ADDENDUM
TO
AGENDA

CITY COUNCIL MEETING

MONDAY, MAY 1, 2017

7:00 p.m.
City Council Chambers, City Hall - 45 Lyon Terrace
Bridgeport, Connecticut

ADDED:

RESOLUTION TO BE REFERRED TO BOARDS, COMMISSIONS, ETC.:

71-16 Resolution presented by Council Member(s) Bukovsky, Burns & Lyons re: Proposed Amendment to the Municipal Code of Ordinances, Chapter 2.02 – Administrative Regulations Generally, amend to add new Section 2.02.080 – Residency Reporting of all Municipal Elected Officials and Board and Commission Members, referred to Ordinance Committee.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

***217-15** Public Safety and Transportation Committee Report re: Resolution regarding Sidewalk Repair Pilot Program.

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

***26-16** Public Safety and Transportation Committee Report re: Grant Submission: United States Department of Transportation Federal Highway Administration (FHWA) Earmark, CT 115, Construction of Intermodal Transportation Facility in Bridgeport.

***47-16** Public Safety and Transportation Committee Report re: Resolution regarding Letter of Commitment for State Project No. L050-0002, Bridge No. 4225 – Bridge Replacement Commerce Drive/State Street Extension over Ash Creek – Town of Fairfield/City of Bridgeport Utilizing Local Transportation Capital Improvement Program (LOTCIP) Funding.

***49-16** Public Safety and Transportation Committee Report re: Honorary Street Naming of a Portion of Lexington Avenue as "Jose A. Salgado Way".

MATTERS TO BE ACTED UPON:

46-16 Education and Social Services Committee Report re: Resolution regarding Grant Application Authorization for School Construction Work and Design Initiation at the Catholic Center located at 238 Jewett Avenue.

AGENDA

CITY COUNCIL MEETING

MONDAY, MAY 1, 2017

7:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL – 45 LYON TERRACE
BRIDGEPORT, CONNECTICUT

Prayer

Pledge of Allegiance

Roll Call

Mayoral and City Council Citation(s): Recognizing Winifred Timberlake as the first African-American Woman on the City Council and Service to the City and the 131st District.

MINUTES FOR APPROVAL:

Approval of City Council Minutes: April 3, 2017

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

65-16 Communication from OPED re: Proposed "2017" Neighborhood Assistance Act Program, referred to Economic and Community Development and Environment Committee.

66-16 Communication from City Attorney re: Twenty Day Notice to Settle Pending Litigation Pursuant to Municipal Code Section 2.10.130 with Ashlee Comstock, **ACCEPTED AND MADE PART OF THE RECORD**.

68-16 Communication from Police Department re: Proposed Master Equipment Lease-Purchase Agreement with Verizon Credit Inc. regarding Services and Equipment for the Police, Fire and EOC Departments under the Nexgen Software Purchase, referred to Contracts Committee.

69-16 Communication from Labor Relations re: Proposed Tentative Agreement with the Bridgeport Firefighters, IAFF, Local 834 regarding their Bargaining Unit Contract, referred to Contracts Committee.

70-16 Communication from OPED re: (Ref. #119-15) Proposed Resolution Authorizing the Renewal of Rental Space for the Downtown Design Center as part of the Federal Coastal Resiliency Projects – 7 Middle Street, referred to Economic and Community Development and Environment Committee.

RESOLUTIONS TO BE REFERRED TO BOARDS, COMMISSIONS, ETC.:

67-16 Resolution presented by Council Member(s) Banta, Taylor-Moye & Bukovsky re: Request that the City's Tree Warden require all utility companies working in the city to include in their annual vegetation management plan a language with clear signage regarding postings on any tree earmarked for pruning or removal, referred to Public Safety and Transportation Committee.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

***50-16** Contracts Committee Report re: Assignment of Tax Liens for Fiscal Year 2017.

***53-16** Contracts Committee Report re: Agreement with the Bridgeport School Crossing Guards Association regarding their Bargaining Unit Contract for the Term of September 1, 2015 through August 31, 2021.

***06-16** Economic and Community Development and Environment Committee Report re: Resolution requesting the Adoption of a Waterfront Master Plan.

***42-16** Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Disposition of Certain City-Owned Properties by Auction, Sale to Abutter or by sale to Community Based Housing Development Corporations.

***44-16** Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition of Property in Accordance with the Lower East End Municipal Development Plan.

MATTERS TO BE ACTED UPON:

56-16 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Lonnie Blackwell.

57-16 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Jesus Manuel Perez.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, MAY 1, 2017 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME	SUBJECT
Bob Keeley 2156 Park Avenue Bridgeport, CT 06604	Reverse Robin Hood Syndrome – Boys and Girls Club, Inc.
Cecil C. Young 99 Carroll Avenue Bridgeport, CT 06607	Councilman James Holloway stepping down.
John Marshall Lee 30 Beacon Street Bridgeport, CT 06605	City Finances.
Peter D. Spain 280 Grovers Ave Bridgeport, CT 06605	Sanctuary City Status for Bridgeport.
Anne Gribbon School Volunteer Association of Bridgeport, Inc. 900 Boston Avenue Bridgeport, CT 06610	50th Anniversary Celebration of the School Volunteer Association of Bridgeport, Inc.
Luis Luna Make the Road CT 850 State Street Bridgeport, CT 06604	Sanctuary City Resolution.

CITY COUNCIL MEETING
PUBLIC SPEAKING
MONDAY, MAY 1, 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 6:33 p.m.

The following members were present:

130th District: Kathryn Bukovsky, Scott Burns
131st District: Jack O. Banta, Denese Taylor-Moye
132nd District: John Olson
133rd District: Thomas McCarthy
134th District: AmyMarie Vizzo-Paniccia, Michelle Lyons
135th District: Mary McBride-Lee
136th District:
137th District: Aidee Nieves
138th District: Anthony Paoletto, Nessah Smith
139th District: James Holloway

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CITY CLERK'S OFFICE
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ATTEST
CITY CLERK

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

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, MAY 1, 2017 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME	SUBJECT
Bob Keeley 2156 Park Avenue Bridgeport, CT 06604	Reverse Robin Hood Syndrome – Boys and Girls Club, Inc.

Mr. Bob Keeley came forward and greeted the Council Members. He said that he had attended a meeting recently about the Boys and Girls Clubs and their effect on the youth.

Council Members Herron, Salter and Casco joined the meeting at 6:38 p.m.

Mr. Keeley spoke about the fact he felt the Public Facilities Director did not have the authority that he appeared to have. He said that the ordinance should not have been approved and that the Council needs to make their own decisions.

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

Cecil C. Young
99 Carroll Avenue
Bridgeport, CT 06607

Councilman James Holloway stepping down.

Mr. Cecil Young came forward to address the Council. He distributed copies of a letter dated March 20, 2006 from Dr. Marian Evans of the City of Bridgeport Department of Health and Social services terminating his employment. Mr. Young said that this was a violation of his civil rights and that he had reported this to the State of Connecticut and a number of other agencies. Mr. Young then blew on a shrill whistle and said that he was a whistle blower. He then used the whistle again. Mr. Young then began to raise his voice regarding his claim about his termination which he claims was illegal. He then said that Council Member Holloway would not help him with this situation and proceeded to state Council Member Holloway did not deserve his position as a Council Member.

Council Member Castillo joined the meeting at 6:48 p.m.

John Marshall Lee
30 Beacon Street
Bridgeport, CT 06605

City Finances.

Mr. Lee came forward and read the following statement into the record:

Council members, greetings. I mean that sincerely because you have at least one historic decision facing you shortly…. that is the approval of an Operating Budget for the City.

You reviewed the Capital budget as you do each year. I notice that one or more of you voiced a complaint this year similar to one I have made in the past. Where is a 10-year report listing all of the incomplete capital projects that were once approved by previous councils? Such a list would be organized by authorization year, then a department code, and finally a project name. Other info could be included in a brief description noting, geographic, technical, or other factors or assumptions considered. Over the years the amount funded through a bond issue, when activity begins, and hopefully becomes complete, within budget, or not. But you have a reference to the initial Capital budget approval (and so does the public) as well as the development over time and the priorities represented by action. Is that a better way to render informed decisions?

Other City issues require monitoring and review. Can you do that without tools?? What information do you routinely receive that informs you as to any City side grant funds, especially those that support salaries for personnel? In your review with the Library and BOE, questions were asked about whether the BOE had sought grants funds. That shows you are aware of potential sources, but use no formal, accessible information for you to prepare. The BOE does post such info on line with the balance of their financial info. But the Finance Department has no comparable tool regarding the City available to you and to taxpayers. Why not? If you ask for such, would it become available because of the campaign pledges of open and accountable?

Did you notice how rapidly the concept of purchasing the Catholic Center for potential school siting has taken hold? School renovation while limiting funding of what goes on within those walls? And I then ask myself, how is it possible that the sale of certain harbor front property is kept secret from the public at the same moment? No more such property is currently being created. Official property owners have been ignored by the mayor's office. The values of property being transferred have not been addressed publicly in an open process. The entire routine shows the City of Bridgeport, hijacking an independent authorized body, more than eight years ago and continuing to run the entity without posting any financial reports. How can that be? This was an agency that had its own independent attorney and accounting firm to keep track of business. The last administration "converted" it almost to a City department (but without posting any relevant fiscal information, responsible professionals were terminated). Ganim2 has continued the darkness. Any potential for significant harbor front businesses, offering large workforce employment with living wages and benefits, which would pay City taxes in a foreseeable future were not welcome with open arms. Why not? What are the results? Where is the procession of legal documents, deadlines, and big picture commentary? What if a closer inspection causes court actions to become likely? Watchdogs?

Back to operating budget time, your major effort as a committee. Have you pursued a close look at the Print Shop to see whether privatizing might save $250,000 per year? Who remembers the RFP for the Transfer Station last year? Isn't this another candidate for slimming down to half its expense, or privatization? Seriously, why in 2017 is carrying a flag to direct traffic around a road cut worthy of earning overtime? Isn't it an oversight of old Ordinances and opportunistic union representation? Where was the taxpayer represented at the table? Save another $2 Million? Your Legislative budget should make a contribution, and there are other brand new budget items from this 2017 budget where no funds have been spent in eight months. Show us all City revenues. Knock expenses down by $4 Million or more.

It's up to you. You are in charge and you cannot do enough at this moment in time, especially if you choose to run again. Get some real help throughout the year, and provide time to really listen those who speak to you respectfully, please? Time will tell.

Council Member Martinez requested that City show the Council all the revenue amounts and sources of origin.

Peter D. Spain
280 Grovers Ave
Bridgeport, CT 06605

Sanctuary City Status for Bridgeport.

Good evening, Council President McCarthy and members of the Council, I'm Pete Spain. I live at 280 Grovers Ave. Eighty seven days ago, in a brief letter I wrote to the Council, I urged you to pass a resolution to make Bridgeport a "Sanctuary City." You have not done so. And, from what we saw at last Wednesday's meeting of the Public Safety Committee -- where various "Sanctuary City" drafts have been stalled for months – I'm beginning to wonder.

We've come out on this May Day … a bit of America's melting pot … to celebrate some of our most cherished American values… justice for all, equal opportunity, and fairness across our

diverse community. Many of us have also come tonight to call on you to pass both A resolution AND an ordinance to make Bridgeport a "Sanctuary City".

So what do I mean by "Sanctuary City"?

FIRST: Our Bridgeport Police do not and will not act as an arm of Immigration and Customs Enforcement (ICE).

SECOND: We do not and will not target families and individuals in our community because of their immigration status.

FINALLY: We do not and will not shield from justice -- any violent offender or person who poses a serious threat -- for any reason -- certainly not based on immigration status.

In the big picture: Congress' failure to pass comprehensive immigration reform over the past several decades is not something that Bridgeport can or must resolve now through our local police.

Bridgeport has always been a sanctuary city of sorts. It's opened its arms to generations of immigrants from all over the world.

And since the abolition of slavery in our state in 1848, Bridgeport has been a sanctuary for tens of thousands of African American's fleeing from slavery, then the post-Civil War South, and Jim Crow.

A good friend of mine is a labor historian and sociology professor at Trinity College. He explained to me that Bridgeport's political establishment 'back in the day' was often ruling in the interest of a few at the cost of the many. But DESPITE THIS – as he tells it -- Bridgeport's May Day celebrations starting in the late 19th century through the middle of the 20th century DEMONSTRATED that the "people" of Bridgeport, "in all their different races, religions, and voices and with their competing concerns," came together to push the political establishment to bend toward justice and fairness.

And on this May Day, that is a tradition that we honor – one of progress and sanctuary. It is a tradition that we can more fully realize when you pass a resolution and an ordinance to make Bridgeport a "Sanctuary City".

It is estimated that there are approximately 15,000 undocumented immigrants in Bridgeport. Many of them are growing increasingly afraid of ICE raids and deportation. Some of their children aren't attending school as frequently. Some of them are avoiding the courts, medical centers, and the police.

Yesterday's NY Times ran a front-page article … entitled …Too Scared to Report Sexual Abuse. The Fear: Deportation.
[https://www.nytimes.com/2017/04/30/us/immigrants-deportation-sexual-abuse.html?_r=0]
The article states: "Since the presidential election, there has been a sharp downturn in reports of sexual assault and domestic violence among Latinos throughout the country…

For example, the number of Latinos reporting rapes in Houston has fallen by more than 40 percent this year from the same period last year. The drop, according to Houston's Police Chief, "Looks like the beginnings of people not reporting crime."
BTW, Houston's mayor says his city is a "welcoming city." But Houston is not a "Sanctuary City" officially. "
[http://www.houstonchronicle.com/lifestyle/calle-houston/article/Sylvester-Turner-on-Houston-and-the-attack-on-10918281.php?t=b679052047438d9cbb]

In other words: Let fear of Trump's saber-rattling dictate how you represent your constituents' interests. Fear wins. That's the Trump approach.

But it does NOT have to be ours. Especially when we look at the hard data
Economies are stronger in sanctuary jurisdictions.
[https://www.americanprogress.org/issues/immigration/reports/2017/01/26/297366/the-effects-of-sanctuary-policies-on-crime-and-the-economy/]

Crime is lower in sanctuary jurisdictions.
[http://www.citylab.com/crime/2017/01/sanctuary-cities-are-safer-and-more-productive/514508/]

AND, no surprise, a majority of POLICE CHIEFS are in favor of Sanctuary jurisdictions. http://www.latimes.com/opinion/op-ed/la-oe-sanctuary-cities-trump-20170202-story.html]

New Haven knows this. Hartford knows it too. They are "Sanctuary Cities".
Along with more than 100 American municipalities and 360 counties today, which have official "Sanctuary" policies.

Why not Bridgeport? Last week a federal judge ruled that Trump's order was illegal — because a president cannot place conditions on federal funding, only Congress can. Indeed, as the CT Post Editorial Board, wrote in response to the ruling:
More workable immigration laws are needed, but threats to withhold federal grants to communities is neither the proper — nor the legal — way to do it.
[http://www.ctpost.com/opinion/article/Editorial-Block-of-Trump-s-sanctuary-cities-11101378.php]

That judge's ruling echoes the earlier opinions of two Yale Law School graduates and prominent elected leaders in CT– Senator Blumenthal and Hartford Mayor Bronin.
[https://ctmirror.org/2017/01/27/blumenthal-stripping-federal-funds-from-sanctuary-cities-would-be-illegal/]
[http://www.courant.com/politics/hc-trump-connecticut-immigration-20170125-story.html]

And like Blumenthal and Bronin, all 20 of you on our City Council are Democrats.
Your 2016 Democratic Party platform states: "We must … defend against those who would … denigrate immigrants. Those immigrants already living in the United States, who are assets to their communities and contribute so much to our country, should be incorporated completely into our society through legal processes that give meaning to our national motto: E Pluribus Unum."
-- 2016 Democratic Party Platform July 21, 2016
[http://www.presidency.ucsb.edu/papers_pdf/117717.pdf]

On this May Day, honor our community and our Constitution and our NATION, and show some courage by standing up and saying "Not on my watch. Not in my city. I won't let the Trump administration use baseless fear-mongering to drive a wedge between our immigrant communities and our police. Not in my SANCTUARY CITY."

Anne Gribbon
School Volunteer Association
of Bridgeport, Inc.
900 Boston Avenue
Bridgeport, CT 06610

50th Anniversary Celebration of the School Volunteer Association of Bridgeport, Inc.

Council Member Brantley joined the meeting at 7:00 p.m.

Ms. Gribbon came forward and greeted the Council Members. She said that this year was the 50th Anniversary Celebration of the School Volunteer Association of Bridgeport. Ms. Gribbon informed the Council Members that many of the volunteers come to Bridgeport from the surrounding towns. There are about 160 volunteers who tutor and an additional 120 people that mentor students. They also donate books. She said that the group would be holding a 50-year celebration on May 17, 2017. The special guest speaker will be Super Bowl Champion New England Patriots wide receiver Malcolm Mitchell. After the event he will go to one of the schools for a meet and greet with the students.

Luis Luna
Make the Road CT
850 State Street
Bridgeport, CT 06604

Sanctuary City Resolution.

Mr. Luis Luna came forward and gave his time to a young woman who was named Ms. Melendez. She is a youth leader and attends Fairchild Wheeler. Ms. Melendez said that her mother has four children and worked hard. Her mother did not speak English and was working a full-time job but only being paid part time wages. Now she has to work two part-time jobs, but it isn't enough for the family. Ms. Melendez said that she believes that everyone deserves to live in a city where they are welcomed and protected. They are taxpayer, students and workers.

Ms. Melendez then turned to the audience and asked what they wanted. The audience screamed ""Sanctuary City!". She then asked when they wanted it. The audience shouted "Now!". They repeated this chant three times at full volume.

ADJOURNMENT

Council President McCarthy adjourned the public speaking portion of the Council meeting at 7:07 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

CITY OF BRIDGEPORT

CITY COUNCIL MEETING

MONDAY, MAY 1, 2017

7:00 PM

City Council Chambers, City Hall - 45 Lyon Terrace

Bridgeport, Connecticut

CALL TO ORDER

Council President McCarthy called the meeting to order at 7:10 p.m.

PRAYER

Council President McCarthy requested Council Member McBride-Lee lead those present in prayer.

PLEDGE OF ALLEGIANCE

Council President McCarthy then requested Junior Council Member Brianna Davis to lead those present in reciting the Pledge of Allegiance.

ROLL CALL

City Clerk Martinez called the roll.

The following members were present:

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

A quorum was present.

Mayoral and City Council Citation(s): Recognizing Winifred Timberlake as the first African-American Woman on the City Council and Service to the City and the 131st District.

Council President McCarthy gave a brief overview of the reasons for these types of ceremonial recognition.

Council Member Banta said that Council Member Herron had suggested that Ms. Timberlake be recognized by the Council Members. Council Member Taylor-Moye expressed her thanks for Ms. Timberlake's work in her District. Council Member Herron then accepted the copies of the City Citation on behalf of Ms. Timberlake and said that she would deliver them to Ms. Timberlake.

MINUTES FOR APPROVAL:

Approval of City Council Minutes: April 3, 2017

**** COUNCIL MEMBER BRANTLEY MOVED THE CITY COUNCIL MINUTES OF APRIL 3, 2017.**
**** COUNCIL MEMBER VIZZO-PANICCIA SECONDED.**
**** THE MOTION TO APPROVE THE CITY COUNCIL MINUTES OF APRIL 3, 2017 AS SUBMITTED PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER HOLLOWAY MOVED TO COMBINE THE FOLLOWING COMMUNICATIONS TO BE REFERRED TO COMMITTEES ALONG WITH THE FOLLOWING RESOLUTIONS TO BE REFERRED TO BOARDS, COMMISSIONS:**

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

65-16 COMMUNICATION FROM OPED RE: PROPOSED "2017" NEIGHBORHOOD ASSISTANCE ACT PROGRAM, REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.

66-16 COMMUNICATION FROM CITY ATTORNEY RE: TWENTY DAY NOTICE TO SETTLE PENDING LITIGATION PURSUANT TO MUNICIPAL CODE SECTION 2.10.130 WITH ASHLEE COMSTOCK, ACCEPTED AND MADE PART OF THE RECORD.

68-16 COMMUNICATION FROM POLICE DEPARTMENT RE: PROPOSED MASTER EQUIPMENT LEASE-PURCHASE AGREEMENT WITH VERIZON CREDIT INC. REGARDING SERVICES AND EQUIPMENT FOR THE POLICE, FIRE AND EOC DEPARTMENTS UNDER THE NEXGEN SOFTWARE PURCHASE, REFERRED TO CONTRACTS COMMITTEE.

69-16 COMMUNICATION FROM LABOR RELATIONS RE: PROPOSED TENTATIVE AGREEMENT WITH THE BRIDGEPORT FIREFIGHTERS, IAFF, LOCAL 834 REGARDING THEIR BARGAINING UNIT CONTRACT, REFERRED TO CONTRACTS COMMITTEE.

70-16 COMMUNICATION FROM OPED RE: (REF. #119-15) PROPOSED RESOLUTION AUTHORIZING THE RENEWAL OF RENTAL SPACE FOR

THE DOWNTOWN DESIGN CENTER AS PART OF THE FEDERAL COASTAL RESILIENCY PROJECTS – 7 MIDDLE STREET, REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.

RESOLUTIONS TO BE REFERRED TO BOARDS, COMMISSIONS, ETC.:

67-16 RESOLUTION PRESENTED BY COUNCIL MEMBER(S) BANTA, TAYLOR-MOYE & BUKOVSKY RE: REQUEST THAT THE CITY'S TREE WARDEN REQUIRE ALL UTILITY COMPANIES WORKING IN THE CITY TO INCLUDE IN THEIR ANNUAL VEGETATION MANAGEMENT PLAN A LANGUAGE WITH CLEAR SIGNAGE REGARDING POSTINGS ON ANY TREE EARMARKED FOR PRUNING OR REMOVAL, REFERRED TO PUBLIC SAFETY AND TRANSPORTATION COMMITTEE.

71-16 RESOLUTION PRESENTED BY COUNCIL MEMBER(S) BUKOVSKY, BURNS & LYONS RE: PROPOSED AMENDMENT TO THE MUNICIPAL CODE OF ORDINANCES, CHAPTER 2.02 – ADMINISTRATIVE REGULATIONS GENERALLY, AMEND TO ADD NEW SECTION 2.02.080 – RESIDENCY REPORTING OF ALL MUNICIPAL ELECTED OFFICIALS AND BOARD AND COMMISSION MEMBERS, REFERRED TO ORDINANCE COMMITTEE.

**** COUNCIL MEMBER CASTILLO SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

***50-16 Contracts Committee Report re: Assignment of Tax Liens for Fiscal Year 2017.**

***53-16 Contracts Committee Report re: Agreement with the Bridgeport School Crossing Guards Association regarding their Bargaining Unit Contract for the Term of September 1, 2015 through August 31, 2021.**

***06-16 Economic and Community Development and Environment Committee Report re: Resolution requesting the Adoption of a Waterfront Master Plan.**

***42-16 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Disposition of Certain City-Owned Properties by Auction, Sale to Abutter or by sale to Community Based Housing Development Corporations.**

***44-16 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition of Property in Accordance with the Lower East End Municipal Development Plan.**

***217-15 Public Safety and Transportation Committee Report re: Resolution regarding Sidewalk Repair Pilot Program.**

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

***26-16 Public Safety and Transportation Committee Report re: Grant Submission: United States Department of Transportation Federal Highway Administration (FHWA) Earmark, CT 115, Construction of Intermodal Transportation Facility in Bridgeport.**

***47-16 Public Safety and Transportation Committee Report re: Resolution regarding Letter of Commitment for State Project No. L050-0002, Bridge No. 4225 – Bridge Replacement Commerce Drive/State Street Extension over Ash Creek – Town of Fairfield/City of Bridgeport Utilizing Local Transportation Capital Improvement Program (LOTCIP) Funding.**

***49-16 Public Safety and Transportation Committee Report re: Honorary Street Naming of a Portion of Lexington Avenue as "Jose A. Salgado Way".**

Council Member Vizzo-Paniccia requested that Agenda Item 217-15 and Agenda Item 49-16 be removed from the Consent Calendar.

Council President McCarthy requested City Clerk Martinez to read the remaining Consent Calendar Item in to the record.

**** COUNCIL MEMBER HOLLOWAY MOVED THE CONSENT CALENDAR AS FOLLOWS:**

***50-16 CONTRACTS COMMITTEE REPORT RE: ASSIGNMENT OF TAX LIENS FOR FISCAL YEAR 2017.**

***53-16 CONTRACTS COMMITTEE REPORT RE: AGREEMENT WITH THE BRIDGEPORT SCHOOL CROSSING GUARDS ASSOCIATION REGARDING THEIR BARGAINING UNIT CONTRACT FOR THE TERM OF SEPTEMBER 1, 2015 THROUGH AUGUST 31, 2021.**

***06-16 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION REQUESTING THE ADOPTION OF A WATERFRONT MASTER PLAN.**

***42-16 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION AUTHORIZING THE DISPOSITION OF CERTAIN CITY-OWNED PROPERTIES BY AUCTION, SALE TO ABUTTER OR BY SALE TO COMMUNITY BASED HOUSING DEVELOPMENT CORPORATIONS.**

***44-16 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY IN ACCORDANCE WITH THE LOWER EAST END MUNICIPAL DEVELOPMENT PLAN.**

***07-16 PUBLIC SAFETY AND TRANSPORTATION COMMITTEE REPORT RE: APPOINTMENT OF HECTOR DIAZ (D) TO THE BOARD OF POLICE COMMISSIONERS.**

***26-16 PUBLIC SAFETY AND TRANSPORTATION COMMITTEE REPORT RE: GRANT SUBMISSION: UNITED STATES DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION (FHWA) EARMARK, CT 115, CONSTRUCTION OF INTERMODAL TRANSPORTATION FACILITY IN BRIDGEPORT.**

***47-16 PUBLIC SAFETY AND TRANSPORTATION COMMITTEE REPORT RE: RESOLUTION REGARDING LETTER OF COMMITMENT FOR STATE PROJECT NO. L050-0002, BRIDGE NO. 4225 – BRIDGE REPLACEMENT COMMERCE DRIVE/STATE STREET EXTENSION OVER ASH CREEK – TOWN OF FAIRFIELD/CITY OF BRIDGEPORT UTILIZING LOCAL TRANSPORTATION CAPITAL IMPROVEMENT PROGRAM (LOTCIP) FUNDING.**

**** COUNCIL MEMBER BRANTLEY SECONDED.**
**** THE MOTION PASSED WITH NINETEEN (19) VOTES IN VOTES IN FAVOR AND ONE (1) ABSTENTION (NIEVES, AGENDA ITEM #53-16).**

217-15 Public Safety and Transportation Committee Report re: Resolution regarding Sidewalk Repair Pilot Program.

**** COUNCIL MEMBER PAOLETTO MOVED AGENDA ITEM 217-15 PUBLIC SAFETY AND TRANSPORTATION COMMITTEE REPORT RE: RESOLUTION REGARDING SIDEWALK REPAIR PILOT PROGRAM.**
**** COUNCIL MEMBER BRANTLEY SECONDED.**
**** THE MOTION PASSED WITH NINETEEN (19) IN FAVOR (BUKOVSKY, BURNS, BANTA, TAYLOR-MOYE, BRANTLEY, OLSON, MCCARTHY, HERRON, LYONS, MCBRIDE-LEE, SALTER, CASCO, CASTILLO, NIEVES, FELICIANO, PAOLETTO, SMITH, MARTINEZ, AND HOLLOWAY) AND ONE (1) OPPOSED (VIZZO-PANICCIA).**

49-16 Public Safety and Transportation Committee Report re: Honorary Street Naming of a Portion of Lexington Avenue as "Jose A. Salgado Way".

**** COUNCIL MEMBER MARTINEZ MOVED AGENDA ITEM 49-16 PUBLIC SAFETY AND TRANSPORTATION COMMITTEE REPORT RE: HONORARY STREET NAMING OF A PORTION OF LEXINGTON AVENUE AS "JOSE A. SALGADO WAY".**
**** COUNCIL MEMBER BRANTLEY SECONDED.**
Council Member Vizzo-Paniccia said there was no policy or procedure in place. She said that there were signs upon signs and it is confusing. For these reasons, she was opposed to the item.

Council Member Holloway said that he was not going to opposed the vote, but pointed out that on Route 130, there were numerous signs and one sign was removed by the State and dedicated to someone else without notifying the City.

Council Member Brantley said that she understood this and said it should be brought to the Stratford Council and to the State. It is wrong but she did not see why they should not provide the honor to someone who served the community, but it needs to be done correctly.

Council Member Casco said that he had questions about whether the people from the community could not just decide to remove a sign or add one.

**** THE MOTION PASSED WITH EIGHTEEN (18) IN FAVOR (BUKOVSKY, BURNS, BANTA, TAYLOR-MOYE, BRANTLEY, OLSON, MCCARTHY, HERRON, LYONS, MCBRIDE-LEE, SALTER, CASCO, CASTILLO, NIEVES, FELICIANO, SMITH, MARTINEZ, AND HOLLOWAY) AND TWO (2) OPPOSED (PAOLETTO AND VIZZO-PANICCIA).**

MATTERS TO BE ACTED UPON:

56-16 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Lonnie Blackwell.

**** COUNCIL MEMBER OLSON MOVED THE ITEM.**
**** COUNCIL MEMBER FELICIANO SECONDED.**
**** THE MOTION PASSED WITH SEVENTEEN (17) IN FAVOR (BUKOVSKY, BURNS, BANTA, TAYLOR-MOYE, BRANTLEY, OLSON, HERRON, LYONS, MCBRIDE-LEE, SALTER, CASCO, CASTILLO, NIEVES, FELICIANO, SMITH, MARTINEZ, AND HOLLOWAY); TWO (2) OPPOSED (PAOLETTO AND VIZZO-PANICCIA) AND ONE (1) ABSTENTION (MCCARTHY).**

57-16 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Jesus Manuel Perez.

**** COUNCIL MEMBER TAYLOR-MOYE MOVED THE ITEM.**
**** COUNCIL MEMBER HOLLOWAY SECONDED.**
**** THE MOTION PASSED WITH NINETEEN (19) IN FAVOR (BUKOVSKY, BURNS, BANTA, TAYLOR-MOYE, BRANTLEY, OLSON, MCCARTHY, HERRON, LYONS, MCBRIDE-LEE, SALTER, CASCO, CASTILLO, NIEVES, FELICIANO, PAOLETTO, SMITH, MARTINEZ, AND HOLLOWAY) AND ONE (1) OPPOSED (VIZZO-PANICCIA).**

46-16 Education and Social Services Committee Report re: Resolution regarding Grant Application Authorization for School Construction Work and Design Initiation at the Catholic Center located at 238 Jewett Avenue.
**** COUNCIL MEMBER PAOLETTO MOVED THE ITEM.**
**** COUNCIL MEMBER SMITH SECONDED.**

Council Member Lyons said that there were concerns about there was no final. Cost estimate; the street was too narrow and if there was extra money, it should be given to the BOE to fix the existing schools. She said that it was inevitable that some of the homes would be taken by eminent domain on the street because it was the only entrance to the building. She added that they had only seen the larger building and did not see the smaller building where Special Education would go. Council Member Lyons said that she could not be responsible for voting for this measure knowing the state of the existing schools.

Council Member Holloway said that in the 134th District Sacred Heart was buying homes and renting houses. He felt that the houses near this particular parcel should go forward.

Council Member McBride-Lee said that she was for education and would like to hear from those who own homes near the location felt. They have the right to give input. She wanted to know how this would affect the taxpayers.

Council Member Olson said that he would like the principal to speak to the Council. Council President McCarthy explained that the council was in the middle of a vote and the public could not participate. Council Member Olson said that right now the academy was divided into two separate building and this would provide a space for 36 students with special needs. Right now, the City does not have the space to address these children's needs. It costs up to$100,000 per student. He said that he did not have a problem with Council Member Lyons concerns, and agreed that it was location, location, location. While he was in favor of it, he realized there were issues to be resolved.

Council Member Holloway said that when you open a can of worms, they scatter. That is what happens with the 134th. He said that he had warned the Council Members about various locations and now Sacred Heart had put a large building at a particular location. The college students party every night and this has become a problem.

Council Member Lyons said that she was in the process of redoing the parking in the area. She said that there were over 200 signatures from residents who were concerned about their property being taken or losing property values.

Council Member Vizzo-Paniccia said that there was no such plan showing room for cars, buses, playgrounds or additional traffic. Council Member Vizzo-Paniccia said that she would be voting against this. It will be important to have a plan in place and show that they could support it.

Council Member Bukovsky said that she would like to thank Council Member Olson for the information that he distributed. Since she was not a member of the Education and Social Services Committee and Council Member Olson's hand out was the only information she had received on this major project. She would have to vote against this item until there was more information. She said that she was not against education but felt there was more that needed to be done.
Council Member Herron said that when Superintendent Vallas was here, the discussion was about providing services for the Special Education students by the District, but it never happened. Council Member Herron was concerned about bringing Special Education students back to Bridgeport when they are laying off teachers.

Council Member Martinez said that right now there are two schools that need serious work and they do not have the funds to complete those projects. There are rats running across the floor and mold. It is important to finish what they started. The City of Bridgeport needs to deal with the projects it has underway.

Council Member Brantley asked Council President McCarthy if this was based on funding from a grant and there needs to be permission to purchase the property. Council President McCarthy said that this was so. Council Member Brantley asked if there was a traffic study done. She said that her concern was about how they would be moving students around. She said that when she visited the school, she could not find a place to park and had to park some distance away. If the school was approved, the next thing that would happen would be that the school would be back asking the Council for money for transportation. The Council needs to be on top of the game. While she would love to see the Classical Studies Academy be established, this location was problematic.

Council Member Taylor-Moye said that she endorsed what Council Member Brantley and Council Member Martinez said. She said that not only are Special Education spaces needed, but teachers are needed. It will be important to have a location for these children that is able to accommodate the students and provide the services. With this she could not support the item.

**** COUNCIL MEMBER OLSON MOVED TO TABLE AGENDA ITEM 46-16.**
**** COUNCIL MEMBER BRANTLEY SECONDED.**
**** THE MOTION TO TABLE FAILED TO PASS WITH SEVEN (7) IN FAVOR (BUKOVSKY, BURNS, BRANTLEY, OLSON, NIEVES, PAOLETTO AND SMITH) AND THIRTEEN (13) OPPOSED (BANTA, TAYLOR-MOYE, MCCARTHY, HERRON, LYONS, VIZZO-PANICCIA, MCBRIDE-LEE, SALTER, CASCO, CASTILLO, FELICIANO, MARTINEZ, AND HOLLOWAY).**

**** THE MOTION TO APPROVE AGENDA ITEM 46-16 FAILED TO PASS WITH SIX (6) IN FAVOR (BURNS, BRANTLEY, OLSON, NIEVES, PAOLETTO AND SMITH) AND FOURTEEN (14) AGAINST (BUKOVSKY, BANTA, TAYLOR-MOYE, MCCARTHY, HERRON, LYONS, VIZZO-PANICCIA, MCBRIDE-LEE, SALTER, CASCO, CASTILLO, FELICIANO, MARTINEZ, AND HOLLOWAY).**

RECESS

Council President McCarthy called for a recess at 8:10 p.m. He called the meeting back into order at 8:15 p.m.

Council Member Holloway left the meeting at 8;15 p.m.

**** COUNCIL MEMBER BURNS MOVED TO SUSPEND THE RULES TO ADD AN ITEM REGARDING THE CAPITAL BUDGET (AGENDA ITEM 43-16).**
**** COUNCIL MEMBER PAOLETTO SECONDED.**

Council Member Feliciano stated that she had not received a copy of the proposed Capital Budget. Council President McCarthy stated that updated copies have been placed on the Council Members' desks before the meeting started.

**** THE MOTION TO SUSPEND THE RULES TO ADD AN ITEM REGARDING THE CAPITAL BUDGET (AGENDA ITEM 43-16) PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER BURNS MOVED AGENDA ITEM 43-16 THE FISCAL YEAR 2018-2020 BAC CAPITAL BUDGET.**
**** COUNCIL MEMBER PAOLETTO SECONDED.**

Council Member Lyons said that since the previous vote had been taken and the motion to include the purchase of the Catholic Center had failed, she was proposing that the $7,392,000 be removed and reallocated to the existing schools.

Council member Vizzo-Paniccia said that it should be noted that the previous vote had not passed, but wanted the item to go back to Committee.

Council Member Burns then clarified some of the details of the allocations. He pointed out that regarding Bassick, the renovations depended on the completion of the work at Harding.

**** COUNCIL MEMBER LYONS MOVED TO AMEND THE CAPITAL PLAN BY REMOVING THE LINE "BOE ACQUIRE & RENOVATE CATHOLIC CENTER (21% CITY SHARE) WITH $5,000,000 ALLOCATED FOR FY 2018 AND $2,392,000 FOR 2019 AND A GRAND TOTAL OF $7,392,000 FROM THE FISCAL YEAR 2018-2020 BAC CAPITAL BUDGET.**
**** COUNCIL MEMBER HERRON SECONDED.**
**** THE MOTION TO AMEND THE CAPITAL PLAN BY REMOVING THE LINE ITEM "BOE ACQUIRE & RENOVATE CATHOLIC CENTER (21% CITY SHARE) WITH $5,000,000 ALLOCATED FOR FY 2018 AND $2,392,000 FOR 2019 AND A GRAND TOTAL OF $7,392,000 FROM THE FISCAL YEAR 2018-2020 BAC CAPITAL BUDGET PASSED WITH ELEVEN (11) IN FAVOR (BANTA, MCCARTHY, HERRON, LYONS, VIZZO-PANICCIA, MCBRIDE-LEE, SALTER, CASCO, CASTILLO, FELICIANO AND MARTINEZ) AND EIGHT (8) OPPOSED (BUKOVSKY, BURNS, TAYLOR-MOYE, BRANTLEY, OLSON, NIEVES, PAOLETTO, AND SMITH).**

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE AGENDA ITEM 43-16 THE AMENDED FISCAL YEAR 2018-2020 BAC CAPITAL BUDGET WITH THE ADJUSTED TOTALS AS FOLLOWS:**

FY 2018 – $15,393,475.00;
FY 2019 – $54,765,000.00;
AND A GRAND TOTAL OF $166,094,475.00.

**** COUNCIL MEMBER HERRON SECONDED.**
**** THE MOTION TO APPROVE AGENDA ITEM 43-16 THE FISCAL YEAR 2018-2020 BAC CAPITAL BUDGET AS AMENDED PASSED UNANIMOUSLY.**

Council Member Brantley requested a moment of silence for Peter Clark, a former City of Bridgeport employee.

Council President McCarthy noted that Mayor Ganim was not present because his uncle, Greg Ganim, had also passed away.

Council Member Taylor-Moye said that a young man, Noel Diaz, had passed away due to complications of asthma.

Council Member Olson requested that everyone remember those who were victims of violence in the City. Those present then stood in respectful silence in memory of the various individuals who had recently passed away.

Council Olson reminded everyone that on May 6th, the Council would be voting on the City budget. He spoke about the importance of that decision and the need to find more money for the Board of Education. Education reduces crime and helps our children.

Council President McCarthy encouraged people to attend the budget meetings. He said that he had been doing the budget meetings for many years and never remembered a year like this one when they simply did not know what the State Budget was going to be.

Council Member Vizzo-Paniccia encouraged people to send their questions about the budget via email.

Council Member Feliciano thanked the administration for allowing the budget consultant. She said that he was very helpful.

Council Member Vizzo-Paniccia commented that there had been representation seven years ago and that last year, there was a sudden change.

Council Member Feliciano stated that the consultant last year had not been helpful.

Council Member Paoletto suggested that they check the minutes about this.

ADJOURNMENT

**** COUNCIL MEMBER OLSON MOVED TO ADJOURN.**
**** COUNCIL MEMBER BUKOVSKY SECONDED.**
**** THE MOTION TO ADJOURN PASSED UNANIMOUSLY.**

The meeting adjourned at 8:38 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

65-16 Referred to Economic and Community Development and Environment Committee on 5/1/2017.

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

April 24, 2017

Lydia Martinez
City Clerk
City of Bridgeport
45 Lyon Terrace
Bridgeport, Ct. 06604

Re: 2017 Neighborhood Assistance Act

Dear Ms. Martinez,

The Office of Planning & Economic Development requests review and approval of the attached list of organizations who are applying for approval under the 2017 Neighborhood Assistance Act. The NAA provides tax credits to businesses who contribute to community programs that have received both municipal and state approvals.

Your consideration of this matter is appreciated. Please feel free to call me at 203 727-2707 with any questions.

Sincerely,

Max Perez
Director of Business Development
City of Bridgeport
Office of Planning & Economic Development
999 Broad Street
Bridgeport, CT 06604
Tel: (203) 576-3976
Fax: (203) 576-3979
Cell: (203) 727-2707

CERTIFIED RESOLUTION

I, Frances Ortiz , Assistant City Clerk of the City of Bridgeport, a Connecticut Corporation (the "Contractor"), **DO HEREBY** certify that the following is a true and correct copy of a resolution duly adopted at a meeting of The Bridgeport City Council of the Contractor duly held and convened on _____, at which meeting a duly constituted quorum of the Bridgeport City Council was present and acting throughout and that such resolution has not been modified, rescinded or revoked and is at present in full force and effect:

RESOLVED: That the Mayor of the City of Bridgeport is empowered to enter into and amend contractual instruments in the name and on behalf of this Contractor with the Department of Revenue Services for the 2017 Neighborhood Assistance Act Program and to affix the corporate seal.

IN WITNESS WHEREOF, the undersigned has affixed his or her signature and the corporate seal of the Contractor this_____ day of _____, 2017.

(Seal or L.S.)

