  
Thomas Gill, Director OPED  
Atty. R. Liskov, City Attorney  
B Coleman, Deputy Director

RECEIVED  
CITY CLERK'S OFFICE  
2017 FEB 23 A 10:06  
ATTEST  
CITY CLERK

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

**WHEREAS**, over time by foreclosure and other conveyances, property comes to the ownership of the City of Bridgeport, much of which is blighted and deteriorated;

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

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

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

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

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

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

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

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

**Disposition of City-Owned Parcels**

<b>NUMBER</b>	<b>ADDRESS</b>	<b>HOUSE TYPE</b>	<b>Block/Lot</b>	<b>Recommendation</b>
33	Washington PL	Multi-Fam	1058-31	<b>Sell</b>
59	Highland Av	Lot	1049-18	<b>Sell</b>
156	North Washington Av	Indust-Condo	1530-17	<b>Sell</b>
280	Grandview Av	Comm.	2792-A5A	<b>Sell</b>
377	Nichols Street	Row-House	830-5	<b>Sell</b>
120-148-160-174	Bishop Av / aka 1225 CT Av	Ind-Building	720-1-5	<b>RFP</b>

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



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

33 Washington Pl # 35  
N/A  
Bridgeport, CT 06604

**FOR:**

City of Bridgeport  
999 Broad Street  
Bridgeport, CT 06604

**AS OF:**

February 6, 2017

**BY:**

Daniel Conte  
Baldwin Pearson & Company Inc.  
10 Middle Street  
Bridgeport, CT 06604

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Baldwin Pearson & Company Inc.  
10 Middle Street  
Bridgeport, CT 06604

February 6, 2017

City of Bridgeport  
999 Broad Street, Bridgeport, CT  
Bridgeport, CT

Re: Property: 33 Washington Pl # 35  
Bridgeport, CT 06604  
Client: N/A

In accordance with your request, we have performed an exterior/curbside observation of the above referenced property. The Appraisal Report is attached. Extraordinary Assumptions were used in this assignment due to the uncertainty and reliability of the data.

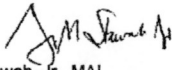
The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership as of February 6, 2017.

This report is based on a limited analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached. Based on additional considerations as outlined in the report, we have revised the estimate of value to be:

SIXTY THOUSAND DOLLARS  
(\$60,000.00)

Sincerely,



George M. Shawah, Jr., MAI  
State of Connecticut  
Certified General Appraiser RCG 557

### Exterior-Only Inspection Residential Appraisal Report

File # N/A

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **33 Washington Pl # 35** City **Bridgeport** State **CT** Zip Code **06604**  
 Borrower **N/A** Owner of Public Record **City of Bridgeport** County **Fairfield**  
 Legal Description **N/A**  
 Assessor's Parcel # **RC-0026690** Tax Year **2015** R.E. Taxes \$ **N/A**  
 Neighborhood Name **N/A** Map Reference **47/1049/18** Census Tract **0713.00**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$  PUD HOA \$  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client **City of Bridgeport** Address **999 Broad Street, Bridgeport, CT**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s).

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I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ **N/A** Date of Contract **N/A** Is the property seller the owner of public record?  Yes  No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid. **N/A**

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**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %				
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	15 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	40 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	N/A	Low	N/A	Multi-Family	25 %
Neighborhood Boundaries	<b>I 95 to the South; Route 8/25 to the East; Dewey Street to the West; North</b>						N/A	High	N/A	Commercial	20 %	
Avenue to the North							N/A	Pred.	N/A	Other	0 %	
Neighborhood Description	<b>The subject is situated in a residential/neighborhood mixed use area of the City which has fair appeal in the market. It is convenient to transportation routes as well as all required services.</b>											

Market Conditions (including support for the above conclusions) **The market conditions appear to suggest that there is activity in the numbers of sales as well as the prices of the properties.**

---

Dimensions **GIS Map** Area **0.09 Acres** Shape **Rectangular** View **Neighborhood**  
 Specific Zoning Classification **RB** Zoning Description **Two Family**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe

---

Utilities **Public** Other (describe) **Public** Other (describe) **Off-site Improvements - Type** **Public** **Private**  
 Electricity   Water   Street **Asphalt**    
 Gas   Unknown Sanitary Sewer   Alley    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **09001C0437G** FEMA Map Date **7/8/2013**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
**The street is very narrow with parking on the street. This detracts from the appeal of the location.**

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Source(s) Used for Physical Characteristics of Property  Appraisal Files  MLS  Assessment and Tax Records  Prior Inspection  Property Owner  
 Other (describe) Data Source for Gross Living Area **Tax Assessor**

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB	Fireplace(s) #	None
# of Stories <b>2.5</b>	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	Woodstove(s) #	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	Patio/Deck	Driveway Surface <b>Asphalt</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls <b>Aluminum</b>	Fuel <b>Gas</b>	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Garage # of Cars
Design (Style) <b>2 Family</b>	Roof Surface <b>Asphalt Shingle</b>	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool	<input type="checkbox"/> Carport # of Cars
Year Built <b>1910</b>	Gutters & Downspouts <b>Aluminum</b>	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) <b>60+</b>	Window Type <b>Mixed</b>	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) <b>Unknown</b>				
Finished area above grade contains: <b>10 Rooms</b> <b>6 Bedrooms</b> <b>2 Bath(s)</b> <b>3,358 Square Feet of Gross Living Area Above Grade</b>				
Additional features (special energy efficient items, etc.) <b>None Noted</b>				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **Assumed Fair based on information provided by the client. Not inspected**

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Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No  
 If Yes, describe.

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Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe.  
**Needs renovation according to the client as well as the appraiser's observation**



# Exterior-Only Inspection Residential Appraisal Report

File # N/A

There are N/A comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0		There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 40,000 to \$ 75,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	33 Washington Pl # 35 Bridgeport, CT 06604	1045 Hancock Ave Bridgeport, CT 06605	43 Clinton Ave Bridgeport, CT 06605
Proximity to Subject		0.92 miles W	0.67 miles SW
Sale Price	\$ N/A	\$ 69,900	\$ 55,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 32.09 sq.ft.	\$ 22.55 sq.ft.
Data Source(s)		MLS V:9515 P:184	MLS/V:9174 P:73
Verification Source(s)		Public Records	Public Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		None Noted	
Date of Sale/Time		10/11/16	
Location	Average	Average/Better	-7,000
Leasehold/Fee Simple	Fee Simple	Fee Simple	
Site	0.09 Acres	0.10 Acres	
View	Average	Average	
Design (Style)	2 Family	2 Family	
Quality of Construction	Average	Average	
Actual Age	107	110 Years/Rem	
Condition	Fair	Average/Better	-14,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	10 6 2	8 4 2	11 5 3
Gross Living Area	3,358 sq.ft.	2,178 sq.ft.	+23,600
Basement & Finished Rooms Below Grade	Full Unfinished	Full Unfinished	
Functional Utility	Average	Average	
Heating/Cooling	OHW/No CAC	Gas/No CAC	
Energy Efficient Items	Standard	Standard	
Garage/Carport	Driveway	2 Car Garage	-10,000
Porch/Patio/Deck	Porches	Porches	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -7,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,400
Adjusted Sale Price of Comparables		Net Adj. 10.6 % Gross Adj. 78.1 % \$ 62,500	Net Adj. 4.4 % Gross Adj. 80.7 % \$ 57,400

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Tax Assessor

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Tax Assessor

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2
Date of Prior Sale/Transfer	6/22/15	No 3 Year sale	3/17/16
Price of Prior Sale/Transfer	0	0	0
Data Source(s)	Tax Assessor	Tax Assessor	Tax Assessor
Effective Date of Data Source(s)	2/6/17	2/6/17	2/6/17

Analysis of prior sale or transfer history of the subject property and comparable sales Prior sales do not influence the outcome of the this analysis

Summary of Sales Comparison Approach GLA adjusted at \$20 SF. Site adjustment based on size, appeal and utility. Condition and amenity adjustments based on market reaction and a review of local MLS data. Sales 1 & 3 were in superior condition and Sale 2 Slightly better. The quality and quantity of the data is considered average. The final value was concluded at the lower end of the value range because an inspection was not performed and the interior was assumed to be in Fair Condition based on its exterior condition as well as information provided by the client. The Sales Comparison Approach was fully developed in the assignment. The Cost and Income Approaches to value were considered but not developed as they were not appropriate in this assignment. Information regarding the subject was taken from the newest Tax Assessor's field card, the client and exterior inspection.

Indicated Value by Sales Comparison Approach \$ 60,000

Indicated Value by: Sales Comparison Approach \$ 60,000 Cost Approach (if developed) \$ Income Approach (if developed) \$ N/A

All weight was assigned to the Sales Comparison Approach to value. Income Approach and the Cost Approach were considered but not developed.

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. Refer to addenda for comments.

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 60,000 , as of February 6, 2017 , which is the date of inspection and the effective date of this appraisal.



This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.



**Exterior-Only Inspection Residential Appraisal Report** File # N/A

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRaiser

Signature   
 Name Daniel Conte  
 Company Name Baldwin Pearson & Company, Inc.  
 Company Address 10 Middle Street, Bridgeport, CT 06604  
 Telephone Number 203-335-5117  
 Email Address baldwinpearson@aol.com  
 Date of Signature and Report February 6, 2017  
 Effective Date of Appraisal February 6, 2017  
 State Certification # RCR 0000131  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CT  
 Expiration Date of Certification or License 04/30/2017  
 ADDRESS OF PROPERTY APPRAISED  
33 Washington Pl # 35  
Bridgeport, CT 06604  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 60,000  
 LENDER/CLIENT  
 Name \_\_\_\_\_  
 Company Name City of Bridgeport  
 Company Address 999 Broad Street, Bridgeport, CT  
 Email Address \_\_\_\_\_

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature   
 Name George M. Shawah, Jr./MAI  
 Company Name Baldwin Pearson & Company, Inc.  
 Company Address 10 Middle Street, Bridgeport, CT 06604  
 Telephone Number 203-335-5117  
 Email Address baldwinpearson@aol.com  
 Date of Signature February 6, 2017  
 State Certification # RCG 557  
 or State License # \_\_\_\_\_  
 State CT  
 Expiration Date of Certification or License 04/30/2017

SUBJECT PROPERTY

Did not inspect exterior of subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_

COMPARABLE SALES

Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

## Supplemental Addendum

File No. N/A

Client	City of Bridgeport						
Property Address	33 Washington Pl # 35						
City	Bridgeport	County	Fairfield	State	CT	Zip Code	06604
Client	City of Bridgeport						

### Apparent Physical/Environmental and or Organic Deficiencies

The subject is a two family dwelling built in 1910 and contains approximately 3,358 square feet. There are porches in the front and in the back. At the time of the inspection/observation from the street, the appraiser observed that the property was in need of renovations. The client indicated that the interior was in fair condition at best.

There is an oil tank according to the Tax Assessor's field card but the location is unknown. There was debris in the yard and the building at the end of the driveway could not be used as a garage due to its condition.

No information was provided regarding Environmental/Organic Contamination,

### Occupancy

The subject is under responsible occupancy.

### • FIRREA/USPAP Addendum: Additional Comments

The appraiser is making an extraordinary assumption that the property being appraised is safe of any environmental/organic contamination. It is also assumed that the subject is habitable in its present condition and that all information discovered as part of the appraisal investigation is accurate. Should any condition as a result of an extraordinary assumption be found to be inaccurate, it may adversely impact the outcome of this report.

In the normal course of the inspection process, the appraiser may note issues of an environmental concern which the client should address in their due diligence. The appraiser would recommend an inspection be performed by an expert in this field if the client so chooses. The appraiser, unless otherwise noted in the report, is not aware of any in ground oil storage tanks. Other toxins and/or contaminant including mold may be present of which the appraiser has no knowledge. Specific education, testing or other regulatory requirements may be required to determine the extent, if any, of these substances. This is beyond the scope and qualifications of the appraiser. At all times, the responsibility for an absolute determination of any environmental issue is that of the client. The appraiser urges the client to obtain the services of an environmental expert for an absolute determination. This report cannot be used as an environmental assessment of the subject property.

It is assumed that all required building permits and/or certificates of occupancy have been obtained regarding any of the improvements on the subject property. Any research, historical or otherwise, required to confirm the existence of permits is considered beyond the scope of this appraisal assignment and the appraiser assumes no responsibility if any necessary building permits and/or certificates of occupancy have not been issued. Any workmanship on the subject property is assumed to have been done in accordance with state and local building codes and other applicable regulations and the appraiser assumes no responsibility if it has not.

**FIRREA / USPAP ADDENDUM**

Client City of Bridgeport  
 Property Address 33 Washington Pl # 35  
 City Bridgeport County Fairfield State CT Zip Code 06604  
 Client City of Bridgeport  
 Purpose  
 Estimate Market Value

**Scope**  
 The appraiser relied on information from files maintained in the appraisers office, knowledge of the market, Town Hall records, electronic media and MLS data, client information which are assumed to be accurate. The appraiser analyzed not only current market conditions but also historical evidence. Sales that were considered appropriate comparables were further analyzed and the best sales were utilized in this appraisal report. All approaches to value were considered and developed if appropriate for this assignment. The subject's market area, site and improvements were analyzed. If appropriate, a highest and best use analysis was developed. The appraiser considered all factors that impact the subject either positively or negatively. The final reconciliation considers all of the data necessary to competently complete this appraisal assignment.

**Intended Use / Intended User**  
 The intended use of this appraisal report is to establish a value for inventory purposes This appraisal report was prepared for Max Perez, City of Bridgeport, CT, the client referenced in the report and/or their assigns and is not intended for reliance by parties who as a matter of law or local custom may obtain a copy of said report. Further, the work product contained in the appraisal report is the property of the appraiser while the report is the property of the client. Any use of this report without the expressed written permission of the appraiser is prohibited.

**History of Property**  
 Current listing information: The property is not nor has it been listed

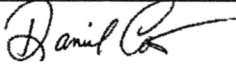
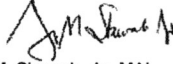
Prior sale: See addenda

**Exposure Time / Marketing Time**  
 Reasonable exposure time is estimated to be under 180 days at a use and value consistent with the findings in this report.

**Personal (non-realty) Transfers**  
 Personal property was not considered in the final value estimate for the subject.

**Additional Comments**  
See attached addenda.

- Certification Supplement**
1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
  2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
  3. The appraiser represents that he has the experience, education and knowledge to properly complete this assignment.
  4. The appraiser has not provided any professional assistance within the last 3 years.

 Appraiser(s): Daniel Conte Supervisory Appraiser(s):  George M. Shawah, Jr., MAI  
 Effective date / Report date: February 6, 2017 Effective date / Report date: February 6, 2017

## **PRIVACY NOTICE**

**Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.**

### **Types of Nonpublic Personal Information We Collect**

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

### **Parties to Whom We Disclose Information**

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm. A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

### **Confidentiality and Security**

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information. Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.



## Subject Photo Page

Client	City of Bridgeport						
Property Address	33 Washington Pl # 35						
City	Bridgeport	County	Fairfield	State	CT	Zip Code	06604
Client	City of Bridgeport						



### Subject Front

33 Washington Pl # 35

N/A

3,358

10

6

2

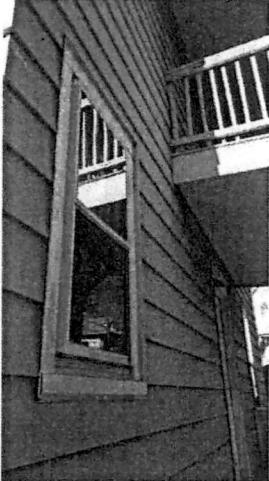
Average

Average

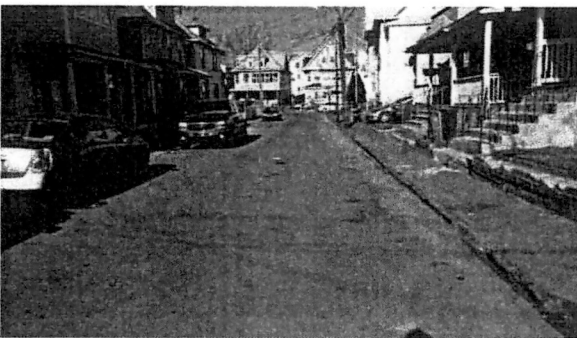
0.09 Acres

Average

107



### Subject Rear



### Subject Street

## Comparable Photo Page

Client	City of Bridgeport				
Property Address	33 Washington Pl # 35				
City	Bridgeport	County	Fairfield	State	CT
Client	City of Bridgeport		Zip Code	06604	



### Comparable 1

1045 Hancock Ave  
 Distance 0.92 miles W  
 69,900  
 2,178  
 8  
 4  
 2  
 Average/Better  
 Average  
 0.10 Acres  
 Average  
 110 Years/Rem

MLS Photo



### Comparable 2

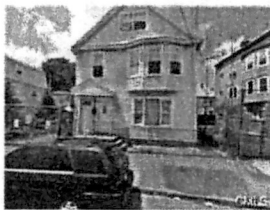
43 Clinton Ave  
 Distance 0.67 miles SW  
 55,000  
 2,439  
 11  
 5  
 3  
 Average/Better  
 Average  
 0.07 Acres  
 Average  
 122 Years/Rem

MLS Photo

### Comparable 3

906 Maplewood Ave  
 Distance 0.89 miles W  
 75,000  
 2,645  
 9  
 5  
 2  
 Average/Better  
 Average  
 0.07 Acres  
 Average  
 67 Years/Rem