_____
Signature of Secretary or Clerk

CITY OF BRIDGEPORT

2017 CONNECTICUT NEIGHBORHOOD ASSISTANCE ACT

ORGANIZATION AMOUNT	PROGRAM
1. **Big Brothers Big Sisters of SW Ct, Inc.** $150,000	One to One Mentoring
2. **Bridgeport Public Education Fund, Inc.** $150,000	Bridgeport Public Education Education Fund Enrichment Program
3. **Central Ct Coast YMCA** $50,000	South End Community Center-Children and Family
4. **Central Ct Coast YMCA** $50,000	YMCA PALS Day care Centers
5. **Junior Achievement of Western Ct, Inc.** $50,000	financial literacy programs
6. **Mercy Learning Center** $150,000	Literacy and Life Skills Program
7. **Wakeman Memorial Asst, Inc** $3,400.00	Energy Efficient updates
8. **Bridgeport Neighborhood Trust** $150,000	East End Community Initiative
9. **Habitat for Humanity of Coastal Fairfield County** $150,000	Habitat CFC Program

10. **Hall Neighborhood House, Inc** Healthy cooking series

$25,000

11. **School Volunteer Association of Bridgeport** School Volunteer Programs

$12,000

12. **Southwestern Area Health Education Center, Inc**
Community Health Workers

$24,000

13. **Boys and Girls Club of Bridgeport, CT** Orcutt programs Administration

$150,000

14. **Boys and Girls Club of Bridgeport, CT** Operating and Capital Campaign

$150,000

15. **Bridgeport Economic Development Corporation** Bridgeport Brownfields Reclamation

$25,000

16. **Bridgeport Economic Development Corporation** Bridgeport Innovation Places
Strategic Plan

$50,000

17. **Connecticut Zoological Society** Greenhouse energy Conservation

$150,000

18. **Federation for Jewish Philanthropy of upper Ffld County** Integrated Child book

$95,000

19. **Neighborhood Studios of Fairfield County** Purchase of new Service bus

$84,500

20. **Cardinal Shehan Center** Swimming Program & Sailing

$25,000

21. **Bridgeport Rescue Mission** Window &RoofReplacement

$147,257

CITY OF BRIDGEPORT
OFFICE OF THE CITY ATTORNEY
999 Broad Street
Bridgeport, Connecticut 06604-4328

CITY ATTORNEY
R. Christopher Meyer

DEPUTY CITY ATTORNEY
John P. Bohannon, Jr.

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

ASSISTANT CITY ATTORNEYS
Eroll V. Skyers
Tamara J. Titre

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

COMM. 66-16 ACCEPTED AND MADE PART OF THE RECORD ON 5/1/2017

RECEIVED
CITY CLERK'S OFFICE
2017 APR 25 A 10:03
ATTEST
CITY CLERK

April 24, 2017

The Honorable City Council
City of Bridgeport
45 Lyon Terrace
Bridgeport, CT 06604

Re: **Settlement of Claim**
Ashlee Comstock v. P.O. William Miranda and City of Bridgeport

Dear Honorable Members:

The Office of the City Attorney proposes to settle the above referenced litigation in the amount of $10,900 payable to Salomone and Morelli, Trustees Ashlee Comstock. The action was claiming injuries sustained in motor vehicle incident on August 28, 2013 on Main and John Street, Bridgeport.

Pursuant to the City Council's Ordinance Section 2.10.130, this office hereby provides notice of its intent to settle this matter in accordance with the terms set forth in said Section 2.10.130.

If you wish to discuss the details of this case or have any questions, please feel free to contact me. If I am not immediately available, please speak with my Paralegal, Margo Litz, who will then follow-up with me. Further, if I do not hear from you within the twenty (20) day time period provided by the Ordinance, I will proceed to finalize settlement of this matter.

Very truly yours,

R. Christopher Meyer
City Attorney

RCM/kl

City of Bridgeport
DEPARTMENT OF POLICE
OFFICE OF THE CHIEF
300 Congress Street • Bridgeport, Connecticut 06604 • Telephone (203) 581-5111 • Fax (203) 576-8130

ARMANDO J. PEREZ
Chief of Police

COMM. #68-16 Ref'd to Contracts Committee on 05/01/2017.

April 25, 2017

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

Re: Resolution – **Verizon Credit Inc.**

To: Council Members

Attached, please find a Resolution for the **Verizon Credit Inc**. for services requested and equipment to be purchased for the Bridgeport Police / Fire / EOC / departments under the Nexgen software purchase for connectivity for the required operational devices to be placed in vehicles and apparatus.

If you have any questions or require any additional information please contact Captain Douglas M Stolze at 203-576-7720 or Douglas.Stolze@Bridgeportct.gov

Thank you,

Captain Douglas M Stolze
Commander of Administrative Services Bridgeport Police Department

RECEIVED
CITY CLERK'S OFFICE
2017 APR 25 P 1:14
ATTEST
CITY CLERK

VERIZON CREDIT INC.

RESOLUTION

CITY OF BRIDGEPORT
(Lessee)

WHEREAS, the City of Bridgeport ("Lessee"), a body politic and corporate duly organized and existing as a political subdivision, municipal corporation or similar public entity of the State of Connecticut is authorized by the laws of such State to purchase, acquire and lease personal property for the benefit of the Lessee and its inhabitants and to enter into contracts with respect thereto; and

WHEREAS, the Lessee desires to purchase, acquire and lease certain equipment (including maintenance and other support service agreements) constituting personal property necessary for the Lessee to perform essential governmental functions; and

WHEREAS, in order to acquire such equipment, the Lessee proposes to enter into a Master Equipment Lease-Purchase Agreement and other related documents (collectively, the "Agreement") with Verizon Credit Inc. (the "Lessor") to support Emergency CAD Dispatch and Police/Fire Document Retention Program, Nexgen; and

WHEREAS, the governing body of the Lessee deems it for the benefit of the Lessee and for the efficient and effective administration thereof to enter into the Agreement for the purchase, acquisition and leasing of the equipment to be therein described on the terms and conditions therein provided as approved by the respective departments and by the Office of the City Attorney;

Now, THEREFORE, BE IT AND IT Is HEREBY RESOLVED by the governing body of the Lessee as follows:

RESOLVED, that the following officers of the Lessee and each of them be, and they hereby are, authorized to: negotiate and enter into a Master Equipment Lease - Purchase Agreement on behalf of Lessee to purchase, acquire and lease certain personal property from Verizon Credit Inc. upon such terms and conditions as the officers, in their discretion, may deem to be in the best interests of Lessee, and to execute all documents and take other action on behalf of the Lessee as may be necessary or convenient to effectuate and comply with such Agreement, including delegating to another employee of the Lessee the responsibility for signing a Certificate of Acceptance for the equipment lease-purchased;

RESOLVED that nothing contained in these resolutions, the Agreement nor any other instrument executed in connection with the transactions contemplated by the Agreement shall be construed with respect to the Lessee as incurring a pecuniary liability or charge upon the general credit of the Lessee or against its taxing power, nor shall the breach of any agreement contained in these resolutions, the Agreement or any other instrument or document executed in connection therewith impose any pecuniary liability upon the Lessee or any charge upon its general credit or against its taxing power, except to the extent that the rent payments payable under each Schedule executed pursuant to the Agreement are special limited obligations of the Lessee as provided in such Schedule;

RESOLVED, that to the extent that any of the actions described in the previous resolutions have preceded the date of the adoption of such resolution by the Lessee, that all such actions are hereby authorized, confirmed and ratified as of such earlier date;

RESOLVED, that the officers referred to in the foregoing resolutions are as follows:

Name: Joseph P. Ganim Title: Mayor (As to all documents)

Name: Kenneth Flatto Title: Director of Finance (As to finance and tax documents0

Name: Nestor Nkwo Title: Director of Office of Policy and Management (As to finance and tax documents)

Name: Armando J. Perez Title: Chief of Police (As to acceptance Documents).

FURTHER RESOLVED, that Verizon Credit Inc. is authorized to rely upon the aforesaid resolutions until receipt by it of thirty (30) days prior written notice of any change.

CITY OF BRIDGEPORT, CONNECTICUT
OFFICE OF LABOR RELATIONS
45 Lyon Terrace • Bridgeport, Connecticut 06604 • Telephone (203) 576-7610

JANENE HAWKINS
Director

JOSEPH P. GANIM
Mayor

COMM. #69-16 Ref'd to Contracts Committee on 05/01/2017.

April 25, 2017

RECEIVED
CITY CLERK'S OFFICE
2017 APR 25 P 3:12
ATTEST
CITY CLERK

Honorable City Council Members
Office of the City Clerk
City of Bridgeport

RE: Bridgeport Firefighters, IAFF, Local 834

Dear Honorable Members:

The City of Bridgeport and the Bridgeport Firefighters, IAFF, Local 834 have reached an agreement regarding their bargaining unit contract to extend the current CBA to 6/30/2020. This agreement is fair and equitable for both sides and provides the City with an important wage concession in 2017.

Attached for your review is an executed Tentative Agreement between the parties.

Please note that Connecticut General Statute §7-474(b) imposes two (2) important time constraints related to action by a legislative body on this type of agreement. These are:

1. [The agreement] *shall be submitted by the bargaining representative of the municipality within fourteen days of the date on which such agreement is reached to the legislative body which may approve or reject such request as a whole …* [As this agreement was fully signed on April 20, 2017, we have met this requirement.]

2. *Such request [to approve the agreement] shall be considered approved if the legislative body fails to vote to approve or reject such request within thirty days of the end of the fourteen-day period for submission to said body.* [Based on this language, if the City Council does not accept or reject the agreement by Saturday, June 3, 2017, the agreement will be considered approved by operation of law.]

This office respectfully requests the City Council approve the attached negotiated agreement.

Sincerely,

Janene Hawkins
Director of Labor Relations

cc: Mayor Joseph P. Ganim
Kimberly Staley, CAO
Daniel Shamas, Chief of Staff – Office of the Mayor
Robert Whitbread, President – IAFF, Local 834

Tentative Agreement

City of Bridgeport &

Bridgeport Firefighters IAFF, Local 834

1. **Contract term** – is extended out to June 30, 2020.

2. **Wages**
   January 1, 2017 – 0%
   January 1, 2018 – 2.5%
   January 1, 2019 – 2.5%
   January 1, 2020 – 2.0%
   - $.30 / hr night differential increase to take effect upon Feb 15 2017 ratification of agreement.

3. **Recognition**
   The City hereby recognizes the Union as the exclusive representative and bargaining agent for the employees covered by this contract, for the purposes of establishing wages, hours and other conditions of employment. The employees covered by this contract are all uniformed and investigatory positions within the Bridgeport Fire Department, except that of Deputy Fire Chief Executive Officer, Deputy Chief of Administration, Fire Marshal and Fire Chief.

4. **Manpower**
   A.) The Union agrees that the position of Aide to the Fire Chief be changed from Captain to Lieutenant, so long as the Captains position is retained and reassigned to the Training Division.
   B.) The Union agrees that the Safety Officers permanently assigned to all shifts (A, B, C, D) be the rank of Lieutenant so long as the Captains position is retained and reassigned to the Training Division.
   C.) The Training Division will now be called the *Special Services Division*. The position formerly referred to as Training Chief will now be Special Services Chief. The minimum number assigned to the Special Services Division, in addition to the Chief, shall be 1 Captain/Training, 1 Captain/Emergency Management-Communication and 1 Captain/Safety-EMS.
   D.) The Administrative Division will consist of a minimum staffing of 1 Captain, 1 Lieutenant (Chief's Aide) and 1 Firefighter, who will hold the supply/quartermaster position.
   E.) The maximum staffing level of 66 per shift (A, B, C, D) will become permanent contract language and will not sunset at the end of this contract.

5. **Article 9 – Holidays**

Modify language in Section 1, ¶5 as follows:

Each employee who wishes to receive holiday pay in lieu of compensatory days off shall notify the Clerk of the Board of Fire Commissioners, in writing, prior to March 31st of each contract year, of the number of days of holiday pay, up to the maximum number hereinbefore provided, which the employee has elected to receive for that contract year. On or before the second pay day in April of each contract year, the City shall pay to each employee the holiday pay which the employee has so elected to receive for that contract year.

FOR THE CITY

4/14/17

Joseph P. Ganim, Mayor

Janene Hawkins,
Director of Labor Relations 4/19/17

FOR THE UNION

Robert Whitbread, President
IAFF Local 834

David Dobbs, Vice President
IAFF Local 834

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. #70-16 (Ref. #119-15) Ref'd to ECD&E Committee on 5/1/2017

April 26, 2017

The Honorable City Council
45 Lyon Terrace
Bridgeport, CT 06604

RE: Renewal of Rental of Space for Downtown Design Center;
Federal Coastal Resiliency Projects (Ref item #119-15)

Dear Honorable Members of the City Council:

Please find attached for your review and consideration a resolution regarding the City's renewal of the lease of commercial space at 7 Middle Street in support of the $50 Million federally funded effort to address coastal resiliency issues in Bridgeport's South End neighborhood through the national Rebuild by Design (RBD) and the National Disaster Resilience (NDR) programs.

A representative of the Office of Panning and Economic Development, as well as a representative of the RBD-NDR Programs, will attend the Council's Economic and Community Development and Environment Committee to discuss the program and the proposed lease in thorough detail.

Thank you for your attention and consideration of this matter.

Sincerely,

Bill Coleman
Deputy Director

c: Tom Gill, Director

Attachment

RECEIVED
CITY CLERK'S OFFICE
2017 APR 26 P 3:37
ATTEST
CITY CLERK

A Resolution Authorizing the Renewal of a Lease
For the Downtown Design Center
As part of
Federal Coastal Resiliency Projects in Bridgeport

WHEREAS, the State of Connecticut has received more than $50 Million of federal funding through the Rebuild by Design (RBD) program and the National Disaster Resilience (NDR) program to address coastal resiliency issues in Bridgeport's South End neighborhood; and

WHEREAS, as part of the application for the Rebuild by Design program, the City proposed the concept of a Downtown Design Center which would be a central location for the planning for coastal resiliency and community engagement in the City of Bridgeport; and

WHEREAS, the need was articulated for transparent space where community meetings could be held and design products would be displayed and visible through windows on the street at a convenient location accessible to transit: and

WHEREAS, the City of Bridgeport itself had no conforming space that was ready to occupy and could be exclusively dedicated to the Design Center activity for an extended period of time; and

WHEREAS, space was investigated in several buildings and discussed with several potential landlords in downtown Bridgeport and it was found that 7 Middle Street was the only space downtown with the prerequisite visibility that was also move-in ready; and

WHEREAS, the City Council approved a lease for this space per Item #119-15 on June 6, 2016;

WHEREAS, RBD-NDR has occupied and continues to occupy 7 Middle Street via the approved lease, which expired on December 31, 2016;

WHEREAS, RBD-NDR and the City would like to renew the lease through a term that would run from 1/1/17 to 12/31/17 at an annual cost to the City of $25,200 with a renewal (at the City's election) from 1/1/18 to 12/31/18 at an annual cost of $26,400;

NOW, THEREFORE BE IT RESOLVED, that the City Council authorizes the Mayor and/or the Director of the Office of Planning and Economic to enter into the renewed lease in a manner consistent with the information in this resolution, and to take any and all other necessary actions consistent with this resolution.

COMMERCIAL LEASE

THIS COMMERCIAL LEASE (this "Lease") is made and entered into effective on January 1, 2017 (the "Effective Date") by and between 109 WALL, LLC a Connecticut limited liability company at 10 Middle St. Bridgeport, CT 06604 ("Landlord") and WAGGONNER & BALL ARCHITECTS, 2200 Prytania Street, New Orleans LA 70130 ("Tenant").

Landlord hereby leases to Tenant and Tenant hereby hires from Landlord, upon the terms, conditions and covenants herein contained, those certain premises containing approximately 1,812 square feet (the "Leased Premises"). The Leased Premises are located on the ground floor of Landlord's building located at an address of 7 Middle Street, Bridgeport, CT (the "Building").

THIS LEASE is made upon the following terms and conditions:

1. Term. The term of this Lease (the "Term") shall be a period of twelve (12) months commencing on January 1, 2017 (the "Commencement Date") and expiring at 11:59 p.m. on December 31, 2017.

2. Rent. Beginning on the Commencement Date and continuing throughout the Term, Tenant shall pay Landlord rent in the amount of Twenty Five Thousand Two Hundred Dollars (the "Rent") for the twelve month Term. The Rent shall be payable to Landlord at 10 Middle Street, 17th Floor, Bridgeport CT or such other address as may be designated from time to time by written notice from Landlord. Landlord acknowledges the CITY OF BRIDGEPORT as payor/payer for Rent on behalf of Waggoner & Ball Architects.

3. Delivery by Landlord/Repair and Maintenance. Landlord agrees to deliver possession of the Leased Premises to Tenant on the Commencement Date in a clean and broom-swept condition, free from all garbage, refuse and debris with all systems in good mechanical and operating order. Landlord shall make necessary structural repairs to the Building and shall keep in good condition and repair the foundations and roof of the Building. Landlord shall maintain the common areas servicing the Building in good condition and repair, and Tenant shall reimburse Landlord for its 1/3 proportionate share of the common area expenses. Landlord shall not be required to make any such repairs where same were caused or occasioned by any act, omission or negligence of Tenant, any subtenant or concessionaire of Tenant, or any of their respective officers, employees, agents, customers, invitees or contractors. Landlord shall not be required to commence any such repair until notice shall be received from Tenant specifying the nature of the repair. Except for repairs required to be performed by Landlord in this Lease, Tenant, at its own expense, shall perform all maintenance and make all repairs in or to the Leased Premises, and shall keep clean, neat, safe, sanitary, in good order, repair and condition the Leased Premises. With respect to any maintenance or repair required to be performed by Tenant under any provision of this Lease, Landlord shall have the right and option (but not the obligation) ten (10) days after written notice to Tenant of such requirement, to perform the same on behalf of Tenant, and at Tenant's sole cost and expense. In the event that Landlord elects to perform any of the foregoing on behalf of Tenant, then, at the sole option of Landlord, Tenant

shall pay Landlord on demand all reasonable costs and expenses actually incurred by Landlord in performing same. Notwithstanding the foregoing, Tenant, at its expense, shall be responsible for repairing any damage to the Leased Premises caused by Tenant.

4. Use of Leased Premises/Compliance with Laws. The Leased Premises may be used and occupied by Tenant for office use only. Tenant shall comply with all applicable laws, ordinances and regulations respecting Tenant's business operations conducted upon the Leased Premises.

5. Real Estate Taxes. Landlord, at its expense, shall pay, prior to delinquency, all ad valorem property taxes imposed upon the land and improvements comprising the Leased Premises becoming due and payable during the Term and agrees to hold Tenant harmless with respect thereto. Tenant shall reimburse Landlord monthly for its 1/3 proportionate share of Real Estate Taxes.

6. Utilities. All utilities shall be at the sole expense of Tenant. Tenant shall make payments directly to the service provider with the exception of water use and WPCA fees. Landlord shall invoice Tenant for Tenant's proportionate share of Water Use and WPCA fees as Additional Rent. Any and all sums required to be paid by Tenant hereunder, shall, for purposes of Landlord's rights upon the non-payment thereof, be deemed in all respects to be "Additional Rent" subject to the same duties and obligations and the same remedies of Landlord for the non-payment of the Rent. Tenant shall provide and pay for its own cleaning and janitorial services in the Premises.

7. Insurance. Landlord, at its expense, shall be responsible for insuring the building and improvements in which the Leased Premises are located. Tenant, at its expense, shall be responsible for insuring Tenant's personal property located on the Leased Premises. Tenant shall secure and carry, at its own expense, throughout the Term, the following insurance: (a) comprehensive general public liability insurance in respect of the Leased Premises and the conduct and operation of its business therein, with Landlord as an additional insured, and, at Landlord's request, with the mortgagees of all or any part of the Building as additional insured(s), with limits of not less than ONE MILLION ($1,000,000.00) DOLLARS for bodily injury or death to any one person and THREE MILLION ($3,000,000.00) DOLLARS for bodily injury or death to any number of persons in any one occurrence, and FIVE HUNDRED THOUSAND ($500,000.00) DOLLARS for property damage, including water damage and sprinkler leakage legal liability, to be written on an "occurrence basis", so-called, (b) fire and extended coverage insurance in respect of Tenant's fixtures, furniture, furnishings, removable floor coverings, equipment, signs and all other Tenant's Improvements and/or property of Tenant in the Leased Premises in amounts equal to the full replacement value thereof, and (c) any other insurance reasonably required by Landlord. Before the commencement of the Term, Tenant shall deliver to Landlord certificates naming Landlord as additional insureds for on-going and completed operations and evidencing such fully paid-for coverage. Landlord acknowledges and agrees that the foregoing insurance requirements of Tenant may be satisfied in whole or in part through one or more self-insurance plans and/or commercial policies, including, without limitation, "umbrella" policies.

8. Casualty. If the Leased Premises are destroyed or damaged by fire or other casualty during the Term so as to render the Leased Premises untenantable, then Tenant may terminate this Lease as of the date of the damage.

9. Alterations. Tenant agrees not to make any interior and/or exterior alterations or additions to any portion of the Leased Premises without the prior written consent of Landlord. Notwithstanding the foregoing,

10. Assignment and Subletting. Tenant shall have no right to assign Tenant's interest in this Lease or to sublet the Leased Premises without having obtained the prior written consent of the Landlord, which consent may be denied or withheld in Landlord's sole discretion.

11. Default. If Tenant fails to pay any Rent or Additional Rent or other amount payable by Tenant hereunder within five (5) days of Tenant's receipt of written notice from Landlord or if Tenant otherwise fails to perform under this Lease and such default is not cured within ten (10) days after Tenant's receipt of written notice from Landlord (each being herein defined as an "Event of Default"), Landlord may terminate this Lease and Tenant's right to occupy the Leased Premises; provided, however, that in the event such failure is not capable of being cured within such ten (10) day period, Tenant shall be given such additional time as is required to cure such failure, so long as Tenant commences such cure within said ten (10) day period and diligently prosecutes the cure to completion. This Lease and the Term and estate hereby granted are subject to the limitation that, whenever an Event of Default has occurred and is continuing (beyond any applicable cure period), Landlord will have the right, notwithstanding the fact that Landlord may have some other remedy hereunder or at law or in equity, to terminate this Lease on a date specified in a written termination notice delivered to Tenant, which date must be at least five (5) days after the date Tenant receives such termination notice. Upon the date specified in Landlord's termination notice, this Lease and the estate hereby granted will terminate with the same force and effect as if the date specified in Landlord's notice was the expiration date of the Term. If Landlord terminates this Lease pursuant to this Section 11, Tenant will remain liable for (i) the sum of (x) all Rent, Additional Rent, and other amounts payable by Tenant hereunder until the date this Lease would have expired had such termination not occurred, and (y) all reasonable expenses actually incurred by Landlord in re-entering the Leased Premises, repossessing the same, making good any default of Tenant, removing and storing any property left in the Leased Premises following such termination, and any and all reasonable expenses which Landlord may incur during the occupancy of any new tenant (other than expenses of a type that are Landlord's responsibility under the terms of this Lease); less (ii) the net proceeds of any reletting actually received by Landlord. Tenant agrees to pay to Landlord the difference between items (i) and (ii) above with respect to each month during the period that would have constituted the balance of the Term, at the end of such month. Landlord agrees to use reasonable efforts to mitigate its damages resulting from and Event of Default, including reasonable efforts to relet the Leased Premises.

12. Surrender. Upon the expiration or earlier termination of this Lease, Tenant shall surrender the Leased Premises to Landlord in as good condition as when received, ordinary wear and tear excepted. Tenant may remove any of Tenant's trade fixtures, furniture, equipment and other personal property from the Leased Premises and Tenant shall repair any damage which may result to the Leased Premises from such removal. Any personal property remaining in the

Leased Premises after the expiration or earlier termination of this Lease will be deemed to have been abandoned by Tenant and Landlord will have the right to retain such property as its own or dispose of such property at Tenant's sole cost and expense. If Tenant, holds over possession of the Leased Premises beyond the expiration or earlier termination of this Lease, such holding over will not be deemed to extend the Term or renew this Lease but such holding over will continue upon the terms, covenants and conditions of this Lease except that the charge for use and occupancy of the Leased Premises for each calendar month or portion thereof that Tenant or such assignee or subtenant holds over will be a liquidated sum equal to Four Thousand Dollars and Additional Rent charges then in effect preceding the expiration or earlier termination of this Lease.

13. Quiet Enjoyment. So long as Tenant pays the Rent and performs Tenant's covenants, Tenant shall peacefully and quietly hold the Leased Premises throughout the Term free from hindrance or molestation by Landlord and others claiming by, through or under Landlord.

14. Notices. Any notice required or permitted to be given to a party under the provisions of this Lease shall be in writing and shall be delivered as follows: (i) personally served upon the party receiving notice, (ii) mailed by certified or registered United States mail, postage prepaid, return receipt requested, or (iii) sent via another receipted courier service, addressed as follows:

Landlord: **109 WALL, LLC**
Attention: Karolyn M. Egbert
10 Middle St., 17th Floor
Bridgeport, CT 06604

Tenant: **WAGGONNER & BALL ASSOCIATES**
Attention: David Waggonner
2200 Prytania Street
New Orleans LA 70130

Either party may, from time to time, change its notice address by written notice to the other party at its then-current mailing address, in accordance with the provisions of this Section.

15. Waiver. No waiver by the parties hereto of any default or breach of any term, condition or covenant shall be deemed to be a waiver of a later violation of the same or of any other term, condition or covenant contained herein.

16. Brokers. Except as herein specifically provided, each party warrants and represents to the other that it has not authorized any broker or finder or other persons to act on its behalf in connection with this Lease and that it has not dealt with any broker or finder purporting to act for any other party. Each party agrees to indemnify and hold the other harmless with respect to a breach of the foregoing warranty and representation. The parties acknowledge that

Trefz Properties ("Landlord's Broker") represents Landlord. Landlord agrees to pay to Landlord's Broker a real estate commission pursuant to a separate agreement between Landlord and Landlord's Broker.

17. Binding Effect. This Lease and the covenants and agreements of the parties hereunder shall be binding upon and inure to the benefit of Landlord and Tenant and their respective successors and assigns.

18. Partial Invalidity. In the event any clause, term or condition of this Lease shall be determined to be illegal or unenforceable under any applicable governmental laws, orders, rules or regulations, this Lease shall remain in full force and effect as to all other terms, conditions and provisions.

19. Entire Agreement. This Lease constitutes the entire agreement of the parties with respect to the subject matter hereof and may be amended or modified only in writing signed by both parties, and all prior agreements or understandings between the parties, either oral or written, are superseded by this Lease.

20. Law Governing. This Lease shall be governed by the laws of the State in which the Leased Premises is located.

21. Environmental. Landlord warrants and represents to Tenant that the Leased Premises are free from any recognized environmental conditions, hazardous materials or other environmentally threatening condition or material. Landlord agrees to indemnify and hold harmless Tenant from and against any and all liabilities (including reasonable attorney fees) arising from the violation of the warranties and representations of Landlord made herein, including, without limitation, those warranties and representations made in this Section 21.

22. Attorney Fees. In the event of default by Tenant in the performance of any of the covenants of this Lease or the payment of any rent, additional rent or other sums due hereunder, then Tenant agrees to pay any and all costs actually incurred by Landlord in the collection and/or enforcement thereof, including reasonable attorneys' fees, all whether or not suit shall have been commenced. In the event it becomes necessary to commence a lawsuit to enforce or otherwise give effect to the terms of this Lease, the prevailing party shall be entitled to recover from the other party reasonable attorney fees and expenses actually incurred by reason of the lawsuit.

23. Security Deposit. Tenant, upon the execution of this Lease, shall deposit with Landlord the sum of **Four Thousand Dollars ($4,000.00)** as a Security Deposit. Said deposit shall be held by Landlord without liability for interest, as security for the faithful performance by Tenant of all of the terms, covenants and conditions of this Lease by Tenant to be kept and performed during the term hereof. In the event of the failure of Tenant to keep and perform any of the terms, covenants and conditions of this Lease to be kept and performed by Tenant, then Landlord at its option may appropriate and apply said entire security deposit, or so much thereof as may be necessary, to compensate the Landlord for loss or damage sustained or suffered by Landlord due to such breach on the part of Tenant. Should Tenant comply with all of said terms, covenants and conditions and promptly pay all of the rent herein provided for as it falls due, and

all other sums payable by Tenant to Landlord hereunder, the said security deposit shall be returned in full to Tenant at the end of the term of this Lease, or upon the earlier termination of this Lease.

24. This Lease may be executed in counterparts each of which shall be deemed an original and all of which together shall constitute one instrument. Facsimile or electronically transmitted signatures shall be deemed for all purposes to be originals.

IN WITNESS WHEREOF, the parties have executed this Lease as of the Effective Date.

LANDLORD:
109 WALL, LLC

_____

_____

By_____
Chris C. Trefz

TENANT:
WAGGONNER & BALL ARCHITECTS

_____

_____

By:_____
David Waggonner, President

PAYOR/PAYER:
CITY OF BRIDGEPORT

_____

_____

By:_____
Edward Lavernoich, OPED Director
as authorized by resolution

OFFICE OF THE CITY CLERK
RESOLUTION FORM

CITY CLERK'S OFFICE RECEIVED
2017 APR 26 P 2:05
ATTEST CITY CLERK

SECTION I	CITY COUNCIL SUBMISSION INFORMATION
Log ID/Item Number:	67-16
Submitted by Councilmember(s):	Jack O. Banta
Co-Sponsors(s):	Denese Taylor-Moye Kathryn M. Bukovsky Choose an item. Choose an item.
District:	131ST
Subject:	Posting of Trees for Pruning or Removal by Utility Companies
Referred to:	Public Safety and Transportation Committee
City Council Date:	May 1, 2017

SECTION II RESOLUTION *(PLEASE TYPE BELOW)*

WHEREAS, the Bridgeport City Council fully recognizes and acknowledges that it is important that trees and vegetation be appropriately maintained by utility companies to avoid damage to their lines and facilities and to prevent the interruption of crucial utility company services during emergencies and major disasters; and

WHEREAS, City Ordinance designates the Director of Parks and Recreation as the city's Tree Warden; and

WHEREAS, the Connecticut Legislature has enacted Chapter 283 § 16-234 which gives the city's Tree Warden greater prominence, and private property owners and abutters greater roles, in the plans of Connecticut utility companies for annual vegetation management, especially the notice and approval of tree removal or pruning; and

WHEREAS; we know that in the complexities of our urban setting that the notification of some private property owners and abutters that a utility company has plans to remove or prune their tree(s) under its vegetation management plan will be not be accomplished in a timely manner but impact the community nonetheless; and

WHEREAS, to ensure that our existing trees and vegetation assist in the natural control of solar heat, soil conservation, flood control, air pollution, noise control and provide relief from the complexities of the urban environment we direct the Tree Warden to require utility companies include in their annual vegetation management plan for the posting of a public notice in clear language on each tree they plan to remove or prune; and

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL that the city's Tree Warden require all utility companies working in the city include in their annual vegetation management plan, submitted in partial fulfillment of their responsibilities under Chapter 283 § 16-234 to the city, include language that the utility company will post on any tree it has earmarked for removal or pruning under their annual vegetation management plan signage in clear language that gives private property owners, abutters and the general public adequate notice.

- Attached are City Ordinance 2.50.050 and State Statute Chapter 283 § 16-234 -

OFFICE OF THE CITY CLERK
RESOLUTION FORM

SECTION III	SUBSEQUENT REFERRALS/REPLIES AND DATE SENT/RECEIVED		
DEPARTMENT	**Referral date sent**	**Response Received**	**Date reply received**
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	

SECTION IV	PUBLIC HEARING INFORMATION	
Public Hearing Required	**Details**	**Date**
☐ Yes ☐ No	**Public Hearing Ordered on:**	
	CT Post Publication Date(s):	
	Public Hearing Held on:	

SECTION V	AMENDMENTS/EXHIBITS	
Choose an item.	☐Yes ☐ No	**Date:**

SECTION VI	COMMITTEE ACTION/APPROVAL INFORMATION	
Choose an item.	☐Yes ☐ No	**Date:**
Choose an item.	☐Yes ☐ No	**Date:**
Choose an item.	☐Yes ☐ No	**Date:**

SECTION VII	WITHDRAWN/SINE DIE INFORMATION	
Choose an item.	☐Yes ☐ No	**Date:**

SECTION VIII	DATE OF APPROVAL/DENIAL FROM CITY COUNCIL
City Council Approval Date:	

SECTION IX	COMMENTS (*if any*)

2.50.050 - Duties of director of parks and recreation.

The director of parks and recreation duly appointed according to Chapter 11, Section 12 of the compiled Charter and Related Laws of the city found on file in the office of the city clerk, will also serve as the tree warden and as the director and administrative head of the department of parks and recreation. He shall be responsible for the efficiency, discipline and good conduct of the department and its personnel and for the care and custody of all property used by the department, subject to the direction of the board of park commissioners. In his capacity as tree warden he shall have the authority designate deputy tree wardens.

(Ord. dated 8/1/05: Ord. dated 12/21/92 § 75(d); prior code § 22-32)

CHAPTER 283*
TELEPHONE, GAS, POWER AND WATER COMPANIES

Sec. 16-234. Conducting vegetation management; notice to abutting and private property owners. Changing location of, erecting or placing wires, conductors, fixtures, structures or apparatus over, on or under any highway or public ground; rights of adjoining proprietors. Objections or requests for modifications. Removal or disposition of debris in utility protection zones. Provision of vegetation management plan to town or borough. Public availability. (a) As used in this section:

(1) "Utility" means a telephone, telecommunications or electric distribution company, each as defined in section 16-1;

(2) "Utility protection zone" means any rectangular area extending horizontally for a distance of eight feet from any outermost electrical conductor or wire installed from pole to pole and vertically from the ground to the sky;

(3) "Hazardous tree" means any tree or part of a tree that is (A) dead, (B) extensively decayed, or (C) structurally weak, which, if it falls, would endanger utility infrastructure, facilities or equipment;

(4) "Vegetation management" means the retention of trees and shrubs that are compatible with the utility infrastructure and the pruning or removal of trees, shrubs or other vegetation that pose a risk to the reliability of the utility infrastructure. Until such time as the Department of Energy and Environmental Protection issues standards for identifying such compatible trees and shrubs, the standards and identification of such compatible trees and shrubs shall be as set forth in the 2012 final report of the State Vegetation Management Task Force;

(5) "Pruning" means the selective removal of plant parts to meet specific utility infrastructure reliability goals and objectives, when performed according to current professional tree care standards and in a manner that retains the structural integrity and health of the vegetation;

(6) "Abutting property owner" means the owner of the property abutting or adjacent to that portion of a public road, public highway or public grounds where the tree or shrub that the utility proposes to remove or prune is located; and

(7) "Private property owner" means the owner of the property where a tree or shrub the utility proposes to remove or prune is located, which may include municipally owned land.

(b) A utility may perform vegetation management within the utility protection zone, as necessary, to secure the reliability of utility services.

(c) (1) In conducting vegetation management, no utility shall prune or remove any tree or shrub within the utility protection zone, or on or overhanging any public road, public highway or public ground, without delivering notice of the proposed vegetation management to the abutting property owner or private property owner. Such notice shall include the option for the abutting property owner or private property owner to consent, in writing, to such proposed pruning or removal, object to such proposed pruning or removal or modify such proposed pruning or removal. The notice shall include instructions regarding how the recipient may object in accordance with subdivision (3) of this subsection. Such notice shall also include a statement that if a person objects to the proposed pruning or removal, and such tree falls on any utility infrastructure, such person shall not be billed by the utility for any resulting damage. If requested by an owner of private property, the utility, municipality or the Commissioner of Transportation, as appropriate, shall provide such owner with information regarding whether a tree or shrub to be pruned or removed is in the public right-of-way or whether such tree or shrub is on such owner's private property.

(2) Notice shall be considered delivered when it is (A) mailed to the abutting property owner or private property owner via first class mail, electronic mail or text message, (B) delivered, in writing, at the location of the abutting property or private property owner, or (C) simultaneously conveyed verbally and provided in writing to the abutting property owner or private property owner. A utility shall deliver such notice to the abutting property owner or private property owner at least fifteen business days before the starting date of any such pruning or removal.

(3) The notice shall indicate that (A) objection to pruning or removal shall be filed, in writing, with the utility and either the tree warden of the municipality or the Commissioner of Transportation, as appropriate, not later than ten business days after delivery of the notice, and (B) the objection may include a request for consultation with the tree warden or the Commissioner of Transportation, as appropriate. For purposes of this section, an abutting property owner may file an objection or request for modification by (i) sending a written objection or request for modification to the utility or tree warden at the address for each specified on the notice, provided if the written objection is mailed, it shall be deemed received on the date it is postmarked, or (ii) sending by electronic mail an objection or request for modification to the dedicated electronic mail address maintained by the utility as specified on the notice.

(4) The utility shall not prune or remove any tree or shrub that is outside of the public right-of-way unless it receives written affirmative consent from the private property owner to whom notice is required in accordance with subdivision (2) of this subsection.

(5) If no objection is filed by the abutting property owner in accordance with subdivision (3) of this subsection, the utility may prune or remove the trees or shrubs for which notice of pruning or removal has been delivered, provided the utility has also received a permit as required by subsection (f) of section 23-65. Nothing in this chapter shall be construed to limit the power and authority of a tree warden as set forth in subsection (f) of section 23-65.

(6) If the abutting property owner files an objection or request for modification pursuant to subdivision (3) of this subsection, or if the utility does not accept the modification to the original notice, as described in subdivision (1) of this subsection, the tree warden of the municipality or the Commissioner of Transportation, as appropriate, shall issue a written decision as to the disposition of the tree or shrub not later than ten business days after the filing date of such objection. This decision shall not be issued before a consultation with the abutting property owner if such a consultation has been requested. The abutting property owner or the utility may appeal the tree warden's decision to the Public Utilities Regulatory Authority within ten business days after the tree warden's decision.

(A) Prior to the final decision in the docket described in subsection (c) of section 16-32h, the authority shall hold a hearing within sixty calendar days of receipt of the abutting property owner's or utility's written appeal of the tree warden's decision and shall provide notice of such hearing to the abutting property owner, the tree warden or the Commissioner of Transportation, as appropriate, and the utility. The authority may authorize the pruning or removal of any tree or shrub whose pruning or removal has been at issue in the hearing if it finds that public convenience and necessity requires such action. The burden of proving that public convenience and necessity requires such action shall be on the utility.

(B) On and after the effective date of the final decision issued in the docket described in subsection (c) of section 16-32h, the entity designated by the authority, as determined by such docket, shall hold a mediation session not later than thirty calendar days after receipt of the abutting property owner's or utility's appeal of the tree warden's or the Commissioner of Transportation's decision and shall provide notice of such mediation session to the abutting property owner, the tree warden or the Commissioner of Transportation, as appropriate, and the utility, provided the abutting property owner may opt not to utilize such mediation session and proceed to the hearing described in this subparagraph. In the event that the appeal is not settled by mediation, or the abutting owner elects not to use such mediation session, the authority shall hold a hearing not later than thirty calendar days after the conclusion of the mediation session, or within sixty calendar days of the receipt of the abutting property owner's written appeal if there is no mediation session, and shall provide notice of such hearing to the abutting property owner, the tree warden, or the Commissioner of Transportation, as appropriate, and the

utility. The authority may authorize the pruning, removal or stump grinding of any tree or shrub whose pruning or removal has been at issue in the hearing if it finds that public convenience and necessity requires such action. The burden of proving that public convenience and necessity requires such action shall be on the utility.

(7) When an objection or request for modification has been filed pursuant to subdivision (3) of this subsection, no tree or shrub subject to the objection or request for modification shall be pruned or removed until a final decision has been reached pursuant to subdivision (6) of this subsection.

(d) Subsection (c) of this section shall not apply if the tree warden of the municipality or the Commissioner of Transportation, as appropriate, authorizes, in writing, pruning or removal by the utility of a hazardous tree within the utility protection zone or on or overhanging any public highway or public ground. If the hazardous tree is outside of the public right-of-way, the utility shall make a reasonable effort to notify the property owner of the proposed pruning or removal at least three days prior to performing such pruning or removal. Nothing in this subsection shall be construed to require a utility to prune or remove a tree.

(e) No utility shall be required to obtain a permit pursuant to subsection (f) of section 23-65 or provide notice under subsection (c) of this section to prune or remove a tree, as necessary, if any part of a tree is in direct contact with an energized electrical conductor or has visible signs of burning. Nothing in this subsection shall be construed to require a utility to prune or remove a tree.

(f) No utility shall exercise any powers which may have been conferred upon it to change the location of, or to erect or place, wires, conductors, fixtures, structures or apparatus of any kind over, on or under any public road, public highway or public ground, without the consent of the adjoining proprietors or, if such company is unable to obtain such consent, without the approval of the Public Utilities Regulatory Authority, which shall be given only after a hearing upon notice to such proprietors. The authority may, if it finds that public convenience and necessity require, authorize the changing of the location of, or the erection or placing of, such wires, conductors, fixtures, structures or apparatus over, on or under such public road or highway or public ground.

(g) Each utility shall operate an electronic mail account to receive objections, requests for modification, inquiries or complaints pursuant to subsections (a) to (f), inclusive, of this section.

(h) When conducting vegetation management within a utility protection zone pursuant to this section, the utility shall provide for the removal or disposition of any debris generated as a result of such pruning or removal. The provisions of this

subsection shall apply only to vegetation management requested by the utility and approved pursuant to this section and, if applicable, section 23-65.

(i) Not later than January 31, 2017, and each year thereafter, each utility intending to conduct vegetation management in a town or borough in this state shall provide the following to the tree warden of such town or borough, or to the chief elected official of each such town or borough: (1) A plan detailing the proposed roads or areas in said town or borough where such vegetation management will take place in the forthcoming calendar year, and (2) the estimated time schedule for such proposed vegetation management. Each town or borough provided with a utility vegetation management plan in accordance with this subsection shall make such plan publicly available, by electronic means or otherwise, not later than fourteen days after receipt, and keep such plan publicly available for the remainder of the forthcoming calendar year.

(1949 Rev., S. 5645; P.A. 75-486, S. 1, 69; P.A. 77-614, S. 162, 610; P.A. 80-482, S. 102, 348; P.A. 11-80, S. 1; P.A. 13-298, S. 60; P.A. 14-134, S. 73; 14-151, S. 3; P.A. 16-86, S. 2.)

History: P.A. 75-486 replaced public utilities commission with public utilities control authority; P.A. 77-614 replaced public utilities control authority with division of public utility control within the department of business regulation, effective January 1, 1979; P.A. 80-482 made division an independent department and deleted reference to abolished department of business regulation; pursuant to P.A. 11-80, "Department of Public Utility Control" and "department" were changed editorially by the Revisors to "Public Utilities Regulatory Authority" and "authority", respectively, effective July 1, 2011; P.A. 13-298 replaced former provisions with Subsec. (a) re definitions of "utility", "utility protection zone", "hazardous tree", "vegetation management" and "pruning", Subsec. (b) re authorization for utility to perform vegetation management within utility protection zone, Subsec. (c) re delivery of notice to abutting property owner and objection process, Subsec. (d) re pruning or removal of hazardous tree within utility protection zone, Subsec. (e) re pruning or removal of tree if any part of tree is in direct contact with energized electrical conductor or has visible signs of burning, and Subsec. (f) re consent of adjoining proprietors or approval of authority for utility to change location of, or to erect or place, wires, conductors, fixtures, structures or apparatus over, on or under any highway or public ground, effective July 1, 2013; P.A. 14-134 amended Subsec. (a)(1) by deleting reference to electric company, effective June 6, 2014; P.A. 14-151 amended Subsec. (a) by redefining "vegetation management" in Subdiv. (4), redefining "pruning" in Subdiv. (5), adding Subdiv. (6) defining "abutting property owner" and adding Subdiv. (7) defining "private property owner", substantially amended Subsec. (c) to include provisions re notice to and consent from private property owner, notice requirements, objection or request for modification by abutting property owner, permit to prune or remove, burden of proof, mediation session

and hearing, amended Subsec. (d) by adding provision re notice to property owner of proposed pruning or removal of a hazardous tree that is outside of the public right-of-way, added Subsec. (g) re electronic mail account, and made technical and conforming changes, effective June 6, 2014; P.A. 16-86 added Subsec. (h) re utility to provide for removal or disposition of debris generated from vegetation management in utility protection zones and added Subsec. (i) re provision of vegetation management plan to tree warden or chief elected official of town or borough where vegetation management will occur and re town or borough to make such plan publicly available.

See Sec. 16-236 re appraisal of damages and assessment of costs.

See Sec. 23-65 re defacement, pruning or removal of trees.

In use of public streets for transmission of electric currents, high degree of care is required. 67 C. 445; 70 C. 65; 75 C. 548; 80 C. 470. See 91 C. 563. Right of telephone company in street; effect of consent by abutting owners; mere maintenance of line illegally would not justify injunctive relief. 90 C. 182; 92 C. 635. Cited. 161 C. 430; 162 C. 93. A railroad's right-of-way is not a "highway" as contemplated by section; "adjoining proprietors" as used in section means owners of property contiguous to the highway or public ground over, on or under which the transmission line or other facility in question is erected or placed. 168 C. 478.

(Return to Chapter Table of Contents) (Return to List of Chapters) (Return to List of Titles)

OFFICE OF THE CITY CLERK
RESOLUTION FORM

SECTION I	CITY COUNCIL SUBMISSION INFORMATION			
Log ID/Item Number:	**71-16**			
Submitted by Councilmember(s):	**Kathryn M. Bukovsky**			
Co-Sponsors(s):	**Scott Burns**	**Michelle A. Lyons**	Choose an item.	Choose an item.
District:	**130TH**			
Subject:	**Proposed Amendment to the Municipal Code of Ordinances, Chapter 2.02 Administrative Regulations Generally, amend to add new Section 2.02.080 – Residency reporting of all municipal elected officials, and board and commission members.**			
Referred to:	**Ordinance Committee**			
City Council Date:	**May 1, 2017**			

SECTION II **RESOLUTION *(PLEASE TYPE BELOW)***

CITY CLERK'S OFFICE RECEIVED 2017 APR 27 P 4:47 ATTEST CITY CLERK

WHEREAS, the City Charter of the City of Bridgeport, Chapter 2 – Officers and Elections, requires that all all officers of the city, elected or appointed under the provisions of the charter, shall be residents and registered voters of the city of Bridgeport; and

WHEREAS, there have been allegations raised as to the residency of elected officials in the city in the immediate past; and

WHEREAS, there has been a lapse in the re-appointment of board and/or commission members in recent years, with no re-verification of residency; and

WHEREAS, it is important to city residents to trust that each elected or appointed officer of the city resides in the city or appropriate district during their entire term of office or service; and

WHEREAS, such information is regularly provided to the public by comparable Connecticut municipalities; Now Therefore,

BE IT ORDAINED: By the City Council of the City of Bridgeport that the Bridgeport Municipal Code of Ordinances, Chapter 2.02 Administrative Regulations Generally, is hereby amended to add **Section 2.02.080 – Residency reporting of all municipal elected officials, and board and commission members** as follows:

(New)

All municipal elected officers, as well as board and commission members (mayoral-appointed or otherwise), are required to provide their current residence street address of record to the town clerk's office by January 31st of each year of service. Any change of residence address during service as an elected officer or board member must be reported to the town clerk's office within 30 days of such residency change.

OFFICE OF THE CITY CLERK
RESOLUTION FORM

SECTION III SUBSEQUENT REFERRALS/REPLIES AND DATE SENT/RECEIVED

DEPARTMENT	Referral date sent	Response Received	Date reply received
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	
Choose an item.		☐ Yes ☐ No	

SECTION IV PUBLIC HEARING INFORMATION

Public Hearing Required	Details	Date
☐ Yes ☐ No	Public Hearing Ordered on:	
	CT Post Publication Date(s):	
	Public Hearing Held on:	

SECTION V AMENDMENTS/EXHIBITS

Choose an item.	☐Yes ☐ No	Date:

SECTION VI COMMITTEE ACTION/APPROVAL INFORMATION

Choose an item.	☐Yes ☐ No	Date:
Choose an item.	☐Yes ☐ No	Date:
Choose an item.	☐Yes ☐ No	Date:

SECTION VII WITHDRAWN/SINE DIE INFORMATION

Choose an item.	☐Yes ☐ No	Date:

SECTION VIII DATE OF APPROVAL/DENIAL FROM CITY COUNCIL

City Council Approval Date:	

SECTION IX COMMENTS (*if any*)

Item# *217-15 Consent Calendar

Resolution regarding Sidewalk Repair Pilot Program.

Report of Committee on

Public Safety and Transportation

City Council Meeting Date: *May 1, 2017*

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by: _____

Joseph P. Ganim, Mayor

Date Signed: 5/11/17

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2017 MAY 16 P 3:22
ATTEST _____
CITY CLERK

City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport:

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

Item No. *217-15 Consent Calendar

RESOLUTION

(Sidewalk Repair Program)

WHEREAS, numerous sidewalks in the City of Bridgeport ("City") are in varying states of disrepair; and

WHEREAS, the City can be held liable under certain circumstances for injuries which may occur due to disrepair of sidewalks; and

WHEREAS, the City has the right to force sidewalk repairs and recoup from the homeowner 100% of the costs for the repair; and

WHEREAS, the Administration desires to continue its efforts to make the City a safer place for its citizens and visitors to live and work; and

WHEREAS, the City desires to engage in an aggressive and proactive pilot program to have sidewalks repaired; and

WHEREAS, the pilot program the City wishes to undertake will encourage homeowners to identify sidewalks in need of repair on their respective properties to participate in the program where the City will, in accordance with Chapter 11 of the City Charter and Title 12 of the Bridgeport Municipal Code, issue an order to the homeowner to repair within thirty (30) days and/or execute that portion of the notice which waives the thirty (30) day notice with request that the City proceed to attend to the repairs, for which the homeowner will be invoiced for fifty (50%) of the cost of said repair(s); the City will absorb the other fifty (50%) percent of the cost of the repair(s) for total repairs under the pilot program to be approximately Three Million ($3,000,000.00) Dollars; and

WHEREAS, those residents which qualify for the Senior Citizen and Social Security Disability Tax Relief Program will also be afforded the opportunity to apply the standard credit toward the homeowner's fifty (50%) percent repair costs; and

Report of Committee on **Public Safety and Transportation**
Item No. *217-15 Consent Calendar

WHEREAS, residential cooperative housing and condominiums with owner occupancies at or exceeding eighty five (85) percent will also be eligible to participate providing that the sidewalk to be repaired lies within the City's right of way; and

WHEREAS, the pilot program will endeavor to start with sidewalk sections in the worst state of disrepair, proceeding as time and funding will allow; eligible under this pilot program are owner occupied residential properties which are (i)not used for non-profit or for profit businesses, and (ii) are not rental properties with a vacant landlord; and

WHEREAS, the Director of Public Facilities will direct inspections of the sidewalks to be repaired and present an estimate for the costs thereof to the homeowners and the Council; and

WHEREAS, the City Administration will cause periodic lists of anticipated sidewalk repairs and estimated costs to be submitted to the Council for permission to lien those parcels in the event that the City causes said repairs to be made and should the respective homeowner(s) fail to pay the remaining invoice within thirty (30) days of mailing of the invoice (the City may, prior to completing the repair, work out a payment arrangement with the homeowner as exigencies may require); and

WHEREAS, as the program progresses, other affected repairs and estimated costs for repair will be periodically presented to Council for lien approval; and

WHEREAS, the City shall not foreclose on the parcels once an interest free lien is in place, nor shall it sell the sidewalk repair liens to any third parties, but rather to wait for sale or someone else's foreclosure for repayment, while notifying the mortgagees and insurance companies of the presence of the lien and the continuing debt; and

WHEREAS, if the pilot program proves successful, it is the City's intent to pursue additional funding sources to establish an on-going program offering continued assistance toward homeowners' financial obligations to keep their sidewalks in good repair.

City of Bridgeport, Connecticut
Office of the City Clerk

Report of Committee on **Public Safety and Transportation**
Item No. *217-15 Consent Calendar

NOW, THEREFORE, in furtherance of public safety and the need for a City wide program to repair these sidewalks in a progressive, fair, deliberate manner and in accordance with available funding, it is hereby resolved by the City Council, in support and approval of the pilot program, that the City proceed with the sidewalk repair pilot program and to the extent the City cause's participants' sidewalks to be repaired, to absorb fifty (50%) percent the cost of the same, apply such Senior Citizen and Social Security Disability credits as may be applicable, and to invoice the homeowner(s) for the remaining balance. Should the invoice remain unpaid for thirty (30) days, and should the actual costs NOT exceed 10% of the estimates as set forth to the Council in advance, the City Council will approve and accept the then filing of the appropriate lien(s) against the respective property(ies), providing however, the City is not hereby authorized to pursue a foreclosure on a sidewalk repair lien, but rather should await payment from the affected owners, mortgagees, insurance companies, or through a sale of the subject parcel.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
PUBLIC SAFETY AND TRANSPORTATION

Michelle A. Lyons, D-134th, ***Co-Chair***

Mary McBride-Lee, D-135th, ***Co-Chair***

Jack O. Banta, D-131st

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

Kathryn M. Bukovsky, D-130th

Eneida L. Martinez, D-139th

Jeanette Herron, D-133rd

City Council Date: *May 1, 2017*

Item# ***07-16 Consent Calendar***

Appointment of Hector Diaz (D) to the Board of Police Commissioners.

Report of Committee on

Public Safety and Transportation

City Council Meeting Date: *May 1, 2017*

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by:

Joseph P. Ganim, Mayor

Date Signed: 5/11/17

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2017 MAY 16 P 3:22
ATTEST
CITY CLERK

City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport:

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

***07-16 Consent Calendar**

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

NAME	**TERM EXPIRES**
Hector Diaz (D) 34 Arthur Street Bridgeport, CT 06605	December 31, 2018

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
PUBLIC SAFETY AND TRANSPORTATION

*Michelle A. Lyons, D-134th, **Co-Chair***

*Mary McBride-Lee, D-135th, **Co-Chair***

Jack O. Banta, D-131st

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

Kathryn M. Bukovsky, D-130th

Eneida L. Martinez, D-139th

Jeanette Herron, D-133rd

City Council Date: *May 1, 2017*

Item# ***26-16 Consent Calendar***

Grant Submission: re United States Department of Transportation Federal Highway Administration (FHWA) Earmark, CT 115, Construction of Intermodal Transportation Facility in Bridgeport.

Report of Committee on

Public Safety and Transportation

City Council Meeting Date: *May 1, 2017*

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by: _____

Joseph P. Ganim, Mayor

Date Signed: 5/16/17

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CITY CLERK

City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport:

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

Item No. *26-16 Consent Calendar

RESOLUTION OF THE BRIDGEPORT CITY COUNCIL REGARDING THE UNITED STATES DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION (FHWA) EARMARK, CT 115, CONSTRUCTION OF INTERMODAL TRANSPORTATION FACILITY IN BRIDGEPORT

WHEREAS, Public law 109-59 109th Congress, August 2005, is an act to authorize funds for federal-aid highways, highway safety programs, and transit programs, and for other purposes; and

WHEREAS, the United States Department of Transportation Federal Highway Administration ("FHWA") allocates federal funds to urban areas for the purpose of implementing various transportation improvement projects; and

WHEREAS, the City of Bridgeport is authorized to receive approximately $4.5 million in FHWA earmark funds ("Grant") to be administered by either the CT DOT through the FHWA or the FTA, in a manner subject to a final determination; and

WHEREAS, the City of Bridgeport was awarded the Federal Transit Administration (FTA) grant, CT-04-0030-01 – ITC Intermodal Transit Garage & Connectivity and successfully completed the new bus facility, garage expansion, and elevated pedestrian corridors linking these facility components to one another and to the train station and ferry terminal; and

WHEREAS, the City of Bridgeport is using the remaining FTA grant funds to design and build the first phase of the complete street component of the ITC; and

WHEREAS, the City of Bridgeport is proposing to use the FHWA funds to design and build the second phase of the complete street component of the ITC in a way that complements the City's investment in the Downtown area; and

WHEREAS, the City of Bridgeport will be responsible for a match of twenty percent; and

City of Bridgeport, Connecticut
Office of the City Clerk

WHEREAS, the City of Bridgeport has investigated the feasibility of constructing the proposed improvements; and

Report of Committee on **Public Safety and Transportation**
Item No. *26-16 Consent Calendar

WHEREAS, the Greater Bridgeport Regional Council, Greater Bridgeport Transit, Downtown Services District, FHWA, CT DOT and FTA have been included in discussions of the proposed improvements.

NOW, THEREFORE BE IT HEREBY RESOLVED, that the ***Mayor***, or is duly authorized designee, is hereby authorized to accept the Grant and to execute any and all related documentation required to complete the proposed project with the Grant, subject to the approval of the Office of the City Attorney

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
PUBLIC SAFETY AND TRANSPORTATION

Michelle A. Lyons, D-134th, ***Co-Chair***

Mary McBride-Lee, D-135th, ***Co-Chair***

Jack O. Banta, D-131st

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

Kathryn M. Bukovsky, D-130th

Eneida L. Martinez, D-139th

Jeanette Herron, D-133rd

City Council Date: *May 1, 2017*

Item# ***47-16 Consent Calendar***

Resolution re: Letter of Commitment for State Project L050-0002 Bridge No. 4225 Bridge Replacement Commerce Drive/State Street Extension over Ash Creek-Town of Fairfield/City of Bridgeport utilizing Local Transportation Capital Improvement Program (LOTCIP) Funding.

Report of Committee on

Public Safety and Transportation

City Council Meeting Date: *May 1, 2017*

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by: _____

Joseph P. Ganim, Mayor

Date Signed: 5/11/17

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CITY CLERK

City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport.

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

***47-16 Consent Calendar**

State Project No. L050-0002

RESOLUTION

RESOLVED, That Joseph P Ganim, Mayor is hereby authorized to sign the Letter of Commitment for the subject project L050-0002 entitled "Bridge No. 4225 Bridge Replacement Commerce Drive/State Street Extension Over Ash Creek – Town of Fairfield/City of Bridgeport" and the letter from The Department of Transportation dated January 6, 2017 entitled "Local Transportation Capital Improvement Program (LOTCIP) "Commitment to Fund" and any and all contracts or documentation required to complete the proposed project.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
PUBLIC SAFETY AND TRANSPORTATION

*Michelle A. Lyons, D-134th, **Co-Chair***

*Mary McBride-Lee, D-135th, **Co-Chair***

Jack O. Banta, D-131st

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

Kathryn M. Bukovsky, D-130th

Eneida L. Martinez, D-139th

Jeanette Herron, D-133rd

City Council Date: *May 1, 2017*

Date

Honorable Michael Tetreau
First Selectmen
Town of Fairfield
Sullivan Independence Hall
725 Old Post Road
Fairfield, CT 06824

Re: **State Project L050-0002**
Letter of Commitment
Bridge 4225 Bridge Replacement - Commerce Drive/State Street Extension Over Ash Creek
Town of Fairfield and City of Bridgeport

Dear First Selectman Tetreau:

The City of Bridgeport City Council has approved the attached resolution in support of the above mentioned project. Based on the State of Connecticut Department of Transportation acceptance of this project into the LOTCIP program the city agrees to fund 50% of the design of the project. The LOTCIP funding will cover 100% construction costs for the project as outlined in the DOT Commitment to Fund Letter Dated January 6, 2017

Please be advised that the City of Bridgeport wishes to proceed with this project as soon as possible.

Thank you for your assistance in this matter.

Sincerely,

_____

Joseph P. Ganim
Mayor

c: John Ricci, Public Facilities Director
Nestor Nkwo OPM
Jose Tiago, Public Facilities Deputy Director
Jon Urquidi, Engineering

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone:

(860) 594-3189

January 6, 2017

The Honorable Michael C. Tetreau
First Selectman
Town of Fairfield
Sullivan Independence Hall
725 Old Post Road
Fairfield, Connecticut 06824

Dear First Selectman Tetreau:

Subject: Local Transportation Capital Improvement Program (LOTCIP)
Commitment to Fund
State Project No. L050-0002
Bridge No. 04225 - Bridge Replacement
Commerce Drive/State Street over Ash Creek
Town of Fairfield/City of Bridgeport

The Department of Transportation (Department) has received the revised LOTCIP application prepared by the Town of Fairfield (Municipality) and submitted through the Connecticut Metropolitan Council of Governments (COG) relative to the subject project. The Department has reviewed the application materials along with the revised cost estimate provided by the Municipality and subsequently endorsed by the COG.

The LOTCIP application for this project has been approved. The Department hereby commits to fund eligible project costs as follows:

Contract items:	$ 2,299,527
Contingencies:	$ 229,953
Incidentals to Construction:	$ 229,953
Total Funding Commitment:	$ 2,759,433

This Commitment to Fund is subject to general conditions including, but not limited to the following:

1. The project is to be administered by the Municipality in accordance with the *Local Transportation Capital Improvement Program Guidelines* dated March 2016, as may be revised. The guidelines are available on the Department's LOTCIP web page at www.ct.gov/dot/lotcip.

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FIRST SELECTMAN'S OFFICE

2. The project costs identified in this Commitment to Fund are based on estimates provided by the Municipality and are endorsed by the COG. These costs are to be considered capped until adjustment based on low bid or otherwise revised, in accordance with the LOTCIP guidelines.

3. Any scope revisions and/or twenty percent (20%) changes in cost identified during the design phase must be approved by the COG and the Department, as specified in the LOTCIP guidelines.

4. Upon completion of project design activities, the Municipality must forward to the Department, through the COG, a Final Design Submission along with supporting documentation and certifications, as defined in the LOTCIP guidelines.

5. The Municipality must execute and deliver a Project Authorization Letter (PAL) issued pursuant to the Master Municipal Agreement for Construction Projects and comply with its terms. The PAL will be forwarded to the Municipality for execution subsequent to the receipt of the Final Design Submission package by the Department.

This commitment is further subject to the following project-specific conditions:

1. This project may require environmental permits. In accordance with the LOTCIP guidelines, the Municipality is responsible for the acquisition of all environmental permits that may be required. Please be advised that any project that involves work within waters or wetlands may require State and/or Federal environmental permits. **It is critical that the Municipality or their consultant contact the Connecticut Department of Energy and Environmental Protection (DEEP) - Inland Water Resources Division early in the design process** to discuss permitting requirements and to identify specific environmental concerns and design considerations. Failure to establish early coordination with DEEP may result in significant time delays in the permitting process due to the need for design changes and/or denial of permit applications.

2. Rights of way impacts associated with this project are unknown at this time. Should the need for right of way acquisitions be identified during the design phase, the COG and Department must be notified as soon as possible. Certain documentation relative to any right of way acquisitions will be required to be submitted to Department irrespective of whether LOTCIP participation is sought for costs associated with the acquisitions.

3. This project contains proposed improvements in both the town of Fairfield and the city of Bridgeport. It is the understanding of this office that the Town of Fairfield will act as the lead municipality in the administration of the project and will coordinate with the City of Bridgeport as necessary relative to all aspects of the project.

Please be informed that in accordance with the LOTCIP guidelines, the Department will initiate an Environmental Screening Review for this project to assist the Municipality in identifying items relative to natural resources, historic/archaeological resources, etc. that may need to be investigated or addressed during the design phase.

The Environmental Screening Review is expected to be completed within approximately thirty (30) days. The results will be forwarded to the Municipality and the COG when received.

If the Municipality accepts this Commitment to Fund, please sign below and return a copy of this letter to this office within thirty (30) days. Transmission via e-mail is acceptable.

Should you have any questions, please contact Mr. William Grant at (860) 594-3229 or by e-mail at William.E.Grant@ct.gov .

Very truly yours,

Gregory M. Dorosh, P.E.
Manager of Highway Design
Bureau of Engineering and Construction

cc: Mr. William Hurley, P.E., Engineering Manager, Town of Fairfield
The Honorable Joseph P. Ganim, Mayor, City of Bridgeport
Mr. Jon Urquidi, Engineering Supervisor, City of Bridgeport
Mr. Matthew Fulda, Acting Executive Director, Connecticut Metropolitan Council of Governments

Accepted by: _____ Date: _____
The Honorable Michael C. Tetreau
First Selectman

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone:

November 24, 2015

DEC - 1 2015

The Honorable Bill Finch
Mayor
City of Bridgeport
999 Broad Street
Bridgeport, Connecticut 06604

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NOV 25 2015
CITY OF BRIDGEPORT
MAYOR'S OFFICE

Dear Mayor Finch:

Subject: Bridge Inspection Reports for Local Structures
City of Bridgeport

The Department of Transportation (Department) has completed its biennial bridge inspection activities in the city of Bridgeport (City), which maintains 11 bridges in the National Bridge Inventory. The structure summary report and copies of the inspection reports are enclosed. The inspection reports are also available via the internet on the Department's ProjectWise database. Please contact Ms. Julie Annino by e-mail at Julie.Annino@ct.gov for log-in information. All structures are rated Fair or better except:

Bridge No. 04194, Capital Avenue over Rooster River Overflow – Rated: Serious as of 2007
Bridge No. 04225, State Street Extension over Ash Creek – Rated: Poor as of 2009
Bridge No. 04226, Arctic Street over Pembroke Lakes – Rated: Poor as of 2007
Bridge No. 04227, Island Brook Avenue over Pequonnock River – Rated: Poor (Deck) as of 2009

The Department is aware the City has received "Commitment to Fund" projects for Bridge Nos. 04194 (Project No. 9015-4194), 04225 (Project No. 9050-4225 with the Town of Fairfield), and 04226 (Project No. 9015-4426) through the Department's Local Bridge Program. Every effort should be made to expedite these projects.

Bridge No. 04227 has an overall Fair rating, however, the bare concrete deck is in poor condition due to the riding surface and the sidewalks. Because the process to rehabilitate or replace a bridge can take five to ten years to complete, the City is advised to engage the services of a professional engineering firm immediately. This action is required so that any plans necessary for the rehabilitation or replacement of these structures can be prepared prior to the bridges degrading further and jeopardizing the safety of the traveling public. For information concerning possible funding assistance, please contact Mr. Francisco T. Fadul, Project Engineer for the Local Bridge Program, at (860) 594-2078.

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It is the Department's belief that serious bridge problems can be prevented or minimized by timely corrective action. Please review the enclosed summary report for bridge specific deficiencies and other noted issues detected during the inspections, which should be corrected. In addition, the individual inspection reports should be reviewed for other deficiencies that require repair during routine maintenance activities. The State process of inventory and inspection in no way relieves the Town of its responsibility for bridge maintenance in accordance with Section 13a-99 of the Connecticut General Statutes.

If you have any questions, please contact Mr. David Tassavor of Bridge Safety and Evaluation at (860) 258-0712.

Very truly yours,

Theodore H. Nezames, P.E.
Manager of Bridges
Bureau of Engineering and Construction

Enclosures

cc: Mr. Ted J. Aldieri, FHWA
The Honorable Michael Tetreau, First Selectmen, Town of Fairfield
Mr. Brian Bidolli, Greater Bridgeport Regional Planning Agency

Item# ***49-16 Consent Calendar***

Honorary Street Naming of a portion of Lexington Avenue as "Jose A. Salgado Way.

Report of Committee on

Public Safety and Transportation

City Council Meeting Date: ***May 1, 2017***

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by: _____

Joseph P. Ganim, Mayor

Date Signed: 5/11/17

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ATTEST _____
CITY CLERK

City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport:

The Committee on **Public Safety and Transportation** begs leave to report; and recommends for adoption the following resolution:

Item No. *49-16 Consent Calendar

WHEREAS, **Jose A. Salgado** was a dedicated husband, father and grandfather who operated Sapiaos Grocery Store on Lexington Avenue from 1991 until April 11, 2015 when he tragically lost his life at age 57 during an armed robbery of the store; and

WHEREAS, a very caring man **Jose A. Salgado** was always there looking out for the common man, offering a helping hand to many when they didn't have money, always watching out for his customers and those in the Portuguese community; and

WHEREAS, as we approach the second anniversary of this terrible loss **Jose A. Salgado** remains in the hearts, minds and prayers of his family and friends every day; and

WHEREAS, to celebrate him and bring closure to this tragedy they ask that a portion of Lexington Avenue adjacent to Sapiaos Grocery Store be named in honor of him; and

WHEREAS, it is a strong and caring community that shows its compassion for those suffering the pain of loss by working to help lift that heavy burden from all; and

NOW THEREFORE, BE IT RESOLVED to heal the broken hearted, bind their wounds and celebrate the life of **Jose A. Salgado** that the portion of Lexington Avenue adjacent to Lafayette Park and Sapiaos Grocery Store be given the honorary designation of **"Jose A. Salgado Way"** with a sign befitting this honor being placed on Lexington Avenue between Linen Avenue and Jones Avenue.

City of Bridgeport, Connecticut
Office of the City Clerk

Report of Committee on **Public Safety and Transportation**
Item No. *49-16 Consent Calendar

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
PUBLIC SAFETY AND TRANSPORTATION

Michelle A. Lyons

*Michelle A. Lyons, D-134th, **Co-Chair***

*Mary McBride-Lee, D-135th, **Co-Chair***

Jack O. Banta, D-131st

Richard D. Salter Sr

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

Kathryn M. Bukovsky, D-130th

Eneida L. Martinez, D-139th

Jeanette Herron, D-133rd

City Council Date: *May 1, 2017*

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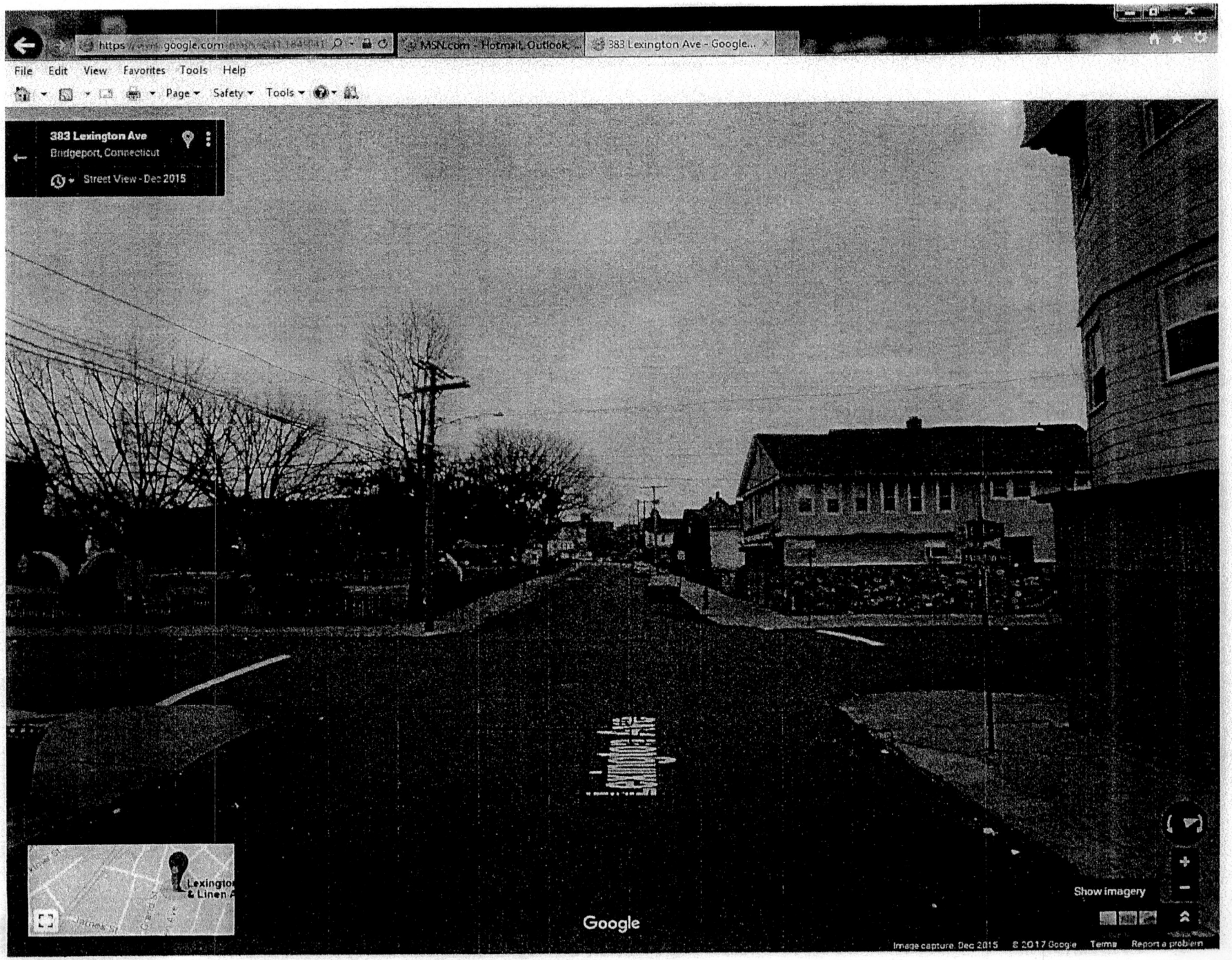
CITY CLERK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Item# *50-16 Consent Calendar

Assignment of Tax Liens for Fiscal Year 2017.

Report of Committee on Contracts

City Council Meeting Date: MAY 1, 2017

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by: _____

Joseph P. Ganim, Mayor

Date Signed: 5/11/17

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CITY CLERK

City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport:

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

Item No. *50-16 Consent Calendar

BE IT RESOLVED, That pursuant to C.G.S. Section 12-195h, The City Council of the City of Bridgeport authorize and approve the assignment for consideration of any or all tax liens by the Tax Collector to secure unpaid taxes on real property as provided under the provision of Chapter 206 of the Connecticut General Statutes.

BE IT FURTHER RESOLVED, That pursuant to Connecticut General Statutes, including sections 7-148 and 12-195h, the City Council of the City of Bridgeport hereby authorized the Mayor of the City of Bridgeport to negotiate, enter into and execute any and all agreements as are reasonably necessary to effectuate the assignment of real property tax liens in form and substance satisfactory to the Mayor, the Director of Finance, the Tax Collector and the City Attorney.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
CONTRACTS

Jack O. Banta, D-131st, ***Co-Chair***

Jeanette Herron, D-133rd, ***Co-Chair***

Milta I. Feliciano, D-137th

AmyMarie Vizzo-Paniccia, D-134th

James Holloway, D-139th

Alfredo Castillo, D-136th

Anthony R. Paoletto, D-138th

City Council Date: *May 1, 2017*

Item# *53-16 Consent Calendar

Agreement with the Bridgeport School Crossing Guards Association regarding their Bargaining Unit Contract for the term of September 1, 2015 through August 31, 2021.

Report of Committee on

Contracts

City Council Meeting Date: MAY 1, 2017

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

Approved by:
Joseph P. Ganim, Mayor

Date Signed: 5/16/17

RECEIVED
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ATTEST
CITY CLERK

City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport:

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

Item No. *53-16 Consent Calendar

RESOLVED, That the attached collective bargaining agreement between the City of Bridgeport and the Bridgeport School Crossing Guards Association regarding the terms and conditions of employment for their members, for the period of September 1, 2015 through August 31, 2021, be and it hereby is, in all respects, approved, ratified and confirmed.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
CONTRACTS

Jack O. Banta, D-131st, ***Co-Chair***

Jeanette Herron, D-133rd, ***Co-Chair***

Milta I. Feliciano, D-137th

AmyMarie Vizzo-Paniccia, D-134th

James Holloway, D-139th

Alfredo Castillo, D-136th

Anthony R. Paoletto, D-138th

City Council Date: *May 1, 2017*

MAR 17'17 AM9:08 LABOR REL

Tentative Agreement
Between
City of Bridgeport
And
School Crossing Guards

- The duration of the contract will be from September 1, 2015 to August 31, 2021

- The Union agrees to the following wage increases effective upon signing of this Agreement:

Effective September 1, 2015	2.0 % (two percent)
Effective September 1, 2016	2.0 % (two percent)
Effective September 1, 2017	0.0 % (zero percent)
Effective September 1, 2018	2.0 % (two percent)
Effective September 1, 2019	2.0 % (two percent)
Effective September 1, 2020	2.0 % (two percent)

- Article V – Hours of Work & Overtime will be changed to reflect the current work schedule of 7:45 AM to 9:00 AM and 2:00 PM to 3:40 PM. This represents a change to start and stop times only and does not change the total hours worked per day: that remains fixed at 2 hours and 55 minutes.

- The wage tables in the CBA will be modified to show the hourly pay rate used to calculate the daily pay rate at 2 hours 55 minutes worked per day.

This Tentative Agreement agreed to by all parties on this 24 day of March, 2017.

FOR THE CITY

Joseph P. Ganim, Mayor

Janene Hawkins,
Director of Labor Relations

FOR THE UNION

Angel Resto, President

Jon Gendron, Lead Supervisor
School Crossing Guards

Item# *06-16 Consent Calendar

Resolution requesting the adoption of a Waterfront Master Plan.

Report of Committee on

ECD and Environment

City Council Meeting Date: May 1, 2017

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by: _____

Joseph P. Ganim, Mayor

Date Signed: 5/11/17

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City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport.

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

Item No. *06-16 Consent Calendar

RESOLUTION

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

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

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

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

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

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

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

City of Bridgeport, Connecticut
Office of the City Clerk

Report of Committee on **ECD and Environment**
Item No. *06-16 Consent Calendar

WHEREAS, any and all development that involves city-owned waterfront property will be brought to the attention of the Economic Community Development and Environment Committee, in writing, at or before the time it is submitted to Council for referral or consideration.

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

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

*Milta I. Feliciano, D-137th, **Co-Chair***

*M. Evette Brantley, D-132nd, **Co-Chair***

Mary McBride-Lee, D-135th

Michelle A. Lyons, D-134th

Aidee Nieves, D-137th

Eneida L. Martinez, D-139th

Jeanette Herron, D-133rd

***City Council Date**: May 1, 2017*

WATERFRONT BRIDGEPORT

JANUARY 2017

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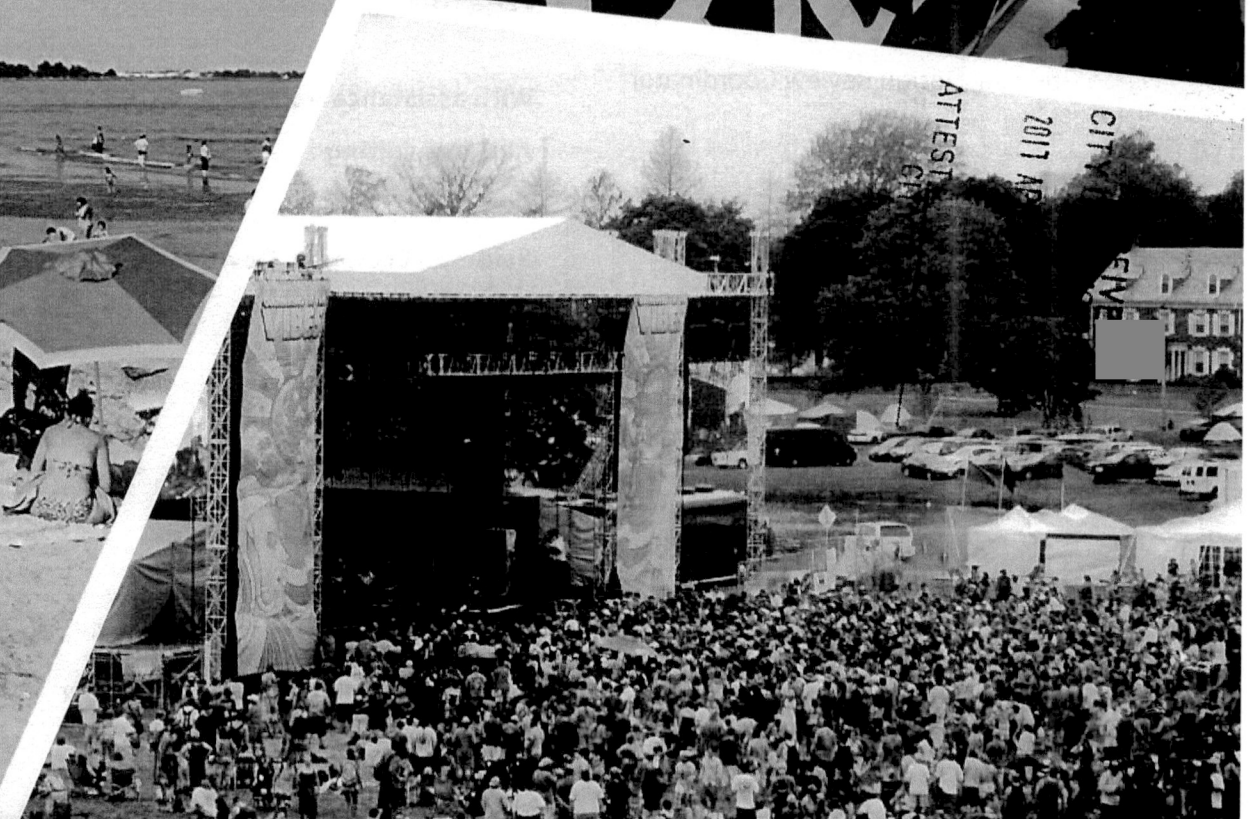
Item #: 4.18.17-02



City of Bridgeport

Mayor Joseph P. Ganim

Office of Planning & Economic Development (OPED)

Thomas F. Gill, Director of OPED

Lynn Haig, AICP, Director of Planning

Dean Mack, Project Manager

William Coleman, Deputy Director of Neighborhood Development

Diego Guevara, Design Review Coordinator

CivicMoxie

Experts in place

Susan Silberberg, principal in charge

Lee Dwyer, project manager

Taru, urban planner

Kairav Shroff, urban designer

Heidi Cho, project planner

Kelsey Hubbard, landscape intern

With assistance from:

AMS Consulting

Tom Corso

Seidman Economic Development Consulting

Karl F. Seidman

Weston + Sampson

Val Ferro

Urban Focus

Alexandra Stroud, AIA

Groundwork Bridgeport

Christina Smith, Executive Director

Tanner Burgdorf, Program Coordinator

Reeves Studio

JD Reeves

Zared Architecture

In memory of Regina Winters Toussaint, 1969 - 2016

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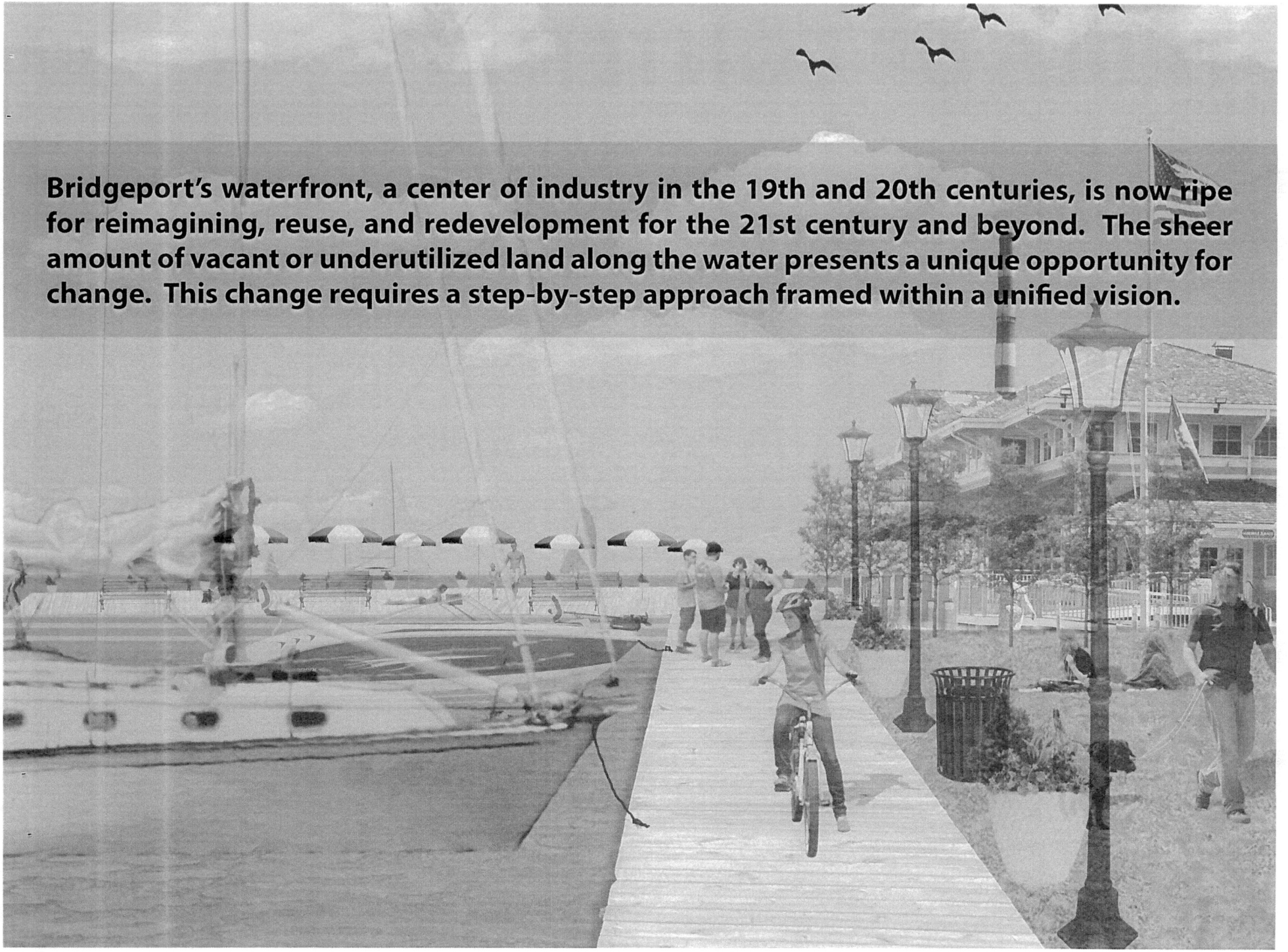

Bridgeport's waterfront, a center of industry in the 19th and 20th centuries, is now ripe for reimagining, reuse, and redevelopment for the 21st century and beyond. The sheer amount of vacant or underutilized land along the water presents a unique opportunity for change. This change requires a step-by-step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

A Waterfront for Everyone

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

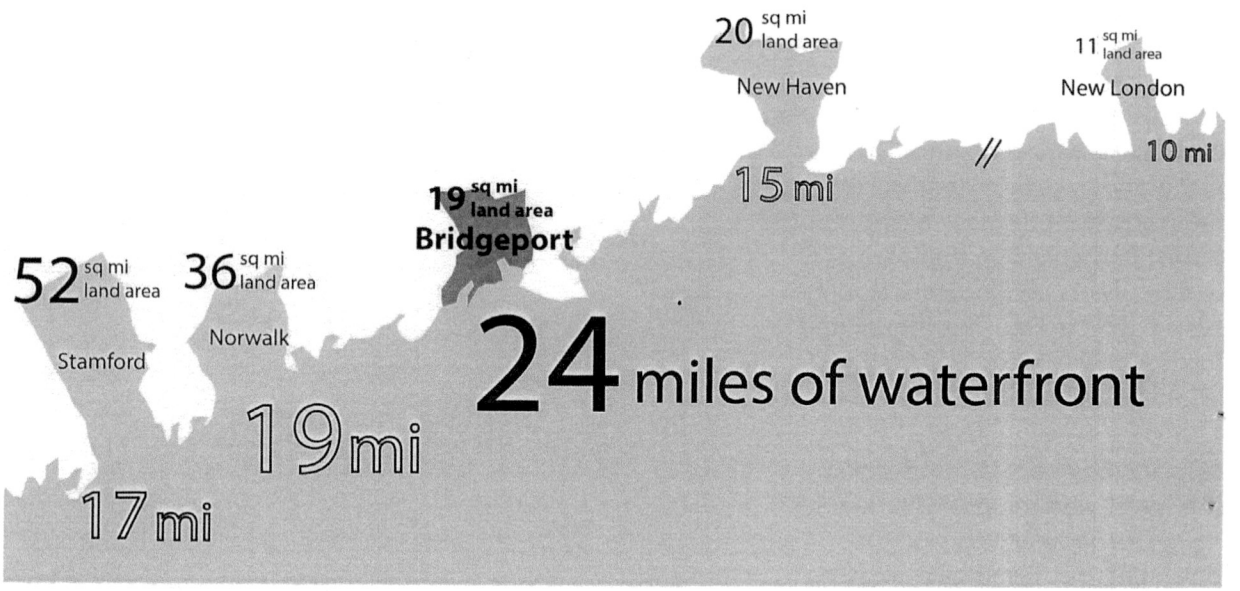
The Waterfront Bridgeport Plan has the following five goals for re-imagining the water's edge:

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

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

What does the future hold for the Bridgeport waterfront?