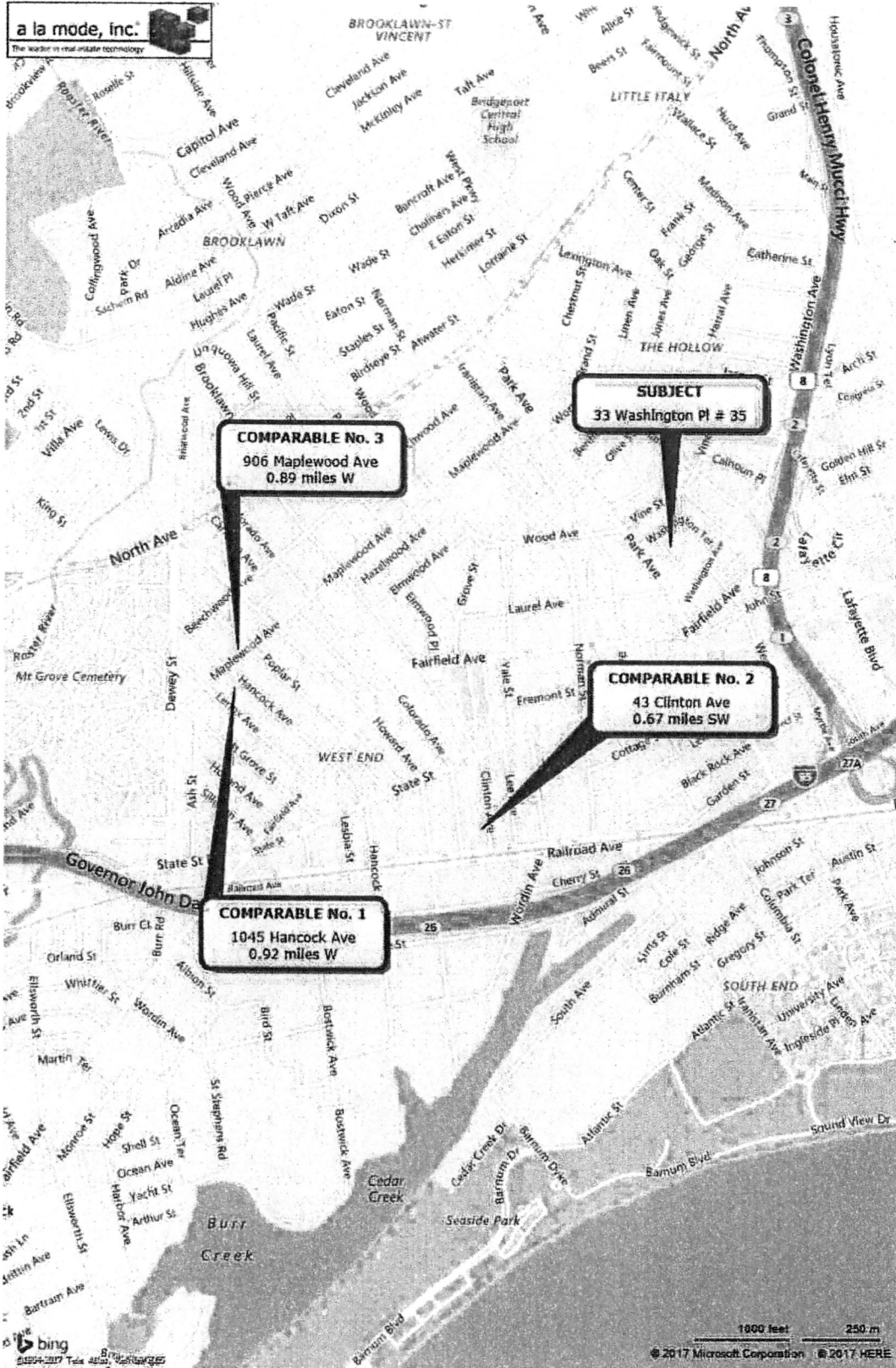
MLS Photo



# Location Map

Client	City of Bridgeport				
Property Address	33 Washington Pl # 35				
City	Bridgeport	County	Fairfield	State	CT
Client	City of Bridgeport		Zip Code	06604	

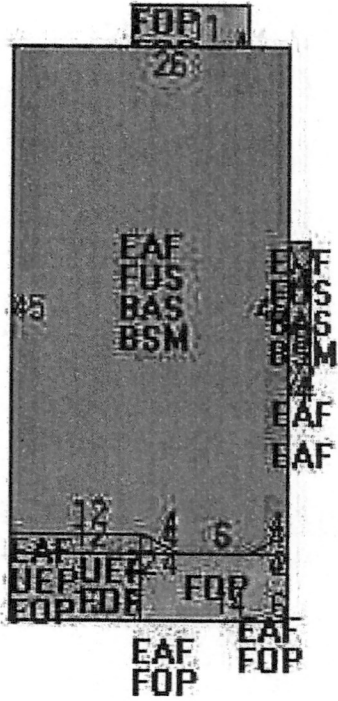
The location of the subject and comparables is based on a mapping program and assumed accurate



### Building Sketch

Client	City of Bridgeport				
Property Address	33 Washington Pl # 35				
City	Bridgeport	County	Fairfield	State	CT
Client	City of Bridgeport			Zip Code	06604

Assumed accurate



# GIS Map

Client	City of Bridgeport				
Property Address	33 Washington Pl # 35				
City	Bridgeport	County	Fairfield	State	CT Zip Code 06604
Client	City of Bridgeport				

Assumed accurate





**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**  
59-63 Highland Avenue  
N/A  
Bridgeport, CT 06604

**FOR:**  
City of Bridgeport  
999 Broad Street  
Bridgeport, CT 06604

**AS OF:**  
January 18, 2017

**BY:**  
Daniel Conte  
Baldwin Pearson & Company Inc.  
10 Middle Street  
Bridgeport, CT 06604

---

Baldwin Pearson & Company Inc  
10 Middle Street  
Bridgeport, CT 06604

January 18, 2017

City of Bridgeport  
999 Broad Street  
Bridgeport, CT

Re: Property: 59-63 Highland Avenue  
Bridgeport, CT 06604  
Client: N/A

In accordance with your request, we have performed an exterior/curbside observation of the above referenced property. The Appraisal Report is attached. Extraordinary Assumptions were used in this assignment due to the uncertainty.

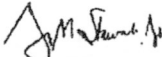
The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership as of January 18, 2017.

This report is based on a limited analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached. Based on additional considerations as outlined in the report, we have revised the estimate of value to be:

THREE THOUSAND FIVE HUNDRED DOLLARS  
(\$3,500.00)

Sincerely,



George M. Shawah, Jr., MAI  
State of Connecticut  
Certified General Appraiser RCG 557

Huntington Appraisal Co. (203) 925-9767  
**LAND APPRAISAL REPORT**

File No. N/A

Borrower N/A Census Tract 2572.00 Map Reference 471049/18  
 Property Address 59-63 Highland Avenue  
 City Bridgeport County Fairfield State CT Zip Code 06604

SUBJECT

Legal Description N/A  
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ N/A (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A  
 Lender/Client City of Bridgeport Address 999 Broad Street, Bridgeport, CT  
 Occupant Vacant Appraiser Daniel Conte Instructions to Appraiser Estimate Market Value  
 Location  Urban  Suburban  Rural  Good  Avg.  Fair  Poor  
 Built Up  Over 75%  25% to 75%  Under 25%  
 Growth Rate  Fully Dev.  Rapid  Steady  Slow  
 Property Values  Increasing  Stable  Declining  
 Demand/Supply  Shortage  In Balance  Oversupply  
 Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present 5 % One-Unit 35 % 2-4 Unit 25 % Apts. 5 % Condo 20 % Commercial  
 Land Use 5 % Industrial 5 % Vacant  
 Change in Present Land Use  Not Likely  Likely (\*)  Taking Place (\*)  
 Predominant Occupancy  Owner  Tenant  <10 % Vacant  
 One-Unit Price Range \$ N/A to \$ N/A Predominant Value \$ N/A  
 One-Unit Age Range N/A yrs. to N/A yrs. Predominant Age N/A yrs.  
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The subject is situated in a residential/neighborhood mixed use area of the City which has average appeal in the market. It is convenient to transportation routes as well as all required services.

NEIGHBORHOOD

Dimensions See Legal Description = 0.09 Acres  Corner Lot  
 Zoning Classification RC Residential Multifamily Present Improvements  Do  Do Not Conform to Zoning Regulations  
 Highest and Best Use  Present Use  Other (specify) Improve as per regulations after the structure is demolished  
 Public  Other (Describe) \_\_\_\_\_  
 Elec.  At Street  Off Site Improvements: Street Access  Public  Private  
 Gas  At Street Surface Asphalt  
 Water  At Street Maintenance  Public  Private  
 San. Sewer  At Street  Storm Sewer  Curb/Gutter  Street Lights  
 Underground Elect. & Tel.  Sidewalk  
 Topo Level  
 Size 0.09 Acres  
 Shape Rectangular  
 View Neighborhood  
 Drainage Appears Adequate  
 Is the property located in a FEMA Special Flood Hazard Area?  Yes  No  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) There is an existing fire damaged abandoned building on the parcel which is considered a tear down. Due to the configuration/size of the lot there is limited potential and the best use would most likely be to an adjacent land owner.

SITE

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	59-63 Highland Avenue Bridgeport, CT 06604	698-700 Hallett Street Bridgeport	241-249 Coleman Street Bridgeport	40-42 Waldorf Avenue Bridgeport			
Proximity to Subject		1.11 miles NE	0.31 miles SW	1.93 miles SW			
Sales Price	\$ N/A	\$ 17,500	\$ 18,000	\$ 20,000			
Price \$/SF	\$	\$ 6.69/sf	\$ 3.76/sf	\$ 5.74/sf			
Data Source(s)	Ext observ/Pub Re	Pub Rec V:9228 P:279	Pub Rec/V:9174 P:73	Pub Rec/V:9313 P:37			
ITEM	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Date of Sale/Time Adj.	N/A	5/18/15		1/26/15		10/13/15	
Location	Average	Average		Average		Average	
Site/View	0.09 Acres/Neighborhood	0.06 Ac/Neighborhood		0.011 Ac/Neighborhood		0.08 Ac/Neighborhood	
Zone	RC	RC		RB		RC	
Building(Demo)	Yes	No	-15,000	No	-15,000	No	-15,000
Sales or Financing Concessions	N/A	None Noted				N/A	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -15,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -15,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -15,000
Indicated Value of Subject		\$ 2,500		\$ 3,000		\$ 5,000	

MARKET DATA ANALYSIS

Comments on Market Data See comments regarding demolition

Comments and Conditions of Appraisal Refer to addenda for comments. The appraiser has used Extraordinary Assumptions in the development of the report. This is required as the appraiser is unable to personally verify all the data in the report. The Extraordinary Assumption assumes that all of the information provided to the appraiser is accurate.

Final Reconciliation All weight was assigned to the Sales Comparison Approach to value. Income Approach and the Cost Approach were considered but not developed.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF January 18, 2017 TO BE \$ 3,500  
 Appraiser Daniel Conte Supervisory Appraiser (if applicable) George M. Shawah, Jr., MAI  
 Date of Signature and Report January 18, 2017 Date of Signature January 18, 2017  
 Title \_\_\_\_\_  
 State Certification # RCR 000131 ST CT State Certification # RCG 567 ST CT  
 Or State License # \_\_\_\_\_ ST \_\_\_\_\_ Or State License # \_\_\_\_\_ ST \_\_\_\_\_  
 Expiration Date of State Certification or License 04/30/2017 Expiration Date of State Certification or License 04/30/2017  
 Date of Inspection (if applicable) January 18, 2017  Did  Did Not Inspect Property Date of Inspection \_\_\_\_\_

RECONCILIATION



### Supplemental Addendum

File No. N/A

Client	City of Bridgeport		
Property Address	59-63 Highland Avenue		
City	Bridgeport	County	Fairfield
Client	City of Bridgeport	State	CT
		Zip Code	06604

#### Comments Regarding Demolition

Based on the exterior observation of the subject it appears that the dwelling is a teardown.

#### Comments Regarding the Subject

The subject is a three family dwelling built in 1914 and contains approximately 2,809 square feet. There are porches in the front and in the back. At the time of the inspection/observation from the street, the appraiser observed that there was an extensive fire which substantially damaged the interior dwelling and caused significant damage. The fire has caused the dwelling to be a teardown.

At the time of the inspection, the subject appears to have been fire damaged and subjected to vandalism. Older homes built prior to 1978 typically have lead based paint and or asbestos. These substances would cause a simple demolition of a single family dwelling to increase. This would require that the lead and asbestos would have to be removed and disposed of which increases the cost due to environmental regulations. There is also an inground oil tank which would need to be removed and the ground tested for contamination. Residential oil tank removals can be anywhere from \$1,000 and up and if the ground is contaminated can cost tens of thousands of dollars to remediate.

**FIRREA / USPAP ADDENDUM**

Client City of Bridgeport  
 Property Address 59-63 Highland Avenue  
 City Bridgeport County Fairfield State CT Zip Code 06604  
 Client City of Bridgeport  
 Purpose Estimate Market Value

**Scope**  
 The appraiser relied on information from files maintained in the appraisers office, knowledge of the market, Town Hall records, electronic media and MLS data, client information which are assumed to be accurate. The appraiser analyzed not only current market conditions but also historical evidence. Sales that were considered appropriate comparables were further analyzed and the best sales were utilized in this appraisal report. All approaches to value were considered and developed if appropriate for this assignment. The subject's market area, site and improvements were analyzed. If appropriate, a highest and best use analysis was developed. The appraiser considered all factors that impact the subject either positively or negatively. The final reconciliation considers all of the data necessary to competently complete this appraisal assignment.

**Intended Use / Intended User**  
 The intended use of this appraisal report is to establish a value for purchase. This appraisal report was prepared for Max Perez, City of Bridgeport, CT, the client referenced in the report and/or their assigns and is not intended for reliance by parties who as a matter of law or local custom may obtain a copy of said report. Further, the work product contained in the appraisal report is the property of the appraiser while the report is the property of the client. Any use of this report without the expressed written permission of the appraiser is prohibited.

**History of Property**  
 Current listing information: The property is not nor has it been listed

Prior sale: See addenda

**Exposure Time / Marketing Time**  
 Reasonable exposure time is estimated to be under 180 days at a use and value consistent with the findings in this report.

**Personal (non-realty) Transfers**  
 Personal property was not considered in the final value estimate for the subject.

**Additional Comments**  
 Refer to the addenda section of this appraisal for information regarding the subject as well as demolition issues.

- Certification Supplement**
1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
  2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
  3. The appraiser represents that he has the experience, education and knowledge to properly complete this assignment.
  4. The appraiser has not provided any professional assistance within the last 3 years.

Appraiser(s): Daniel Conte Supervisory Appraiser(s): George M. Shawah, Jr., MAI  
 Effective date / Report date: January 18, 2017 Effective date / Report date: January 18, 2017

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## **PRIVACY NOTICE**

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# Legal Description

BK: 9244 PG: 6  
INST: 00012735

1778  
LAW OFFICE OF JUDITH A. ESTEY  
5342 Main Street, 1<sup>st</sup> Floor  
Bridgeport, CT 06606

DOCKET NUMBER FBT-CV-14-6043693-S

SUPERIOR COURT

JUDICIAL DISTRICT OF FAIRFIELD

WATER POLLUTION CONTROL AUTHORITY  
FOR THE CITY OF BRIDGEPORT

AT BRIDGEPORT

VS

ELMO JONES, ANDREA WRIGHT, BRIDGEPORT HOSPITAL  
F.C.U., AQUARION WATER COMPANY OF CONNECTICUT,  
AND CITY OF BRIDGEPORT DEPARTMENT OF  
NEIGHBORHOOD REVITALIZATION

JUNE 13, 2015

## CERTIFICATE OF FORECLOSURE

To Whom It May Concern,

This certifies that a foreclosure of municipal sewer liens, under Connecticut General Statutes Section 7-216, of 61 Highland Avenue, Bridgeport, CT in favor of the Water Pollution Control Authority for the City of Bridgeport with a Lis Pendens bearing the date of July 7, 2014 and recorded July 7, 2014 in Volume 9074 at Page 71 of the Bridgeport Land Records, was foreclosed upon the complaint of Water Pollution Control Authority of the City of Bridgeport, against Elmo Jones, Andrea Wright, Bridgeport Hospital F.C.U., Aquarion Water Company of Connecticut, and City of Bridgeport Department of Neighborhood Revitalization, the owners in equity-redemption in said listed premises in the Judicial District of Fairfield, held at Bridgeport within and for the County of Fairfield and State of Connecticut, with a return date of August 12, 2014. The premises foreclosed are described as follows:

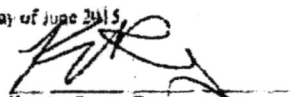
All that certain piece or parcel of land situated in the City of Bridgeport, County of Fairfield and State of Connecticut, together with the buildings thereon standing, and known as No. 5 Highland Avenue, being further described as follows:

NORTHERLY On Highland Avenue 35 feet;  
EASTERLY On land now or formerly of Homer Tucker, 100 feet;  
SOUTHERLY On land now or formerly of Backie A. Bronsky, 35 feet;  
WESTERLY On land now or formerly of John P. Maiocco, 108 feet

Otherwise known as 61 Highland Avenue, Bridgeport, CT

The time limited for redemption in said judgment of foreclosure has passed and the title to said premises became absolute in the City of Bridgeport, on the 13<sup>th</sup> day of June 2015.

Dated at Bridgeport, Connecticut this 13<sup>th</sup> day of June 2015.

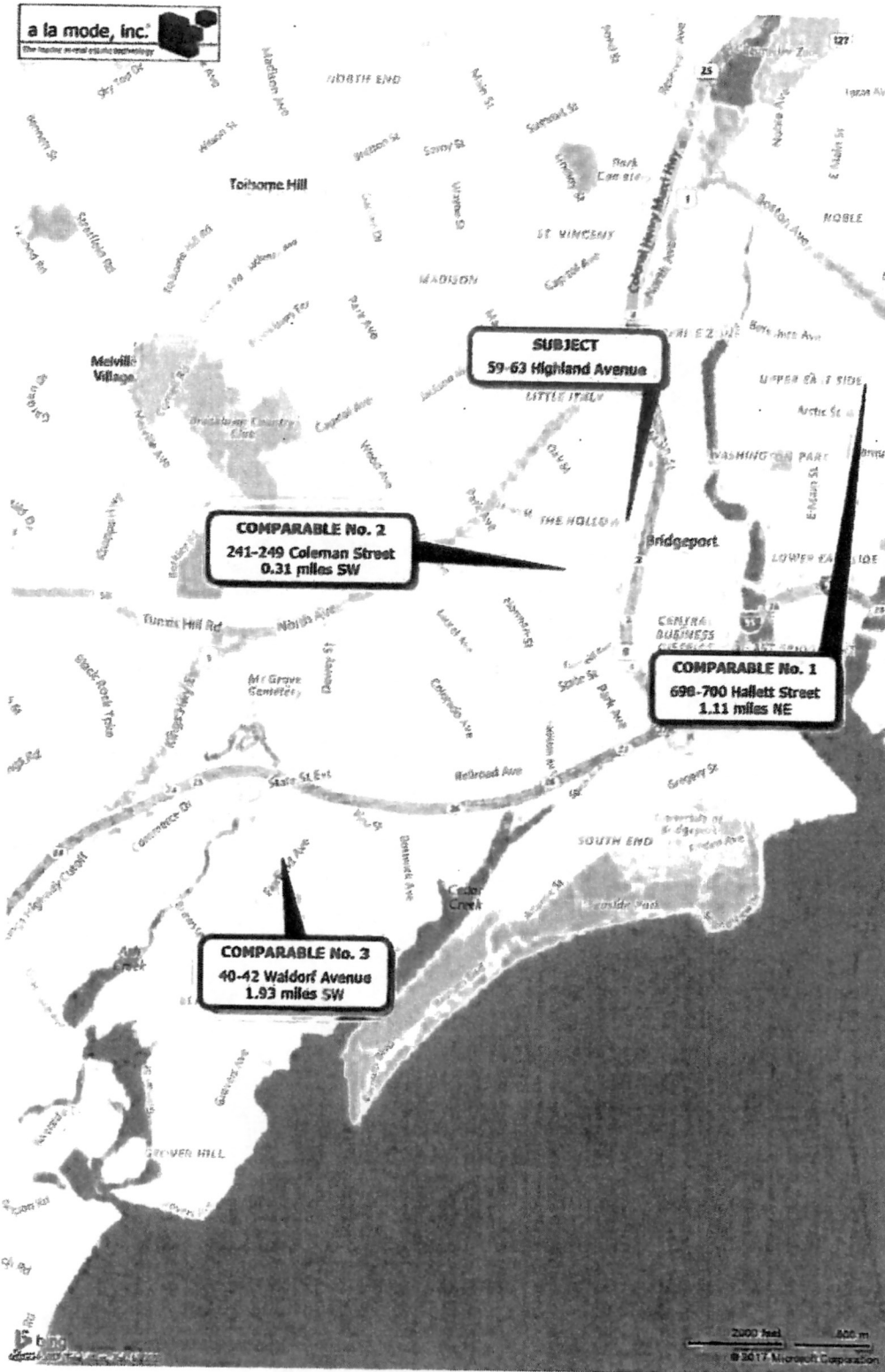
  
Kristina Porter, Esq.  
Commissioner of the Superior Court

RECEIVED FOR RECORDS  
JUN 17 2015 09:12:14  
ALMA W. HAYES  
TOWN CLERK  
BRIDGEPORT, CT

### Location Map

Client	City of Bridgeport						
Property Address	59-63 Highland Avenue						
City	Bridgeport	County	Fairfield	State	CT	Zip Code	06604
Client	City of Bridgeport						

The location of the subject and comparables is based on a mapping program and assumed accurate



**Subject Photo Page**

Client	City of Bridgeport						
Property Address	59-63 Highland Avenue						
City	Bridgeport	County	Fairfield	State	CT	Zip Code	06604
Client	City of Bridgeport						



**Subject Front**

59-63 Highland Avenue  
N/A

Average  
0.09 Acres/Nebhd

**Subject Rear**



**Subject Street**

### Comparable Photo Page

Client	City of Bridgeport				
Property Address	59-63 Highland Avenue				
City	Bridgeport	County	Fairfield	State	CT
Client	City of Bridgeport				
				Zip Code	06604



#### Comparable 1

698-700 Hallett Street  
Distance 1.11 miles NE

Tax Assessor's Photo



#### Comparable 2

241-249 Coleman Street  
Distance 0.31 miles SW

Tax Assessor's Photo



#### Comparable 3

40-42 Waldorf Avenue  
Distance 1.93 miles SW

Tax Assessor's Photo



# Assumptions, Limiting Conditions & Scope of Work

Property Address: 59-63 Highland Avenue City: Bridgeport State: CT Zip Code: 06604  
Client: City of Bridgeport Address: 999 Broad Street, Bridgeport, CT 06604  
Appraiser: Daniel Conte Address: 10 Middle Street, Bridgeport, CT 06604

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS-** The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

In the development and reporting of the appraisal assignment, the appraiser utilized Extraordinary Assumptions and a Hypothetical Condition.

# Certifications & Definitions

Property Address: 59-63 Highland Avenue City: Bridgeport File No.: N/A  
 Client: City of Bridgeport Address: 999 Broad Street, Bridgeport, CT 06604 State: CT Zip Code: 06604  
 Appraiser: Daniel Conte Address: 10 Middle Street, Bridgeport, CT 06604

## APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

## DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and

Client Contact: Max Perez Client Name: City of Bridgeport  
 E-Mail: \_\_\_\_\_ Address: 999 Broad Street, Bridgeport, CT 06604  
 APPRAISER: SUPERVISORY APPRAISER (if required)  
 or CO-APPRAISER (if applicable)

SIGNATURES

  
 Appraiser Name: Daniel Conte  
 Company: Baldwin Pearson & Company, Inc.  
 Phone: 203-335-5117 Fax: 203-335-5119  
 E-Mail: baldwinpearson@aol.com  
 Date Report Signed: January 18, 2017  
 License or Certification #: RCR 0000131 State: CT  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: 04/30/2017  
 Inspection of Subject:  Did Inspect  Did Not Inspect (Desktop)  
 Date of Inspection: January 18, 2017

  
 Supervisory or Co-Appraiser Name: George M. Shawah, Jr., MAI  
 Company: Baldwin Pearson & Company, Inc.  
 Phone: 203-335-5117 Fax: 203-335-5119  
 E-Mail: baldwinpearson@aol.com  
 Date Report Signed: January 18, 2017  
 License or Certification #: Certified General RCG 557 State: CT  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: 4/30/2017  
 Inspection of Subject:  Did Inspect  Did Not Inspect  
 Date of Inspection: \_\_\_\_\_



**560 NORTH WASHINGTON AV #07**

**Location** 560 NORTH WASHINGTON AV #07

**Mblu** 47/ 1530/ 17/ 7/

**Acct#** R--0009156

**Owner** BRIDGEPORT CITY OF

**Assessment** \$1,197,650

**Appraisal** \$1,710,920

**PID** 13617

**Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,597,920	\$113,000	\$1,710,920
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$1,118,550	\$79,100	\$1,197,650

**Owner of Record**

**Owner** BRIDGEPORT CITY OF  
**Co-Owner**  
**Address** 45 LYON TERR  
 BRIDGEPORT, CT 06604

**Sale Price** \$125,000  
**Certificate**  
**Book & Page** 8924/ 283  
**Sale Date** 10/01/2013  
**Instrument** 15

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRIDGEPORT CITY OF	\$125,000		8924/ 283	15	10/01/2013
BRIDGESTONE EQUITIES LLC	\$203,915		4956/ 10		07/01/2002
REALTY ASSET PROPERTIES HR LTD	\$0		4031/ 340		12/07/1998
BEZ INC & HI HO INDUSTRIAL	\$0		2672/ 1		06/09/1989
BEZ INC	\$0		2249/ 30		02/26/1987

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1936  
**Living Area:** 159,126  
**Replacement Cost:** \$4,807,775

**Building Photo**

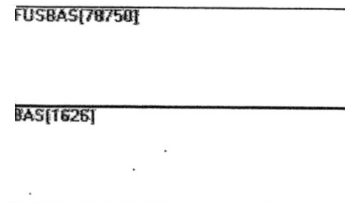
**Building Percent**            30  
**Good:**  
**Replacement Cost**  
**Less Depreciation:**        \$1,442,330

Building Attributes	
Field	Description
STYLE	Indust Condo
MODEL	Res Condo
Stories:	
Occupancy	
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Hot Air-No Duc
AC Type:	None
Total Bedrooms	0
Total Full Baths	0
Total Half Baths	8
Xtra Fixtres	8
Total Rooms:	
Bath Style:	
Kitchen Style:	
Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	0
Grade	C
Stories:	0
Residential Units:	0
Exterior Wall 1:	Average
Exterior Wall 2:	
Roof Structure	Flat
Roof Cover	T+G/Rubber
Cmrcl Units:	14
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	



(<http://images.vgsi.com/photos/BridgeportCTPhotos//\00\01\39\92.JPG>)

**Building Layout**



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	80,376	80,376
FUS	Finished Upper Story	78,750	78,750
		159,126	159,126

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	Sprinklers-Wet	159126 SF	\$128,890	1
MEZ2	Mezn Finished	1250 SF	\$11,250	1
MEZ2	Mezn Finished	1250 SF	\$11,250	1
LDL1	Load Levler	4 UNITS	\$4,200	1

**Land**

**Land Use**

**Use Code** 936  
**Description** Mun Condo Res Mdl 05  
**Zone** ILI  
**Neighborhood** IND  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 2.26  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$79,100  
**Appraised Value** \$113,000

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$1,704,450	\$113,000	\$1,817,450
2013	\$1,704,450	\$113,000	\$1,817,450
2012	\$1,651,120	\$113,000	\$1,764,120

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$1,193,120	\$79,100	\$1,272,220
2013	\$1,193,120	\$79,100	\$1,272,220
2012	\$1,155,770	\$79,100	\$1,234,870

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# City of Bridgeport

# My Map

### Legend

Parcels



1:3,406



567.7  
0  
283.83  
567.7 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Created by Connecticut Metropolitan Council of Governments

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



Re: 280 Grandview Avenue  
Bridgeport, Connecticut  
City of Bridgeport  
Appraisal of Land & Building



**TABLE OF CONTENTS**  
Letter of Transmittal  
Photos of Subject Property

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V.	Purpose of the Appraisal	2
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■ Site Plan                      ■ Comparable Sales Map  
■ Flood Plain Map    ■ Certification & Qualification of Appraiser

February 3, 2017

Mr. Max Perez  
Director of Business Development  
City of Bridgeport  
Office of Planning & Economic Development  
999 Broad Street  
Bridgeport, Connecticut 06604

Re: 280 Grandview Avenue  
Bridgeport, Connecticut  
City of Bridgeport  
Appraisal of Land & Building

Dear Mr. Perez:

In accordance with your request, I have prepared an Appraisal Report of the above referenced property for the purpose of estimating the market value of the Fee Simple Estate as of January 15, 2017. The appraisal states our opinion of the property's market value subject to various Assumptions and Limiting Conditions set forth in the accompanying report. The physical inspection and analysis that form the basis of the report have been conducted by the undersigned.

The subject property is improved with a one story masonry, bi-level style commercial building which was formerly used as a daycare center. The total gross building area is approximately 6,080 square feet. The building was constructed in 1970.

The building has been vacant for many months and is in poor condition.

The total land area is approximately 6,500 square feet or .149 acres.

The highest and best use of the subject property is the complete renovation of the building for a daycare center.

The intended user of this appraisal report is Mr. Max Perez. The report will be used for the negotiation of a sale.

As a result of my market research and the application of acceptable appraisal procedures, it is my opinion that the Market Value of the Fee Simple Estate as of January 15, 2017 the date of valuation is:

**\$135,000**

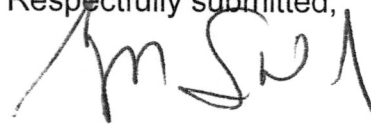
**ONE HUNDRED & THIRTY FIVE THOUSAND DOLLARS**

This report has been prepared in accordance with regulations for Appraisal Reports as set forth under Standards Rules 2-2 (a) of the Uniform Standards of Professional Appraisal practice, as adopted by the Appraisal Institute. As such, it conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) and with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

The undersigned appraiser of this report has the experience and competency to complete this report in accordance with the competency provision in the USPAP.

Your attention is invited to the photographs and maps which are also made a part of this report.

Respectfully submitted,



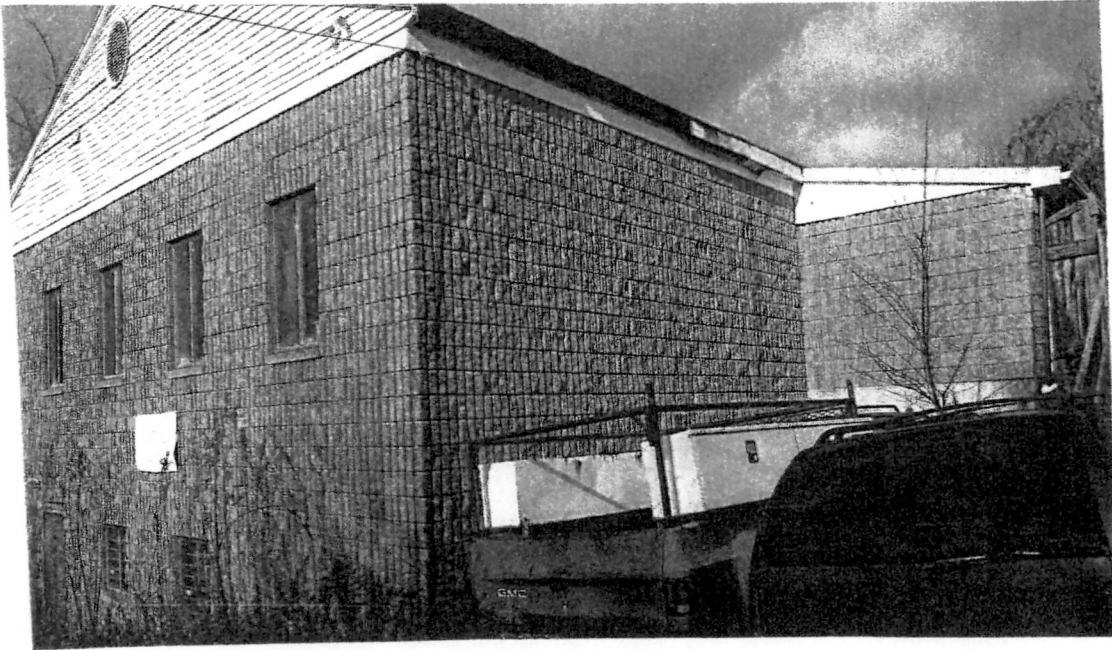
George M. Shawah, Jr., MAI  
President

RCG.0000557

Exp. Date: April 30, 2017

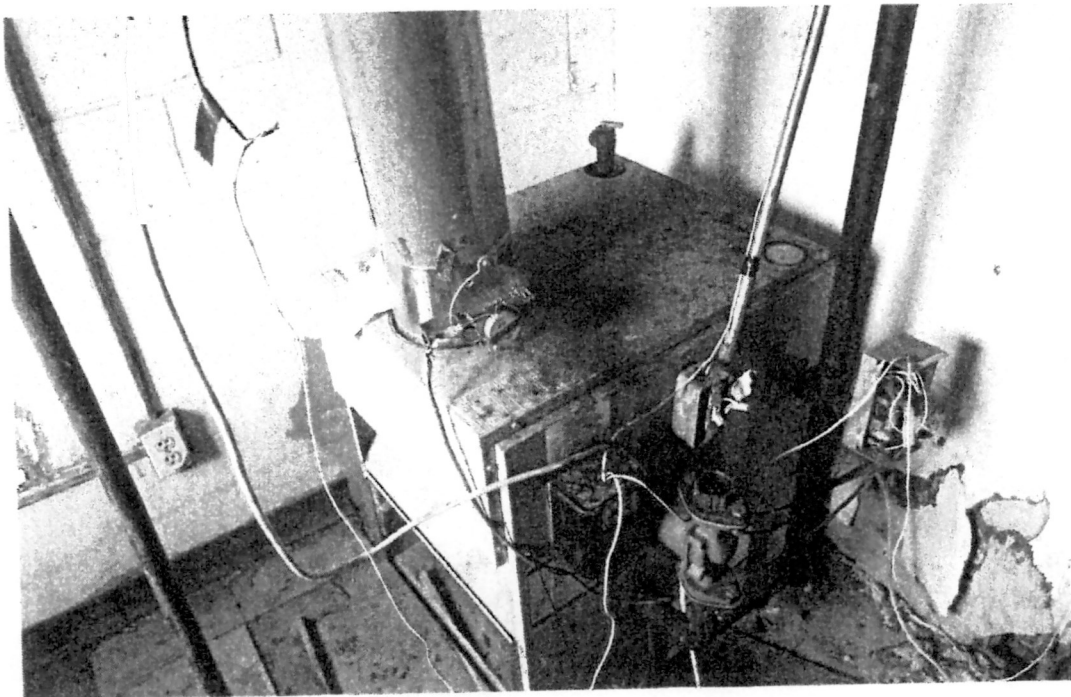
**BALDWIN PEARSON**  
& COMPANY, INCORPORATED