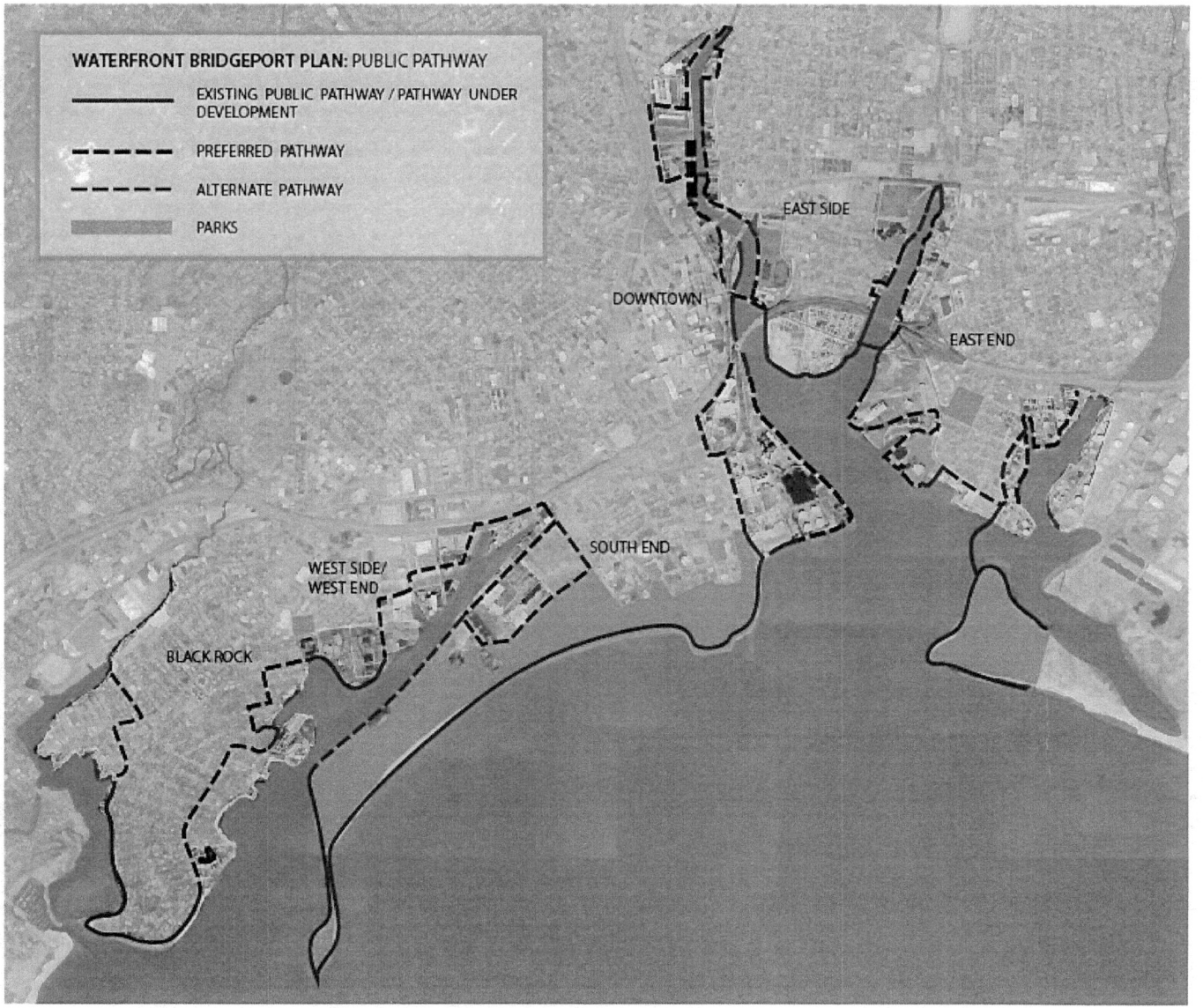
Bridgeport isn't a sleepy New England seaside village, and the city's industrial past gives a unique identity to the waterfront. Bridgeport's waterfront will benefit from a modern take on its industrial history. An embrace of high-tech, sustainable business and construction practices as well as economic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



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

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

Opportunity sites abound along the water, and the public amenities, neighborhood access, and jobs potential they bring offer exciting



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

On the Pequonnock River, the "**Sliver by the River"** can offer public access and enjoyment in the form of an onshore "beach" (a pocket park, rather than a swimming spot) and temporary dining adjacent to Downtown. Across the river, the **AGI/Shoreline Star** site can host more housing and perhaps a waterfront cluster of restaurants, cafes, and recreation. Connecting these sites is the **Stratford Avenue bridge**, which can play host to public art, signage, and lighting, just a short walk away from Steelpointe Harbor. The visibility of these sites for train commuters and I-95 travelers opens the waterfront to a regional market.

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

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

LETTER FROM THE CITY

OFFICE OF THE MAYOR
CITY OF BRIDGEPORT, CONNECTICUT
999 BROAD STREET
BRIDGEPORT, CT 06604
TEL (203) 576-7201
FAX (203) 576-3913

JOSEPH P. GANIM
Mayor

January 27, 2017

Dear Bridgeporters,

This Waterfront Master Plan was created to unite our City - our civic leaders, our businesses, our community organizations and our public officials - around an exciting new vision for a reinvigorated waterfront. At 24 miles, Bridgeport has the most waterfront of any Connecticut shoreline municipality. The waterfront is our greatest natural resource. Our industry once rose to national prominence on the varied banks of the creeks, rivers, and streams that pour into the Long Island Sound and run through the center of the City. Following the vision laid out in this Plan, our unique waterfront can once again become an engine of growth in a new 21st century economy.

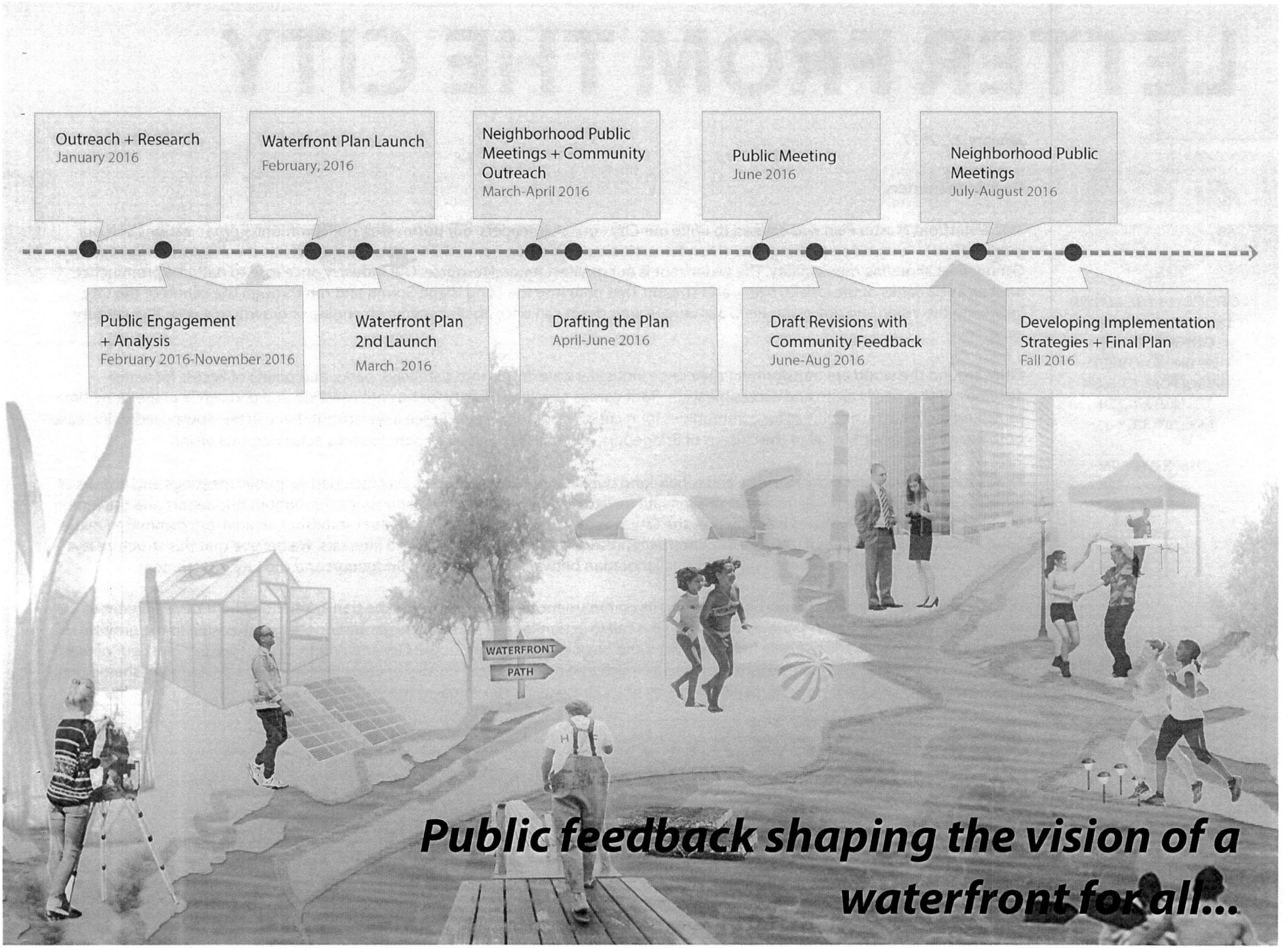
Cities around the world are transforming their once industrial waterfronts into pathways, parks, and points of access for water activities. With a newly clean and accessible waterfront comes new opportunity for business and job creation, while at the same time providing recreational amenities for communities long cut off from the water. We see a waterfront that can be repurposed to increase both health and wealth for all of the citizens of Bridgeport, and this Plan lays out a path towards achieving that vision.

This Waterfront Plan comes from a year-and-a-half-long public engagement process that included six public meetings and dozens of interviews with businesses, city commissions, private developers and non-profit organizations throughout Bridgeport and the region. Implementation of this Plan will be guided by the City, but this Plan is unique in that it also establishes an advisory committee made up of organizations outside of the government that represent various communities and interests. We believe that this structure lays the groundwork for unprecedented grassroots collaboration between the citizens of Bridgeport and the City government.

With this Plan, the City of Bridgeport is expressing its commitment to working towards the transformation and redevelopment of our special waterfront. At the same time, the Plan is a call to action for any person or organization that is interested in the growth of our City, because we will needthe help of citizens and businesses throughout the City and region to truly get the most out of our waterfront. I hope that this plan will energize you as much as it has energized us, to work together towards achieving the shared goals of economic growth and improved quality of life, by unlocking the vast potential of the Bridgeport waterfront.

Sincerely,

Joseph P. Ganim
Mayor


Outreach + Research
January 2016
Waterfront Plan Launch
February, 2016
Neighborhood Public Meetings + Community Outreach
March-April 2016
Public Meeting
June 2016
Neighborhood Public Meetings
July-August 2016
Public Engagement + Analysis
February 2016-November 2016
Waterfront Plan 2nd Launch
March 2016
Drafting the Plan
April-June 2016
Draft Revisions with Community Feedback
June-Aug 2016
Developing Implementation Strategies + Final Plan
Fall 2016
WATERFRONT
PATH
Public feedback shaping the vision of a waterfront for all...

THANK YOU...

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

Maria Agosto
Vincent Aurelia
Jean Austin
Beverly Balaz
David Barbour
G. Beaudry
Tanolin Berrios Santana
Brian Bidolli
Jeff Bishop
Kevin Blue
Frank Borres
Greg Breland
John Brezina
Deborah Brown
Brad Burns-Howard
Roberta Burns-Howard
Emeline Cabral
Edie Cassidy
Diego Celis
Robin Cloud
Jim Cloud
Adhlere Coffy
Larry Comer
Tom Connelly
Iris Cordero Taylor
Rich Corraro
Renita Crawford
Maxine Creeks
Jorge Cruz
Keith Cryan
Thelma Curtis
Douglass Davidoff
Teresa Davidson
Iris De Lopez
Kathy Dorgan
Kristin Dubay-Horton
Bob Dzurenda
Pamela Elkow
Pippa Ellis
George Estrada
Antonia Farza
Susan Fazekas
Alex Felson
Lori Fernand
Eva Fernandez
Elaine Ficarra
Rob Folet
Ann Foley
Fred Frassinelli
Frank Fredericks
Tish Fried
Joe Giaquinto
Sam Goater
Drew Goldsman
Rosa Granado
Patrick Grant
Raeven Grant
Daniel Gregory
Michael Grob
Nick Guerrera
Denis Habza
Mark Halstead
Rodney Hargrove
Vetiveah Harrison
M. Hassell
Callie Heilmann
Bill Heiple
Nyree Hodges
Walker Holmes
Adrienne Farrar Houël
Melanie Jackson
Curt Johnson
Jvaughn Johnson
V. Jorian
Suzanne Kachmar
Shubhada Kambli
Fr. Skip Karcinski
Barbara Kelly
Liz Kemp
Martha Klimas
Jeff Kohut
Marcella Kovac
Frank LaGrotteria
Diane Lentakis
Sarah Lewis
Clare Liberis
Roger Ludwig
Gina Malheiro
Gerry Manning
Ricardo Marfis
Guillermo Marin
Brian Matias
Carl McCluster
Valencia McKoy
Ted Meekins
Tiffany Mellers
Patsy Michelle
Patty Mongiller
Mike Moore
Kim Morque
Monroe Nassell
Angel Negron
Ernie Newton
Carmen Nieves
Natasha Noel
Tim O'Connor
David Panagore
Lazaros Papanikolaou
Linda Petonito
Ed Piquette
Alan Plattus
Mike Plumb
LaJeure Pollard
Dayshaun Pooser
Joe Provey
MaryAnn Provey
Lisa Reilly
Frank Richardson
Ann Robinson
Gail Robinson
Jacob Robison
Michelle Lee Rodriguez
Joel Rosario
Susan Rubinsky
Stuart Sachs
Thomas Santa
Noel Sepulveda
Maria G. Sepulveda
Rowana Shepard
Sophia Shirley
Lydia Silvas
Jackie Soares
Frank Soares
John Soares, Sr.
Gary Sorge
Kate Spain
Pete Spain
Kraig Steffen
Terry Sullivan
Nancy Sweeney
Liz Swenson
Hubert Syms
Pervis Taylor
Jodie Terp
Paul Timpanelli
Robert Tin
Maisa Tisdale
Kait Torres
Elizabeth Torres
Stephen Tyliszczak
Maria Ines Valle
Renae Vernon-Grant
Diane Vulcaro
Liz Wachsler
David Waggoner
Richard Warren
Harrison Wenchell
Joanna Wesson
Will Wesson
Bruce Wettenstein
Adam Whelchel
Gary Wikfors
Brendan Williams
Bruce Williams
Doug Williams
Keith Williams
Kim Bianca Williams
Keyairra Wright
Robbin Zella

Thank you for those who participated on behalf of the City and State of Connecticut:

Parag Agrawal
Andres Ayala, Jr.
Rep. Andre Baker, Jr.
Jack Banta
Scott Burns
George Byers
Charlie Carroll
Ginnie-Rae Clay
William Coleman
Frank Croke
Curtis Denton
Jorge Garcia
Thomas Gill
Sen. Ed Gomes
John Gomes
Diego Guevara
Jay Habansky
Lynn Haig
Peter Holecz
David Kooris
Edward Lavernoich
Dean Mack
Alma Maya
Sen. Marilyn Moore
Aidee Nieves
Anthony Palumbo
Anthony Paoletto
Edith Pestana
John Ricci
Rep. Christopher Rosario
Rep. Steve Stafstrom
Rep. Charles Stallworth
Angie Staltaro
AmyMarie Vizzo-Paniccia

Credit is given for the images included on the cover of this plan and its sections: Marcella Kovac, Dean Mack, Gail Robinson, Todd Tracy, The Barnum Festival, and the Connecticut Post.

And a special thank you to the high school students who served on the Groundwork Bridgeport Green Team, who capably assisted with community engagement, public meeting coordination, and much more:

Yvency Abichet
Joshua Estrada
Rhea Vernon-Grant
Rodney Jackson
Ashley Torres
Kasaun Walker

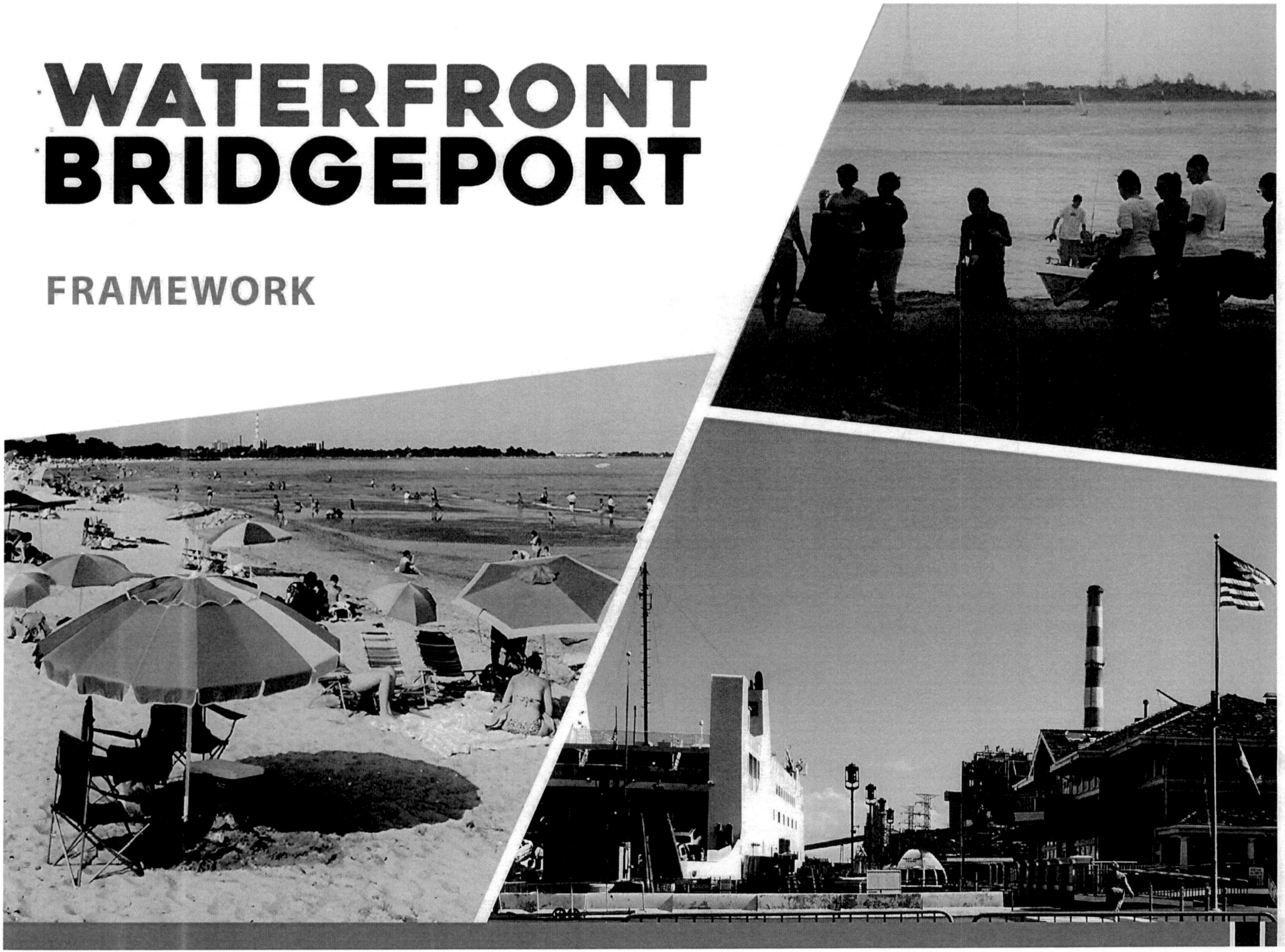
In Memoriam: Regina Winters Toussaint

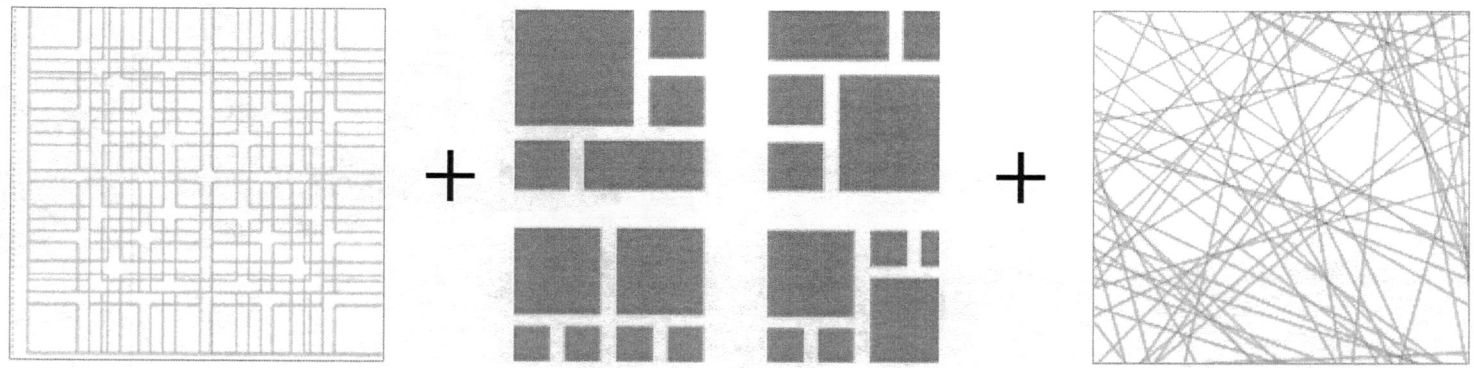
Regina, who passed away in April 2016, was a part of the project team and led community engagement efforts for the Waterfront Bridgeport planning process. Her work as an architect and urban planner in Bridgeport and neighboring cities will live on as a powerful legacy, inspiring those who knew her. The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

...THANK YOU

WATERFRONT BRIDGEPORT

FRAMEWORK



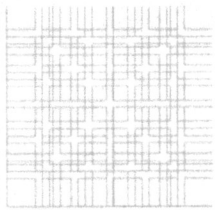


Framework:
A comprehensive and cohesive approach to waterfront planning that offers clear guidelines for public access, design, and land use.

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

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

Introduction



FRAMEWORK

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

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

What is the Waterfront Framework?

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

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

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

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

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

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

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

Why is a Waterfront Framework Necessary?

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

As revitalization of the waterfront builds momentum, everyone connected to the water will have the information needed to understand shared goals, the challenges and possibilities involved, the recommended strategies for achieving them, and their own responsibilities and opportunities.

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

City's Commitment

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

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

How This Framework Was Developed:

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

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

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

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

- **Market Forces** - What is the demand in the city and region for office space, housing, and

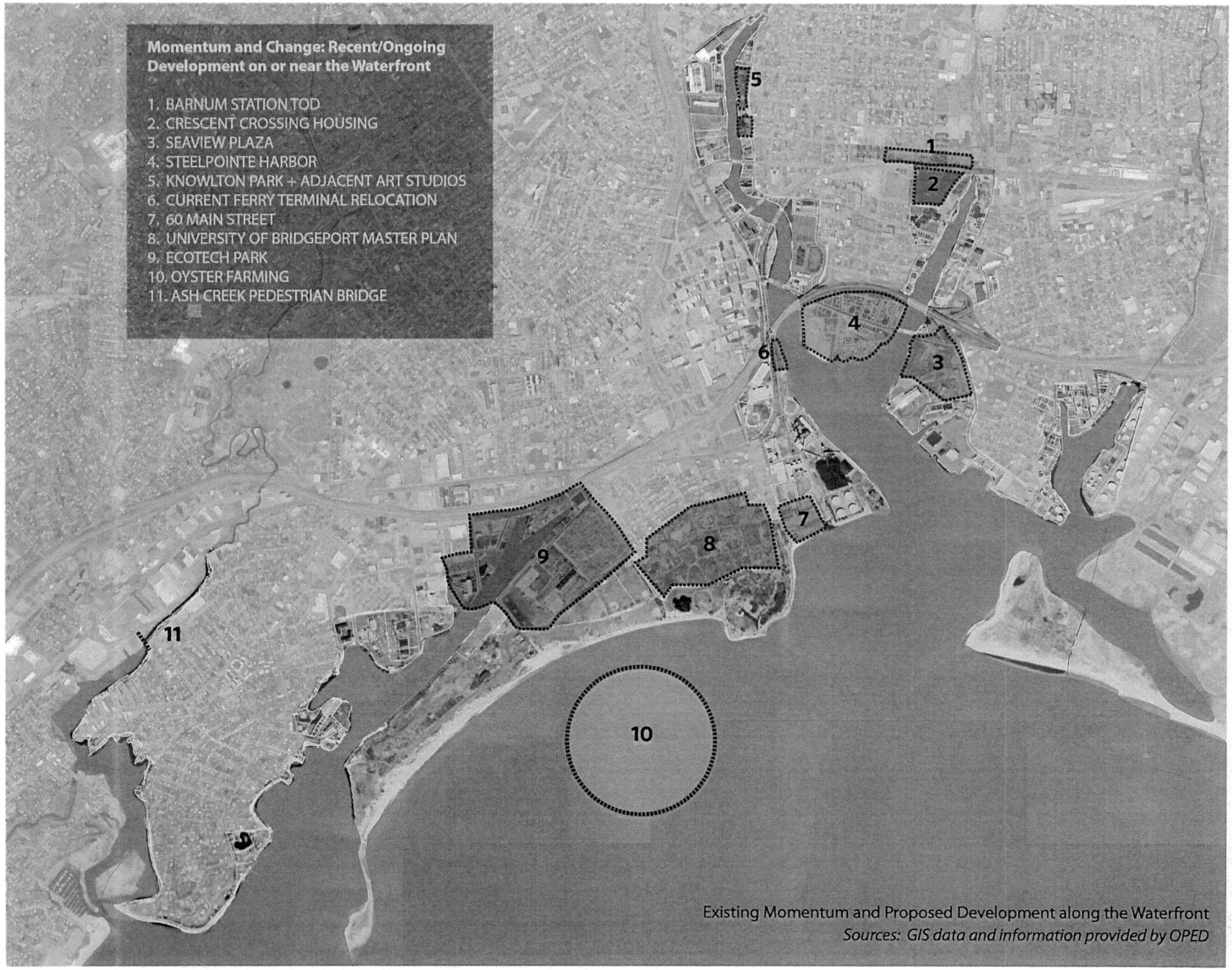
retail? What are the barriers to development in the city and along the waterfront? This Framework is grounded in real data and economic conditions, while accounting for the unique and added value that waterfront access adds to many development types.

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

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

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

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



Existing Momentum and Proposed Development along the Waterfront

Sources: GIS data and information provided by OPED

Economic Development

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

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

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

Three Rivers Revitalization, Pittsburgh PA

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

- Hundreds of housing units have been built near the riverfront
- For each dollar invested into the riverfront, $32 has been invested into developing waterfront and adjacent properties, for a total of $4.1 billion over 15 years
- Property values near riverfront improvements have increased twice as much as the average citywide increase

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

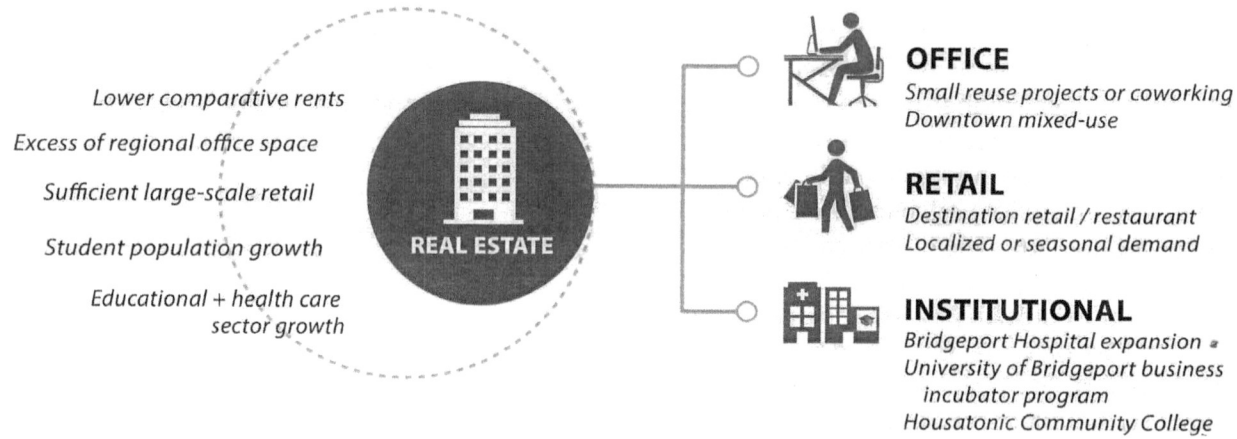
Public plazas created along the Three Rivers Trail system provide new venues for cultural events, entertainment, and recreation, attracting a broad consumer base from throughout Pittsburgh and the region. Investment in this public waterfront pathway has fostered another $2.6 billion in private investment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

Market Analysis

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

While offices might appear to be a strong economic development opportunity for Bridgeport, this Waterfront Plan does not propose building many office buildings close to the waterfront. Regional office demand is already rather weak at present, with a large inventory of vacant space. Also, given the 30,000+ square feet of office development planned for Steelpointe Harbor and the high office vacancy rate in Fairfield County, additional office construction along the Bridgeport waterfront over the next five to ten years is not supported by the market. One kind of office space that may be in demand is shared workspaces for small businesses, start-ups, and telecommuting; the success of the Bridgeport Trade and Technology Center (BTTC) and the B:Hive coworking space in Downtown Bridgeport could signal future opportunity. Large-scale retail is also not an appropriate use for many parts of the waterfront for a few reasons. First, the Steelpointe Harbor development is still underway, and along with the nearby Seaview Plaza development it will provide for 750,000-800,000 square feet of new retail space. As a result, any new retail development will need to be a unique destination to attract shoppers from beyond Bridgeport, or perhaps address smaller, localized supply gaps that may still exist in some neighborhoods. One example of the latter is grocery stores, for which the market area is smaller, since most people do not wish to travel far to do their food shopping.

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



Waterfront Opportunities for Economic Growth

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

Additionally, there are emerging markets that have the potential to generate new jobs and economic activity on or near Bridgeport's waterfront. These higher-potential industries--aquaculture and aquaponics, post-consumer product innovation, and renewable energy installation--are explored in more detail on the following page. The waterfront boasts two economic engines of particular note that could support growth in these industries: the EcoTech Park on Cedar Creek and the University of Bridgeport. EcoTech Park continues to attract renewable technology companies and recycling-related businesses, creating new "green" jobs. Meanwhile, the University of Bridgeport's Center for Sustainable Energy and Environment as well as its Mechanical Engineering Lab could play an important role in prototyping and testing new products that use recycled materials.

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

Aquaculture and Aquaponics

Bridgeport already has a strong shellfish industry, centered around cultivating and hatching "seed" oysters and clams; it also has a regional vocational high school dedicated to aquaculture science and technology. Opportunities for economic growth exist in aquaculture, which includes cultivation and harvesting of shellfish and seaweed, and aquaponics, which usually involves raising fish and growing vegetables indoors in a closed, efficient system. Successful examples of the latter exist in Milwaukee and Chicago, using former factory buildings and vacant lots.

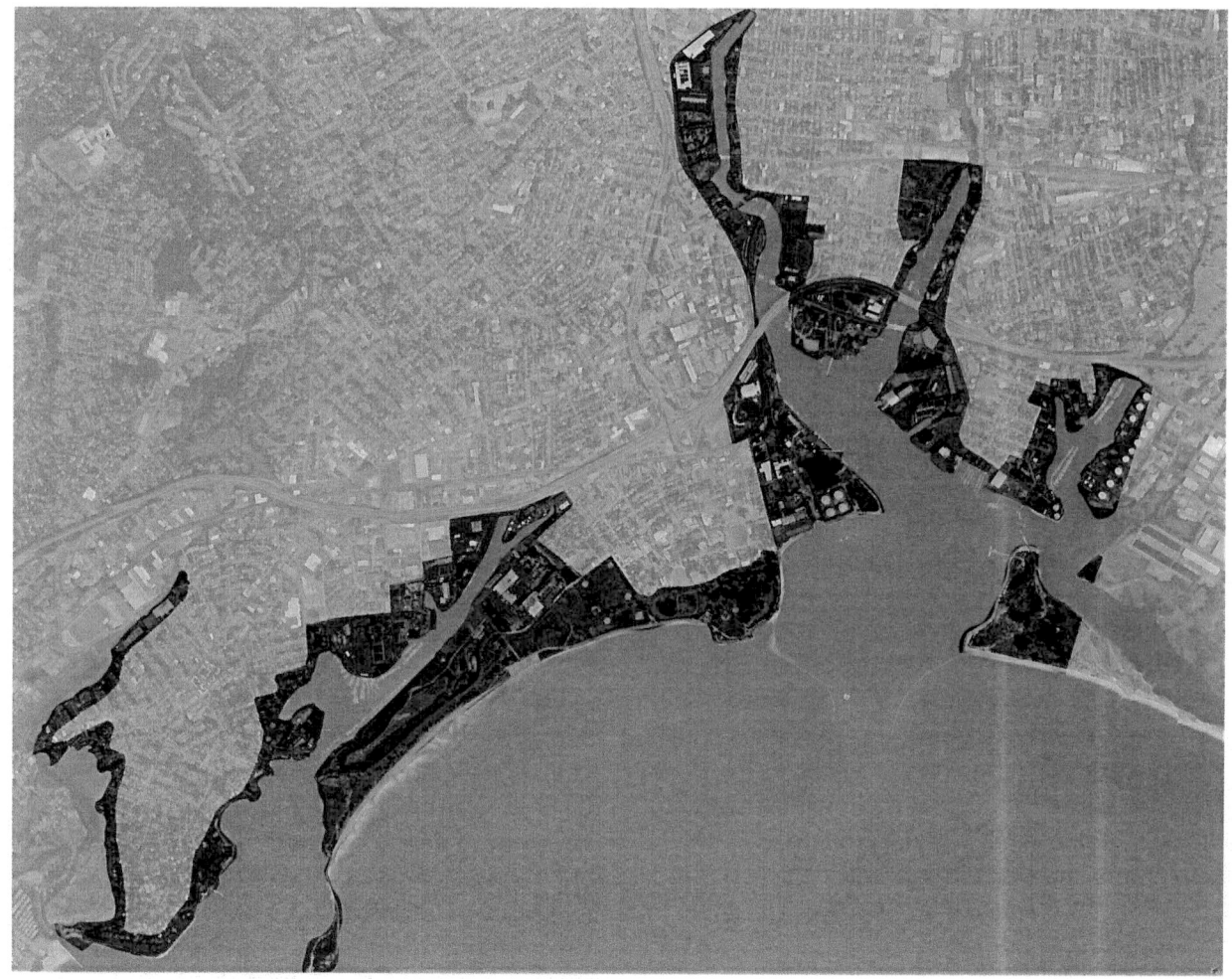
Demand for aquaculture food products is projected to grow with the need to feed a rising national population and with overfishing and restrictions on Northeastern fisheries. Moreover, a growing interest in locally-sourced food and "farm to table" restaurants adds to the demand for Connecticut aquaculture; currently, the state's existing seafood hatcheries are at capacity. All these factors create a favorable market environment for an expanded aquaculture industry in the coming decades. Connecticut also has supportive policies and resources to foster growth in this green industry. State and regional investment could support initial startup costs, as well as water quality improvements where needed.

Zoning and Compliance

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

Geographical Area Application of the WOZ

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



Goals of the Waterfront Overlay Zone (WOZ)

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

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

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

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

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

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

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

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

Public Access + Amenities

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

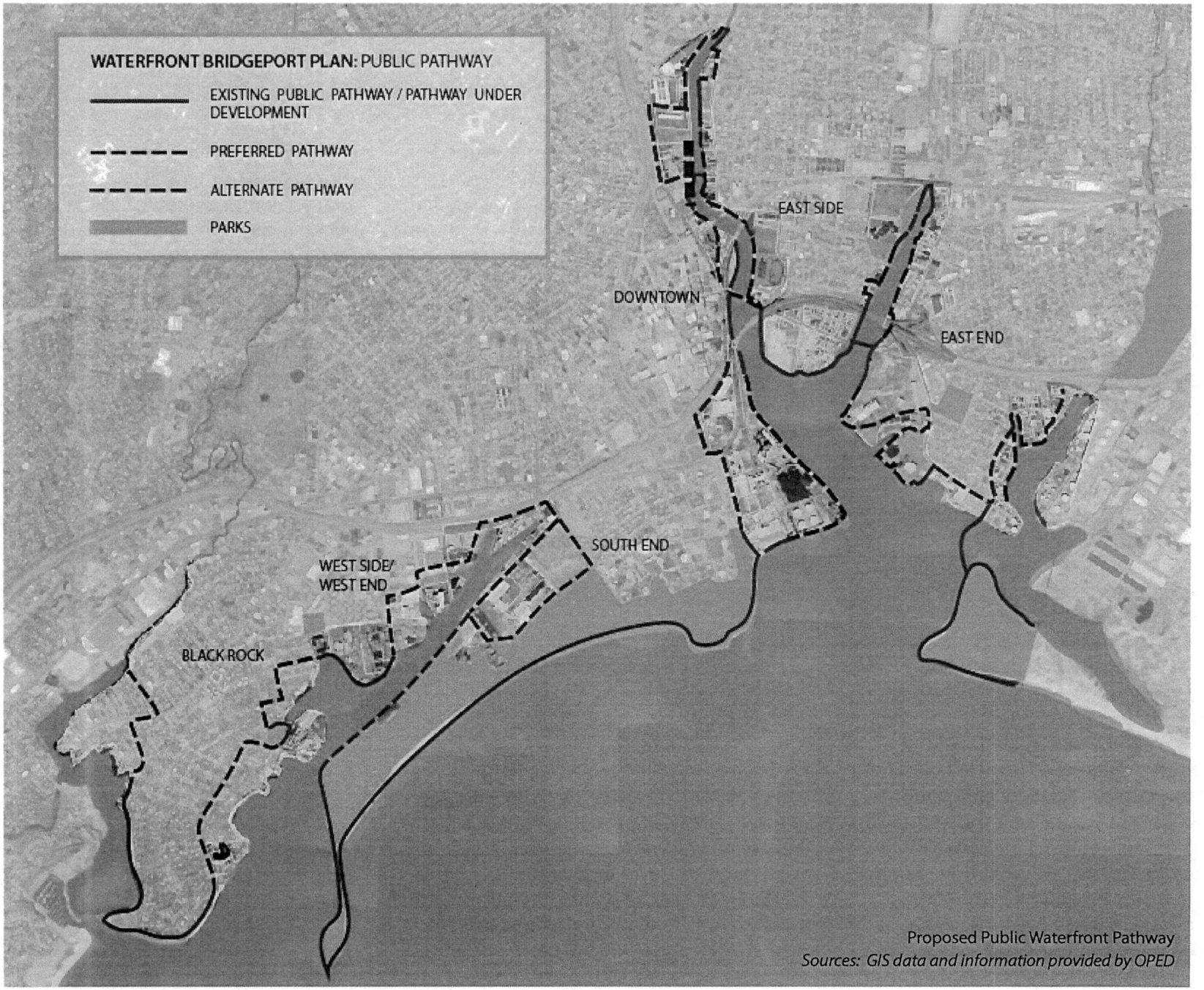
A public waterfront pathway can become a local and regional draw for walking, biking, and other recreational activities. There are numerous successful examples of such projects from across North America, particularly Pittsburgh, Austin, Toronto, and Chattanooga, which suggest best practices and lessons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

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

Defining and Strategizing for a Public Pathway

A parcel-by-parcel examination of the waterfront illustrates that the vision of a pathway is attainable. Existing ownership, land uses, and environmental conditions, as well as the location of momentum-building development sites all point to a waterfront that has good near-term potential for access. In the map on the following page, the proposed waterfront path has been marked based on the current land use, existing and projected access, and site condition, as well as the possibility of negotiating access with land owners. Pathway segments fall into three categories:

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



Proposed Public Waterfront Pathway

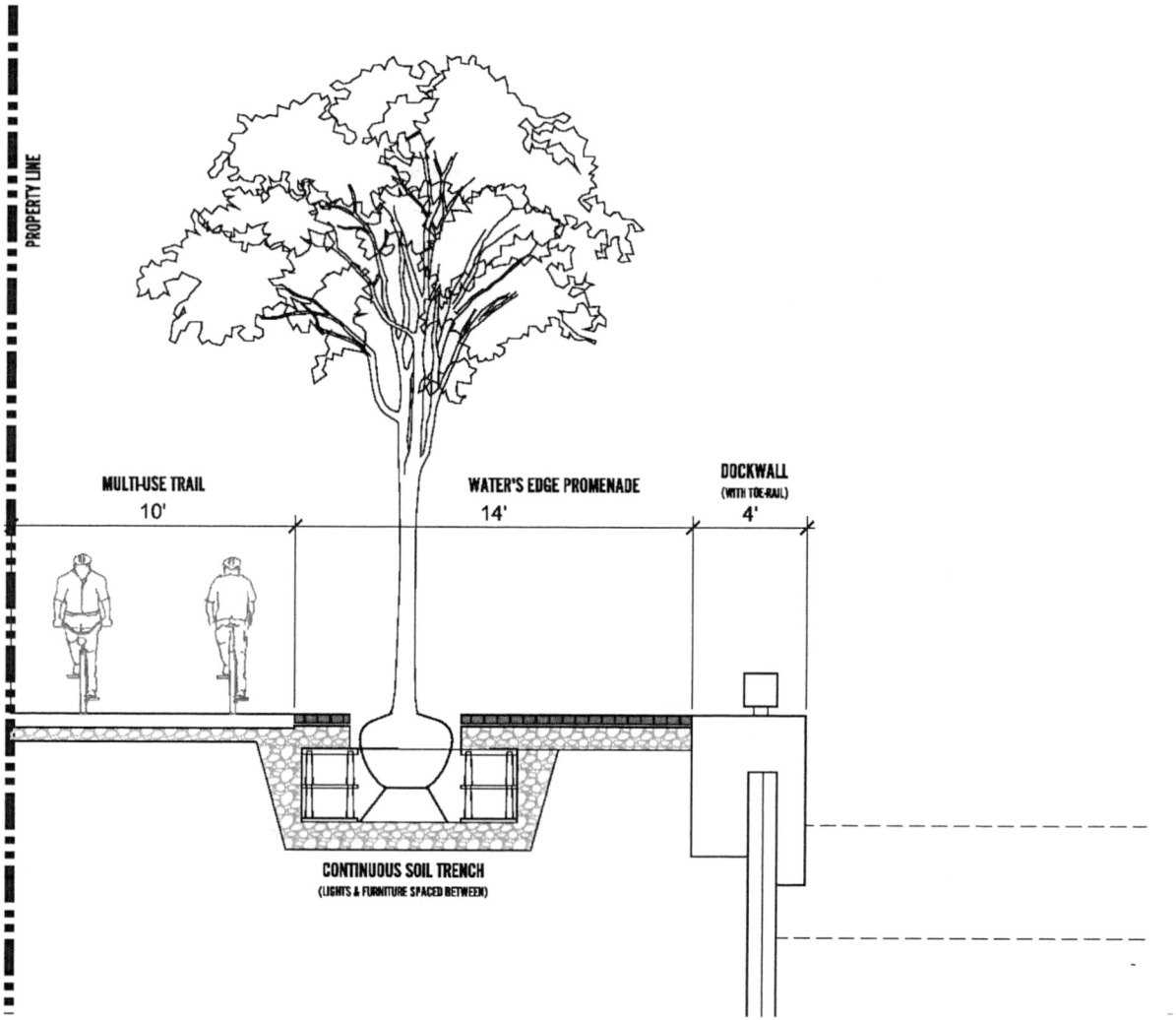
Sources: GIS data and information provided by OPED

Design Requirements + Amenities

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

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

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



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

- Pathways should have separate pedestrian and cyclist lanes wherever possible.
- Pathways must connect frequently to city streets via existing public right-of-ways (ROWs) or by sidewalks through private parcels where ROWs are too infrequent.
- Pathways shall be built for accessibility and landscaped with plantings determined to be hardy in Bridgeport's waterfront conditions, ideally native species.
- Some pathway segments may be boardwalks or piers, as required by site conditions and overall site design.
- All development projects shall maintain view corridors from adjacent neighborhoods to the waterfront.

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

Required Public Amenities

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

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

Public Control of the Waterfront

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

- The creation of a waterfront pathway increases the value of adjacent property.
- City ownership of the pathway removes any ambiguity of ownership and allows liability to rest with the City, which is protected by the municipal liability web. The state legislature has strengthened this protection in the last decade.
- Donations of waterfront property could provide a tax deduction to property owners.
- Public ownership provides for unified maintenance and design standards that enhance all properties along the water

The benefits of ownership for the City include:

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

- More readily facilitates volunteer maintenance efforts and programming of public space.
- Allows the City to coordinate marketing and other services more readily.
- Provides economies of scale on improvements, and selection/purchase of street furniture and pathway signage.

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

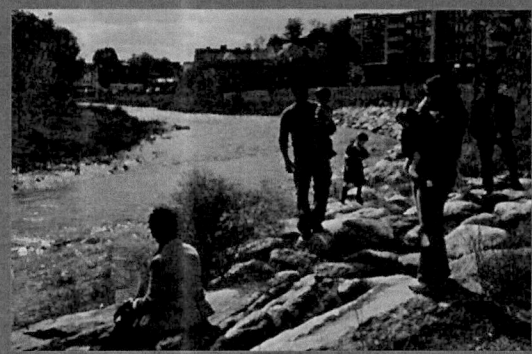
In addition, the ROWs can be leased in perpetuity from property owners, under which arrangement the City's umbrella liability is still in force. State-owned land can also provide access solutions. In many ROWs in Connecticut, municipalities build, improve, and maintain trails on top of underground, state-owned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

Making It Happen

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

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

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



Mill River Corridor: Stamford, CT

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

Interestingly, this project also affirms the widespread benefits of water access and open space, and it connects to a regional trail system. Over 1000 units of housing and $4 million in new annual municipal tax revenues were generated in anticipation of the park, which was ultimately funded by the City with Tax Increment Financing (TIF). Design for the site also uses green infrastructure for greater resiliency.

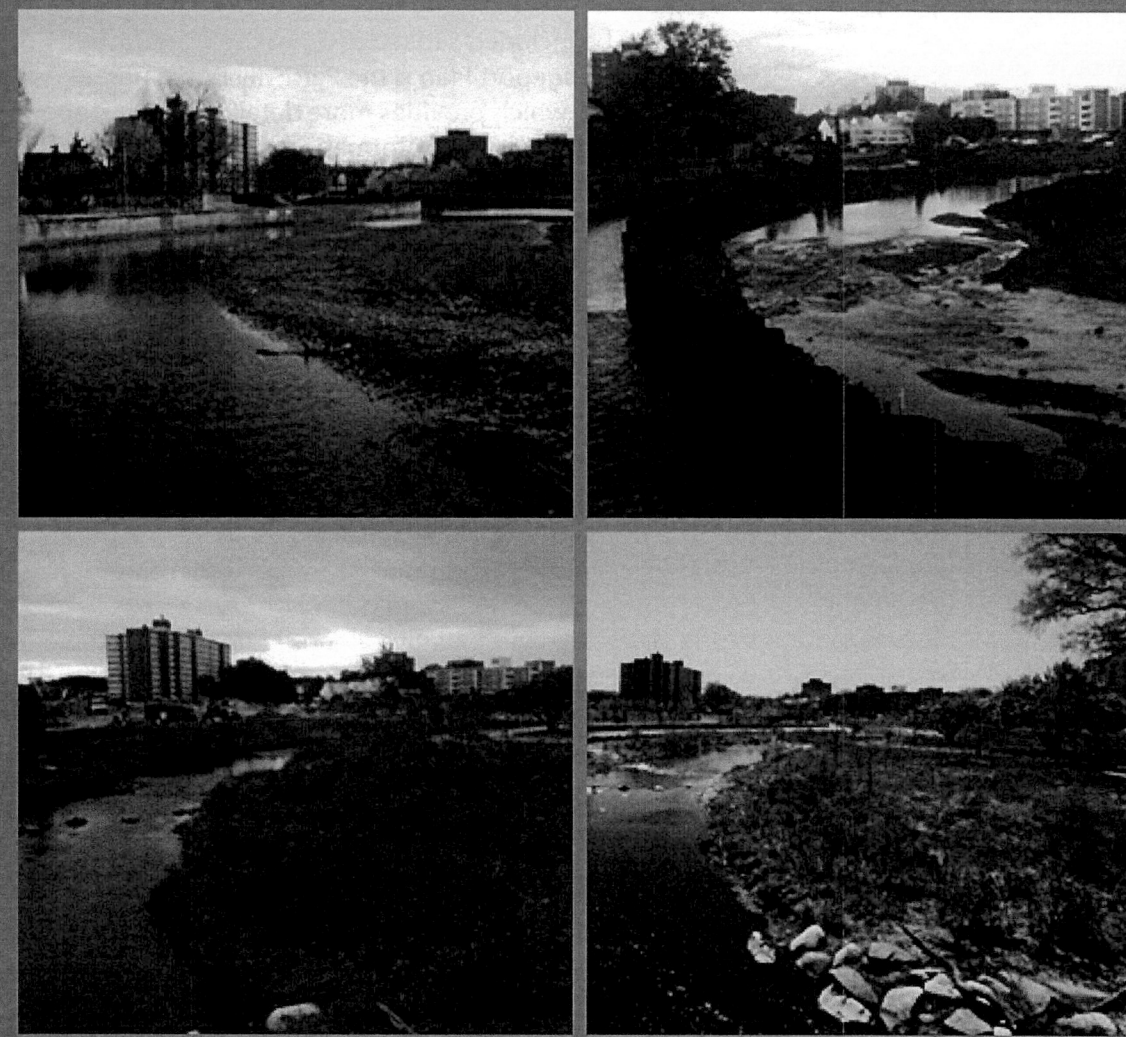


Image Source: Mill River Collaborative

Waterfront Design Standards

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

- **Accessibility to all:** This can be achieved by ensuring visual and physical connections to the neighborhoods, ADA compliance for those with physical limitations, and inter-generational design and programming.
- **Appropriate relationships:** Thoughtful placement of active uses, "fronts" of buildings, and parking can support good spatial and use relationships between buildings, amenities, and the waterfront.
- **Consistency:** A consistent visual framework is important to create a sense of place and identity and to rebuild the image of the waterfront in the public consciousness, more closely aligning the image of Bridgeport with that of the waterfront.
- **Trust and transparency:** This allows Bridgeport residents, public officials, businesses, developers, and other stakeholders to understand shared goals for the waterfront and expectations involved in achieving them.
- **Investor/developer confidence:** Design standards can help attract more interest for development and investment because they create a clear set of expectations, eliminating guesswork and uncertainty.
- **Consensus towards a vision:** A design framework enables everyone to imagine the future and take ownership of it, including waterfront neighborhood residents.
- **Celebrate the character of the city:** Bridgeport has its roots in industry and the waterfront should reflect the character of the city.

Who Should Use the Design Standards? And How?

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

The Design Standards

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

Waterfront Design Themes and Goals

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

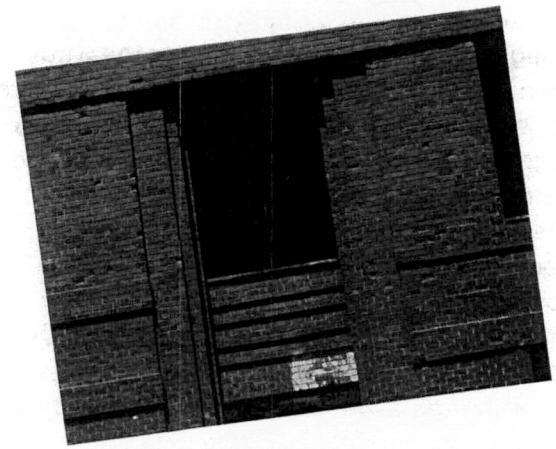
1. Public Access Waterfront Pathway

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

2. Redevelopment and Site Improvements

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

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



Land Use Recommendations

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

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

Discouraged Uses

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

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

Permitted and Encouraged Uses

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

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

Site Design

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

- Buildings sited close to or on the waterfront access pathway
- Active and public uses on the ground floor along the waterfront access pathway.
- Water-facing facades with 50% transparent glass
- Avoid large gaps between buildings, unless space is designed as public open space
- Waterfront as a main or secondary front entrance
- Avoid loading docks, service entrances, and blank walls facing the waterfront
- Parking away from the waterfront, placed in the interior of the site
- Utilize shared parking when possible to reduce the number of parking spaces/ asphalt

Height and Massing

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

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

Natural Restoration + Resilience

Historically, urban waterfronts in the US were dominated by industrial and commercial port uses, and Bridgeport is a classic example. However, as the larger economy moved from industry and manufacturing to services, these once-bustling ports slowly fell into decay. Many cities in the Northeast and Midwest have struggled to re-purpose and revitalize underutilized, often vacant and contaminated land along their waterfronts. Redevelopment and revitalization of many of these former-industrial properties is the goal of this Waterfront Bridgeport Plan. However, some of these properties may provide excellent opportunities today for natural coastal buffers, supporting efforts towards resiliency in the face of climate change and stronger, more frequent storms and floods.

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

- Create wildlife habitat, including fish nurseries
- Generate revenue as ecotourism attraction
- Buffer inland areas from storm surge and sea level rise
- Capture storm water and reduce environmental and financial costs of water treatment
- Improve water and air quality as well as public health

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

Though parts of the Bridgeport waterfront would be unsuitable for "soft" water's edge treatments and similar forms of natural restoration—either because of existing bulkheads that would be expensive and difficult to remove, because of severe environmental contamination, or because of existing water dependent uses—other parts are already renaturalizing on their own through neglect. Concerted efforts to guide natural restoration—including replacing invasive species with native wetland seedlings and organizing volunteer cleanups—could build on this existing potential and preserve more resources for existing developed park areas, park maintenance, and programming. See following page for potential areas for natural restoration along the water's edge.

The Case for Coastal Resiliency

Bridgeport residents, local leaders, and regional organizations have been working hard to prepare and strengthen the city in the face of climate change-driven severe weather and flooding. There is some urgency in these efforts as parts of the city experienced significant flooding during Hurricane Sandy. From Climate Preparedness Workshops held in 2011-2012, to post-Sandy analysis of the city's strengths and weaknesses, to current efforts at implementing resiliency pilot projects through the Resilient Bridgeport initiative, much work has already been done to identify issues and outline solutions.

The key is to turn resiliency from a one-time project to an integral part of every redevelopment proposal, park renovation, affordable housing construction, and infrastructure improvement along the

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

Making Natural Restoration + Resiliency Projects Happen

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

LOW IMPACT DEVELOPMENT (LID)

Riparian and Coastal Buffers

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

Low Impact Design (LID)

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

Ground Floor Uses

- New development throughout the WOZ, except in areas with existing residential development, which shall be excluded from these requirements, shall have public uses and amenities on the ground floor.
- Public uses include retail, restaurant, arts and cultural uses, educational, civic, and park space.

Natural Restoration and Materials

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

Save the Bay cleaned up a vacant, contaminated coastal site on Narragansett Bay, RI. It now features an educational center inside an LEED certified building. LID and stormwater management practices are seen throughout the site, as well as a restored salt marsh zone protecting the low-lying point from storm surge. Image source: Save the Bay

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

The recent construction of Bridgeport's Knowlton Park included a biofiltration swale with native grasses (above, on right) and a stretch of riparian buffer, both local examples of LID. Not only does the biofiltration swale create an attractive view for park visitors, it also protects the shoreline against erosion and the park itself from flooding.

Waterfront Advocacy + Programming

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

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

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

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

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

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

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

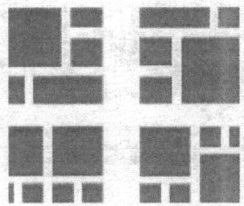
- Regional health organizations
- Children's non-profits (who may use recreational facilities on the waterfront)
- Walking and biking associations and clubs
- Water advocacy groups and nature and conservation groups (such as Save our Sound and the Nature Conservancy)
- Arts and cultural groups
- Urban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

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

WATERFRONT BRIDGEPORT

OPPORTUNITY SITES

Introduction



OPPORTUNITY SITES

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

A. Yellow Mill East

B. Seaview Plaza

C. Current Ferry Terminal

D. Shoreline Star / AGI

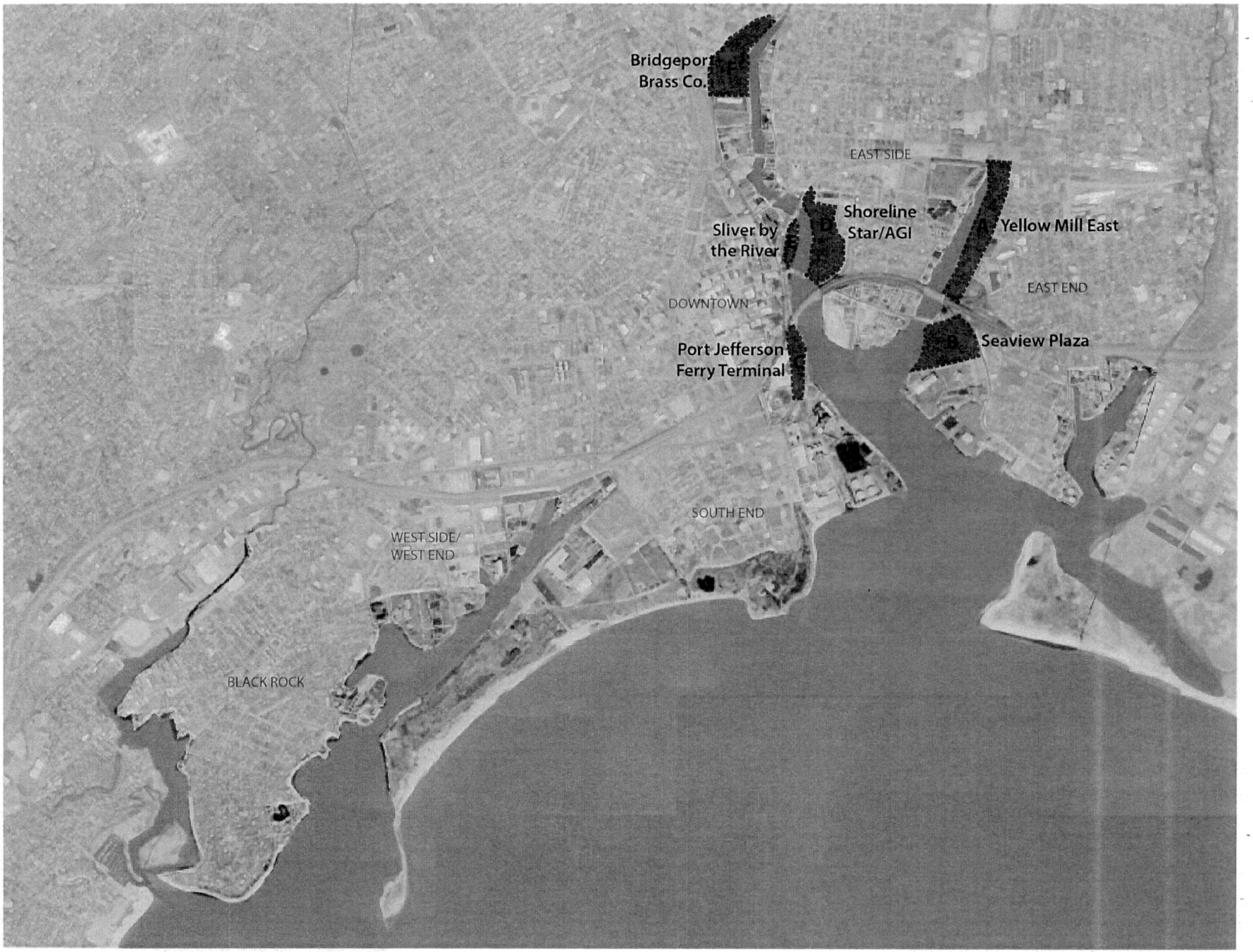
E. Sliver by the River

F. Bridgeport Brass Co.

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

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

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


Bridgeport
Brass Co.
EAST SIDE
Shoreline
Star/AGI
D
Sliver by
the River
Yellow Mill East
EAST END
DOWNTOWN
Port Jefferson
Ferry Terminal
C
B
Seaview Plaza
SOUTH END
WEST SIDE/
WEST END
BLACK ROCK

Why Focus on Opportunity Sites?

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

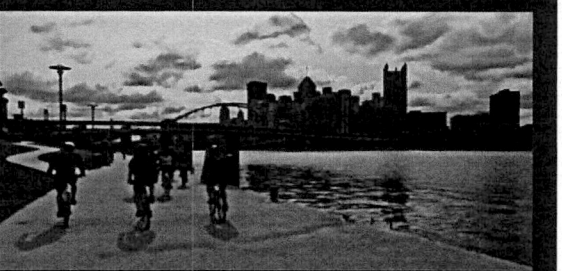
This Opportunity Sites Section lays the groundwork to shift expectations. Just look at Pittsburgh, where twenty-five years of public and private efforts went into revitalizing its formerly industrial riverfront, or the City of Somerville, which persevered to ensure that short-term, generic big-box development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

Development—and the expanded investment that goes with it—can provide amenities such as public spaces and access, programming, and events that invite community use and enjoyment of a waterfront for all. Thoughtful shaping of the Opportunity Sites in this section can yield higher-quality development that engages the waterfront as a public good, as a way to enhance Bridgeport's image, and as an economic engine for the 21st century.

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

Transforming Expectations

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



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

City's Commitment

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

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

- **Waterfront zoning** outlining desired uses, required public amenities, and design requirements –clear and transparent requirements that remove the guesswork.
- **Streamlined permitting** process that works with developers who are committed to quality and world-class outcomes (a good example is NYC's online Waterfront Navigator).
- **Active recruitment of regional developers** with experience in waterfront and dense urban development.
- Support for **comprehensive waterfront marketing** through partnerships with a waterfront coalition meant to enhance visibility, marketability, and value along the city's shoreline.
- **Public programming** support to the above waterfront organization, in coordinating activities, identifying funding sources, and drawing local and regional audiences.
- **Enforcement of city regulations** including blight ordinance, access to City Rights-of-Way and properties, Land Development Agreements, and zoning approval conditions.
- **Infrastructure and streetscape improvements** on City property adjacent to sites, where possible.

Prioritization of Opportunity Sites

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

- Identify sites that **offer much-needed public access and open space** for neighborhoods that lack parks and waterfront access.
- Identify sites that have **brownfield remediation underway or that need little or no cleanup** for development.
- Look for sites that can **draw momentum from existing and new water-based recreation** such as marinas and boat launches while **protecting existing water-dependent uses** such as shellfishing.
- Focus on **parcels owned or otherwise controlled by the City of Bridgeport** and on **privately-owned property where owners have expressed interest in relocating and/or redeveloping.**
- Identify **property adjacent to or near existing momentum for positive change** such as new waterfront development, infrastructure improvements, or new businesses.
- Identify waterfront land that can, even in small patches, be **restored or allowed to return to its natural ecological state** to support coastal resiliency (see sidebar on next page as well as Framework Section for more details)
- **Avoid or mitigate flood risk** by identifying appropriate land uses in areas most prone to storm surges and flooding.

Overall Strategy

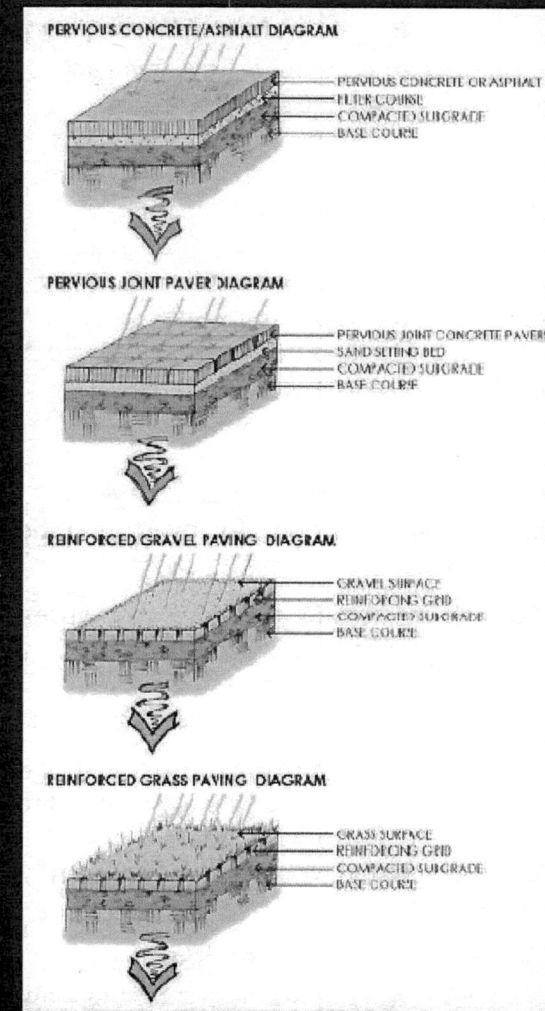
The Opportunity Sites highlighted here support an overall waterfront revitalization strategy that focuses efforts in key places to build on existing momentum, maximize visible positive change, and utilize a range of tools to activate the waterfront. Some sites support transit-oriented development (TOD),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

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

Building for Resiliency

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

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



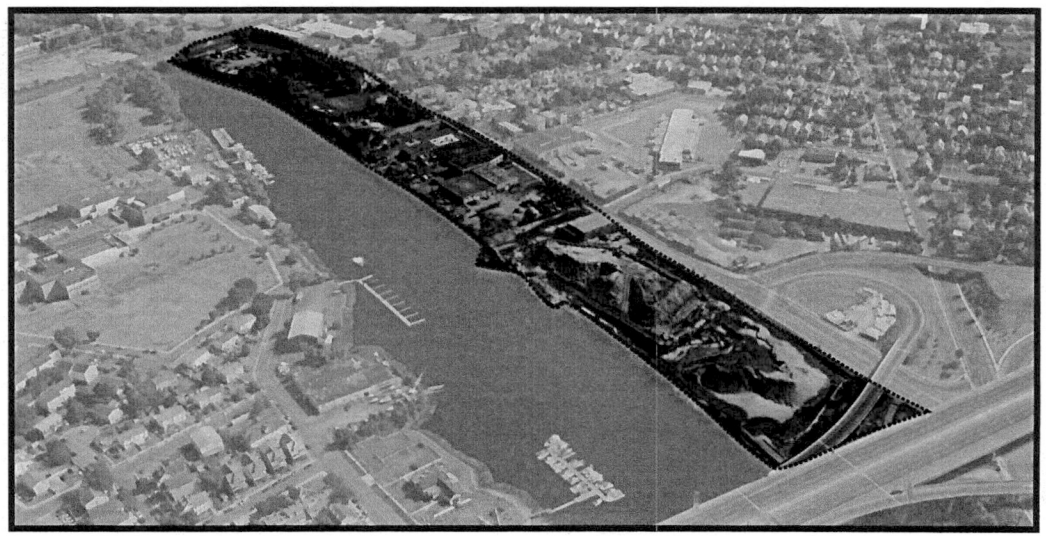
Permeable paving options to reduce runoff. Image Source: Pequonnock River Watershed Plan.

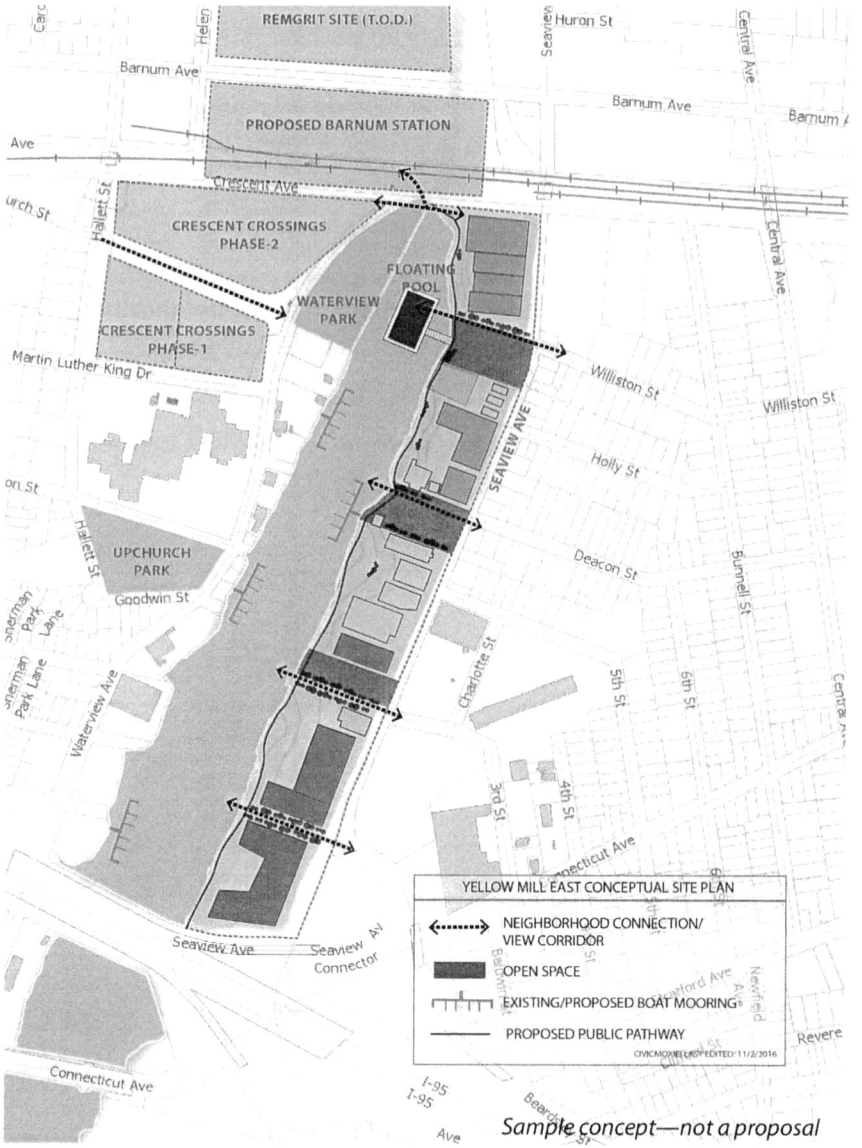
Opportunity Site A: Yellow Mill East

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

Site Summary

The highly accessible Yellow Mill East site serves as a main connector from Downtown and I-95 to Bridgeport Hospital and the planned Barnum Station. This particular section of Seaview Avenue runs from Stratford Avenue at Exit 29 of I-95 along the Yellow Mill Channel in the East End neighborhood, up to Crescent Avenue. The properties comprising this Opportunity Site are located between the western side of Seaview Avenue and the Channel, are under multiple ownership, and include industrial uses and a few single-family homes. Surrounding this Opportunity Site are signs of change, including the redevelopment of the former Father Panik Village into the Crescent Crossings mixed-income residential development on the west side of the Yellow Mill, as well as potential Transit Oriented Development (TOD) residential projects near the future Barnum Station. There is a concentration of single-family homes in the area, some of which are part of the Deacon's Point Historic District, and Bridgeport Hospital is working within the community to improve this physical gateway to the hospital.





Sample concept—not a proposal

Why Here + Why Now?

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

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

Suggested Uses + Amenities

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

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

Site Design Considerations

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

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

Activation Options

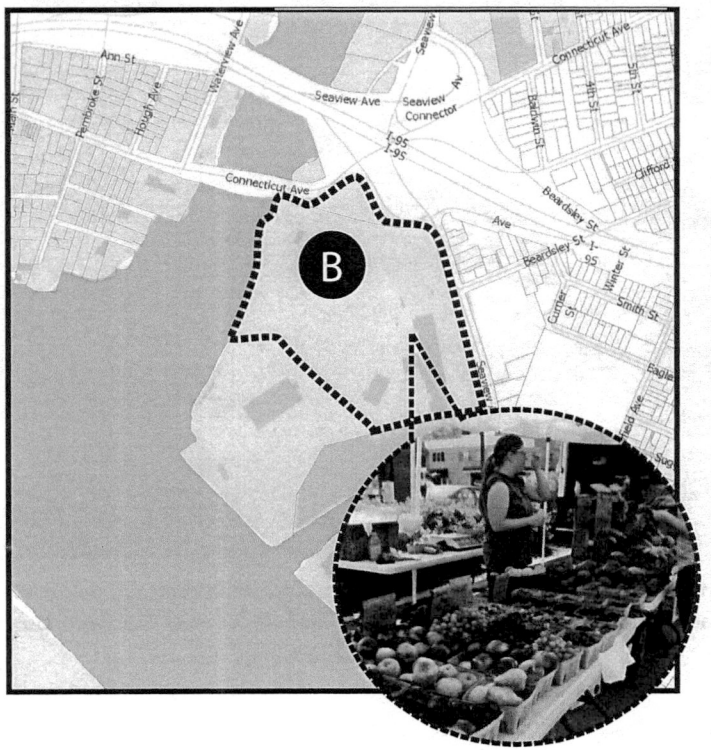
Specific waterfront programming and recreation opportunities appropriate for this Opportunity Site are listed below. Additional details for these can be found in the Waterfront Activation Section:

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

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

Opportunity Site B: Seaview Plaza

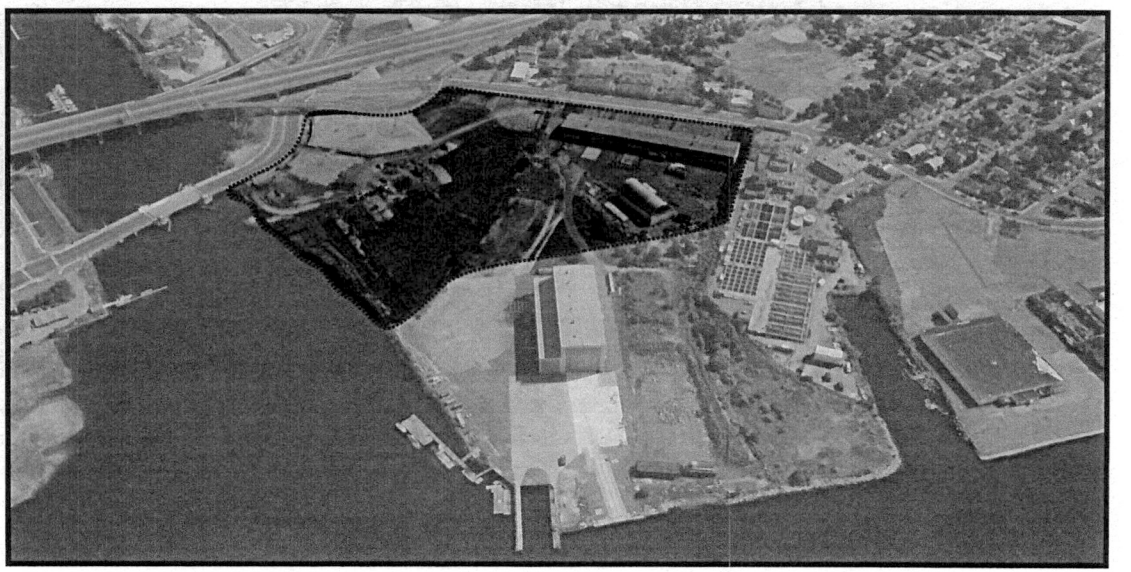
NUMBER OF PARCELS	1
CURRENT USES	VACANT INDUSTRIAL + BOAT STORAGE
ACREAGE	28
SHORELINE:	0.27 MILES OR 1,427 FEET
ENVIRONMENTAL STATUS:	DOCUMENTED BROWNFIELD, HAS REMEDIAL ACTION PLAN (RAP) BUT HAS NOT YET BEEN REMEDIATED
FLOODPLAIN STATUS:	SMALL STRIP ON WESTERN SIDE WITHIN FLOODPLAIN (WATERFRONT PATHWAY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

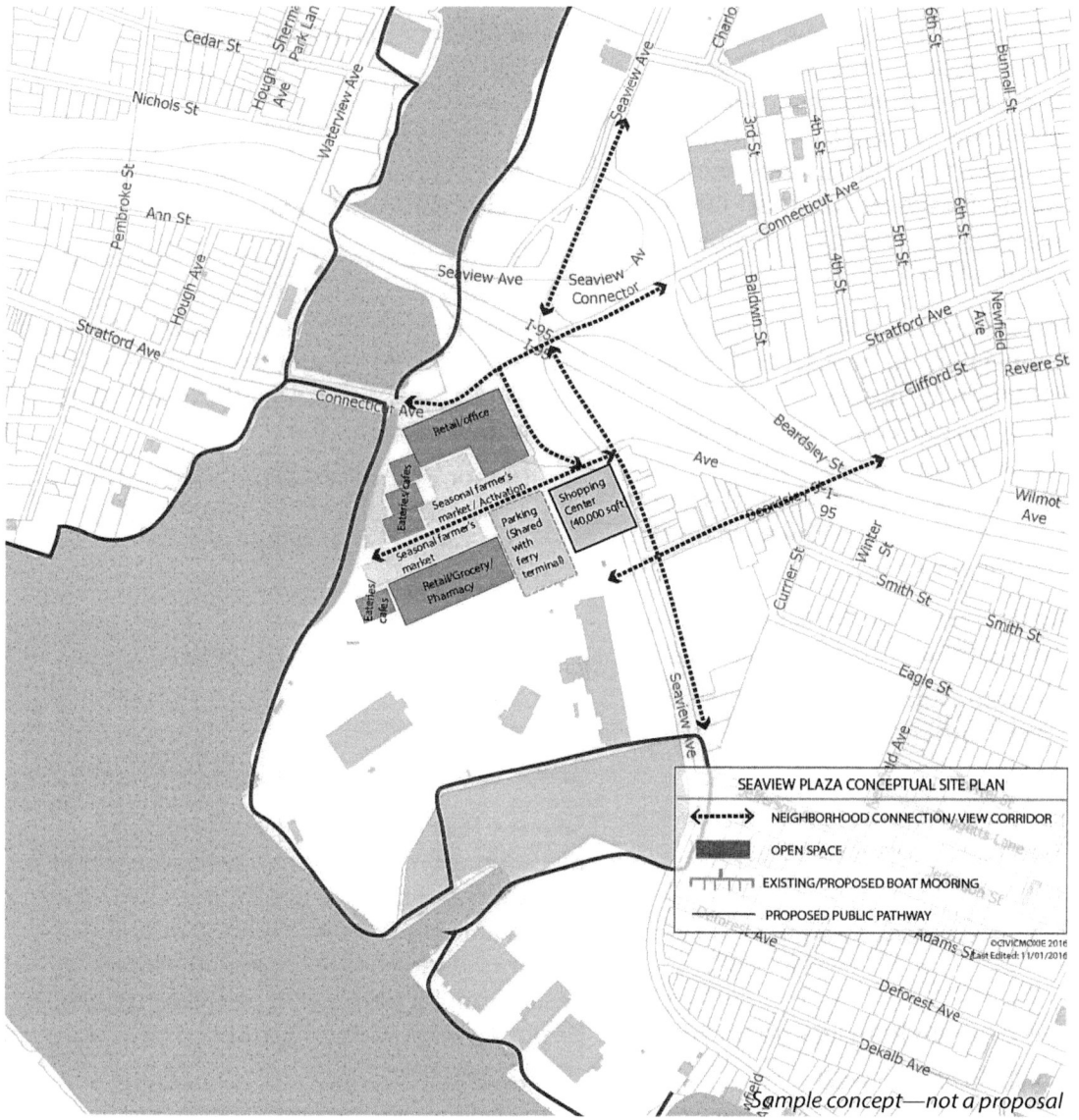


Site Summary

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

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





Sample concept—not a proposal

Why Here + Why Now?