280 Grandview Avenue  
Facing North

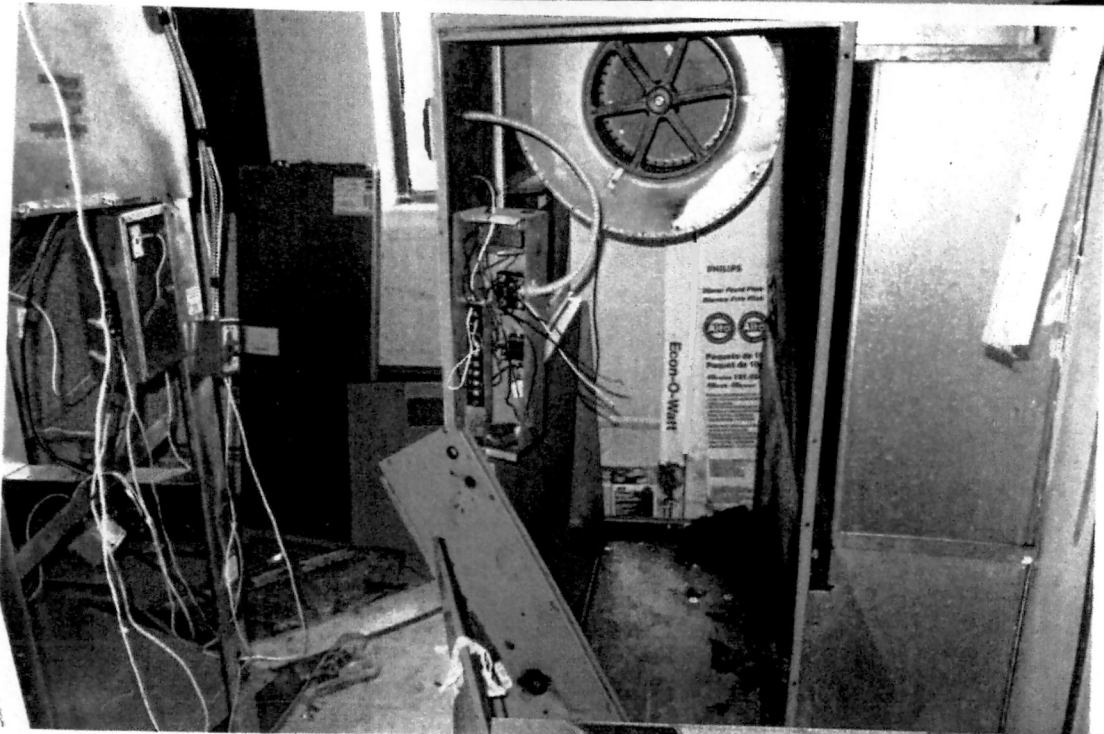
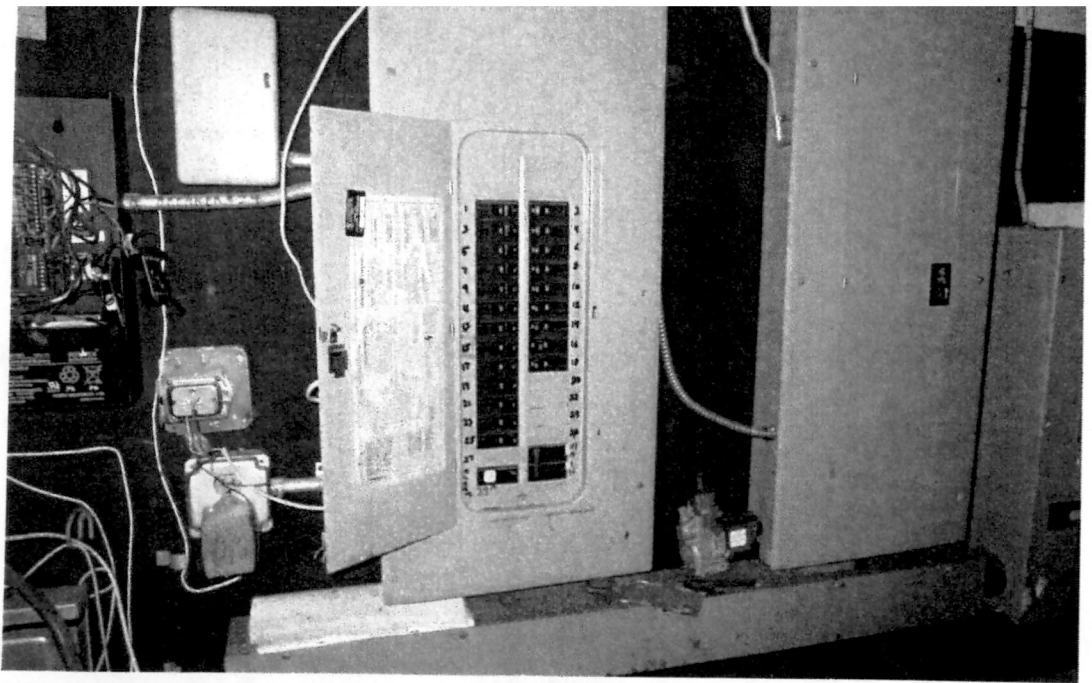


Rearview of Building

Old Gas Boiler



Electrical Panels



Gas Furnaces

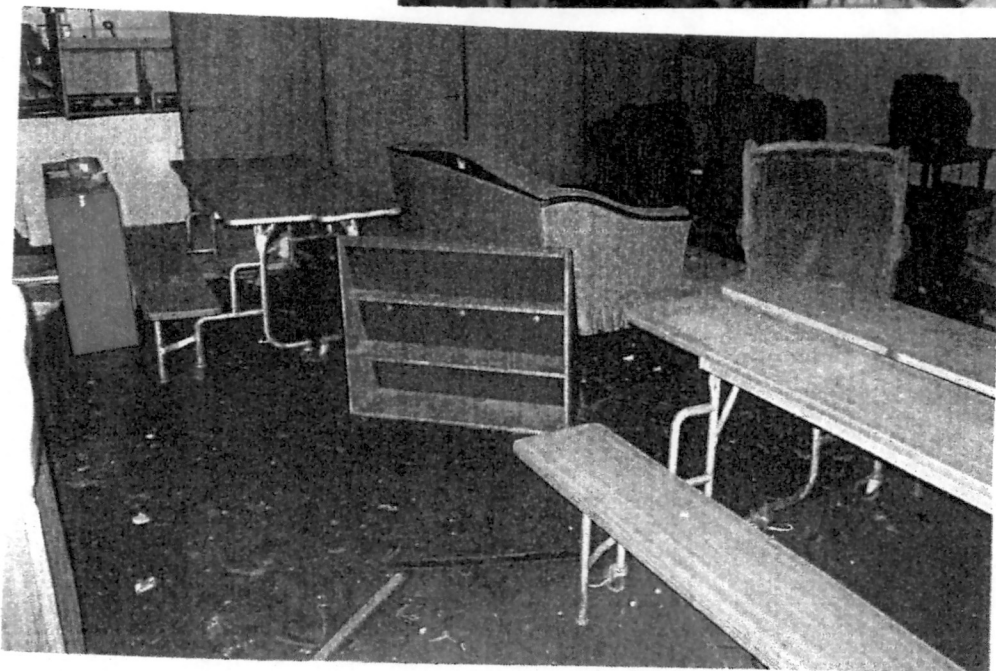
Upper Level  
Playroom





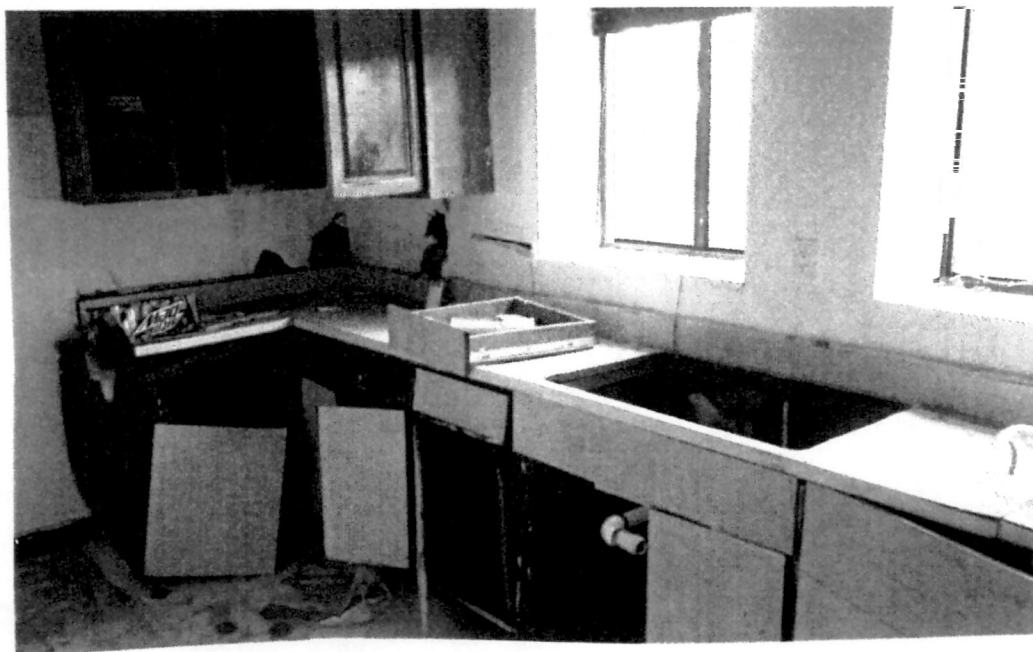
**BALDWIN PEARSON**  
& COMPANY, INCORPORATED

Lower Level Office

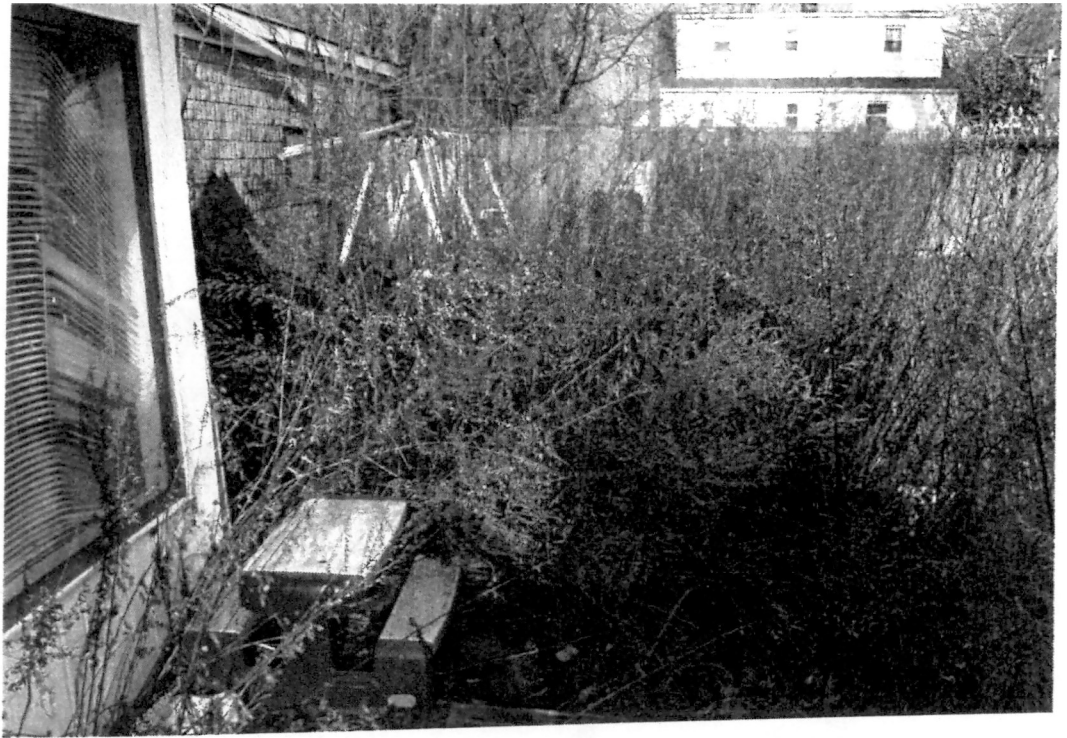


Lower Level Playroom

Vandalized Kitchen



Overgrown Rear Yard



Vandalized Bathroom





**I. Identification**

280 Grandview Avenue, Bridgeport, Connecticut  
Identified in the Tax Assessor's office as Section 27, Block 2792, Lot 5A

**Owner of Record:** City of Bridgeport

**Title History**

The City of Bridgeport acquired this property in 2014 through a foreclosure action. It previously sold to George Bolling in 2005 for \$180,000.

**II. Legal Description**

ALL those certain pieces or parcels of land together with the buildings and improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, being known and designated as Lots 57, 58 and the westerly portion of Lot No. 59 on a certain map entitled "Grand-View Park, property of New England Development Co.," dated August 1916 on file in the Bridgeport Town Clerk's Office as Map No. 35 in Volume 8 of the Books of Maps to which reference is hereby made, said premises being bounded and described as follows:

Southerly: By Grand View Avenue, as shown on said map, 65 feet;

Westerly: By Lot Nos. 53, 54, 55 and 56 on said map, 100 feet;

Northerly: By Lot Nos. 158, 157 and the westerly 15 feet of Lot No. 156 on said map, 65 feet;

Easterly: By the easterly portion of Lot No. 59 on said map, 100 feet.

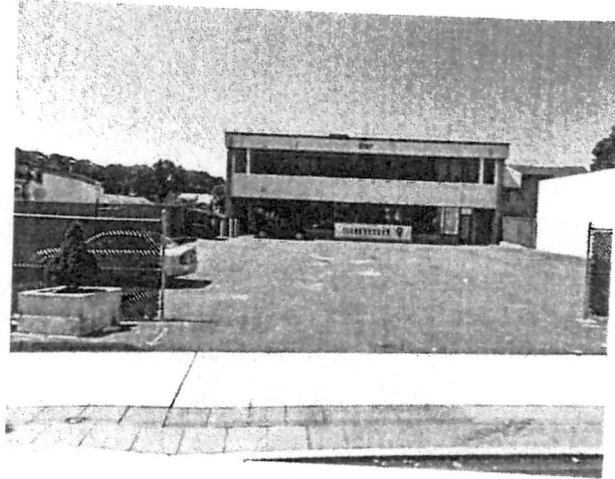
Said premises are also known as 280 Grandview Avenue, Bridgeport, CT.



**Sale #1 – 418 Garfield Avenue, Bridgeport, Connecticut.**

Grantor: Gold Property Management  
Grantee: JCJK Group Inc.  
Sales Date: June 6, 2014  
Volume/Page: 9058/86  
Sales Price: \$330,000  
Financing: People's Bank, \$247,500 at a market rate of interest  
Buildings: One story masonry industrial building  
Total Gross  
Building Area: Approximately 4,800 square feet  
Age: 1981  
Land Area: .28 acres  
Land to Building  
Ratio: 2.54 to 1  
Zoning: R-B  
Office Space: 1,200 square feet  
Ceiling Heights: 12 feet  
Loading: Drive-in doors  
Comments: The building was formerly used by an auto detailer and an industrial cleaning company. Superior location. Good off street parking. Inferior condition as the building is mostly garage space. The property was purchased for a conversion to a laundromat.

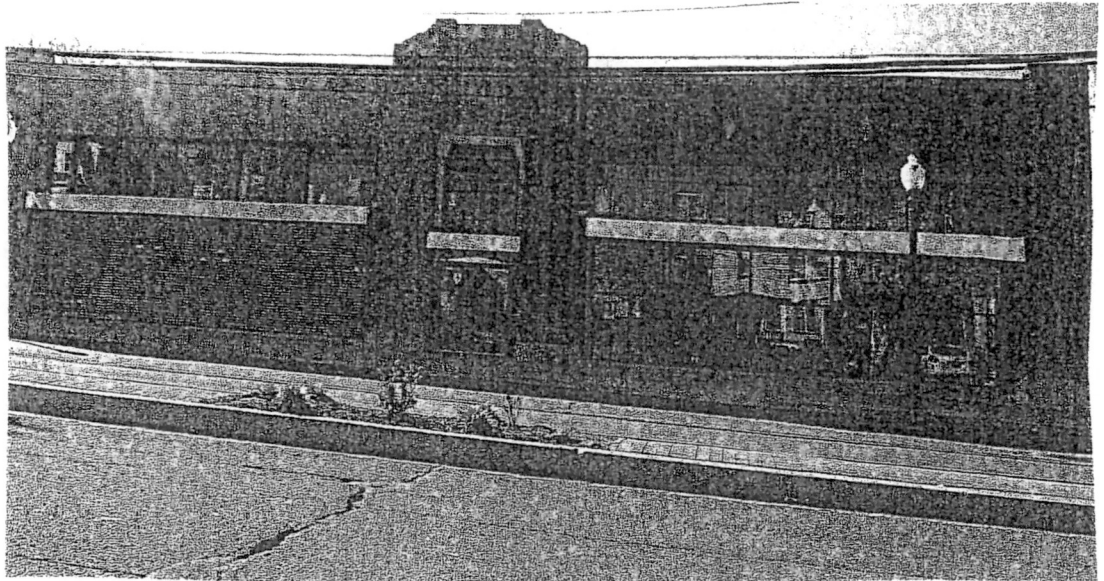
Sales Price  
Per Sq. Ft.: \$68.75



**Sale #2 – 3787 Main Street, Bridgeport, Connecticut.**

Grantor: State of Connecticut LLC.  
Grantee: 3787 Main St. Realty LLC.  
Sales Date: April 19, 2016  
Volume/Page: 9410/310  
Sales Price: \$700,000  
Financing: People's Bank  
Buildings: Two story concrete block bi-level commercial building  
Total Gross  
Building Area: Approximately 7,000 square feet  
Age: 1981  
Land Area: .25 acres  
Land to Building  
Ratio: 1.55 to 1  
Zoning: Commercial  
Office Space: 7,000 SF  
Ceiling Heights: N/A  
Loading: N/A  
Comments: Vacant at time of sale. The building was formerly used as medical offices for a women's group. The building has a finished lower level (included in total building area). Superior in location. The building was purchased for a day care center. It does not have an elevator.

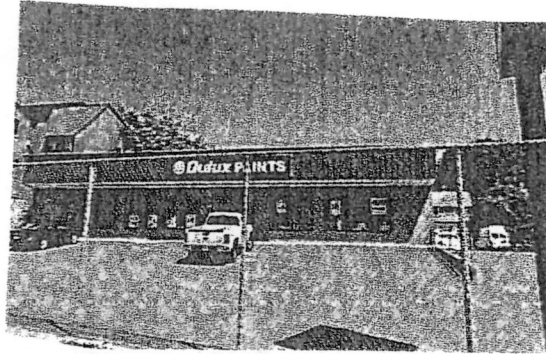
Sales Price  
Per Sq. Ft.: \$100



**Sale #3 – 2316 Fairfield Avenue, Bridgeport, Connecticut**

Proximity to Subject:	3 miles West
Sale Price:	\$1,650,000
Sales Date:	08/17/2015
Seller:	Rimmon Properties, Inc.
Recorded Buyer:	Hansens Car Agency, Inc.
Volume/Page/Type:	9284/120; Warranty Deed
MBLU:	11/215/17A
Conditions of Sale:	None known
Financing Terms:	\$1,320,000 mortgage Union Savings Bank at market rate of interest
Data Sources:	CoStar, Assessment Records
Verification Sources:	City Hall, Assessor; 11/17/2015
Site Size:	.44 Acres, 19,301± Sq. Ft.
Gross Building Area:	17,238 SF Industrial Building
Year Built/# Stories/ Condition:	1925/2 Stories/Good
Utilities:	Public Water, Sewer, Electric
Highest and Best Use:	Industrial/Commercial
Zoning:	ORS
Conformed to Zoning on Date of Sale:	Yes
Existing Use Legally Permitted:	Yes
Resale as of Date of Appraisal:	No
Assessment:	\$492,270; Mill Rate: 41.855
Taxes:	\$20,603.96
<u>Comments:</u>	A larger commercial building which is used as a showroom – restoration- garage for classic automobiles. Superior location and condition.