Currently, Seaview Plaza has perhaps the greatest momentum of any waterfront redevelopment location, with strong developer interest and site readiness. Ideally situated for access and visibility, this site can benefit from comprehensive waterfront planning and vision.

- This site **builds on nearby existing and planned development** at the new Port Jefferson ferry terminal and Steelpointe Harbor.
- Proximity to the new ferry site offers potential to **attract many of the approximately one million ferry passengers each year** for shopping, farmer's markets, and dining.
- There is enough acreage to support **significant public space** for events and special programming.
- Possibilities abound to **offer much-needed waterfront access to the East End** by designing strong connections between the site and neighborhood.
- A public pathway segment here, when added to the access planned for Steelpointe Harbor, will **establish a significant piece of the pathway**... creating a local and regional destination.
- This site has high value for **attracting a regional market beyond the typical big-box retail site**. This waterfront location is a

unique advantage for growing the market and putting Bridgeport ahead of other coastal communities in Connecticut.

Suggested Uses + Amenities

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

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

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

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

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

Recommended uses and site features include:

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

Site Design Considerations

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

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

neighborhood to the waterfront.

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

ReFresh Project: New Orleans, LA

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

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

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

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

Activation Options

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

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

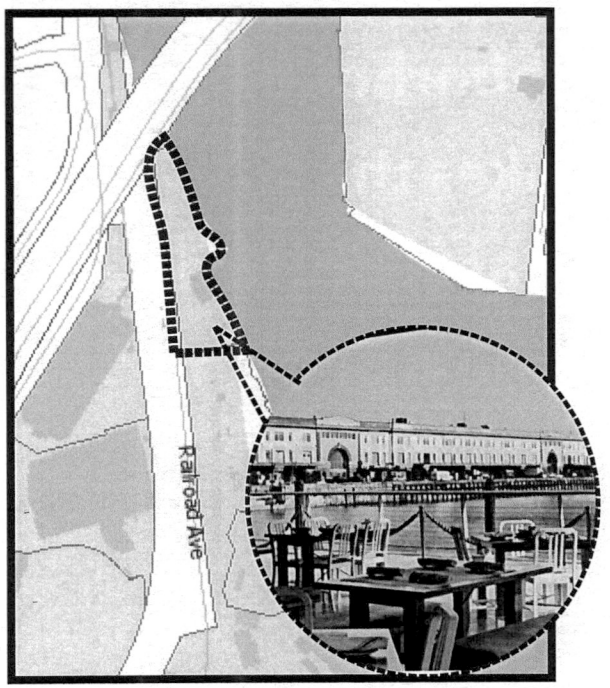
Penn's Landing in Philadelphia features an annual ice rink as part of its WinterFest, coupled with an outdoor holiday market, winter beer garden, and fire pits. The rink is sponsored by Blue Cross Blue Shield and other local businesses and agencies. Image Source: M. Edlow/Visit Philadelphia

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

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

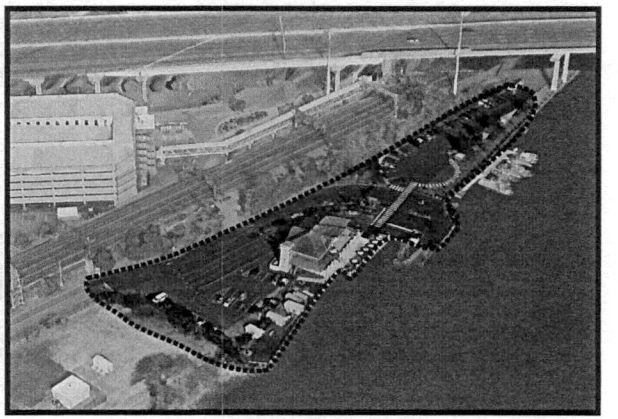
Site Summary

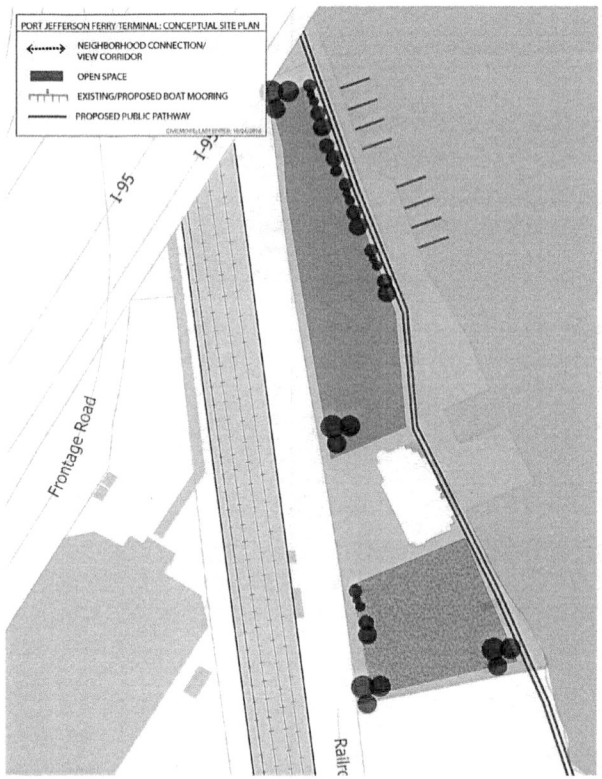
NUMBER OF PARCELS	1
CURRENT USES	TRANSPORTATION/INDUSTRIAL
ACREAGE	0.76 ACRES
SHORELINE:	0.27 MILES OR 1,427 FEET
ENVIRONMENTAL STATUS:	NO DOCUMENTED BROWNFIELDS
FLOODPLAIN STATUS:	ENTIRELY WITHIN FLOODPLAIN
CURRENT STATUS:	OWNED BY BRIDGEPORT PORT AUTHORITY AND LEASED BY PORT JEFFERSON STEAMBOAT COMPANY



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

This Opportunity Site presents a valuable chance to enhance waterfront connections to Downtown and establish a public dock for visitors and excursion boats. The site currently has a bulkhead and moorings suitable for docking; it also has a small deck that could be expanded over the water to create a unique public plaza. This is the only current Downtown opportunity to dock boats and offer a public landing, and its proximity to the train station, with existing pedestrian access, makes it a prime location to attract visitors by boat, foot, and train. It should be noted that the Bridgeport-Port Jefferson Steamboat Company has a 100-year lease on this site with the Port Authority, which will remain in effect if a water-based use is located here (including boat moorings). The condition of the moorings and bulkhead thus should be further investigated, and the permitting time frame for the ferry's relocation should be established to clarify redevelopment options.





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

Why Here + Why Now

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

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

Suggested Uses + Amenities

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

In either scenario, some combination of the following could be accommodated on the site:

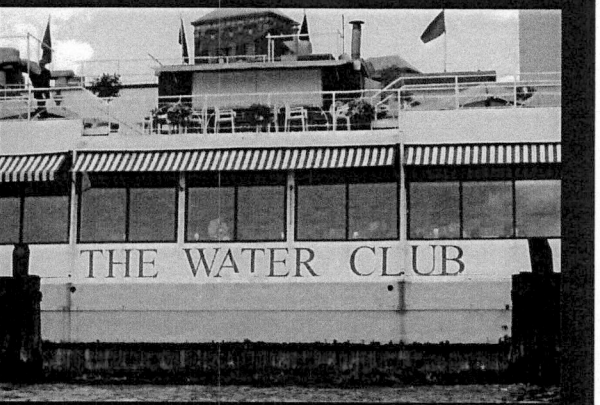
- Restaurant and event space in a barge moored at dock.
- Visitor kiosk highlighting the waterfront and offering maps.
- Public landing for water shuttles, water taxis, excursion boats, and quick drop-offs and pick-ups.
- Visitor mooring for hourly or daily rental for those traveling through, attending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

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

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

The Water Club: Manhattan, NYC

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



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

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

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

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

Site Design Considerations

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

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

Activation Options

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

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

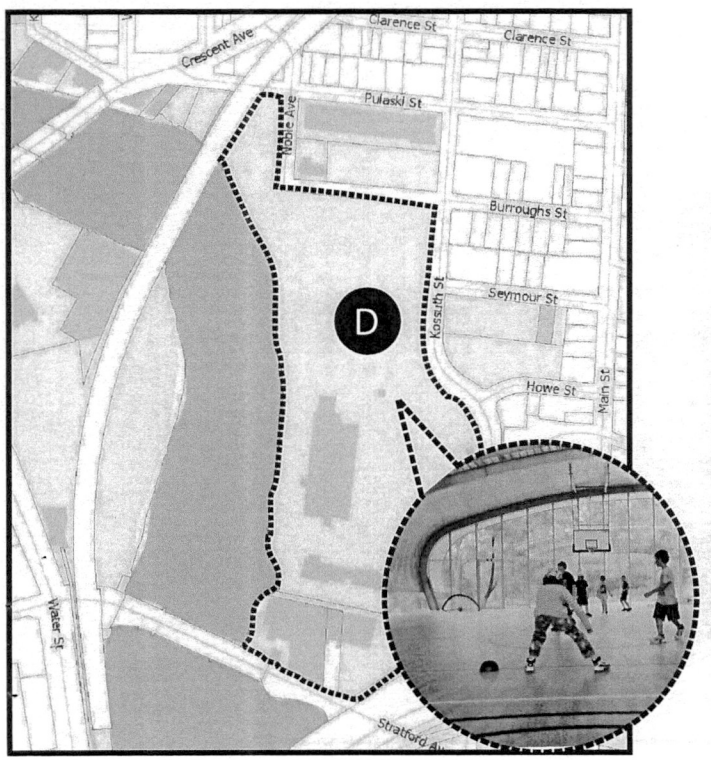
Boat moorings by the hour, a water's edge deck for relaxing, fishing, or enjoying an outdoor lunch, and clear connections to other destinations along the waterfront and in Downtown Bridgeport would all complement reuse of the Port Jefferson ferry terminal building. *Sample concept—not a proposal*

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

Opportunity Site D: Shoreline Star/AGI

(141 Stratford Ave + 255 Kossuth St)

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



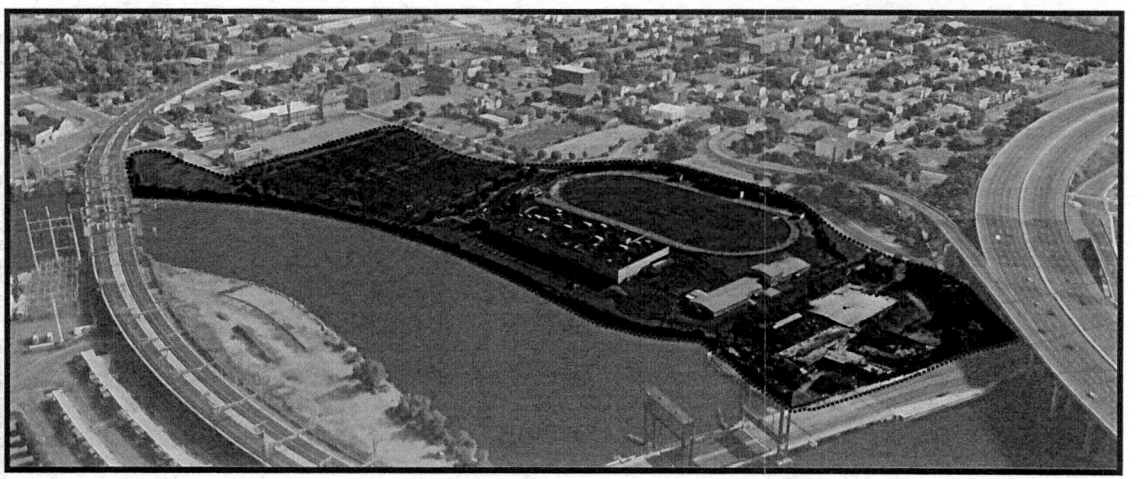
Site Summary

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

Why Here + Why Now?

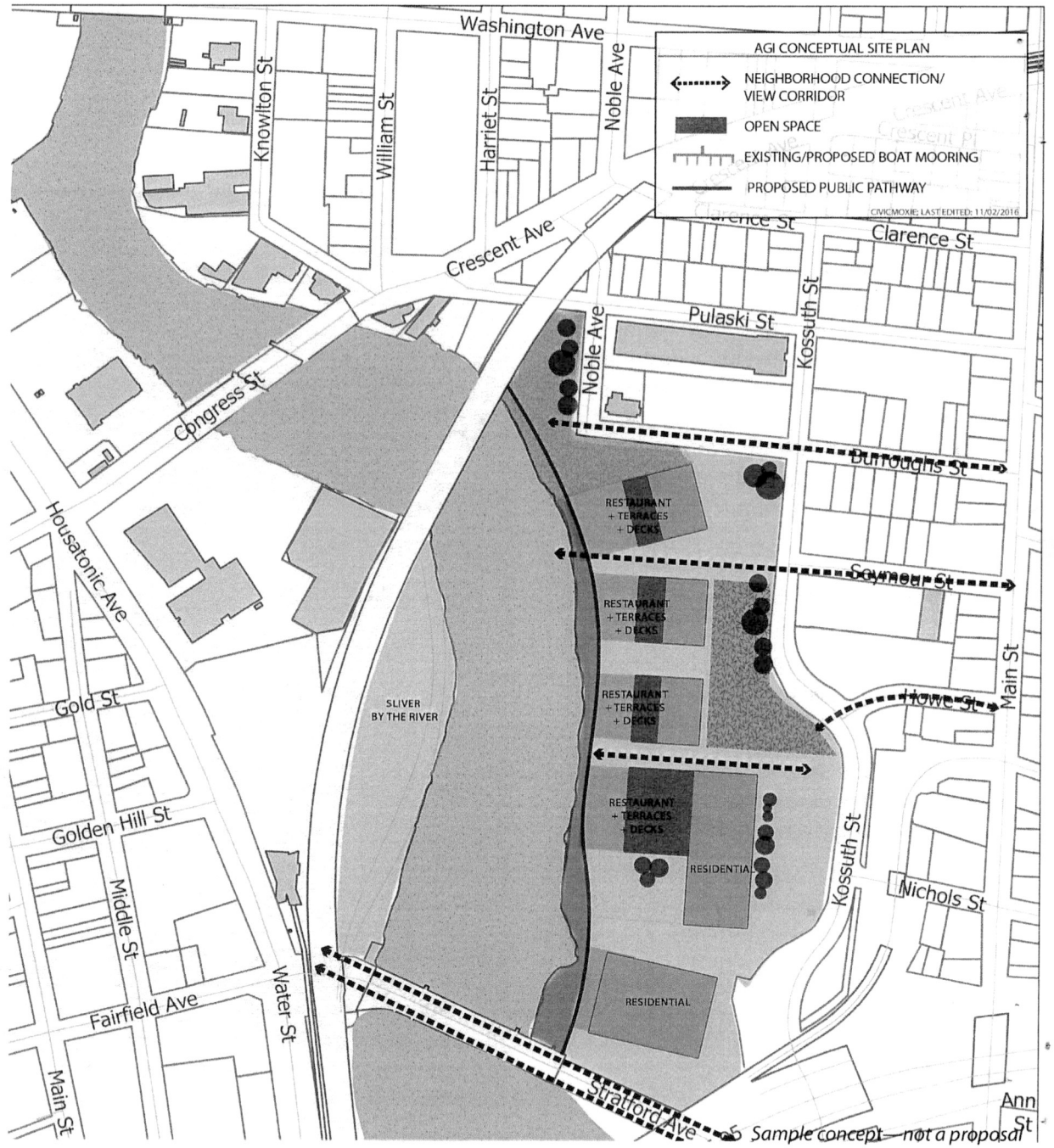
This Opportunity Site could play an important role in catalyzing waterfront revitalization citywide and offers a strong case for encouraging significant economic development and public use at the site:

- This site has high **visibility from local roadways, the rail line and train station, and I-95**.
- Taken together with the "Sliver by the River" Opportunity Site and the Stratford Avenue bridge as a waterfront access path, **this Opportunity Site feels like it is part of Downtown**– helping to expand the reach of the



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

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



Suggested Uses + Amenities

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

Uses and amenities that could be hosted here include:

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

Buffalo Canalside: Buffalo, NY

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

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

These sites now support a diverse range of redevelopment uses: mixed-use offices and housing at the Erie Freight House; a hockey/roller derby rink, restaurant, brewery, and beer garden at RiverWorks; a wintertime park with canals that freeze over to create a skating "trail;" and theater shows and poetry readings at the artsy Silo City. One notable location is the Erie Basin Marina, a public marina that allows hourly and daily dockage and offers easy access to a cluster of restaurants, boat tour pickups, a waterfront path, and a public park.

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

Site Design Considerations

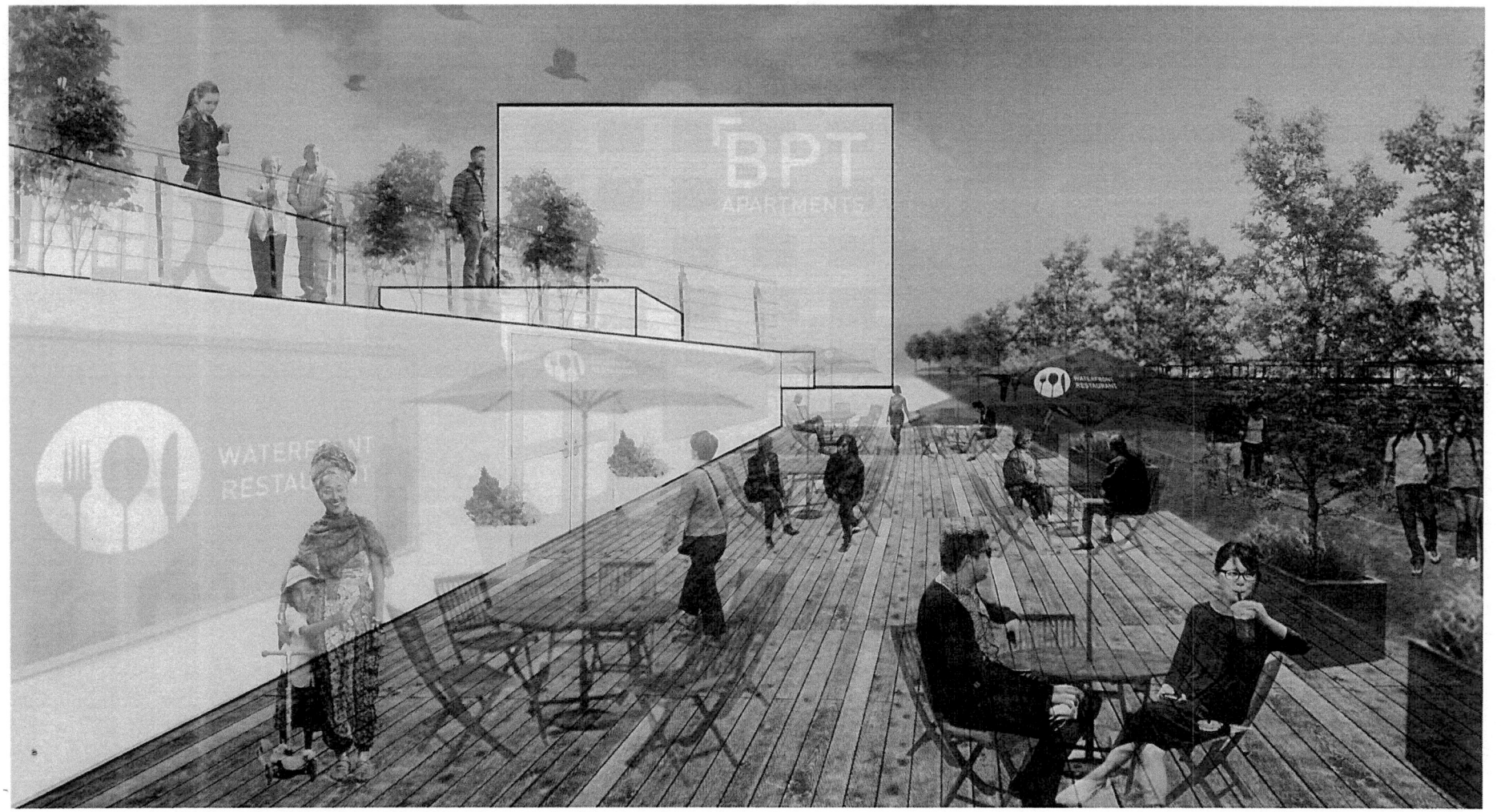
Design considerations should treat this Opportunity Site as part of Downtown because of its adjacency to the Stratford Avenue Bridge and high visibility. Design goals include:

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

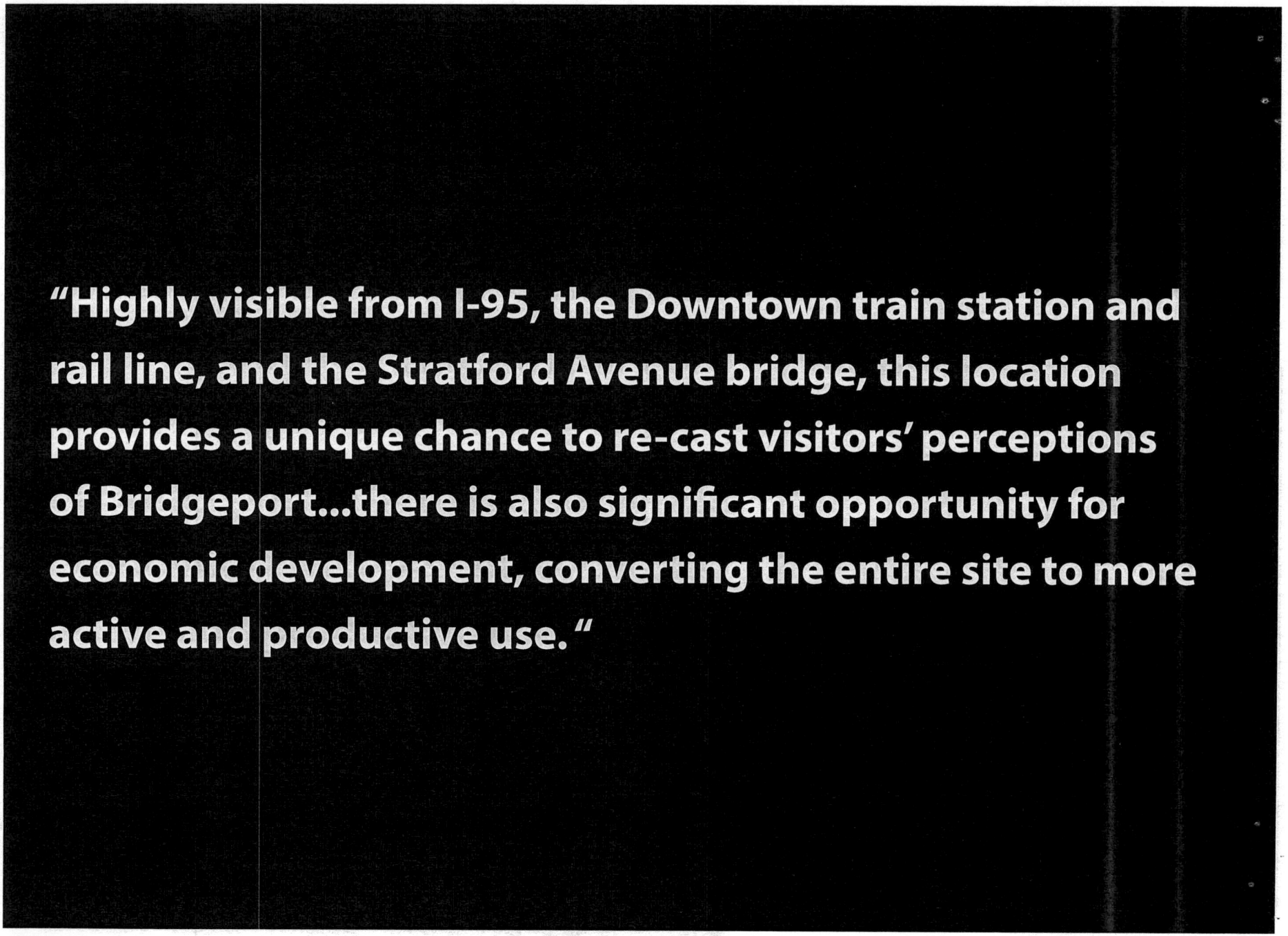
Activation Options

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

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



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


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

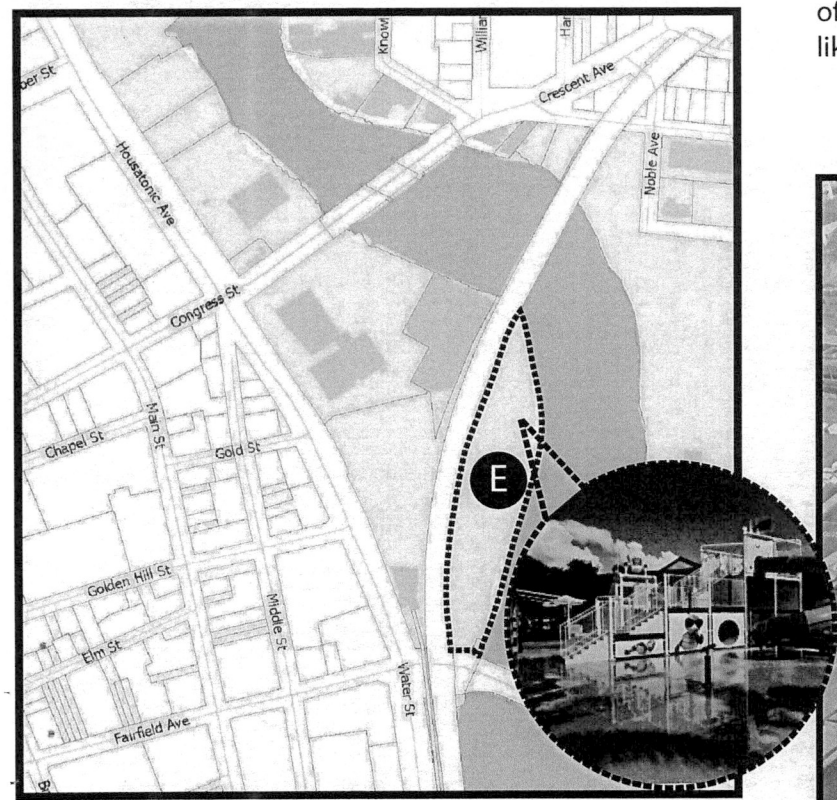
Opportunity Site E: Sliver by the River

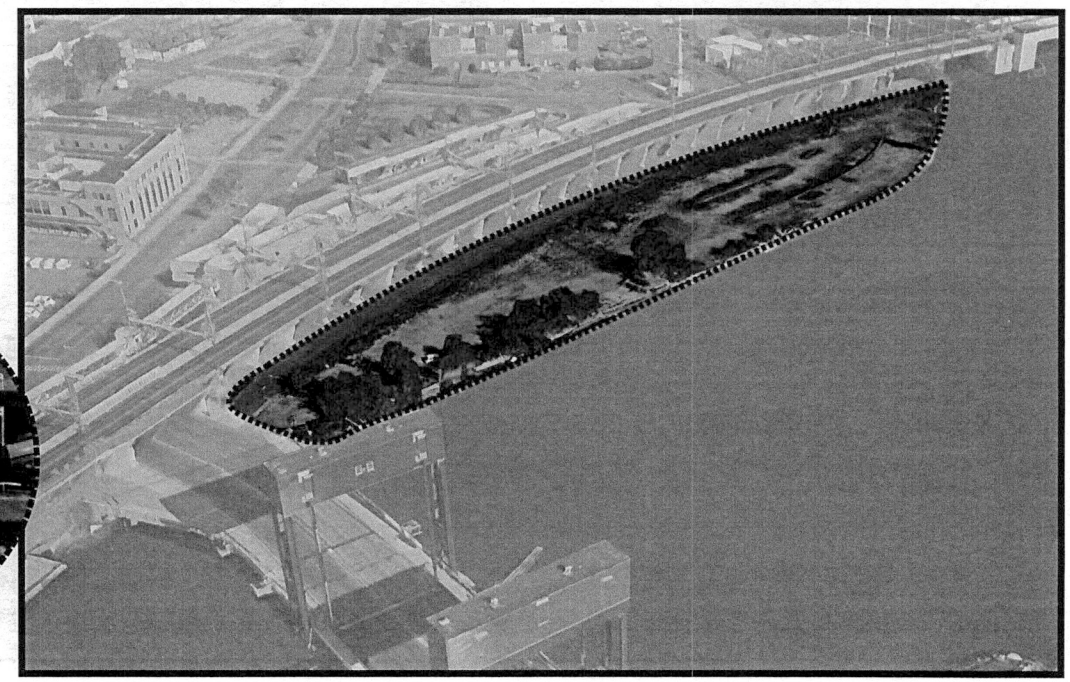
NUMBER OF PARCELS	1
CURRENT USES	VACANT INDUSTRIAL/PARKING
ACREAGE	4.11 ACRES
SHORELINE:	0.2 MILES OR 1,078 FEET
ENVIRONMENTAL STATUS:	NOT A DOCUMENTED BROWNFIELD
FLOODPLAIN STATUS:	ENTIRELY WITHIN FLOODPLAIN (EL 12 FT)
CURRENT STATUS:	CITY-OWNED, POSSIBLE RESILIENCY PROJECT SITE

Site Summary

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

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





Why Here + Why Now?

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

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

Suggested Uses + Amenities

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

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

Spruce Street Harbor Park: Philadelphia, PA

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

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

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

Site Design Considerations

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

- The **existing boardwalk behind the train station just south of the site should connect to the Sliver by the River** and extend that waterfront walkway access—or offer a quiet fishing spot.
- **Permeable surfaces and a "soft" water's edge treatment (e.g. marsh grasses)** are recommended.
- **Temporary structures and activities** can take place further from the waterfront, closest to the main entrance to the site off Stratford Avenue that connects to transit and Downtown.
- Security concerns can be mitigated by attracting many people, and using **nighttime lighting to highlight the festive nature of the spot.**

Activation Options

- Outdoor "beach" with volleyball, rentable umbrellas, chairs, and equipment; not a swimming beach, but a unique kind of pocket park and a seasonal draw
- Temporary/pop-up restaurants, beer gardens, or food trucks with movable, temporary chairs and café tables; site could also host cook-offs or food festivals
- Could also include temporary/pop-up vendor stalls to support small businesses
- Special lighting as a lure to make this a destination and beacon on the Downtown waterfront

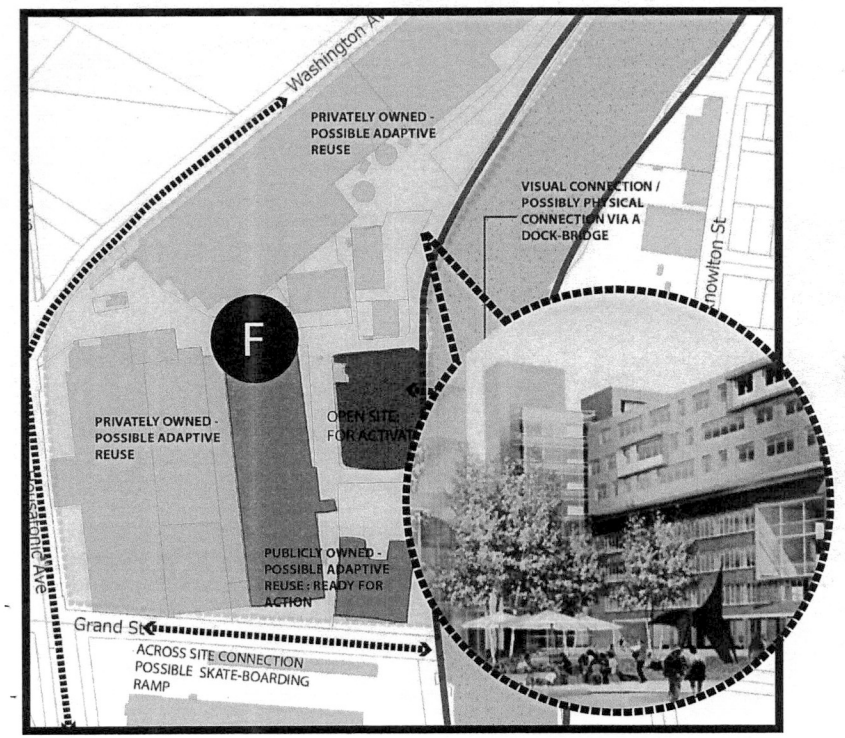
Like the Beach at Detroit's Campus Martius Park or Paris Plage in France, a seasonal "beach" on the Sliver by the River would quickly become a gathering place, where families and children go to play, where young people hang out, or where Downtown workers stop by after work. Its location--right behind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

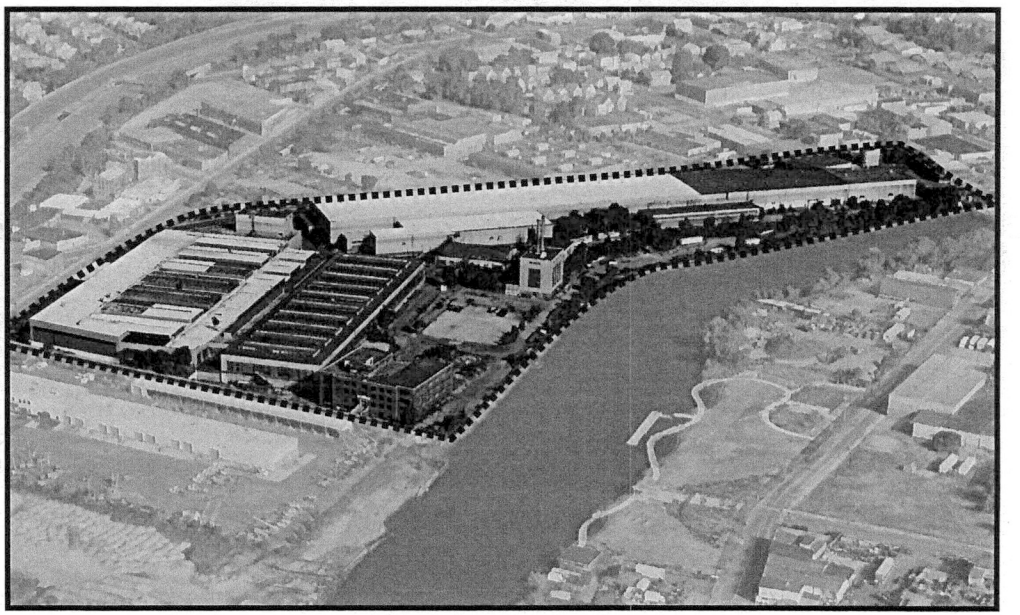
Opportunity Site F: Bridgeport Brass Co

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

Site Summary

Situated between the Pequonnock River and North Washington Avenue, the 22-acre Bridgeport Brass complex hosts a diverse group of light industry-zoned condominiums, almost half of which are owned by the City of Bridgeport. This site sits along major city thoroughfares and has excellent highway access and visibility from CT Highway 25/8, Exits 3 and 4. Two major structures on the site are vacant and deteriorated, with visible graffiti and past illegal dumping issues; this site is a priority for anti-blight and environmental remediation efforts. The riverbank here is lined with deteriorating rip-rap, with old pilings in one area, and could benefit from either natural restoration or replacement. It is otherwise a quiet stretch of the Pequonnock, with good views of Knowlton Park.





Why Here + Why Now?

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

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

Suggested Uses + Amenities

The sheer size and scale of Bridgeport Brass, both in acreage and building volume/height, presents unique opportunities for regional sports, entertainment, and waterfront recreation along the lines of Chelsea Piers in Stamford, CT. Thirty minutes and 23 miles away by car, the Stamford facility boasts 400,000 SF of recreation, indoor sports, and athletics space with an additional 65,000-square-foot health and fitness club. Early estimates of market demand indicate this could be an area for growth in Bridgeport, which currently lacks a similar facility.

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

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

Chelsea Piers: Stamford, CT

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

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

Site Design Considerations

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

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

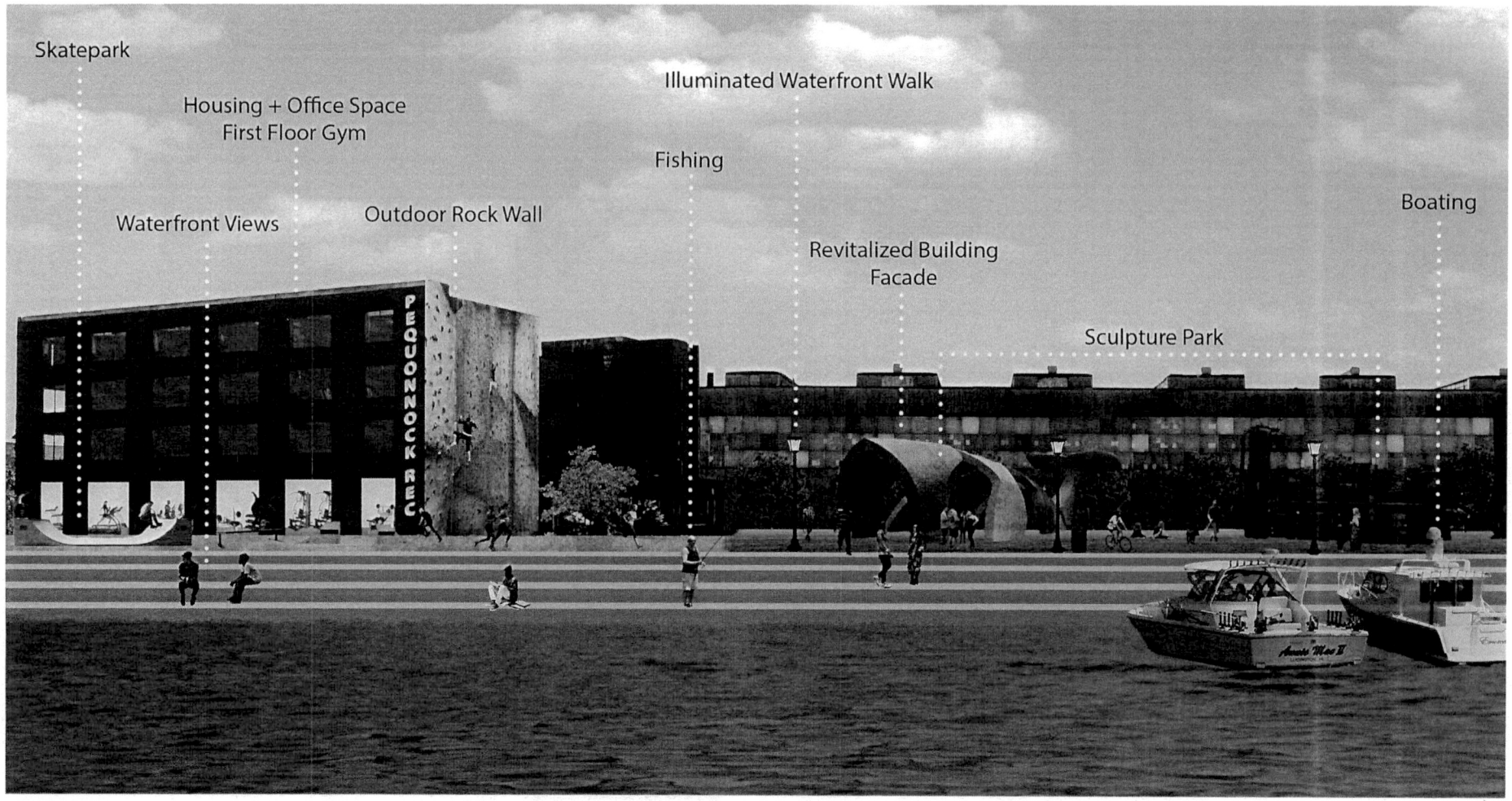
Activation Options

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

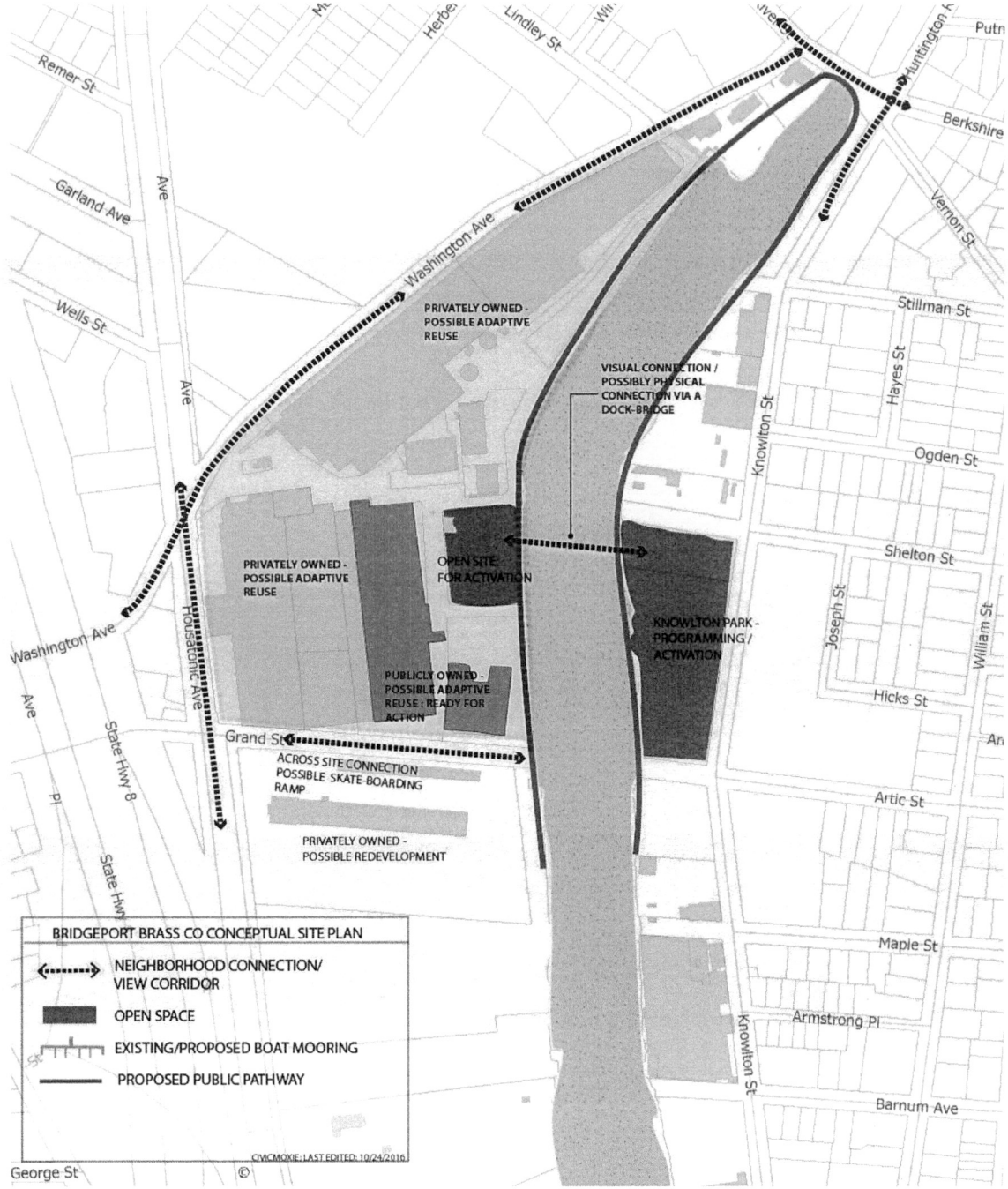
Portland Brownstone Quarries: Portland, CT

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

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



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


Remer St
Garland Ave
Wells St
Washington Ave
Lindley St
Huntington
Berkshire
Vernon St
Stillman St
Hayes St
Knowlton St
Ogden St
Shelton St
Joseph St
William St
Hicks St
Artic St
Maple St
Armstrong Pl
Barnum Ave
Grand St
Housatonic Ave
State Hwy 8
George St
PRIVATELY OWNED - POSSIBLE ADAPTIVE REUSE
VISUAL CONNECTION / POSSIBLY PHYSICAL CONNECTION VIA A DOCK-BRIDGE
PRIVATELY OWNED - POSSIBLE ADAPTIVE REUSE
OPEN SITE FOR ACTIVATION
KNOWLTON PARK - PROGRAMMING / ACTIVATION
PUBLICLY OWNED - POSSIBLE ADAPTIVE REUSE : READY FOR ACTION
ACROSS SITE CONNECTION POSSIBLE SKATE-BOARDING RAMP
PRIVATELY OWNED - POSSIBLE REDEVELOPMENT
BRIDGEPORT BRASS CO CONCEPTUAL SITE PLAN
NEIGHBORHOOD CONNECTION/ VIEW CORRIDOR
OPEN SPACE
EXISTING/PROPOSED BOAT MOORING
PROPOSED PUBLIC PATHWAY
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The City's Roles in Waterfront Redevelopment

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

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

Roles for the Placemaker can include:

a. Act as a lead partner in a coalition for the pilot segments of the public pathway.

b. Provide streamlined permitting and assistance for all groups wishing to host events, festivals, and other programming on the waterfront.

c. Assist and support others in writing grants for activities.

d. Seek temporary public uses of publicly owned waterfront property and assist in the implementation of these.