**Price Per SF: \$96**



**Sale #4 –76 Glenwood Avenue, Bridgeport, Connecticut.**

Grantor: Alan Behan  
Grantee: East Coast Pawn Properties LLC.  
Sales Date: July 8, 2014  
Volume/Page: 9074/341  
Sales Price: \$675,000  
Financing: \$500,000, Savings Bank of Danbury at a market rate of interest.  
Buildings: One story brick commercial building  
Total Gross  
Building Area: Approximately 7,040 square feet  
Age: 1949  
Land Area: .60 acres  
Land to Building  
Ratio: 3.71 to 1  
Zoning: ORG  
Office Space: Minimal  
Ceiling Heights: N/A  
Loading: N/A  
Comments: A larger commercial building formerly occupied by a paint retailer. Superior location within a quarter mile near Beardsley Park, similar condition.

Sales Price  
Per Sq. Ft.: \$96

Analysis of Sales

Sale #1 - \$330,000 or \$69 per square foot  
 Sale #2 - \$700,000 or \$100 per square foot  
 Sale #3 - \$1,650,000 or \$96 per square foot  
 Sale #4 - \$675,000 or \$96 per square foot

Adjustments

	<u>Sale #1</u>	<u>Sale #2</u>	<u>Sale #3</u>	<u>Sale #4</u>	<u>Subject</u>
Sales Price/S.F.	\$69	\$100	\$96	\$96	
Condition of Sale	-	-	-	-	
Financing	-	-	-	-	
Market Conditions	<u>+4</u>	-	-	<u>+6</u>	
<b>Adjusted Rate</b>	<b>\$73</b>	<b>\$100</b>	<b>\$96</b>	<b>\$102</b>	
Building Area	-	-	+15(15%)	-	6,080 SF
Age/Condition	-	-15	-	-10	
Location	-11(15%)	-23(25%)	-34(35%)	-25(25%)	
Land Area	-7	-5	-	-10	1 to 1
Central A/C	-	-	-	-	
Style	-7	-	-10	-10	
<b>Total Adjustments</b>	<b><u>-25</u></b>	<b><u>-43</u></b>	<b><u>-29</u></b>	<b><u>-55</u></b>	
<b>Indicated Market Value Per SF</b>	<b>\$48</b>	<b>\$57</b>	<b>\$67</b>	<b>\$47</b>	

After adjustments were made for dissimilar characteristics, the four sales fall within a relatively close range and therefore lend support to a final value conclusion.

An adjustment for condition of sale reflects the fact that the building was purchased by the tenant in the convenience store.

A downward adjustment for market conditions is based on a factor of 2.5% per year. It reflects the approximate rate of appreciation for commercial properties over the past three years.

Sale #1 compares well in size and age. Its location in the north end of Bridgeport is more desirable.

Sale #2 is a similar size commercial building which was sold for day care. The property compares well in building size but is superior in location and condition.

Sale #3 is a larger commercial building which is located along a busy and desirable artery on the west side of Bridgeport.

Sale #4 compares well in size. Its location near Boston Avenue is more desirable.

The average of the four sales after adjustments is \$55 per square foot.



After placing equal weight on the four sales, it is my opinion that the Market Value of the subject property by the Direct Sales Comparison Approach is as follows:

**\$55 per square foot x 6,080 square feet = \$334,400**

**Less:**

**Estimated Cost of Renovations:            -\$200,000**

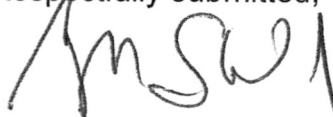
**Estimated Market Value (as is):            \$134,400**

**Call It:**

**\$135,000**

**ONE HUNDRED & THIRTY FIVE THOUSAND DOLLARS**

Respectfully submitted,



George M. Shawah, Jr., MAI  
President  
RCG.0000557

I have made a personal inspection of the property that is the subject of this report.

No one provided significant professional assistance to the person signing this report.

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I George M. Shawah, Jr., MAI have completed the continuing education program of the Appraisal Institute.

Your appraiser certifies that he does not have any current or prospective interest in the subject property, or with the parties involved.

I have performed no services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three (3) year period immediately preceding acceptance of this assignment.



George M. Shawah, Jr., MAI  
President

License #RCG-0000557

Expiration Date: April 30, 2017

# 377 NICHOLS ST

**Location** 377 NICHOLS ST

**Mblu** 36/ 839/ 5/ /

**Acct#** RR-0069150

**Owner** BRIDGEPORT CITY OF (WPCA)

**Assessment** \$64,990

**Appraisal** \$92,840

**PID** 5721

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$79,560	\$13,280	\$92,840

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$55,690	\$9,300	\$64,990

## Owner of Record

**Owner** BRIDGEPORT CITY OF (WPCA)  
**Co-Owner**  
**Address** 45 LYON TER  
 BRIDGEPORT, CT 06604

**Sale Price** \$10,000  
**Certificate**  
**Book & Page** 9065/ 157  
**Sale Date** 06/23/2014  
**Instrument** 14

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRIDGEPORT CITY OF (WPCA)	\$10,000		9065/ 157	14	06/23/2014
CITY SHELTER LLC	\$0		8932/ 202	25	10/12/2013
ATFH REAL PROPERTY LLC	\$0		8629/ 310	14	06/26/2012
ROSARIO CARLOS JR	\$10,000		3749/ 293		07/11/1997

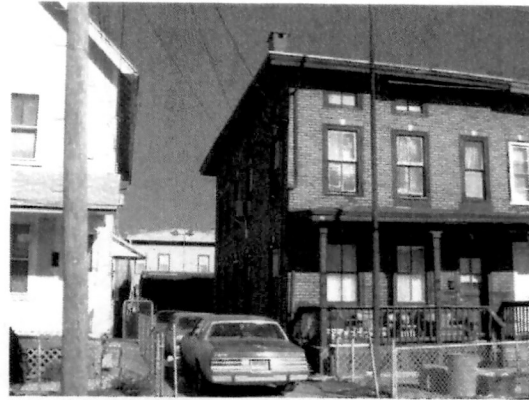
## Building Information

### Building 1 : Section 1

**Year Built:** 1920  
**Living Area:** 1,890  
**Replacement Cost:** \$136,537  
**Building Percent** 57  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$77,830

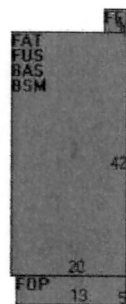
### Building Photo

Building Attributes	
Field	Description
Style	Half Duplex
Model	Residential
Grade:	C
Stories:	2
Occupancy:	1
Exterior Wall 1:	Asphalt Shingl
Exterior Wall 2:	
Roof Structure:	Hip
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2	
Heat Fuel:	Gas
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms	3 Bedrooms
Total Full Baths	1
Total Half Baths	0
Total Xtra Fixtrs:	0
Total Rooms	
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	0
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	0



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

**Building Layout**



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	840	840
FUS	Finished Upper Story	840	840
FAT	Finished Attic	840	210
BSM	Basement	840	0
FEP	Enclosed Porch	16	0
FOP	Open Porch	95	0
		3,471	1,890

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 924  
**Description** Mun Res Bldg Mdl 01

**Land Line Valuation**

**Size (Acres)** 0.08  
**Frontage** 0

**Zone** RC  
**Neighborhood** 1425  
**Alt Land Appr** No  
**Category**

**Depth** 0  
**Assessed Value** \$9,300  
**Appraised Value** \$13,280

**Outbuildings**


Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
GAR1	Garage	FR	Frame	360 SF	\$1,730	1

**Valuation History**


Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$118,150	\$22,510	\$140,660
2013	\$118,150	\$22,510	\$140,660
2012	\$118,150	\$22,510	\$140,660

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$82,700	\$15,760	\$98,460
2013	\$82,700	\$15,760	\$98,460
2012	\$82,700	\$15,760	\$98,460

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GET 2% CASH BACK »



**T H E V A L U A T I O N G R O U P , I N C .**

**APPRAISAL OF REAL ESTATE**

**1225 CONNECTICUT AVENUE  
BRIDGEPORT, CONNECTICUT**

**APPRAISAL AUTHORIZED BY**

**CITY OF BRIDGEPORT  
OFFICE OF PLANNING &  
ECONOMIC DEVELOPMENT  
999 BROAD STREET  
BRIDGEPORT, CT 064604**

**APPRAISED BY**

**ROY L. O'NEIL, JR., M.B.A.  
PETER I. ZEIDEL, IFAS  
PRACTICING AFFILIATE MEMBERS  
OF THE APPRAISAL INSTITUTE**

**THE VALUATION GROUP, INC.  
935 WHITE PLAINS ROAD  
TRUMBULL, CONNECTICUT 06611**

**THIS IS A SUMMARY REPORT OF A COMPLETE APPRAISAL**

**DATE OF VALUE ESTIMATE**

**SEPTEMBER 28, 2016**

# THE VALUATION GROUP, INC.

OCTOBER 14, 2016

CITY OF BRIDGEPORT  
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT  
999 BROAD STREET  
BRIDGEPORT, CT 06604

ATTN: MR. MAX PEREZ

SUBJECT: APPRAISAL REPORT  
1225 CONNECTICUT AVENUE  
BRIDGEPORT, CONNECTICUT

DEAR MR. PEREZ;

PURSUANT TO YOUR REQUEST, WE HAVE UNDERTAKEN THE REQUIRED INVESTIGATION, GATHERED THE PERTINENT DATA, AND PERFORMED THE ANALYSES THAT HAVE ENABLED US TO FORM AN OPINION OF THE MARKET VALUE OF THE FEE SIMPLE ESTATE IN THE ABOVE REFERENCED SUBJECT PROPERTY. THE PROPERTY CONSISTS OF 1.60 ACRES OF INDUSTRIAL LAND OCCUPIED BY A 1920 ERA INDUSTRIAL LOFT AND A 1940 VINTAGE GARAGE/SHOP BUILDING. THE BUILDING IS IN ACTIVE USE, BUT HAS A LARGE VACANCY COMPONENT.

WE HAVE PERFORMED A COMPLETE APPRAISAL OF THE ABOVE REFERENCED PROPERTY AND IT IS PRESENTED HEREIN IN A SUMMARY NARRATIVE REPORT. OUR ESTIMATE OF VALUE IS MADE AS OF OUR INSPECTION DATE SEPTEMBER 28, 2016.


**A HYPOTHETICAL ASSUMPTION OF OUR ANALYSIS IS THAT THE PROPERTY SUFFERS FROM NO ENVIRONMENTAL CONTAMINATION. THE HISTORY OF THE PROPERTY SUGGESTS THAT THERE IS CONTAMINATION. WE ARE NOT FAMILIAR WITH THE TYPE OR EXTENT AND WE ARE NOT QUALIFIED TO INSPECT FOR OR TEST SUCH SUBSTANCES OR CONDITIONS. THE VALUE ESTIMATED HEREIN IS PREDICATED ON THE NOTED HYPOTHETICAL ASSUMPTION THAT NO SUCH HAZARDOUS SUBSTANCE EXISTS ON OR IN THE PROPERTY OR IN SUCH PROXIMITY THERETO WHICH WOULD CAUSE A LOSS IN VALUE. NO RESPONSIBILITY IS ASSUMED FOR ANY SUCH HAZARDOUS SUBSTANCES, OR FOR ANY EXPERTISE OR KNOWLEDGE REQUIRED TO DISCOVER THEM. THE VALUE CONCLUSION COULD BE VERY MUCH DIFFERENT WITHOUT THIS ASSUMPTION.**


ACCORDINGLY, BASED UPON OUR INSPECTION OF THE SUBJECT PROPERTY AND OUR ANALYSIS OF THE DATA CONTAINED HEREIN, SUBJECT TO THE ASSUMPTIONS AND LIMITING CONDITIONS SET FORTH IN THIS REPORT, WE ESTIMATE THE MARKET VALUE OF THE FEE SIMPLE ESTATE AS OF SEPTEMBER 28, 2016:

**SIX HUNDRED TWENTY FIVE THOUSAND DOLLARS**  
**(\$625,000)**

THE NARRATIVE REPORT THAT FOLLOWS CONTAINS THE PERTINENT FACTS REGARDING THE PROPERTY APPRAISED, THE AREA IN WHICH THE PROPERTY IS LOCATED, THE COMPARABLE DATA AND THE REASONING LEADING TO THE CONCLUSIONS REACHED.

RESPECTFULLY SUBMITTED,  
THE VALUATION GROUP, INC.

  
PETER I. ZEIDEL, IFAS  
PRACTICING AFFILIATE MEMBER  
OF THE APPRAISAL INSTITUTE  
CT. LICENSE NO. 00000110  
PRESIDENT - APPRAISER

  
ROY L. O'NEIL, JR., M.B.A.  
PRACTICING AFFILIATE MEMBER  
OF THE APPRAISAL INSTITUTE  
CT LICENSE NO. 00000472  
APPRAISER



**2. CERTIFICATE OF APPRAISAL**

We the undersigned do hereby certify that Roy L. O'Neil, Jr. and Peter I. Zeidel personally inspected the subject property located at:

**1225 CONNECTICUT AVENUE  
BRIDGEPORT, CONNECTICUT**

To the best of our knowledge and belief, the statements of fact contained in this report and upon which the opinions herein are based are true and correct, subject to the assumptions and limiting conditions explained in the report.

The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and they are our personal, unbiased professional analysis, opinions, and conclusions.

We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

We have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.

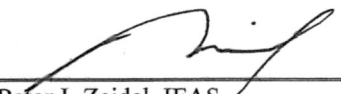
Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

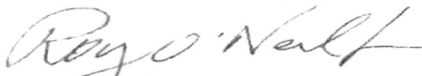
The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

No one provided significant professional assistance to the persons signing this report.

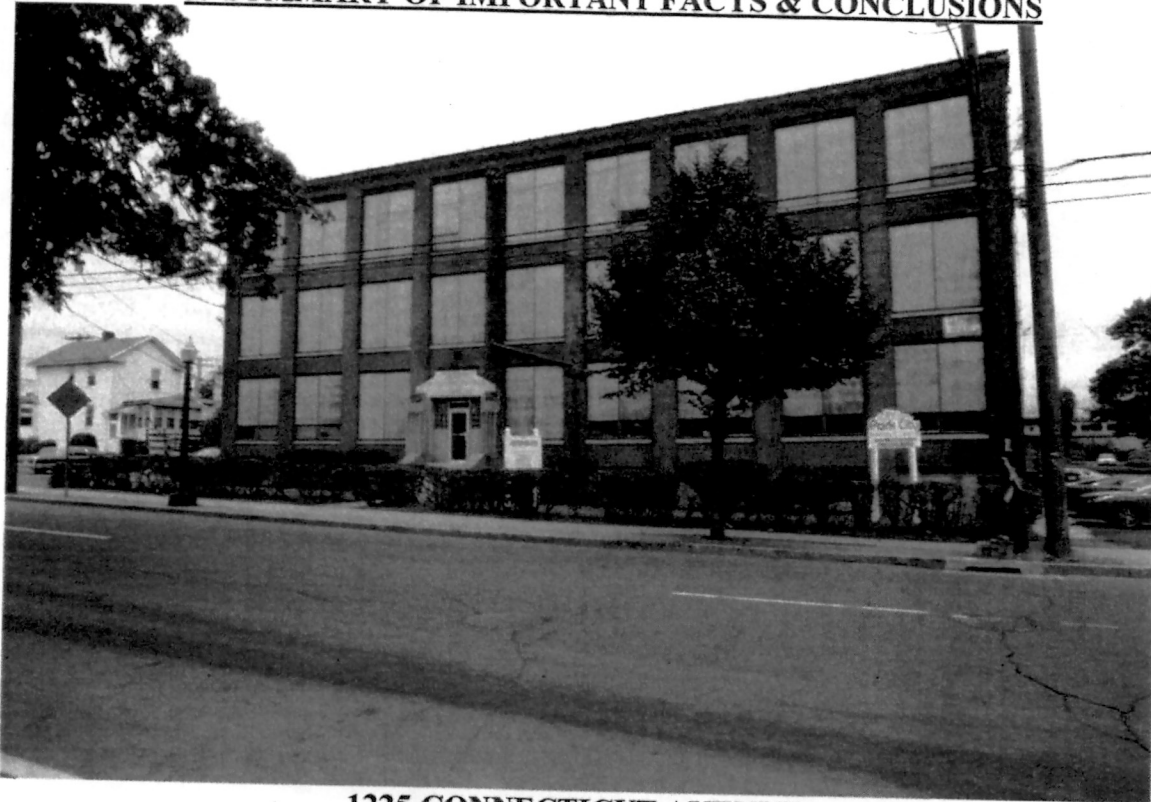
In our opinion, as of September 28, 2016 the subject property has a market value of:

**SIX HUNDRED TWENTY FIVE THOUSAND DOLLARS**  
**(\$625,000)**

  
Peter I. Zeidel, IFAS  
Practicing Affiliate Member  
of the Appraisal Institute  
Ct. License No.00000110  
Exp.Date April, 30, 2017  
Signature Date October 10, 2016

  
Roy L. O'Neil, Jr.  
Practicing Affiliate Member  
of the Appraisal Institute  
Ct. License No. 00000472  
Exp. Date April 30, 2017  
Signature Date October 10, 2016

### 3. SUMMARY OF IMPORTANT FACTS & CONCLUSIONS



**1225 CONNECTICUT AVENUE  
BRIDGEPORT, CONNECTICUT**

#### AUTHORIZATION & PURPOSE

The appraisal has been authorized by Mr. Max Perez of the City of Bridgeport Office of Planning and Economic Development for consideration in matters regarding the possible disposition of the property.