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

Sample Steps

1. Yellow Mill East:

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

1. Master Plan: use the conceptual plan presented in this section to prepare a master plan for Seaview Avenue for the following properties:
    a. From Deacon Street to Crescent Avenue consists of three city blocks and a significant stretch of water. Four property owners have site control here and there are only three houses – one is for sale, one is owned by Bridgeport Hospital, and the other is a privately-owned two-family house. These properties are situated on a prime location on a navigable stretch of the Yellow Mill Channel; the future Barnum Train Station project also makes it a prime TOD site. The Master Plan should include:
        i. Conceptual layout with uses and approximate square footage
        ii. Public space and pathway access including view corridors from Seaview Avenue to the Yellow Mill.
        iii. Parking layout
        iv. Phasing proposal to allow for build-out of master concept over time
        v. Detailed walkway proposal for pedestrian connection to planned Barnum Station
        vi. Plan to enhance the pedestrian experience from this site to Bridgeport Hospital
2. Meet with property owners to discuss the master plan ideas and invite participation. Property owners could then chose to:
    a. Not participate (in which case other individual owners could still be involved because plan would include

phasing)

   b. Sell to a developer

   c. Work with a developer/partner in the development

   d. Self-develop

3. If necessary, City should recruit a developer to the discussions (this is all privately-owned property) or with the owners' agreement, the City could issue an RFP for the property after the owners agree on goals and level of participation.

2. Shoreline Star/AGI:

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

1. Determine the value of the AGI site and estimate extent and cost of additional cleanup.

2. Talk with the current Shoreline Star owner about conceptual TOD ideas for the combined sites.

   a. Mixed-use housing

   b. Explore potential for current Shoreline Star uses in first phase of the plan

   c. Public pathway

   d. Public art opportunities to increase visibility from Downtown, railway, and highway

3. Create a phased master plan for the combined sites including calculation of tax benefits, jobs, public access benefits.

4. Appraise value of AGI parcel as part of the master plan scenario

5. Move forward with City RFP for AGI parcel disposition according to master plan

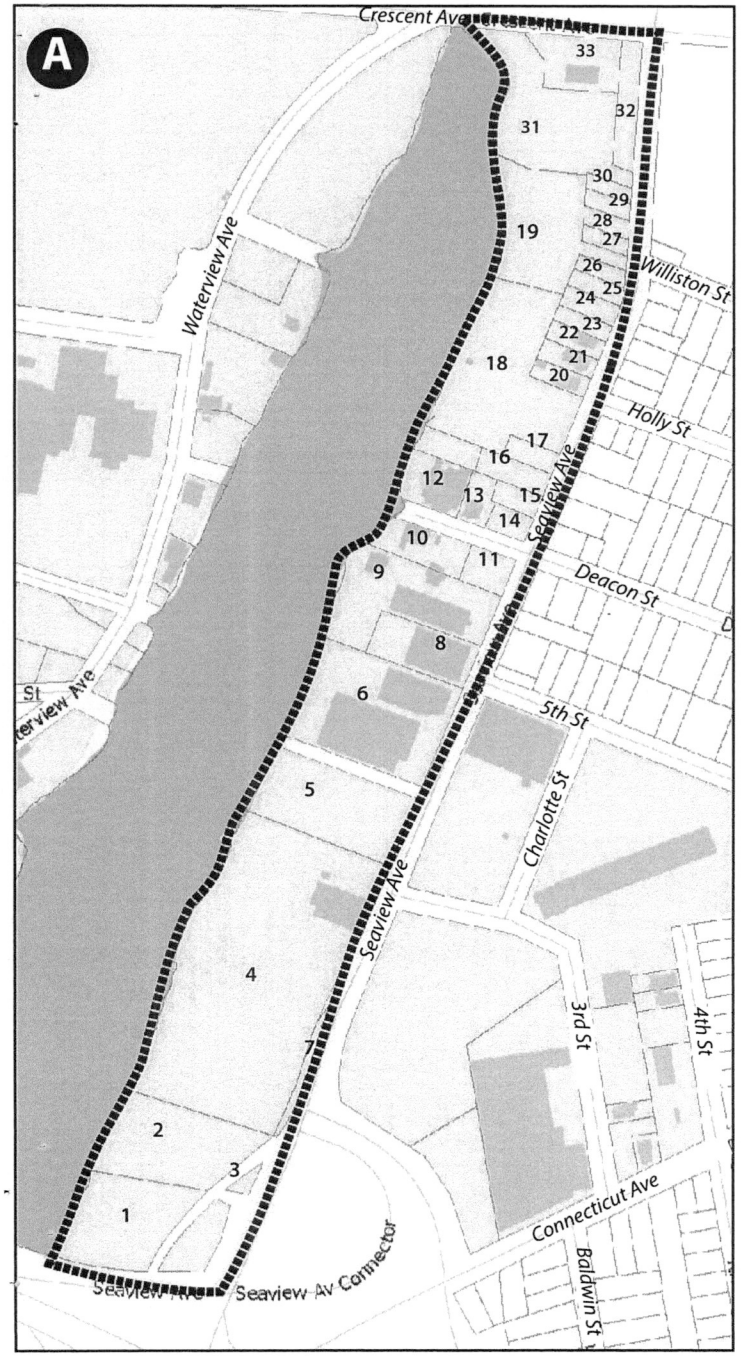
3. Sliver by the River:

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

1. Meet with organizations that have expressed interest in undertaking a natural shoreline restoration project here and determine interest. Explore ways to make this site an educational experience for shoreline restoration and to create a high-visibility demonstration project here with non-profit or advocacy sponsorship.
2. Identify alternative parking areas for current users of this site.
3. Use the Pathway Implementation Kit as a guide for best practices and ideas for outreach for seasonal uses.
4. Recruit a sponsor for a temporary beer garden/pop-up restaurant on the site for spring 2017.
5. Explore turning over programming and management of the site to the Downtown Special Services District (DSSD) with the following goals:
    a. Recruit a regionally known celebrity chef to be the pop-up restaurant partner for spring-summer 2017.
    b. Provide outdoor programming on the site with an aim of attracting Downtown workers, residents, and a regional clientele to the site:
        i. Volleyball
        ii. Bocce
        iii. Small concerts
        iv. Outdoor summer movie nights

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

APPENDIX: Parcel Details



Opportunity Site A: Yellow Mill East

1. 1023 Seaview Ave (741-1D)

Size	1.24 acres; 54,014 ft²
Access to Water	Workable-Relocation; Enforcement Action
Land use/zoning	200; Light industrial
Existing bldgs	No

2. 1135 Seaview Ave (741-10A)

Size	1.36 acres; 59,242 ft²
Access to Water	Workable-Relocation; Enforcement Action
Land use/zoning	200; Light industrial
Existing bldgs	No

3. 1127 Seaview Ave (741-1E)

Size	0.05 acres; 2,178 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

4. 1225 Seaview Ave (741-8A)

Size	5.51 acres; 240,016 ft²
Access to Water	Workable-Relocation; Enforcement Action
Land use/zoning	300; Light industrial
Existing bldgs	Yes

5. 1267 Seaview Ave #1273 (741-7A)

Size	1.2 acres; 52,272 ft²
Access to Water	Workable-Relocation; Enforcement Action
Land use/zoning	500; Light industrial
Existing bldgs	No

6. 1309 Seaview Ave #1347 (743--4A)

Size	1.86 acres; 81,022 ft²
Access to Water	Workable-Negotiation; Private with proposed public access easement
Land use/zoning	300; Light industrial
Existing bldgs	Yes

7. 1151 Seaview Ave (741-9A)

Size	0.54 acres; 23,522 ft²
Access to Water	N/A
Land use/zoning	200; Light industrial
Existing bldgs	No

8. 1363 Seaview Ave (743-2X)

Size	0.52 acres; 22,651 ft²
Access to Water	N/A
Land use/zoning	300; Light industrial
Existing bldgs	Yes

9. 1387 Seaview Ave (743-2Y)

Size	0.51 acres; 22,216 ft²
Access to Water	Workable-Negotiation; Private with proposed public access easement
Land use/zoning	300; Light industrial
Existing bldgs	Yes

10. 46 Deacon St #48 (743-1)

Size	0.46 acres; 20,038 ft²
Access to Water	Workable-Negotiation; Private with proposed public access easement
Land use/zoning	500; Light industrial
Existing bldgs	No

11. 1401 Seaview Ave (743-9)

Size	0.18 acres; 7,841 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

12. 45 Deacon St (750-6B)

Size	0.14 acres; 6,098 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

13. 1425 Seaview Ave (750-7)

Size	0.11 acres; 4,792 ft²
Access to Water	N/A
Land use/zoning	200; Light industrial
Existing bldgs	No

14. 1431 Seaview Ave (750-8)

Size	1.2 acres; 52,272 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

15. 46 Deacon St #48 (743-1)

Size	0.46 acres; 20,038 ft²
Access to Water	Workable-Negotiation; Private with proposed public access easement
Land use/zoning	500; Light industrial
Existing bldgs	No

16. 1441 Seaview Ave #1443 (750-9A)

Size	0.42 acres; 18,295 ft²
Access to Water	Off water; Privately owned
Land use/zoning	500; Light industrial
Existing bldgs	No

17. 1453 Seaview Ave (750-10)

Size	0.4 acres; 17,424 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

18. 1481 Seaview Ave (750-11A)

Size	3.18 acres; 138,521 ft²
Access to Water	Workable-Negotiation; Private with proposed public access easement
Land use/zoning	500; Light industrial
Existing bldgs	No

19. 1553 Seaview Ave (750-11B)

Size	1.23 acres; 53,579 ft²
Access to Water	Workable-Negotiation; Privately owned
Land use/zoning	500; Light industrial
Existing bldgs	No

20. 1491 Seaview Ave (750-13)

Size	0.1 acres; 4,792 ft²
Access to Water	Off water; Privately owned
Land use/zoning	100; Light industrial
Existing bldgs	Yes

21. 1501 Seaview Ave (750-14)

Size	0.12 acres; 5,227 ft²
Access to Water	
Land use/zoning	100; Light industrial
Existing bldgs	Yes

22. 1509 Seaview Ave #1511 (750-15)

Size	0.12 acres; 5,227 ft²
Access to Water	N/A
Land use/zoning	100; Light industrial
Existing bldgs	Yes

23. 1519 Seaview Ave (750-16)

Size	0.09 acres; 3,920 ft²
Access to Water	N/A
Land use/zoning	100; Light industrial
Existing bldgs	No

24. 1523 Seaview Ave #1525 (750-16)

Size	0.12 acres; 5,227 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

25. 1529 Seaview Ave #1533 (750-18)

Size	0.10 acres; 4,356 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

26. 1547 Seaview Ave (750-19)

Size	0.09 acres; 3,920 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

27. 1557 Seaview Ave (750-20)

Size	0.08 acres; 3,485 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

28. 1567 Seaview Ave (750-21)

Size	0.09 acres; 3,920 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

29. 1569 Seaview Ave #1571 (750-22)

Size	0.08 acres; 3,485 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

30. 1575 Seaview Ave #1577 (750-13)

Size	0.08 acres; 3,485 ft²
Access to Water	N/A
Land use/zoning	500; Vacant
Existing bldgs	No

31. 1581 Seaview Ave (750-1F)

Size	0.85 acres; 37,026 ft²
Access to Water	Workable-Negotiation; Private owned
Land use/zoning	500; Light industrial
Existing bldgs	No

32. 1611 Seaview Ave (750-1A)

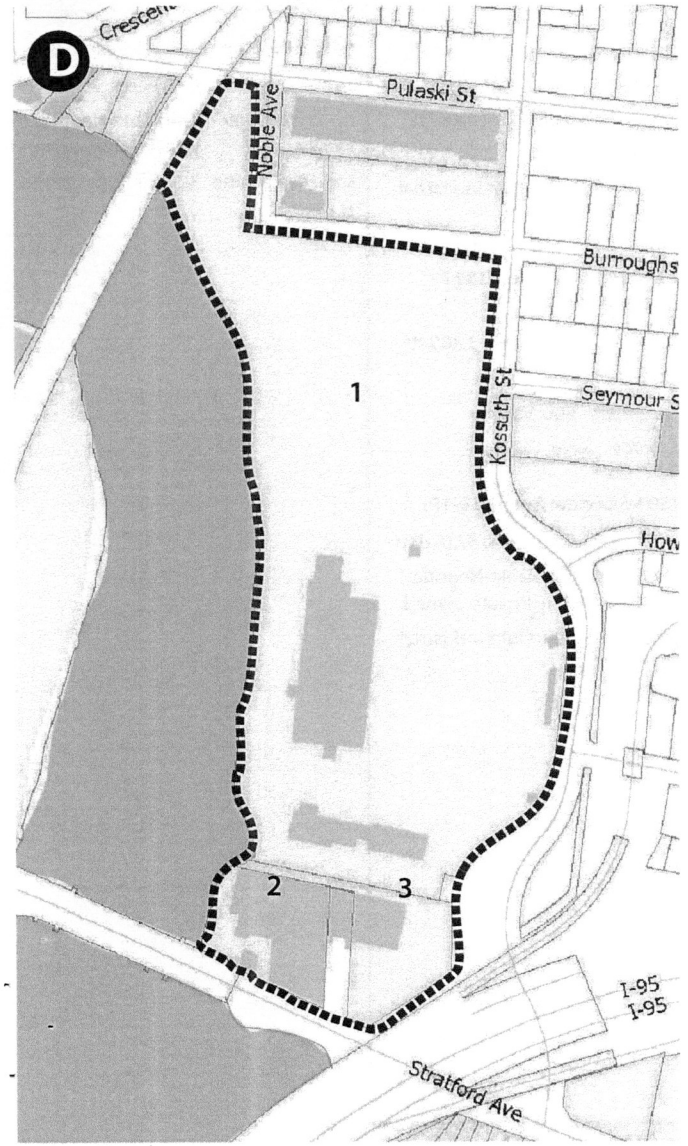
Size	0.28 acres; 12,197 ft²
Access to Water	N/A
Land use/zoning	500; Light industrial
Existing bldgs	No

33. 640 Crescent Ave (750-1D)

Size	0.53 acres; 23,087 ft²
Access to Water	Workable-Negotiation; Privately owned
Land use/zoning	300; Light industrial
Existing bldgs	Yes

APPENDIX: Parcel Details

Opportunity Site D: Shoreline Star/AGI



1. 255 Kossuth St (804-1X)

Size	16.13 acres; 702,622 ft²
Access to Water	Workable-Negotiation, Enforcement
Land use/zoning	200; Recreation
Existing bldgs	Yes

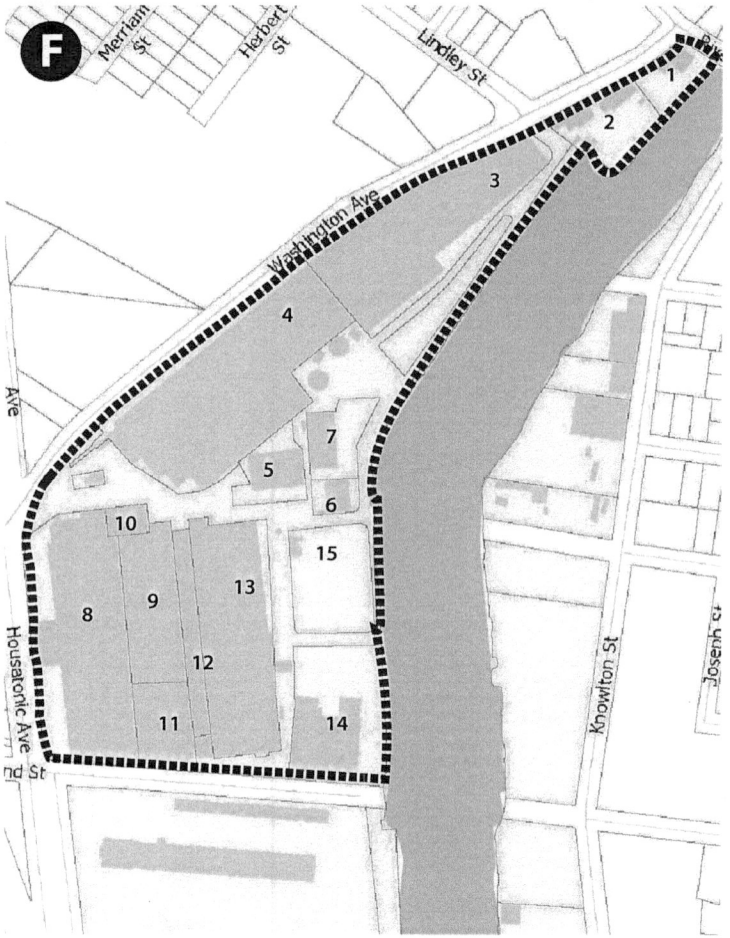
2. 1401 Seaview Ave (805-5A)

Size	1.7 acres; 74,052 ft²
Access to Water	Access; Public Unimproved
Land use/zoning	200; Vacant
Existing bldgs	Yes

3. 173 Stratford Ave (805-8F)

Size	1.27 acres; 55,321 ft²
Access to Water	Access; Public Unimproved
Land use/zoning	200; Vacant
Existing bldgs	No

Opportunity Site F: Shoreline Star/AGI



1. 742 N. Washington Ave (1526-1)

Size	0.26 acres; 11,325 ft²
Access to Water	Unknown, Privately Owned
Land use/zoning	300; Light industrial
Existing bldgs	Yes

2. 688 N. Washington Ave (1526-2)

Size	0.71 acres; 30,927 ft²
Access to Water	Workable-Negotiation; Private with Proposed Public Access Easement
Land use/zoning	300; Light industrial
Existing bldgs	Yes

3. 560 N. Washington Ave #01 (1530-11)

Size	3.33 acres; 145,054 ft²
Access to Water	Unknown; Private with Proposed Public Access Easement
Land use/zoning	300; Light industrial
Existing bldgs	Yes

4. 560 N. Washington Ave #02 (1530-12)

Size	3.82 acres; 166,399 ft²
Access to Water	Off Water; Privately Owned
Land use/zoning	300; Light industrial
Existing bldgs	Yes

5. 560 N. Washington Ave #03 (1530-13)

Size	0.58 acres; 25,264 ft²
Access to Water	Access, Public Unimproved
Land use/zoning	300; Light industrial
Existing bldgs	Yes

6. 560 N. Washington Ave #04 (1530-14)

Size	0.23 acres; 10,018 ft²
Access to Water	Unknown, Privately Owned
Land use/zoning	300; Light industrial
Existing bldgs	Yes

7. 560 N. Washington Ave #05 (1530-15)

Size	0.53 acres; 10,018 ft²
Access to Water	Unknown, Privately Owned
Land use/zoning	300; Light industrial
Existing bldgs	Yes

8. 560 N. Washington Ave #06A (1530-16A)

Size	2.84 acres; 12,3710 ft²
Access to Water	N/A
Land use/zoning	300; Light industrial
Existing bldgs	Yes

9. 560 N. Washington Ave #06C (1530-16C)

Size	0.99 acres; 43,124 ft²
Access to Water	N/A
Land use/zoning	300; Light industrial
Existing bldgs	Yes

10. 560 N. Washington Ave #06E (1530-16E)

Size	0.21 acres; 9,147 ft²
Access to Water	Access; Public Unimproved
Land use/zoning	300; Light industrial
Existing bldgs	Yes

11. 560 N. Washington Ave #06G (1530-16G)

Size	0.71 acres; 30,927 ft²
Access to Water	Access, Public Unimproved
Land use/zoning	300; Light industrial
Existing bldgs	Yes

12. 560 N. Washington Ave #06H (1530-16H)

Size	0.53 acres; 23,086 ft²
Access to Water	N/A
Land use/zoning	300; Light industrial
Existing bldgs	Yes

13. 560 N. Washington Ave #07 (1530-17)

Size	2.26 acres; 98,445 ft²
Access to Water	Access, Public Unimproved
Land use/zoning	100; Light industrial
Existing bldgs	Yes

14. 560 N. Washington Ave #08 (1530-18)

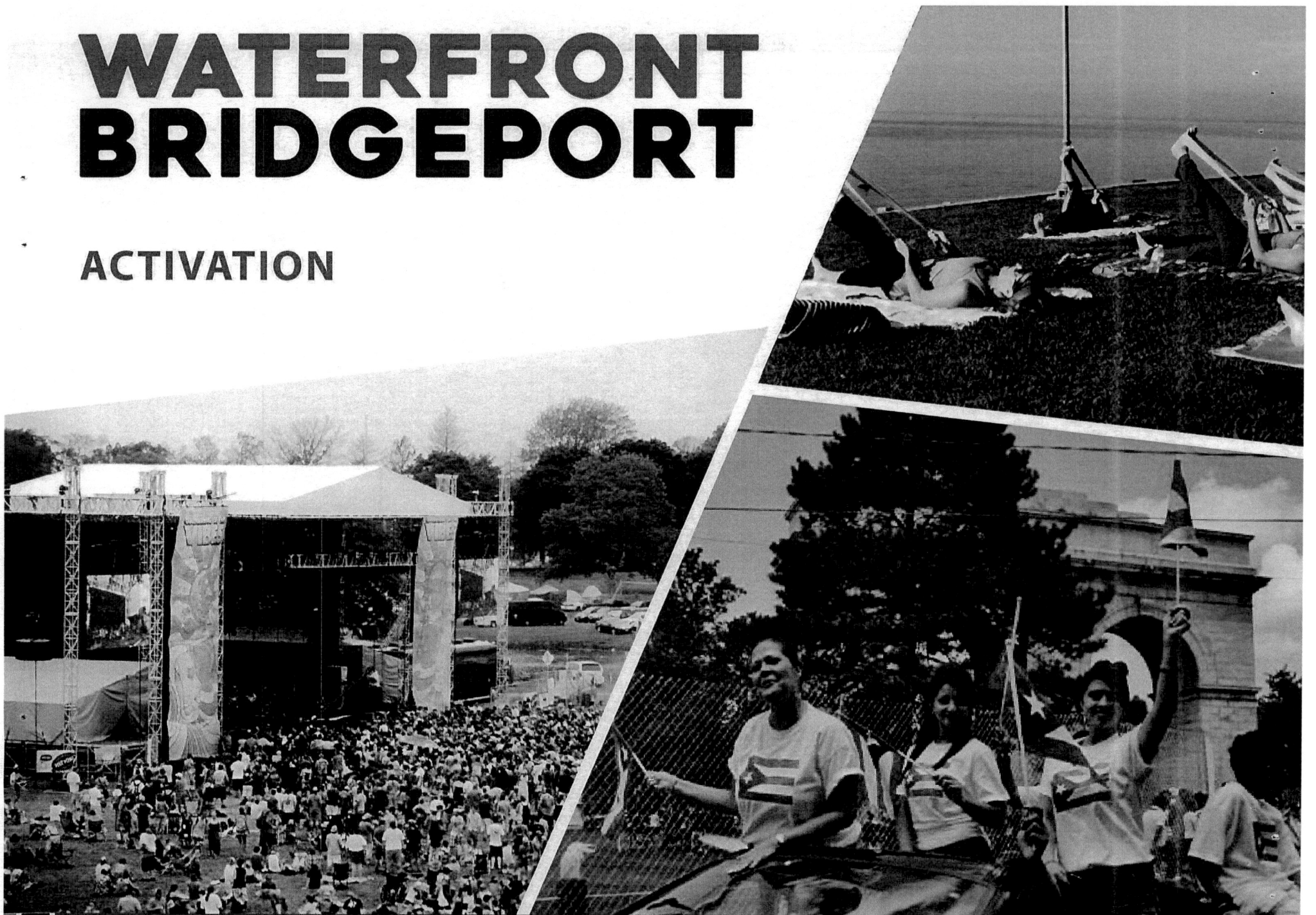
Size	1.95 acres; 84,942 ft²
Access to Water	Access; Public Unimproved
Land use/zoning	300; Light industrial
Existing bldgs	Yes

15. 560 N. Washington Ave #0 (1530-19)

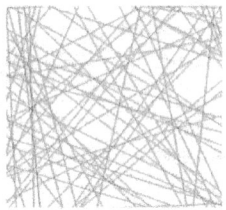
Size	1.3 acres; 56,628 ft²
Access to Water	Access; Public Unimproved
Land use/zoning	500; Light industrial
Existing bldgs	Yes

WATERFRONT BRIDGEPORT

ACTIVATION



3.1 Introduction



ACTIVATION

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

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

What is Activation?

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

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

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

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

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

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

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

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

Placemaking 101

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

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

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

Why Focus on Activation?

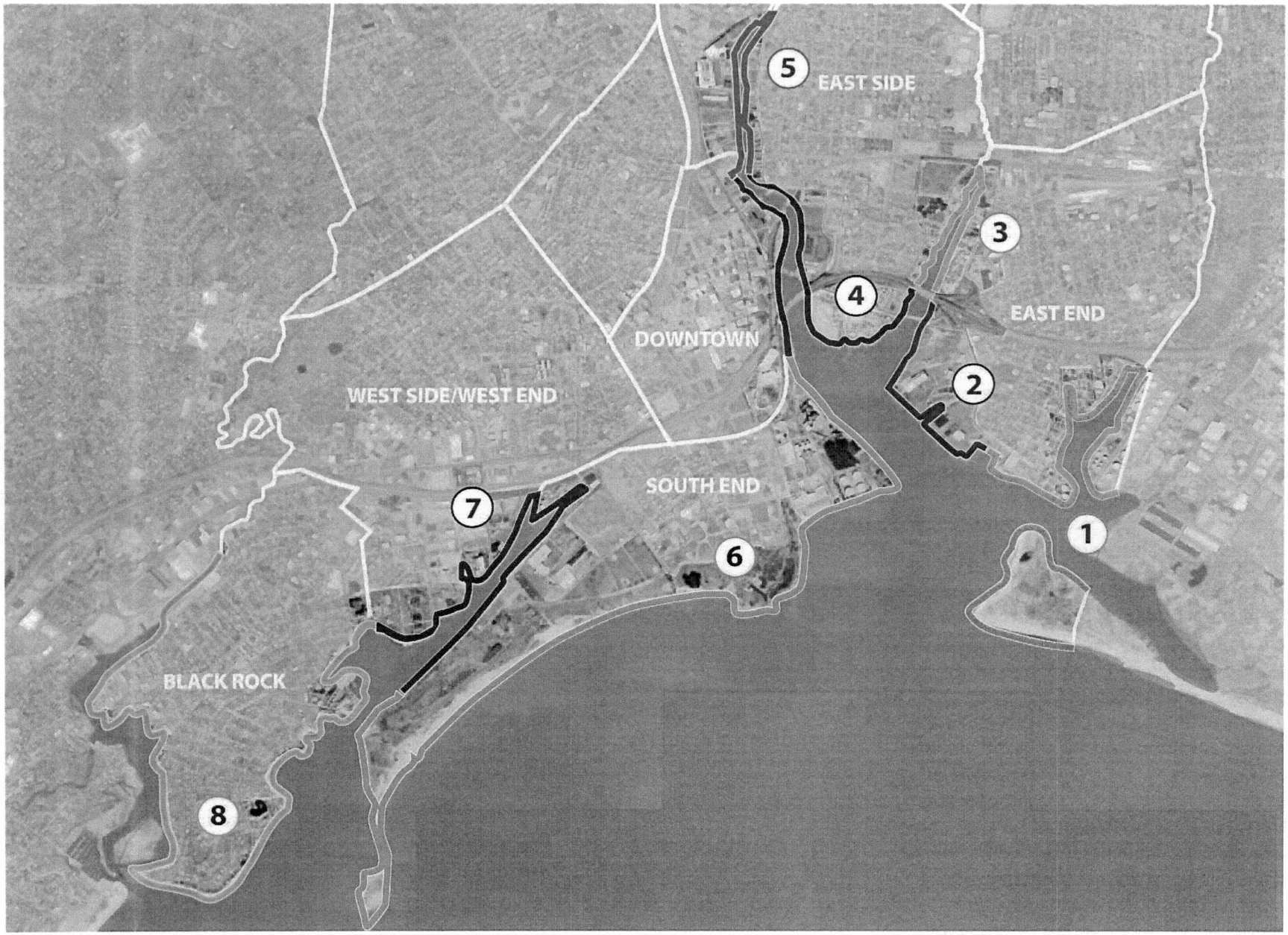
Public space activation can also bridge the gap between the present and a future with new development, uses, and jobs on the waterfront. Development projects will take a while to get off the ground—literally—and in the meantime, residents are hungry for visible change along the Bridgeport waterfront. In the short term, programming public space with a range of activities can support future revitalization by making vacant or underutilized sites more visible and attractive. Many cities have successfully used placemaking to change the perception of an area, build a stronger sense of community, attract foot traffic to support existing businesses, and create a positive buzz while long-term changes are still ongoing.

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

City's Commitment

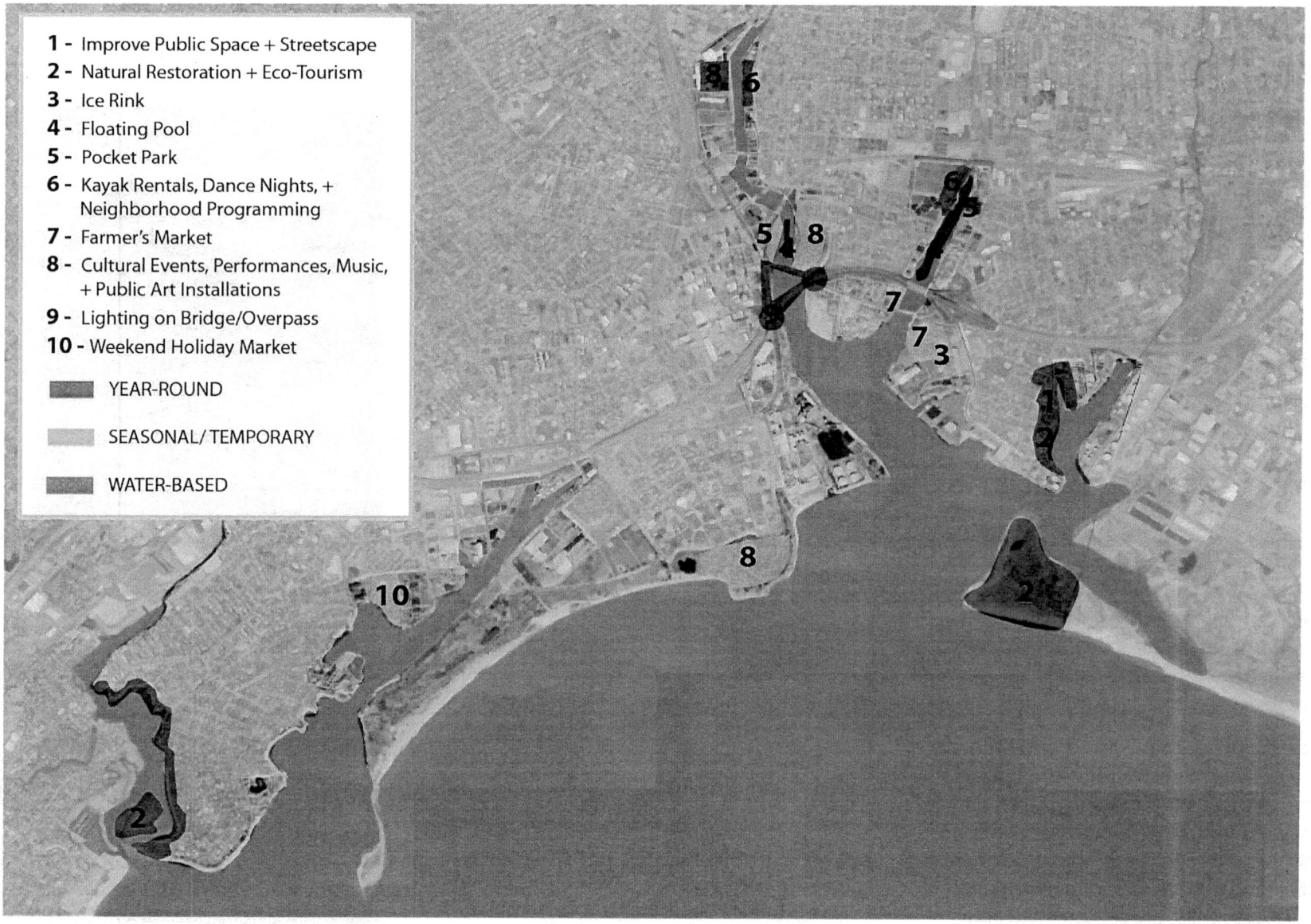
An active waterfront is going to take collaboration and cooperation. Resources, expertise, and interest will be needed from near and far to create a web of programs and activities along the city's shoreline. The Waterfront Bridgeport Plan is an indication of the City's commitment to supporting revitalization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

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



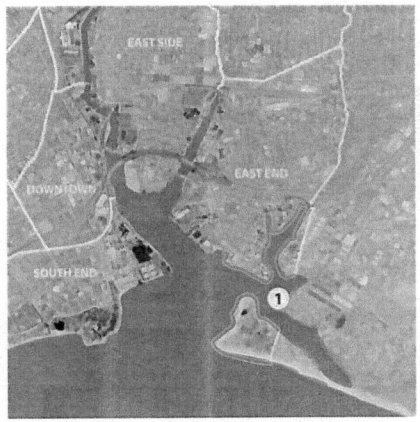
This Waterfront Bridgeport Plan identifies eight distinct waterfront districts, areas which share geographic, physical, and historical characteristics as well as a sense of future momentum in a particular direction. These districts provide a way to break down the 24-mile waterfront into logical pieces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

Placemaking: A Menu of Possibilities



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

District 1: Johnson's Creek



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

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

What does this mean in practice?

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

Johnson's Creek: Bridgeport, CT

West side of Creek. Image Source: The Nature Conservancy

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

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

Vision

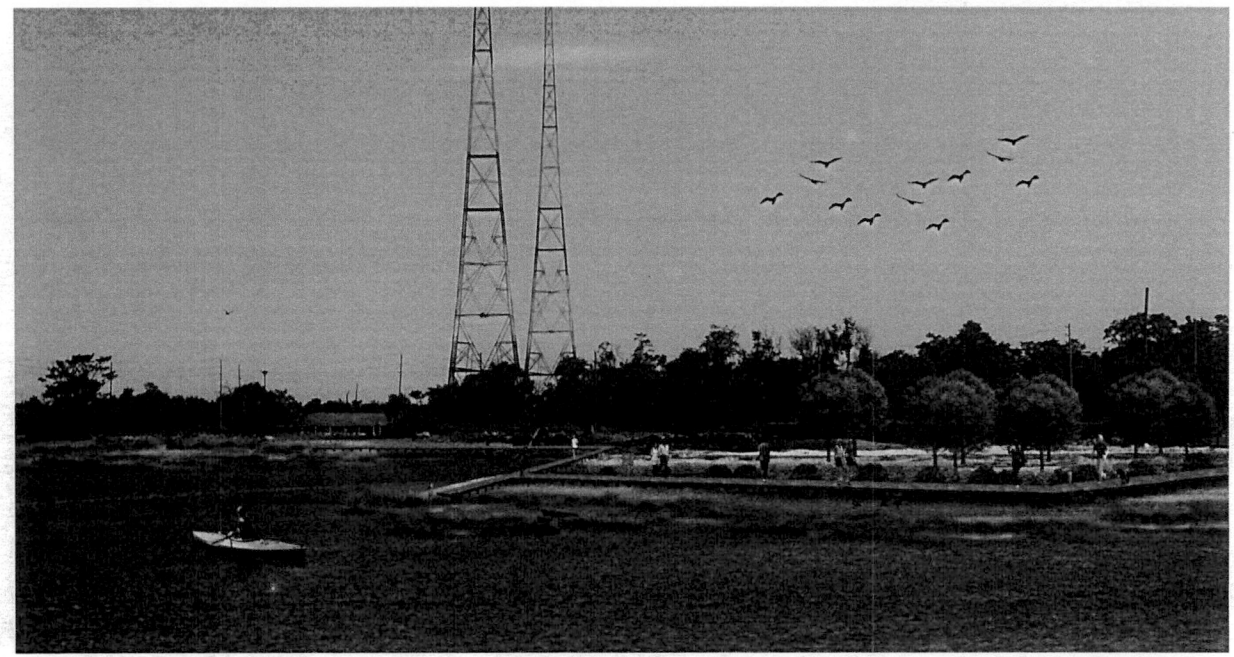
In addition to natural restoration and a waterfront boardwalk or pathway along the banks of Johnson's Creek, the area could benefit from streetscape improvements and enforcement by the City of Bridgeport on Central Avenue. *Sample concept - not a proposal.*

Next Steps

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

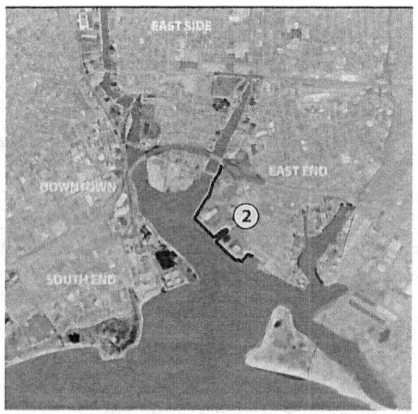
Funding + Support Possibilities

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



Parts of Pleasure Beach are already undergoing renaturalization, with salt marsh and wildlife returning to its shores. In the long-term here and on Johnson's Creek, eco-tourism and appreciation of nature could draw East End residents and visitors alike. Plantings and cleanups, a waterfront boardwalk or pathway, and sustainably-designed nature center could make the offshore park a regional attraction--and a buffer against future storm surge. *Sample concept - not a proposal.*

District 2: Seaview Plaza/Harborside East End



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

Other ideas for enlivening public space in this district include:

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

Eastern Market: Detroit, MI

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

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

Vision

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

Next Steps

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

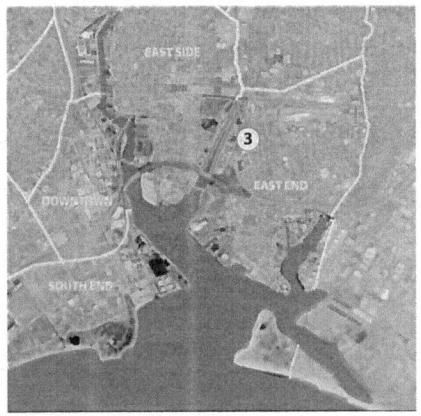
Funding + Support Possibilities

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

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

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

District 3: Yellow Mill Channel



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

The approach for this district includes both large and small activation strategies—things to draw attention from those passing by on the train or on I-95, as well as attractions for residents walking or driving along Seaview Avenue, such as:

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

The Floating Lady: NYC, NY

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

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

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

Vision

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

Next Steps

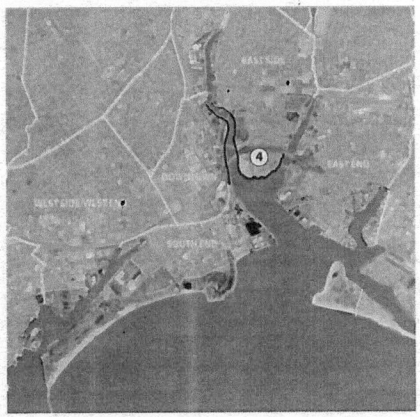
- [ ] Form an informal coalition of "Friends of Yellow Mill Channel"
- [ ] Invite organizations who can help with activities in and along the Channel
- [ ] Make sure all the relevant "actors" are at the table:
    - City of Bridgeport (Parks and Recreation, Planning, etc.)
    - East End NRZ and East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

Funding + Support Possibilities

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

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

District 4: Steelpointe Harbor/Lower Pequonnock



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

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

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

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

Vision

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

Next Steps

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

Funding + Support Possibilities

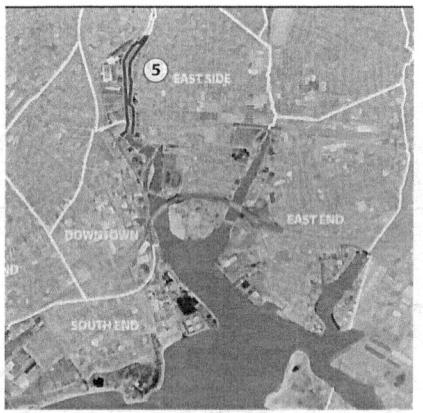
1. Think about major corporate donors and regional partners for this effort – it will be the highest profile activation in the near-term
2. Investigate overlap with the DSSD programming efforts…can Sliver by the River be included in DSSD boundaries and programming, with possible new funding sources to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

Kenneth Burns Bridge: Worcester, MA

Brilliant lighting on Worcester's Kenneth Burns Bridge.