#### PROPERTY FACTS

Ownership:	City of Bridgeport
Site Area:	1.60 Acres
Zoning:	I-LI, Industrial
Utilities:	Public Water and Sewer
Site Improvements:	Paved Parking, Fence
Building:	1-3 story, built 1920-1940
	70,519 sq. ft. above grade
	12,666 sq. ft.
Basement:	Unknown
Hazardous Materials Present:	None
Flood Hazard:	None
Use at Date of Appraisal:	Warehouse, storage, club, art studio, vacant

**PARAMETERS OF THE APPRAISAL ASSIGNMENT**

Extent of Appraisal:	Complete
Extent of Report:	Summary
Special Assumptions:	No Environmental Hazards
Unusual Externalities:	None
Property Rights Appraised:	Fee Simple Estate
Value Estimated:	Market Value
Date of Value:	September 28, 2016
Date of Report:	October 14, 2016

**CONCLUSIONS OF THE APPRAISER**

Highest and Best Use Vacant:	Industrial
Highest and Best Use as Improved:	Industrial
Indication of Cost Method:	Not Applied
Indication of Sales Comparison Method:	\$540,000
Indication of Income Method:	\$648,000
Appraiser's Final Conclusion:	\$625,000

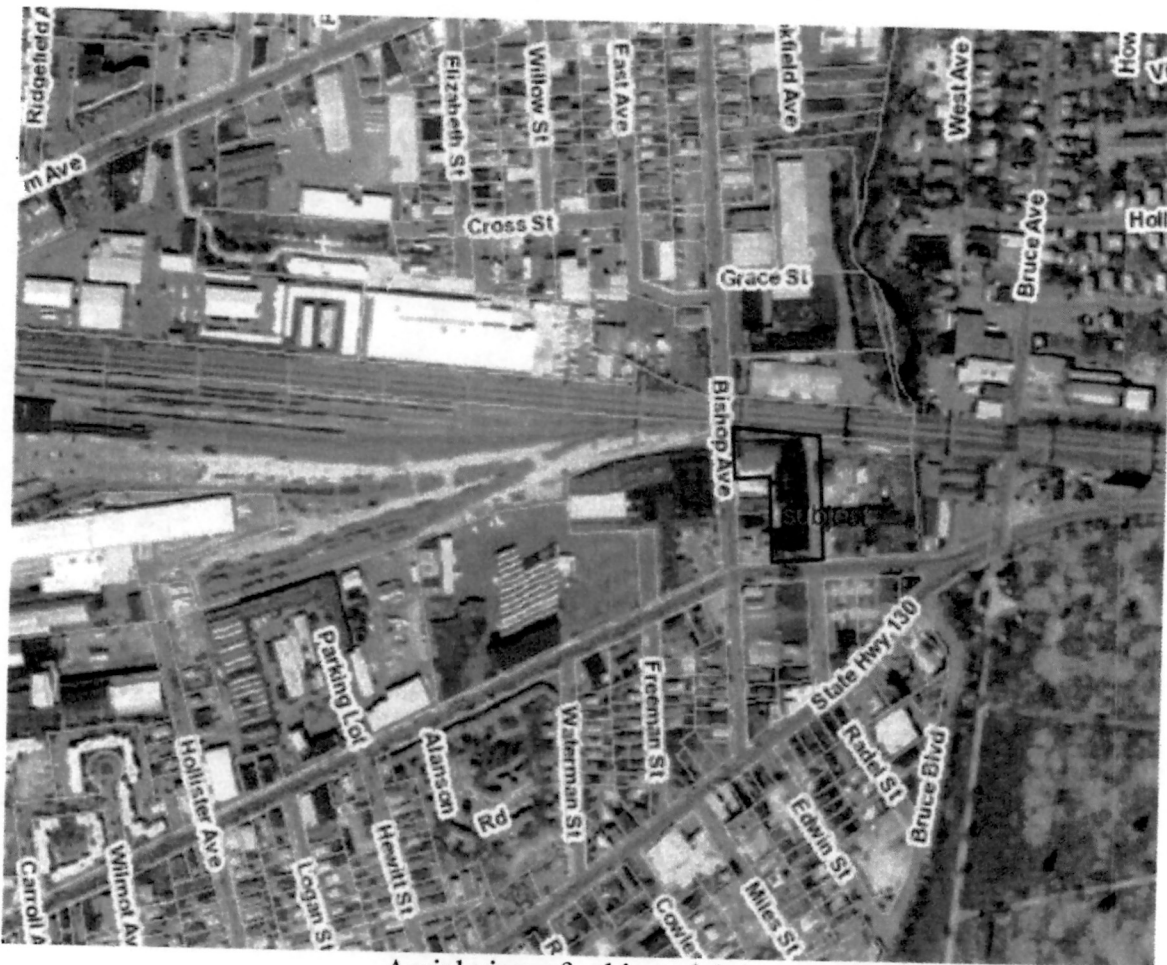
**AERIAL MAP OF THE SUBJECT PROPERTY**



### *Neighborhood Description*

The subject property is located in the East End of Bridgeport on Connecticut Avenue at the corner of Bishop Avenue and close to the Stratford town line. Connecticut is a one way arterial with traffic flow running southwesterly toward downtown Bridgeport. It is paired with Stratford Avenue which runs one way easterly into Stratford. The street has two travel lanes and parking at both curbs.

The north side of the street has historically been industrial with several loft style manufacturing facilities typical of the early 1900s. This industrial band extends along both sides of the railroad tracks which run through the neighborhood. When originally built they had usually been designed for use by a single company to manufacture and distribute their product. Today most have been cut up into multi-tenant spaces for marginal industrial activity or are largely vacant.



Aerial view of subject vicinity

The neighborhood south of Connecticut Avenue tends to be more residential, mostly multi-family dwellings and smaller older apartment blocks. Connecticut Avenue itself also has a mix of smaller convenience uses as does Stratford Avenue.

## 15. PROPERTY DESCRIPTION

### *Site Characteristics*

Street Frontage:.....225' +/- on Connecticut Avenue  
.....266.4' +/- on Bishop Avenue  
Shape: .....Rectangular  
Size: .....1.60 acres  
Location: .....East End  
Topography: .....Cleared, generally level  
Easements: .....None  
Encroachments: .....None  
Restrictions on use: .....Zoning, I-LI  
Utilities: .....All public  
Site Improvements: .....Paved parking, fence  
Flood Hazard: .....None

Hazardous Material: The appraiser is not expert in site contamination evaluation. Superficial site inspection revealed no obvious evidence of existing site contamination or toxic hazard. We retain the right to amend this report should the findings of additional environmental investigations and testing indicate a hazardous material presence or remediation expense in a magnitude that may affect the value of the property.



Aerial view of subject site and building



## ***Building Characteristics***

### ***Building #1 1225 Connecticut Ave. and 174 Bishop Ave.***

<u>Building Age:</u>	1920
<u>Building Area:</u>	80,500 Gross; 66,919 Living Area above grade
<u>Layout:</u>	Main section is 3 story industrial loft with heavy timber frame and brick walls. There are multiple single story sections
<u>Foundation:</u>	Masonry, concrete basement floor, with basement under loft section, other sections on slab.
<u>Walls:</u>	Brick
<u>Windows:</u>	Mix of glass and panel replacement units with some sections boarded over or bricked in.
<u>Doors:</u>	Metal entry doors. Multiple overhead loading doors.
<u>Roof:</u>	Most sections are flat, tar and gravel cover, one single story section is gable design with asphalt shingle cover.
<u>Sewer &amp; Water:</u>	The buildings are connected to public water supply and municipal sanitary sewer service.
<u>Interior:</u>	Concrete basement floor, wood floors on first and upper stories. 1 <sup>st</sup> floor has some front office finish. Most floors are unfinished warehouse type space.
<u>Utilities:</u>	Electricity, multiple panels, breakers. Gas fired ducted forced air heat in office and distribution warehouse. Ducted forced air 1 <sup>st</sup> and 2 <sup>nd</sup> floors, space heaters on third floor. AC in office area. The building is fully sprinkler protected. Lavatories are minimal. There are two 4-stop freight elevators.

### ***Building #2 148 Bishop Ave.***

<u>Building Age:</u>	1940
<u>Building Area:</u>	4,506 Gross; 3,600 Living Area above grade
<u>Layout:</u>	Single story shop/garage
<u>Foundation:</u>	Masonry, concrete slab
<u>Walls:</u>	Brick
<u>Windows:</u>	Mix of metal frame divided light industrial and boarded over or bricked in.
<u>Doors:</u>	Metal entry doors. Metal overhead drive-in door.
<u>Roof:</u>	Gable, asphalt shingle
<u>Sewer &amp; Water:</u>	The buildings are connected to public water supply and municipal sanitary sewer service.
<u>Interior:</u>	No access obtained. Property rep describes as shop/studio. Card indicates garage.
<u>Utilities:</u>	Electricity. Oil hot water heat.

Building Photos



Front, Connecticut Avenue



East side



Building Photos

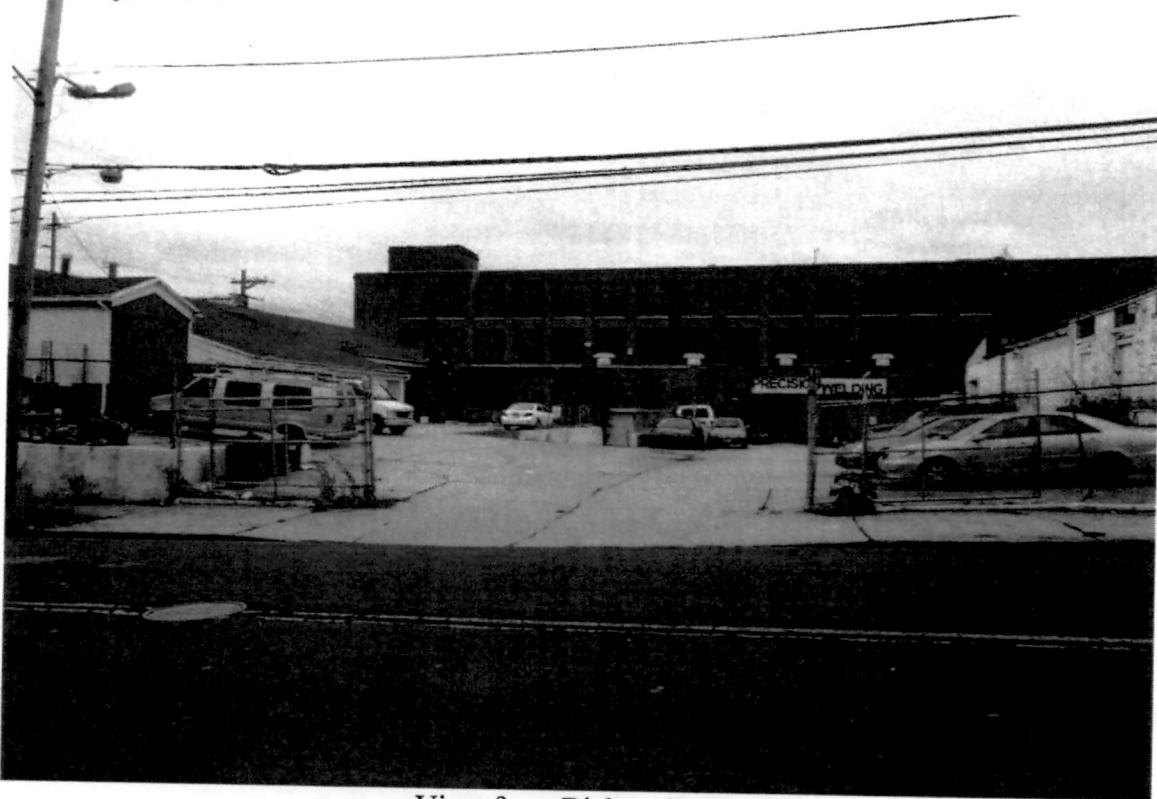


Rear

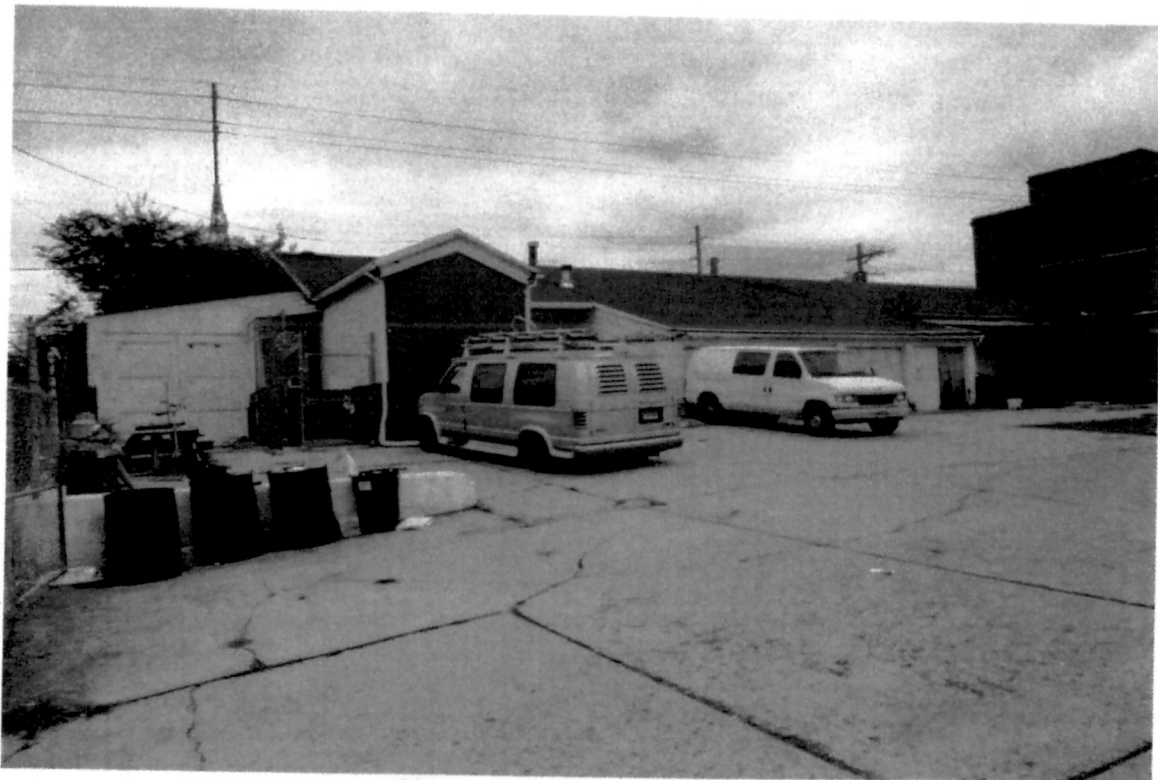


Parking lot and west side front

Building Photos

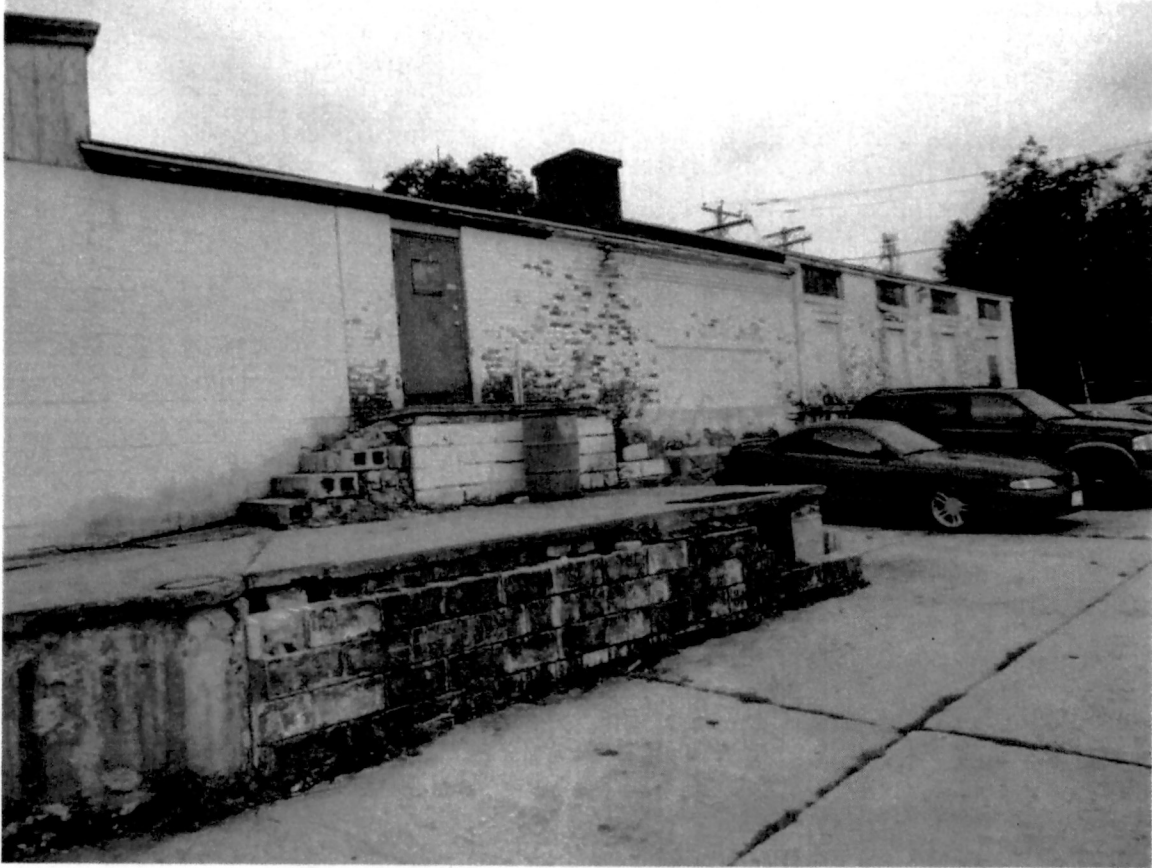


View from Bishop Street



Single story wing, MC Club

Building Photos



Free standing building at #148 Bishop Street



Ramp to basement auto storage

***Building Photos***



Basement warehouse distribution



1<sup>st</sup> floor warehouse



Building Photos

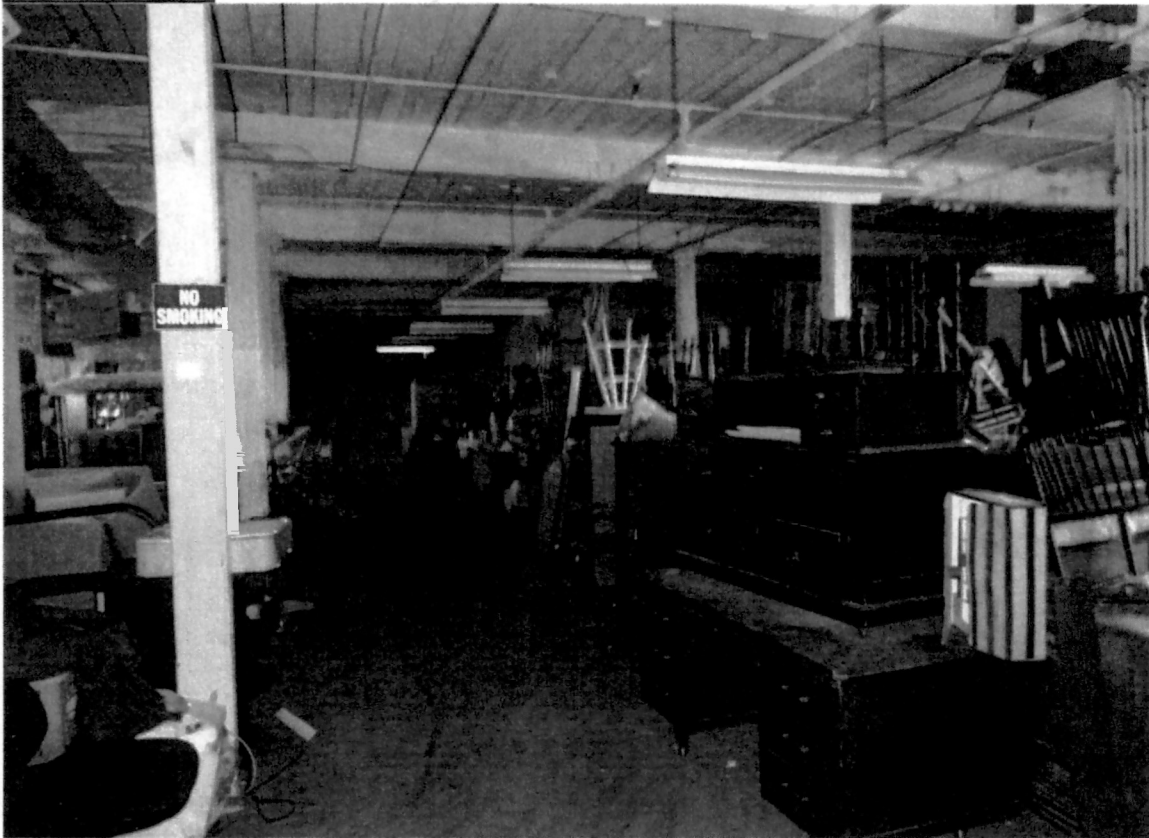


1<sup>st</sup> floor office



1<sup>st</sup> floor office

***Building Photos***



2<sup>nd</sup> floor storage



2<sup>nd</sup> floor vacant

*Building Photos*



3<sup>rd</sup> floor vacant



3<sup>rd</sup> floor vacant front





OFFICE OF THE MAYOR  
CITY OF BRIDGEPORT, CONNECTICUT

999 BROAD STREET  
BRIDGEPORT, CONNECTICUT 06604  
TELEPHONE (203) 576-7201  
FAX (203) 576-3913

JOSEPH P. GANIM  
Mayor

February 24, 2017

COMM. #43-16 Ref'd to Budget & Appropriations Committee on  
03/06/2017.

Lydia Martinez, City Clerk  
City Clerk's Office  
45 Lyon Terrace  
Bridgeport, CT 06604

Ms. Martinez,

In accordance to the City Charter, I am pleased to present the City of Bridgeport's Proposed Five-Year Capital Plan for the fiscal years 2018-2022 to be referred to the Budget and Appropriations Committee.

Should you have any questions, please don't hesitate to contact my office.

Sincerely,

Joseph P. Ganim  
Mayor

Attachment

ATTEST  
CITY CLERK

RECEIVED  
CITY CLERK'S OFFICE  
2017 FEB 28 P 2:29

CITY OF BRIDGEPORT  
OFFICE OF POLICY AND MANAGEMENT  
FISCAL YEAR 2018 - 2022 PROPOSED CAPITAL PLAN

PROJECT DESCRIPTIONS	ADOPTED / AMENDED		PROPOSED					2018-2022
	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total 5 yrs	
BOARD OF EDUCATION:								
BOE - Facilities Equipment						25,000		25,000
BOE Classroom Computers			1,500,000			1,500,000		3,000,000
BOE - Maintenance Veh. Dump Truck/4 vans/2 pickup					105,000			105,000
District Wide Energy Conservation								0
Central High School Renovation (2nd funding)	8,000,000							0
Harding High School Renovation (2nd funding)	8,000,000							0
Bassick High Sch. Complete Renov.(21% City Share)				26,250,000				26,250,000
Purchase/Renov. BOE-Operations office/Garage						15,000,000		15,000,000
Nutrition Center-Roof Replacement (21% City Share)		231,000						231,000
Dunbar School-Elevator Repairs		25,000	37,000					37,000
Maintenance Equipment-Two New Mowers				35,000				35,000
Cesar Battalla-Steel Cat Walk To access HVAC Control				35,000				35,000
High Horizons-Playground			80,000					80,000
High Horizons - HVAC Controls			400,000					400,000
High Horizons-Exterior Door Replacement				25,000				25,000
Edison School - Playground				123,000				123,000
Black Rock - 4 Exterior Doors					150,000			150,000
Winthrop - Asbestos Abatement		50,000						50,000
Blackham - Asbestos Abatement		50,000						50,000
Columbus - Asbestos Abatement		50,000						50,000
Maintenance - Fork lift					25,000			25,000
Marywood - Fire Alarm System	180,000							180,000
Marywood School -Elevator Repairs/Upgrades					35,000			35,000
Winthrop - New Fire Alarm System	170,000							170,000
Agriculture - Boile Replacment (1)	60,000							60,000

RECEIVED  
CITY CLERK'S OFFICE  
2017 FEB 28  
ATTEST  
CITY CLERK

	CITY OF BRIDGEPORT		OFFICE OF POLICY AND MANAGEMENT		FISCAL YEAR 2018 - 2022 PROPOSED CAPITAL PLAN									
	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total 5 yrs							
	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	
PROJECT DESCRIPTIONS	ADOPTED / AMENDED	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	2018-2022	
Multi-Cultural-HVAC Controls ( 2 roof top Units)			400,000				400,000						400,000	
Read School -Elevator Repairs/Upgrades			120,000				120,000						120,000	
Read School - HVAC Controls		100,000					100,000						100,000	
Skane School - HVAC Controls		100,000					100,000						100,000	
Skane ROOF Replacement	300,000						0						0	
Cesar Batalla - Replace Ice Storage Syst.w/Chiller			400,000				400,000						400,000	
Read - Renovate Students Bathroom			100,000				100,000						100,000	
Read - New Fire Alarm System		160,000					160,000						160,000	
Cross - Main Office HVAC System Replacement		20,000					20,000						20,000	
JFK Air Handling Admin- 2 Roof Tops Units				450,000			450,000						450,000	
JFK Air - Elevator Repair/Upgrades			85,000				85,000						85,000	
Madison - Roof Top Heating Units Replace 4 units				225,000			225,000						225,000	
Maison School - Elevator Repairs/Upgrades			182,000				182,000						182,000	
Bryant - Masonry and Parapet				160,000			160,000						160,000	
Edison School - Boiler Replacement (2 units)				160,000			160,000						160,000	
Park City Magnet - HVAC Equip-Replace 2 boilers				250,000			250,000						250,000	
Blackham - Masonry-Outside Pool Wall/Heating Syst.					125,000		125,000						125,000	
Blackham - Elevator Repairs/Upgrades			40,000				40,000						40,000	
Blackham - New Electrical Service				75,000			75,000						75,000	
Beardsley School - Masonry				50,000			50,000						50,000	
Marin - HVAC Equipment-Replace 3 A/C Units				300,000			300,000						300,000	
Marin - Roof Replacement (21% City Share)			504,000				504,000						504,000	
Marin School - Elevator Repair/Upgrades			33,000				33,000						33,000	
JFK Admin - Replace 3 Fire Alarm Panels				45,000			45,000						45,000	
Hallen - Elevator Repairs/Upgrades			51,000				51,000						51,000	
Winthrop School - HVAC Repairs (piping)		200,000					200,000						200,000	
Winthrop - Paving Play Yard and Around Back				85,000			85,000						85,000	
<b>TOTAL BOARD OF EDUCATION</b>	<b>16,735,000</b>	<b>998,000</b>	<b>3,930,000</b>	<b>28,268,000</b>	<b>405,000</b>	<b>16,525,000</b>	<b>50,126,000</b>							

	CITY OF BRIDGEPORT									
	OFFICE OF POLICY AND MANAGEMENT									
	FISCAL YEAR 2018 - 2022 PROPOSED CAPITAL PLAN									
	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total 5 yrs			
	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan
	ADOPTED / AMENDED									
	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	2018-2022
<b>ECONOMIC DEVELOPMENT:</b>										
Land Management / Acquisition			1,500,000		2,000,000		3,500,000			
City Owned Properties-Development Ready Program			1,000,000		2,000,000		4,000,000			
Congress Street Bridge Replacement - City Share			1,500,000		1,500,000		3,000,000			
Comm. Retail Corridor-Traffic Improve- State St.		500,000					500,000			
Master Plan Update and Zoning Update		250,000					250,000			
Projector System For Zoning Hearings		150,000					150,000			
Site Improvement/Public Housing		600,000		600,000	600,000	600,000	2,400,000			
Gateway To South End		2,000,000		2,000,000	2,000,000	2,000,000	8,000,000			
Crescent Crossing Phase 1B Development (balance)		700,000					700,000			
Blight Removal / Demolition Clean Up		1,000,000		1,000,000			2,000,000			
Downtown Area Bridgeport Infrastructure		8,000,000					8,000,000			0
*Amended Downtown Area Bridgeport Public Buildings		5,000,000					5,000,000			0
*Amended Downtown Area Public-Private Partnerships		5,000,000					5,000,000			0
*Amended Seaview Avenue Corridor/Waterfront Project		400,000					400,000			0
*Amended Congress Street Bridge Design/Study		400,000					400,000			0
<b>TOTAL ECONOMIC DEVELOPMENT</b>	<b>23,100,000</b>	<b>900,000</b>	<b>7,600,000</b>	<b>2,600,000</b>	<b>8,100,000</b>	<b>3,600,000</b>	<b>22,800,000</b>			

CITY OF BRIDGEPORT  
OFFICE OF POLICY AND MANAGEMENT  
FISCAL YEAR 2018 - 2022 PROPOSED CAPITAL PLAN

PROJECT DESCRIPTIONS	ADOPTEED / AMENDED		Proposed		Proposed		Proposed		Proposed		Total 5 yrs Capital Plan
	FY2017 Capital Plan	FY2018 Capital Plan	FY2019 Capital Plan	FY2020 Capital Plan	FY2021 Capital Plan	FY2022 Capital Plan	2018-2022				
<b>PUBLIC FACILITIES:</b>											
Roadway Paving, Bridges, Culverts, Intersections	2,800,000	0	2,500,000	2,000,000	2,000,000	4,250,000	10,750,000				
City / Neighborhood Beautification	1,000,000										0
Public Facilities Equipment	2,843,200		1,000,000	2,000,000	2,500,000	3,200,000	8,700,000				
Muni Bldg. HVAC / Heating / Elec. / Facilities	1,155,000		500,000	500,000	500,000	1,000,000	2,500,000				
City Wide Building & Security Improvements	1,805,000		500,000	500,000	1,000,000	7,500,000	9,500,000				
Facilities Assessments / Planning Studies	400,000		0	0	0	100,000	100,000				
Energy Conservation / Conversion Program		250,000		250,000		250,000	750,000				
Harbor Yard Ballpark Upgrades	450,000	450,000	0	0	0	350,000	800,000				
Arena	1,000,000		500,000	0	0	1,000,000	1,500,000				
Various Airport Improvement Projects	170,000		0	0	0	275,000	275,000				
Parks Maintenance Equip(Include Golf Course)	576,000		200,000	600,000	200,000	500,000	1,500,000				
Various Park Improvement Projects	100,000		100,000	100,000	200,000	200,000	600,000				
Public Facilities Garage	1,155,000						0				
Barnum Museum						1,000,000	1,000,000				
Bloom Bulkhead				2,000,000			2,000,000				
Side Walks/Street scape Replacements	3,000,000		500,000	500,000	1,000,000	1,000,000	3,000,000				
Pleasure Beach Bridge and Fishing Pier	60,000			3,200,000			3,200,000				
Landfill Closure-Stewardship	50,000		1,000,000				1,000,000				
Ferry Terminal	467,511		250,000	100,000	75,000	50,000	475,000				
Citywide Signage			250,000		250,000		500,000				
Citywide Deco Lights	565,000		500,000				1,000,000				
Traffic Lights Upgrades			125,000		125,000		250,000				
Perry Memorial Arch.	300,000		500,000	300,000	300,000	400,000	1,500,000				
Veterans Memorial Park Improvements	325,000		0	100,000	100,000	100,000	300,000				
Tennis Courts	150,000		100,000	100,000	150,000	150,000	500,000				
Kennedy Stadium			150,000	25,000	25,000		200,000				
Knowlton Park	110,000			40,000			40,000				
Park Restrooms	75,000			120,000			190,000				
Pleasure Beach Park	50,000			300,000			350,000				
Golf Course Improvements	272,250		150,000	150,000	150,000	300,000	750,000				
Beardsley Zoo Improvements	310,000			640,000			950,000				
Lincoln Boulevard	0				500,000		500,000				
Goose Town Park Improvement	25,000						25,000				

	CITY OF BRIDGEPORT		OFFICE OF POLICY AND MANAGEMENT		FISCAL YEAR 2018 - 2022 PROPOSED CAPITAL PLAN							
	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total 5 yrs					
	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan					
	ADOPTED / AMENDED											
PROJECT DESCRIPTIONS	AMENDED	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	2018-2022				
Trumbull Gardens Playground Improvement	300,000							0				
Parking Meter Modernization	500,000							0				
Police Fit-Up of Facility	250,000							0				
NRZ Projects	400,000							700,000	700,000	1,400,000		
Downtown Intermodal / Water St. Improv.(20% City)	864,347									456,000		
Downtown Intermodal / Water St. Improv.11(20% City)		1,124,875								1,124,875		
<b>TOTAL PUBLIC FACILITIES</b>	<b>21,528,308</b>	<b>2,280,875</b>	<b>8,825,000</b>	<b>13,525,000</b>	<b>13,445,000</b>	<b>24,975,000</b>	<b>63,050,875</b>					



		CITY OF BRIDGEPORT							
		OFFICE OF POLICY AND MANAGEMENT							
		FISCAL YEAR 2018 - 2022 PROPOSED CAPITAL PLAN							
		FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total 5 yrs	
		Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	Capital Plan	
PROJECT DESCRIPTIONS	ADOPTED / AMENDED	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	2018-2022	
<b>OTHER DEPARTMENTS:</b>									
Police Fleet Upgrade				2,200,000		1,000,000	1,500,000	4,700,000	
Police Equipment / Technology/VHF Portable Radios		1,000,000	2,645,600			1,000,000	1,000,000	3,645,600	
FIRE Equipment / Technology/VHF Portable Radios					545,000			545,000	
Fire Apparatus Replacement Program / Vehicles		1,485,000	1,765,000	870,000	1,508,000	1,048,000	1,440,000	6,631,000	
Technology Enhancement / Systems Improvement		300,000	250,000			250,000		500,000	
WPCA Capital Improvements		940,000	821,000	870,000	875,000	1,275,000		3,841,000	
Emergency Operations / Technology upgrade		100,000	2,510,000	300,000				2,810,000	
IT Telephony & Computer Replacement Program		250,000	250,000	500,000	500,000	500,000		1,750,000	
Citywide Departments -Fiber Optics Installation				4,500,000				4,500,000	
<b>TOTAL OTHER DEPARTMENTS</b>		<b>5,025,000</b>	<b>8,241,600</b>	<b>9,240,000</b>	<b>3,428,000</b>	<b>5,073,000</b>	<b>2,940,000</b>	<b>28,922,600</b>	
<b>TOTAL ALL DEPARTMENTS</b>		<b>66,388,308</b>	<b>12,420,475</b>	<b>29,595,000</b>	<b>47,821,000</b>	<b>27,023,000</b>	<b>48,040,000</b>	<b>164,899,475</b>	
<b>Notes:</b>									
* The Following FY2017 Capital budgets were added as amendments and approved by the Budget and Appropriations Committee and the City Council on October 03, 2016. Therefore, the total FY2017 "adopted/amended" Capital budget is \$66,388,308.									
The total amendment/additions to the original Council FY2017 adopted Capital budget is \$18,800,000.00									





*City of Bridgeport*  
**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT**

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

JOSEPH P. GANIM  
Mayor

THOMAS GILL  
Director

COMM. #44-16 Ref'd to ECD&E Committee on 03/06/2017

Office of the City Clerk  
45 Lyon Terrace  
Bridgeport, CT 06605

March 1, 2017

Dear City Clerk:

Attached, please find a resolution that would authorize the City to acquire certain Redevelopment Property in accordance with the objectives of the Lower East End Municipal Development Plan and in advancement of the Civic Block Redevelopment Project. This item is for referral to the Economic and Community Development and Environment Committee.

Sincerely,

Bill Coleman  
Deputy Director

CC: Tom Gill

ATTEST  
CITY CLERK

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CITY CLERK'S OFFICE  
2017 MAR -1 P 4:39

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

**Whereas**, the Lower East End Municipal Development Plan, which calls for the redevelopment of the approximately 3-acre block bounded by Stratford Avenue, Central Avenue, Revere Street, and Newfield Avenue, commonly known as the Civic Block, (herein referred to as the “Redevelopment Property”), was approved by the Bridgeport Redevelopment Agency on September 12, 2000, and was subsequently approved by the Bridgeport City Council on October 2, 2000;

**Whereas**, on March 21, 2005, pursuant to Connecticut Public Act 340, “An Act Establishing a Neighborhood Revitalization Zone Process,” the City Council adopted the East End Neighborhood Revitalization Zone boundaries, via Resolution Item #47-04, and subsequently on November 6, 2006, via City Council Item \*280-05(A), made certain findings and established certain language within the Bridgeport Municipal Code relevant to The East End Neighborhood Revitalization Zone (“NRZ”), and concurrently on November 6, 2006, via City Council Item \*280-05(B), adopted the East End NRZ Strategic Plan of Action, dated August 30, 2005, which also calls for the development of the Redevelopment Property;

**Whereas**, in order to advance the redevelopment of the Redevelopment Property, the City Council approved Resolution Item #49-14 on June 1, 2015, thereby authorizing the acquisition and disposition of the fourteen individual properties within the Redevelopment Property in accordance with the Lower East End Municipal Development Plan and the East End NRZ Strategic Plan;

**Whereas**, pursuant to the Lower East End Municipal Development Plan and the East End NRZ Strategic Plan, the City continues to advance the redevelopment of the Redevelopment Property as a new mixed-use development to include a new public library, neighborhood commercial and retail space as well as housing, open space, and parking, (such improvements to be known collectively herein as the “Redevelopment Project”);

**Whereas**, the Lower East End Municipal Development Plan and the East End NRZ Strategic Plan both call for the Redevelopment Project,

**Whereas**, the City acting through its Office of Planning and Economic Development (“OPED”) has sought and received publicly procured proposals from private developers capable of completing the Redevelopment Project, and has completed its Developer Selection, such that the City is now prepared to move forward with the Redevelopment Project;

**Whereas**, there are two remaining parcels within the Redevelopment Property (such parcels depicted as “To Be Acquired” on the attached Exhibit #1, Civic Block Parcel Map), the addresses for which are as follows:

634 Newfield Avenue  
638 Newfield Avenue –  
(herein known collectively as the “Remaining Redevelopment Parcels”);

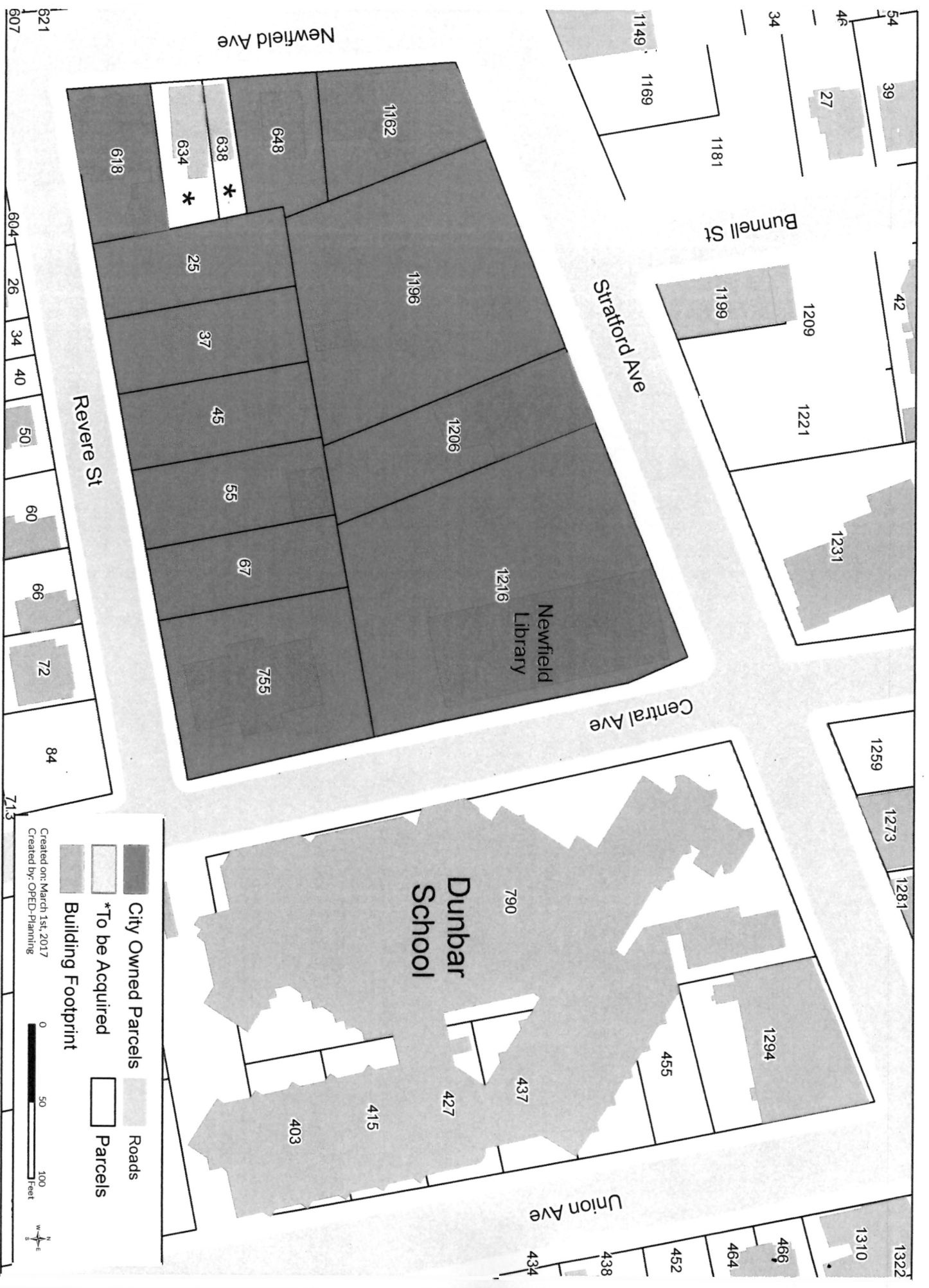
**Whereas**, the Lower East End Municipal Development Plan calls for the City's acquisition of, or development control over, the entirety of the Redevelopment Property, including the Remaining Redevelopment Parcels;

**Now therefore be it resolved** that as per the objectives of the duly authorized Lower East End Municipal Development Plan, and the duly authorized East End NRZ Strategic Plan of Action, and using City funds and/or private developer funds, acting on its own or in partnership with a private developer partner as may be required, the City's Office of Planning and Economic Development is hereby authorized to gain development control over, or to acquire, the Remaining Redevelopment Parcels by lease, ground lease, donation, friendly acquisition, property swap, tax lien sale or tax lien swap, foreclosure of demolition liens, foreclosure of anti-blight liens, foreclosure of WPCA liens, tax foreclosure, deed in lieu of foreclosure, eminent domain, or by means of any other normal and customary real estate transaction or administrative action.

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

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

Civic Block Parcel Map



- City Owned Parcels
- \*To be Acquired
- Building Footprint
- Roads
- Parcels

Created on: March 1st, 2017  
 Created by: OPED-Planning





City of Bridgeport, Connecticut  
**CENTRAL GRANTS OFFICE**

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

**ISOLINA DeJESUS**  
Administrative Manager  
Central Grants

JOSEPH P. GANIM  
Mayor

COMM. #45-16 Ref'd to ECD&E Committee on 03/06/2017

March 1, 2017

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

Re: Resolution – **Small Business Administration Aspire Challenge (#18243)**

Attached, please find a Grant Summary and Resolution for the **Small Business Administration Aspire Challenge (#18243)** to be referred to the **Committee on Economic and Community Development and Environment** of the City Council.

**Grant:** City of Bridgeport application to the **Small Business Administration Aspire Challenge (#18243)**

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

Thank you,

Autumn Hurst  
Central Grants Office

ATTEST  
CITY CLERK

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2017 MAR - 1 P 2:36



## GRANT SUMMARY

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PROJECT TITLE: **Small Business Administration Aspire Challenge (#18243)**

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 **Small and Minority Business Resource Office** in partnership with the Mayor's Initiative for Reentry Affairs (MIRA) is seeking an Aspire Challenge award from the US Small Business Administration. The Aspire Challenge is designed to serve as a catalyst to leverage business formation as a tool for economic mobility and self-employment for formerly incarcerated individuals through the design and delivery of intensive entrepreneurial education and increased access to microloans. The City's proposed activities will provide approximately 50 formerly incarcerated individuals or those who are non-violent ex-offenders with the opportunity to receive business training targeted to their specific needs and skills. The Challenge activities will include two cohorts of 20-25 individuals with priority given to Bridgeport residents in fall 2017 and spring 2018.

Participants will receive a comprehensive introduction to entrepreneurship and business planning topics and will learn valuable communication, leadership, creativity, problem solving, and organizational planning skills. Workshops will grow in complexity while encouraging participants to explore their skills, goals, and passions. Key introductory topics will include: financial literacy, business strategy, accounting principles, leadership, marketing, and business financing. As workshops advance, discussion will focus on health insurance, voluntary benefits, human resources, liability, contracting and market/product development, technology, social media and online marketing, and establishing a business plan. To ensure that participants have access to the essential resources to succeed, the City will partner with local businesses to make presentations and provide mentoring services. Partners include People's United Bank, WC McBride Electrical Contractors, and Corvus Capital Partners LLC among others.

This designation is accompanied by a \$75,000 financial prize to be applied directly to Aspire Challenge programming.

**CONTRACT PERIOD:** March 2017 – March 2018 (expected)

### **IF APPLICABLE**

FUNDING SOURCES (include matching/in-kind funds)

Federal: \$75,000

State: \$0

City: \$0

Other: \$0

**A Resolution by the Bridgeport City Council**

**Regarding the**

**Small Business Administration**

**Aspire Challenge**

**WHEREAS**, the **Small Business Administration** is authorized to extend financial assistance to municipalities in the form of grants; and

**WHEREAS**, this funding has been made possible through the **Aspire Challenge**; and

**WHEREAS**, funds under this grant will be used to support the implementation of an entrepreneurship development program targeted toward formerly incarcerated and non-violent ex-offenders; and

**WHEREAS**, it is desirable and in the public interest that the City of Bridgeport **Small and Minority Business Resource Office** submits an application to the **Small Business Administration** to support the implementation of an entrepreneurship development program targeted toward formerly incarcerated and non-violent ex-offenders.

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

1. That it is cognizant of the City's grant application to and contract with **the Small Business Administration** for the purpose of its **Aspire Challenge**; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee, the **Central Grants Director**, to execute and file such application with the **Small Business Administration** and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.



Item# \*31-16 Consent Calendar

Amendment to the Municipal Code of Ordinances, Chapter 2.56 - Boards and Committees Generally, amend Section 2.56.050 - Disclosure of information concerning appointments to agencies, boards and commissions.



Report  
of  
Committee  
on  
Ordinances

City Council Meeting Date: MARCH 6, 2017

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

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

Date Signed: 3/15/17

RECEIVED  
CITY CLERK'S OFFICE  
2017 MAR 20 P 12:34  
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. \*31-16 Consent Calendar**

**BE IT ORDAINED:** By the City Council of the City of Bridgeport that the Bridgeport Municipal Code of Ordinances, Chapter 2.56 – Boards and Committees Generally, amended Section 2.56.050 – Disclosure of information concerning appointments to agencies, boards and commissions is hereby amended as follows:

**Section:**

**2.56.050 - Disclosure of information concerning appointments to agencies, boards and commissions.**

- A. All nominees for appointment or reappointment to city agencies boards and commissions shall submit to a criminal background check to be conducted by the city's office of internal affairs **or such other department, entity or individual as determined by the Chief of Police;** and
- B. All nominees for appointment or reappointment to city agencies, boards and commissions shall submit to the city's commission on ethics disclosure of their property and business interests in the city and their financial interests with the city, on forms provided by the city clerk; and
- C. This section shall be applicable to all appointments made on or after its effective date.

(Ord. dated 10/5/98)



# City of Bridgeport, Connecticut Office of the City Clerk

Report of Committee on Ordinances  
Item No. \*31-16 Consent Calendar

-2-

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
ORDINANCES

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

absent

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

absent

Michelle A. Lyons, D-134th

Mary McBride-Lee, D-135th

Kathryn M. Bukovsky, D-130th

Jack O. Banta, D-131st

absent

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

City Council Date: March 6, 2017



# 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.** \*39-16 Consent Calendar

**WHEREAS**, The City of Bridgeport contains many businesses operating on properties not owned by the City, many of which abut sidewalks; and

**WHEREAS**, many of these businesses are retail in nature and are located in residential/mixed-use areas of the City, with abutting sidewalks; and

**WHEREAS**, existing City Ordinance 12.16.160 requires property owners to remove obstructions, snow and ice from sidewalks; and

**WHEREAS**, the City cannot effectively remove all litter and debris from these sidewalks on a consistent basis nor is responsible to; and

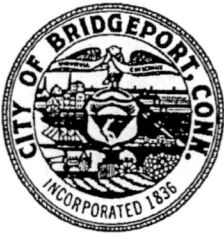
**WHEREAS**, it is in the best interest of retail/mixed use property owners to keep abutting sidewalks clear of litter and debris to attract patrons; Now Therefore,

**BE IT ORDAINED:** By the City Council of the City of Bridgeport that the Bridgeport Municipal Code of Ordinances, Chapter 12.16 – Street and Sidewalk Use Regulations, Section 12.16.150 Removal of obstructions, snow and ice from sidewalks, is hereby amended to rename Chapter 12.16.150 to **Removal of obstructions, snow, ice, litter and debris from sidewalks** and to add new Subsection **D** as follows:

**Section:**

12.16.150 - Removal of obstructions, snow, ~~and~~ice, **litter and debris** from sidewalks.

- A. Every person owning any land upon or adjacent to which there is a sidewalk, paved, concreted or worked, shall keep such sidewalk at all times in a safe and convenient condition for the use of the public, and shall forthwith repair all defects and remove all obstructions in any way endangering the public travel upon the same.
- B. Every owner or occupant of any land or building, or the owner or lessee of any unoccupied land or building adjoining any sidewalk, shall, before sunset, remove any wood, coal, box, barrel, can or any other thing by which such sidewalk shall be in whole or in part obstructed or rendered unsafe or inconvenient to public travel.



# City of Bridgeport, Connecticut

## Office of the City Clerk

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Report of Committee on Ordinances  
Item No. \*39-16 Consent Calendar

-2-

- C. Every owner or occupant of any land or building, or the owner or lessee of any unoccupied land or building, shall keep and maintain any sidewalk adjoining such land and building free from snow, ice or sleet, by which such sidewalk shall be obstructed or rendered unsafe. Whenever such sidewalk shall be permitted to remain covered with snow, ice or sleet for more than six hours after the same shall have been deposited or formed thereon, the director of public facilities may remove such snow, ice or sleet from sidewalk and report the expenses of such removal to the city attorney, who shall immediately collect the same by any proper action against the owner or occupant of the land or building, or the owner or lessee of any unoccupied land or building, adjoining such sidewalk. This section shall not be so construed as to conflict with Section 19-310 of the General Statutes.
- D. Every owner or occupant of any land or building, or the owner or lessee of any unoccupied land or building abutting any sidewalk, shall keep and maintain any sidewalk abutting such land and building free from litter and debris. Failure to do so will result in a \$90.00 fine.**

(Ord. dated 4/7/03; Ord. dated 12/21/92 § 75(f); prior code § 27-25)



# City of Bridgeport, Connecticut Office of the City Clerk

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Report of Committee on Ordinances  
Item No. \*39-16 Consent Calendar

-3-

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
ORDINANCES

*City Council Date: March 6, 2017* (Tabled and Ref'd back to Committee by Full Council on: March 6, 2017.)

Item# \*41-16 (Ref. #35-15) Consent Calendar

Workers Compensation Settlement/Stipulate Award  
with Daniel Domkowski



**Report  
of  
Committee  
on**

Miscellaneous Matters

City Council Meeting Date: March 6, 2017

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

Approved by: Joseph P. Ganin  
Joseph P. Ganin, Mayor

Date Signed: 3/15/13

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CITY CLERK'S OFFICE  
2017 MAR 20 P 12:34  
ATTEST  
CITY CLERK





# City of Bridgeport, Connecticut Office of the City Clerk

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

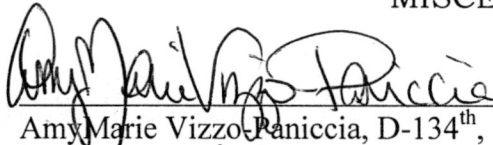
The Committee on Miscellaneous Matters begs leave to report; and recommends for adoption the following resolution:

**Item No. \*41-16 (Ref. #35-15) Consent Calendar**

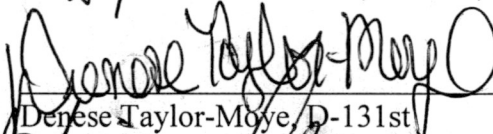
**BE IT RESOLVED**, that the City Attorney, or Associate City Attorney, be authorized, empowered and directed to enter into on behalf of the City of Bridgeport, Stipulations with Daniel Domkowski upon approval by the Workers' Compensation Commissioner of the Fourth District, and the City shall pay the said employee the sum as provided for in stipulation.

<u>NAME</u>	<u>NATURE OF CLAIM</u>	<u>ATTORNEY</u>
Daniel Domkowski	Stipulation/Settlement	Maureen Driscoll, Esq. 1077 Bridgeport Avenue Suite 100 Shelton, CT 06484

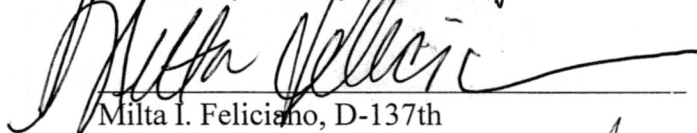
RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
MISCELLANEOUS MATTERS

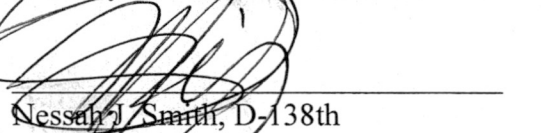
  
Amy Marie Vizzo-Paniccia, D-134<sup>th</sup>, *Co-Chair*

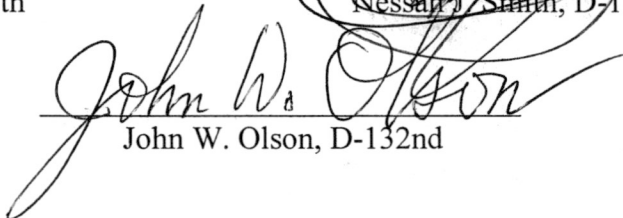
absent  
Richard D. Salter, Sr., D-135<sup>th</sup>, *Co-chair*

  
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: March 6, 2017**