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

District 5: Upper Pequonnock



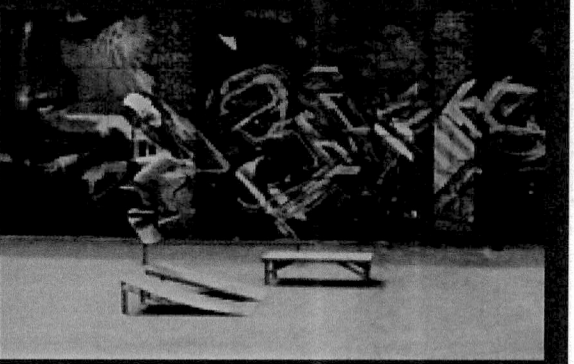
The upper Pequonnock River offers the opportunity to explore creative, offbeat placemaking opportunities. The former industrial spaces of the Bridgeport Brass Co site and the old brick warehouse buildings dotted along Knowlton Street could see new life as event spaces, art studios, or indoor recreation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

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

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

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

Bartlett Yard: Boston, MA



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

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

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

Vision

In addition to providing neighborhood access to the water, Knowlton Park could host community events such as dance nights, with live music and local instructors giving classes. The park also has its own dock along the Pequonnock, ready for kayak, canoe, or paddleboarding rentals. Across the Pequonnock, an industrial feel lends itself to unusual or creative uses like outdoor sculptures, a skate park, or a climbing wall. The large floor-plates at the Bridgeport Brass Co site would also allow for indoor-outdoor recreation and event spaces. *Sample concept - not a proposal.*

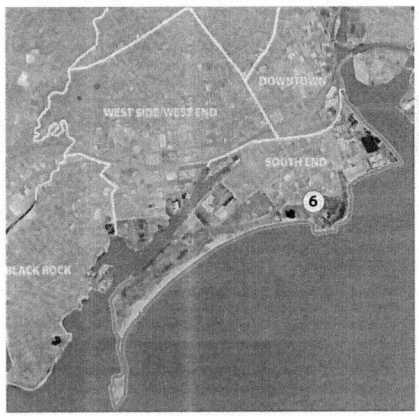
Next Steps

- [ ] Ensure streamlined event permitting is in place. Streamlined permitting for events at Knowlton Park, as well as others on the waterfront would facilitate active programming by varied groups and individuals.
- [ ] Involve the East Side NRZ and Parks Department and create a clearinghouse for scheduling events at Knowlton Park until a larger waterfront coalition can take this on.
- [ ] Contact RowAmerica about possible sites for a rowing race (this step applies to Bridgeport as a whole).
- [ ] Bridgeport Brass Co is a long-term activation initiative. Some steps here include:
    - Think about near-term uses of the water's edge, adjacent space and side street areas, and more accessible areas for public strolling and use.
    - Consider long-term safety needs as site is remediated and adapted for reuse.

Funding + Support Possibilities

1. Crowdsourcing for recreational activities at Bridgeport Brass
2. Local rowing-related company, such as RowAmerica, or regional kayak rental operations
3. Regional recreation business – satellite interim outdoor location at Bridgeport Brass (Chelsea Piers in Norwalk, Sports Centers of Connecticut in Shelton, others)
4. Local business sponsorship to fund series of Knowlton Park events--radio stations, restaurants, car dealerships, etc.

District 6: South End/Seaside



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

Activation of the South End can help create a "story line" connecting sites of significance along the waterfront. Historical markers, better pedestrian and bike connections to the ferry terminal and train station Downtown, and additional programming at Seaside Park can support this part of the waterfront as a major destination and recreation spot for the city and region. Additional amenities and programming at Seaside Park would enhance this prime waterfront location and offer opportunities to support nearby businesses through increased year-round use of the park, special events crowds, and greater visibility.

Activation strategies can include:

Seaside Park

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

Current Ferry Terminal site

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

Other parts of the South End

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

Vision

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

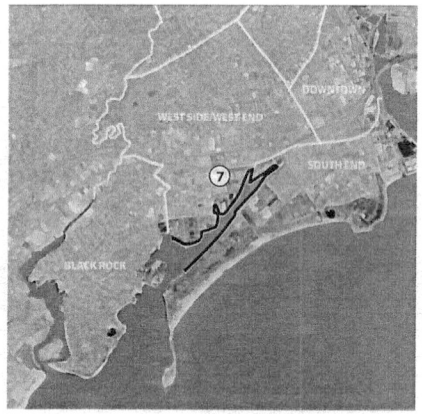
Next Steps

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

Funding + Support Possibilities

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

District 7: Cedar Creek



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

The experimental and temporary nature of these uses provides valuable opportunities to bring teens and young people together to get involved; for example, local students could plan, advocate for, fundraise, and construct an adventure park for skateboarders, BMX riders, etc. Likewise, a raised-bed community garden could become an urban agriculture hub for residents and other advocates to work together for positive, green change on the waterfront.

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

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

- Urban adventure park with temporary skateboard, BMX ramps, possibly on multiple connected sites
- Raised-bed community gardens
- Outdoor rock climbing, CrossFit classes, or obstacle fitness course
- Urban corn or sunflower maze on a site where asphalt is gone; these plants can assist with remediation (see sidebar)
- Fall/winter weekend market at Captain's Cove

Urban Corn Maze: Amsterdam

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

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

Vision

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

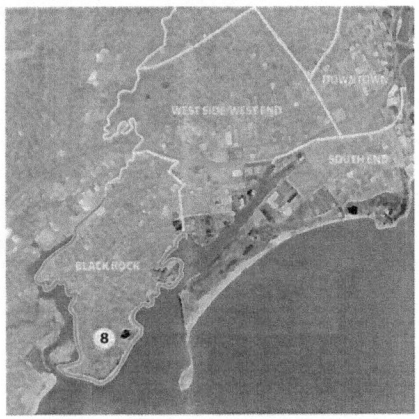
Next Steps

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

Funding + Support Possibilities

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

District 8: Ash Creek/Black Rock Harbor



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

Temporary activities in this waterfront district should build on existing community assets, notably arts, history, a strong business corridor on Fairfield Avenue, and exceptional water views. At St. Mary's by the Sea, programming that taps into the history and memories embedded into the waterfront could make good activation strategies. Additionally, the new pedestrian bridge over Ash Creek and ongoing efforts to promote natural restoration along the Ash Creek estuary could provide more opportunities for eco-tourism, bird-watching, photography, non-motorized boating, and fishing in this wetland area, drawing visitors from Fairfield as well.

Activation possibilities include:

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

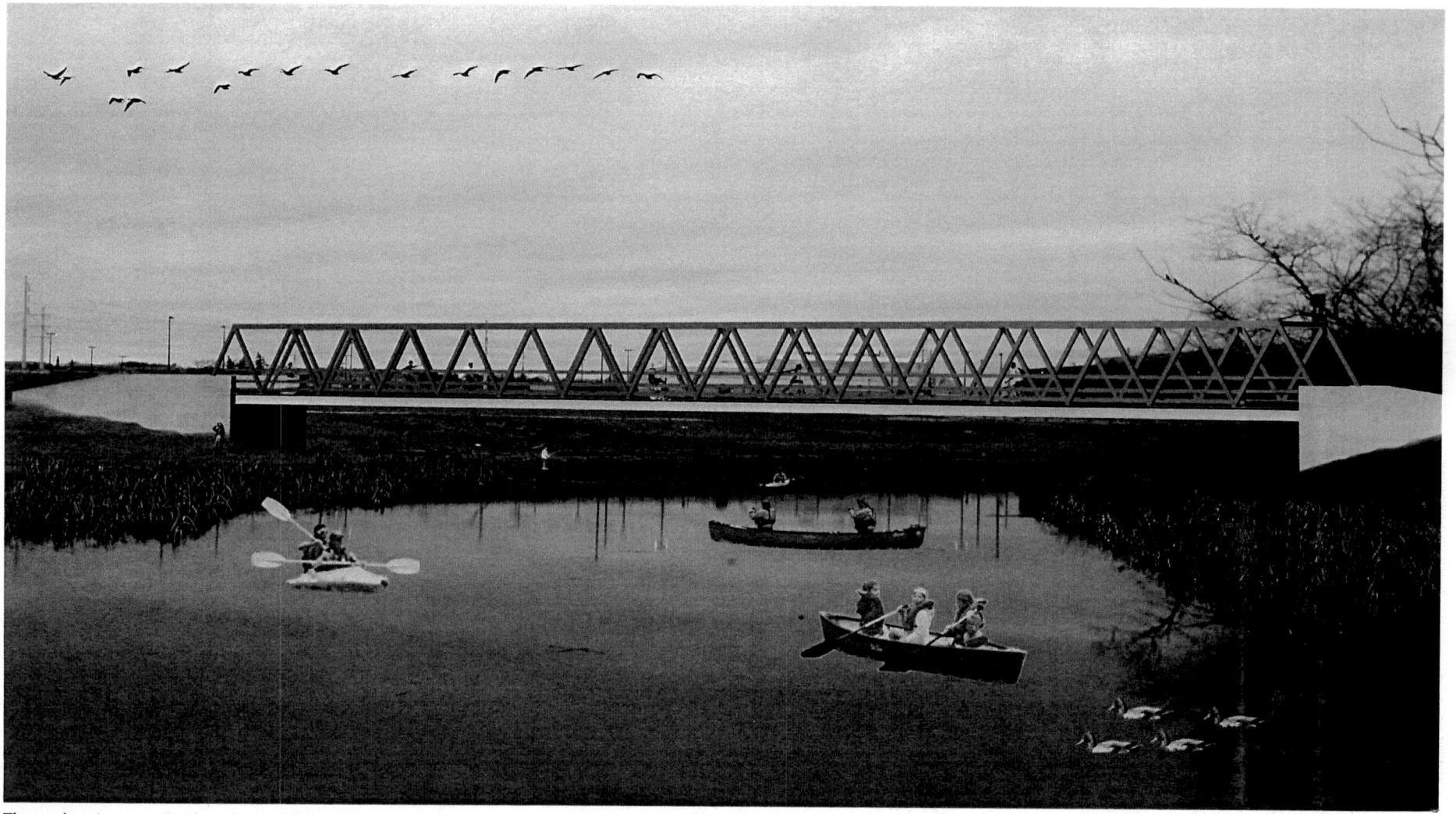
Next Steps

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

Funding + Support Possibilities

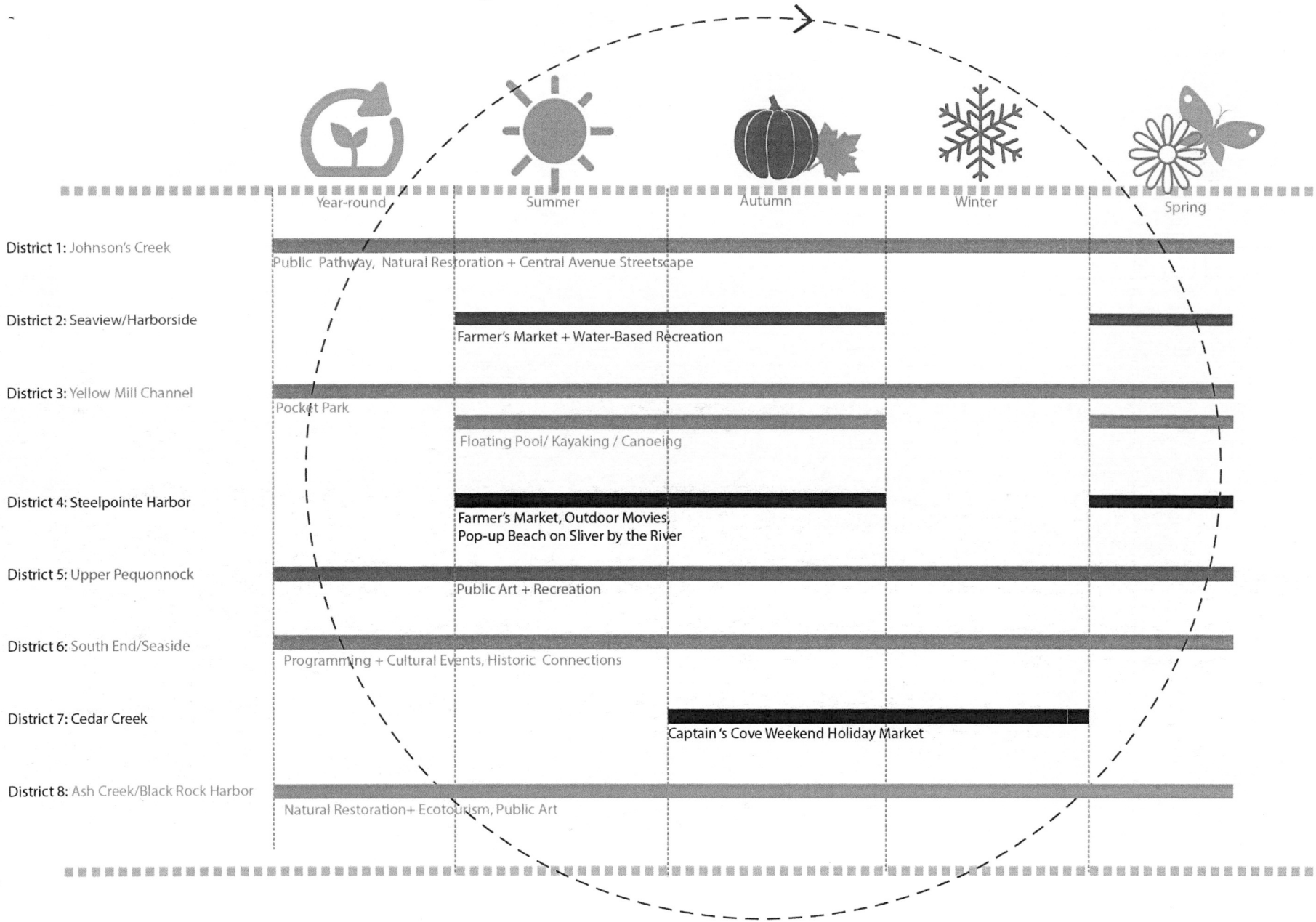
1. Crowdsourced fundraising for story walk and/or interactive art installation
2. Burroughs Community Center, Black Rock public library branch

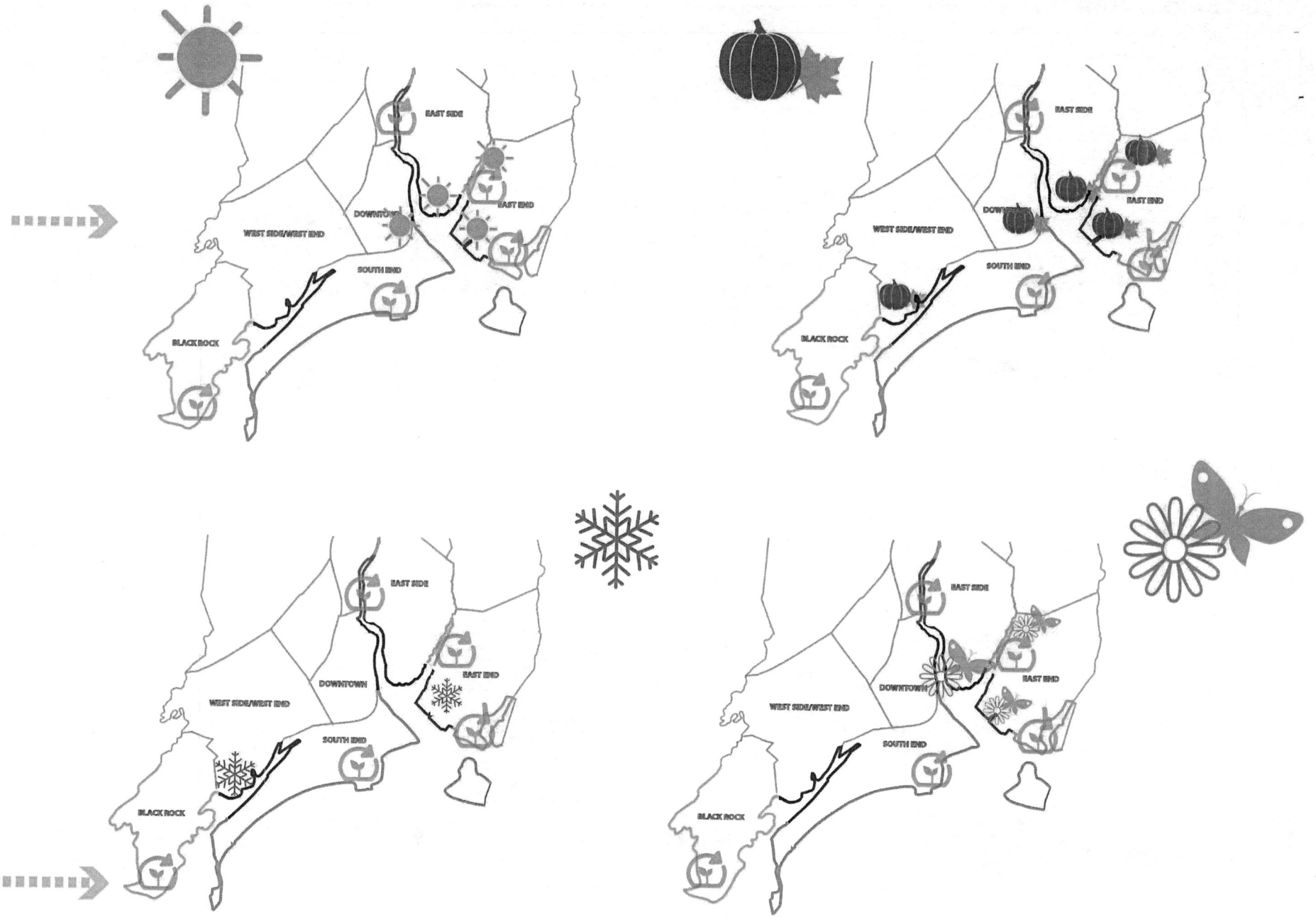
Vision



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

Waterfront Activation Throughout the Year




EAST SIDE
EAST END
DOWNTOWN
WEST SIDE/WEST END
SOUTH END
BLACK ROCK
EAST SIDE
EAST END
DOWNTOWN
WEST SIDE/WEST END
SOUTH END
BLACK ROCK
EAST SIDE
EAST END
DOWNTOWN
WEST SIDE/WEST END
SOUTH END
BLACK ROCK
EAST SIDE
EAST END
DOWNTOWN
WEST SIDE/WEST END
SOUTH END
BLACK ROCK

Item# *42-16 Consent Calendar

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

Report of Committee on

ECD and Environment

City Council Meeting Date: May 1, 2017

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

Approved by: _____
Joseph P. Ganim, Mayor

Date Signed: 5/11/17

RECEIVED
CITY CLERK'S OFFICE
2017 MAY 16 P 3:21
ATTEST _____
CITY CLERK

City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport:

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

Item No. *42-16 Consent Calendar

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

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

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.

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

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

City of Bridgeport, Connecticut
Office of the City Clerk

Report of Committee on **ECD and Environment**
Item No. *42-16 Consent Calendar

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

Milta I. Feliciano, D-137th, ***Co-Chair***

M. Evette Brantley, D-132nd, ***Co-Chair***

Mary McBride-Lee, D-135th

Michelle A. Lyons, D-134th

Aidee Nieves, D-137th

Eneida L. Martinez, D-139th

Jeanette Herron, D-133rd

City Council Date: *May 1*, 2017

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

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.

SUBJECT

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).

CONTRACT

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

NEIGHBORHOOD

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	☒ Urban	☐ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE		One-Unit	15 %
Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	$ (000)	(yrs)		2-4 Unit	40 %
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	N/A	Low	N/A	Multi-Family	25 %
Neighborhood Boundaries	I 95 to the South; Route 8/25 to the East; Dewey Street to the West; North							N/A	High	N/A	Commercial	20 %
Avenue to the North								N/A	Pred.	N/A	Other	0 %

Neighborhood Description 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.

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.

SITE

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.

IMPROVEMENTS

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	☐ One ☐ One with Accessory Unit	☐ Concrete Slab	☐ Crawl Space	☐ FWA	☒ HWBB	☐ Fireplace(s) #		☐ None	
# of Stories	2.5	☒ Full Basement	☐ Finished	☐ Radiant		☐ Woodstove(s) #		☒ Driveway	# of Cars 2
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	☐ Partial Basement	☐ Finished	☐ Other		☐ Patio/Deck		Driveway Surface	Asphalt
☒ Existing	☐ Proposed ☐ Under Const.	Exterior Walls	Aluminum	Fuel	Gas	☒ Porch		☐ Garage	# of Cars
Design (Style)	2 Family	Roof Surface	Asphalt Shingle	☐ Central Air Conditioning		☐ Pool		☐ Carport	# of Cars
Year Built	1910	Gutters & Downspouts	Aluminum	☐ Individual		☒ Fence		☐ Attached	☐ Detached
Effective Age (Yrs)	60+	Window Type	Mixed	☐ Other		☐ Other		☐ Built-in	

Appliances ☐ Refrigerator ☐ Range/Oven ☐ Dishwasher ☐ Disposal ☐ Microwave ☐ Washer/Dryer ☒ Other (describe) Unknown
Finished area above grade contains: 10 Rooms | 6 Bedrooms | 2 Bath(s) | 3,358 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) None Noted
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

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.

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

Form 2055 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	33 Washington Pl # 35 Bridgeport, CT 06604	1045 Hancock Ave Bridgeport, CT 06605		43 Clinton Ave Bridgeport, CT 06605		906 Maplewood Ave Bridgeport, CT 06605	
Proximity to Subject		0.92 miles W		0.67 miles SW		0.89 miles W	
Sale Price	$ N/A		$ 69,900		$ 55,000		$ 75,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 32.09 sq.ft.		$ 22.55 sq.ft.		$ 28.36 sq.ft.	
Data Source(s)		MLS V:9515 P:184		MLS/V:9174 P:73		MLS/ V:9313 P:37	
Verification Source(s)		Public Records		Public Records		Public Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		None Noted N/A		None Noted N/A		None Noted N/A	
Date of Sale/Time		10/11/16		6/6/16		10/25/16	
Location	Average	Average/Better	-7,000	Average/Better	-5,500	Average/Better	-7,500
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	0.09 Acres	0.10 Acres		0.07 Acres		0.07 Acres	
View	Average	Average		Average		Average	
Design (Style)	2 Family	2 Family		2 Family		2 Family	
Quality of Construction	Average	Average		Average		Average	
Actual Age	107	110 Years/Rem		122 Years/Rem		67 Years/Rem	
Condition	Fair	Average/Better	-14,000	Average	-5,500	Average/Better	-15,000
Above Grade Room Count (Total / Bdrms. / Baths)	10 / 6 / 2	8 / 4 / 2		11 / 5 / 3	-10,000	9 / 5 / 2	
Gross Living Area	3,358 sq.ft.	2,178 sq.ft.	+23,600	2,439 sq.ft.	+18,400	2,645 sq.ft.	+14,300
Basement & Finished Rooms Below Grade	Full Unfinished	Full Unfinished		Full Unfinished		Full Unfinished	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	OHW/No CAC	Gas/No CAC		EBB/No CAC	+5,000	Gas/No CAC	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	Driveway	2 Car Garage	-10,000	Driveway		Street	+5,000
Porch/Patio/Deck	Porches	Porches		Porches		Porches	
Net Adjustment (Total)		☐ + ☒ -	$ -7,400	☒ + ☐ -	$ 2,400	☐ + ☒ -	$ -3,200
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	Net Adj. 4.3 % Gross Adj. 55.7 %	$ 71,800

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

RECONCILIATION

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.**

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

ADDITIONAL COMMENTS

A Hypothetical Condition was used as rental properties are typically considered leased fee. However in 2-4 family properties typically the fee simple interest is valued.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) N/A

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE			=$
Source of cost data	DWELLING	Sq.Ft. @ $		=$
Quality rating from cost service Effective date of cost data		Sq.Ft. @ $		=$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				=$
	Garage/Carport	Sq.Ft. @ $		=$
	Total Estimate of Cost-New			=$
	Less Physical	Functional	External	
	Depreciation			=$( )
	Depreciated Cost of Improvements			=$
	"As-is" Value of Site Improvements			=$
Estimated Remaining Economic Life (HUD and VA only) Years	INDICATED VALUE BY COST APPROACH			=$

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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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.

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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:

1. 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.

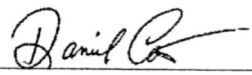
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. 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.

4. 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.

5. 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

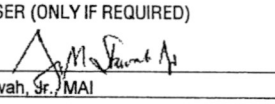
Signature 
Name Daniel Conte
Company Name Baldwin Pearson & Company, Inc.
Company Address 10 Middle Street, Bridgeport, CT 06604

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

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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 down 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
Effective date / Report date: February 6, 2017

Supervisory Appraiser(s): George M. Shawah, Jr., MAI
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 an any time if you have any questions about the confidentiality of the information that you provide to us.

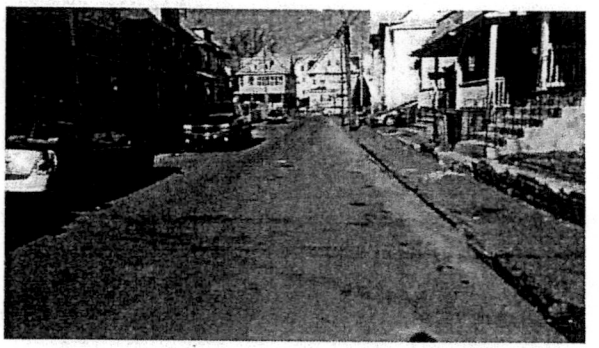
Subject Photo Page

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	Zip Code 06604	
Client	City of Bridgeport				

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

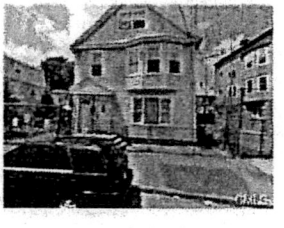
MLS Photo

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

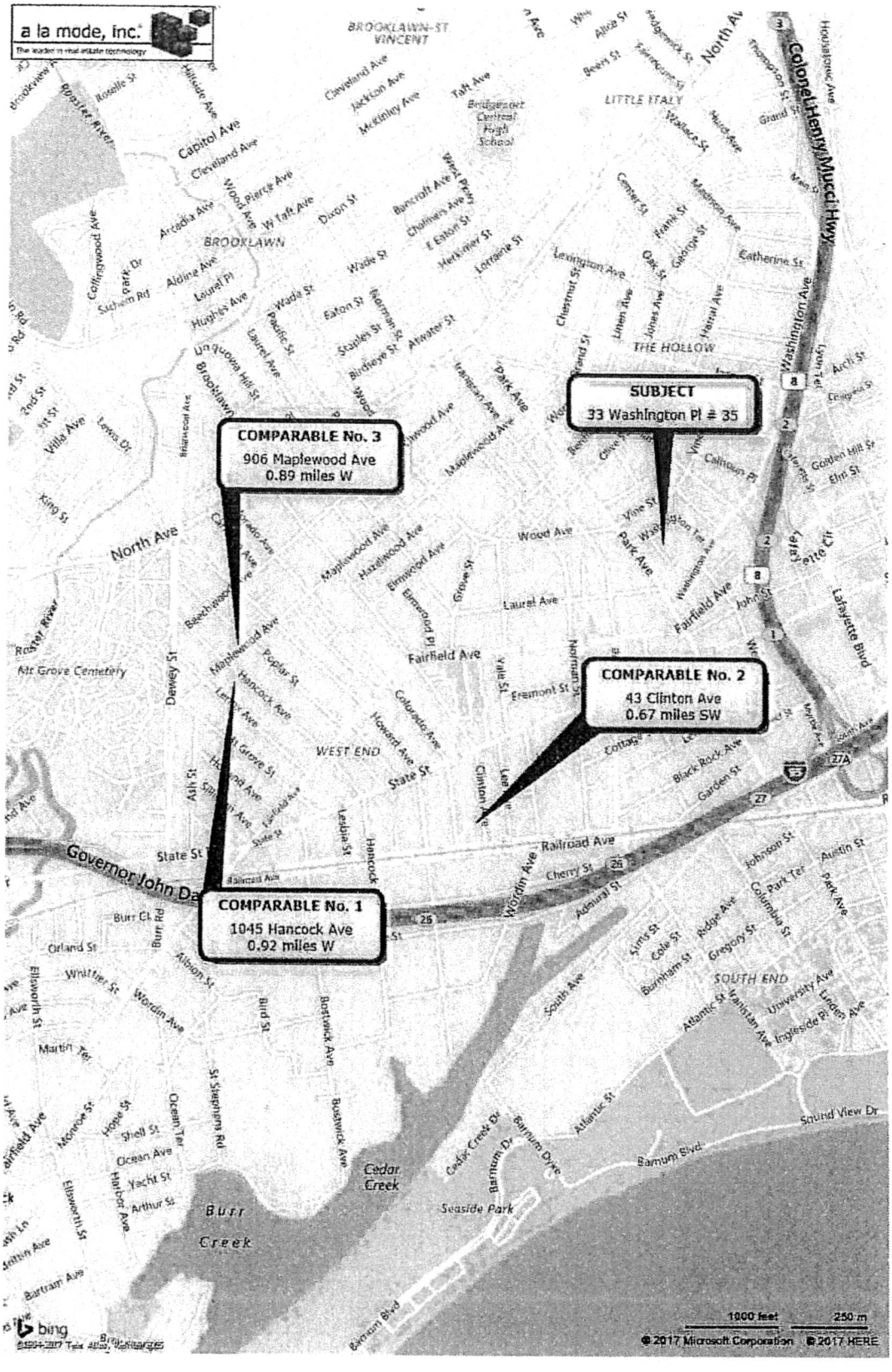
Distance	0.89 miles W
	75,000
	2,645
	9
	5
	2
	Average/Better
	Average
	0.07 Acres
	Average
	67 Years/Rem

MLS Photo

Location Map

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

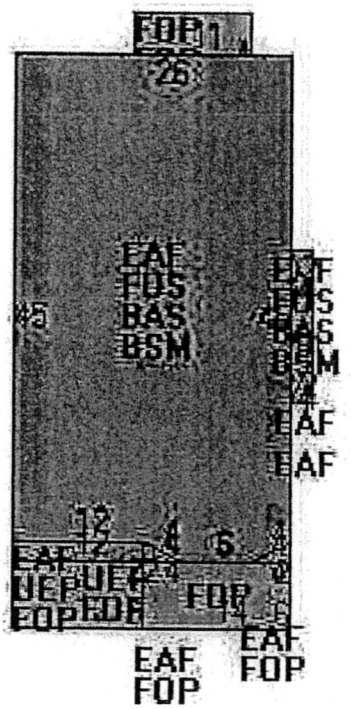
The location of the subject and comparables is based on a mapping program and assumed accurate



Building Sketch

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

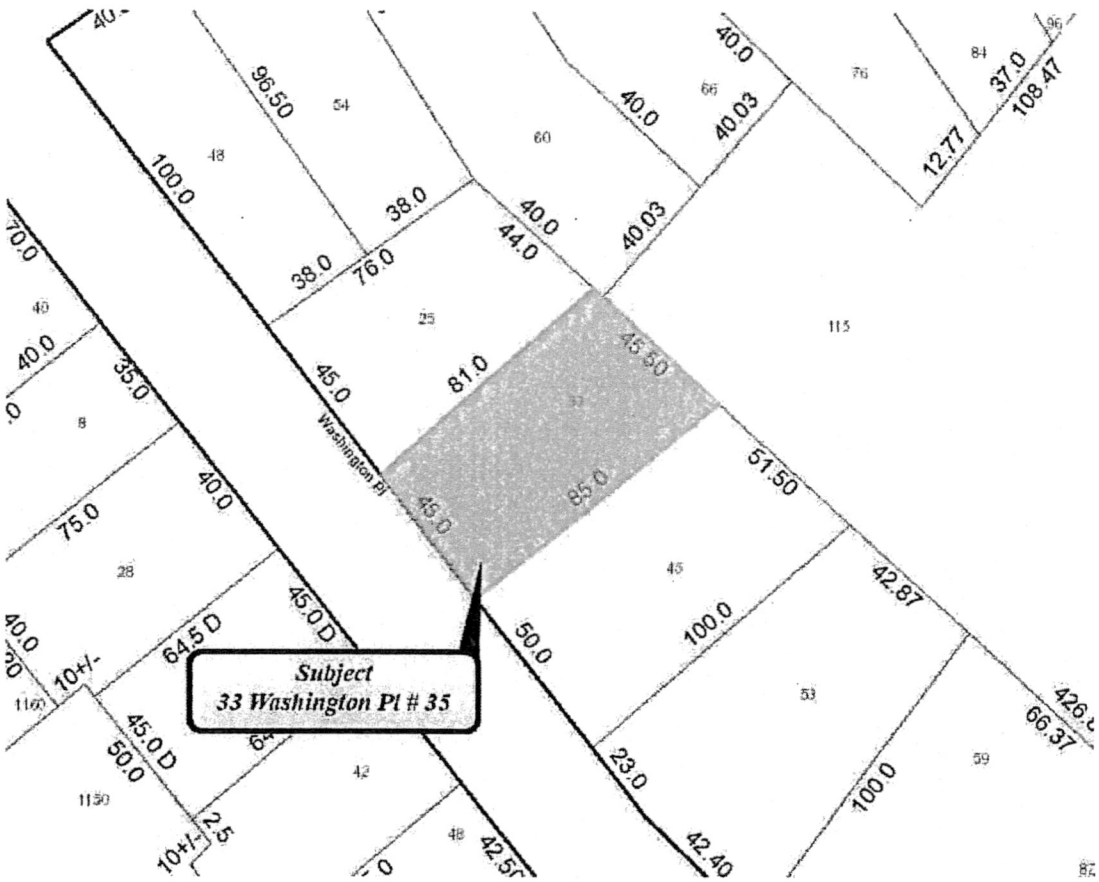
Assumed accurate

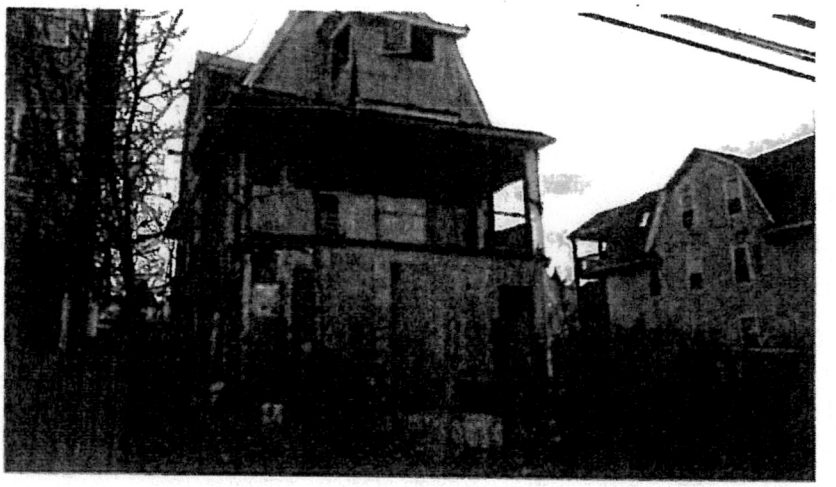


GIS Map

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

SUBJECT

Borrower N/A | Census Tract 2572.00 | Map Reference 47/1049/18

Property Address 59-63 Highland Avenue

City Bridgeport | County Fairfield | State CT | Zip Code 06604

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

NEIGHBORHOOD

Location	☒ Urban	☐ Suburban	☐ Rural
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 Land Use: 5 % One-Unit | 35 % 2-4 Unit | 25 % Apts. | 5 % Condo | 20 % Commercial | 5 % Industrial | 5 % Vacant | % _____

Change in Present Land Use: ☒ Not Likely ☐ Likely (*) ☐ Taking Place (*) (*) From _____ To _____

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.

	Good	Avg.	Fair	Poor
Employment Stability	☐	☒	☐	☐
Convenience to Employment	☐	☒	☐	☐
Convenience to Shopping	☐	☒	☐	☐
Convenience to Schools	☐	☒	☐	☐
Adequacy of Public Transportation	☐	☒	☐	☐
Recreational Facilities	☐	☒	☐	☐
Adequacy of Utilities	☐	☒	☐	☐
Property Compatibility	☐	☒	☐	☐
Protection from Detrimental Conditions	☐	☒	☐	☐
Police and Fire Protection	☐	☒	☐	☐
General Appearance of Properties	☐	☒	☐	☐
Appeal to Market	☐	☒	☐	☐

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.

SITE

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
Gas	☒	At Street
Water	☒	At Street
San. Sewer	☒	At Street
	☐	Underground Elect. & Tel.

OFF SITE IMPROVEMENTS

Street Access ☒ Public ☐ Private

Surface Asphalt

Maintenance ☒ Public ☐ Private

☒ Storm Sewer ☒ Curb/Gutter

☒ Sidewalk ☒ Street Lights

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.

MARKET DATA ANALYSIS

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/Nebhd	0.06 Ac/Neighbrhd		0.011 Ac/Neighbrhd		0.08 Ac/Neighbrhd	
Zone	RC	RC		RB		RC	
Building(Demo)	Yes	No	-15,000	No	-15,000	No	-15,000
Sales or Financing Concessions	N/A N/A	None Noted				N/A N/A	
Net Adj. (Total)		☐ + ☒ -	$ -15,000	☐ + ☒ -	$ -15,000	☐ + ☒ -	$ -15,000
Indicated Value of Subject			$ 2,500		$ 3,000		$ 5,000

Comments on Market Data See comments regarding demolition

RECONCILIATION

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 _____ TO BE $ 3,500

Appraiser Daniel Conte

Date of Signature and Report January 18, 2017

Title

State Certification # RCR 0000131 ST CT

Or State License # ST

Expiration Date of State Certification or License 04/30/2017

Date of Inspection (if applicable) January 18, 2017

Supervisory Appraiser (if applicable) George M. Shawah, Jr., MAI

Date of Signature January 18, 2017

Title

State Certification # RCG 557 ST CT

Or State License # ST

Expiration Date of State Certification or License 04/30/2017

☐ Did ☒ Did Not Inspect Property Date of Inspection

Supplemental Addendum

File No. N/A

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

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 remeditate.

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
Effective date / Report date: January 18, 2017

Supervisory Appraiser(s): George M. Shawah, Jr., MAI
Effective date / Report date: January 18, 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 an any time if you have any questions about the confidentiality of the information that you provide to us.

Legal Description

BK: 9246 PG: 6
INST: 00012735

Law Offices of Jude J. Eastman
3542 Main Street, 2nd Floor
Bridgeport, CT 06606
DOCKET NUMBER FBT-CV-14-6044691-S SUPERIOR COURT

J.D. 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 7-246, 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 of redemption in said liened premises in the Judicial District of Fairfield, holden 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. 61 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 Buckie Albonsky, 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 12th day of June 2015.

Dated at Bridgeport, Connecticut this 13th day of June 2015.

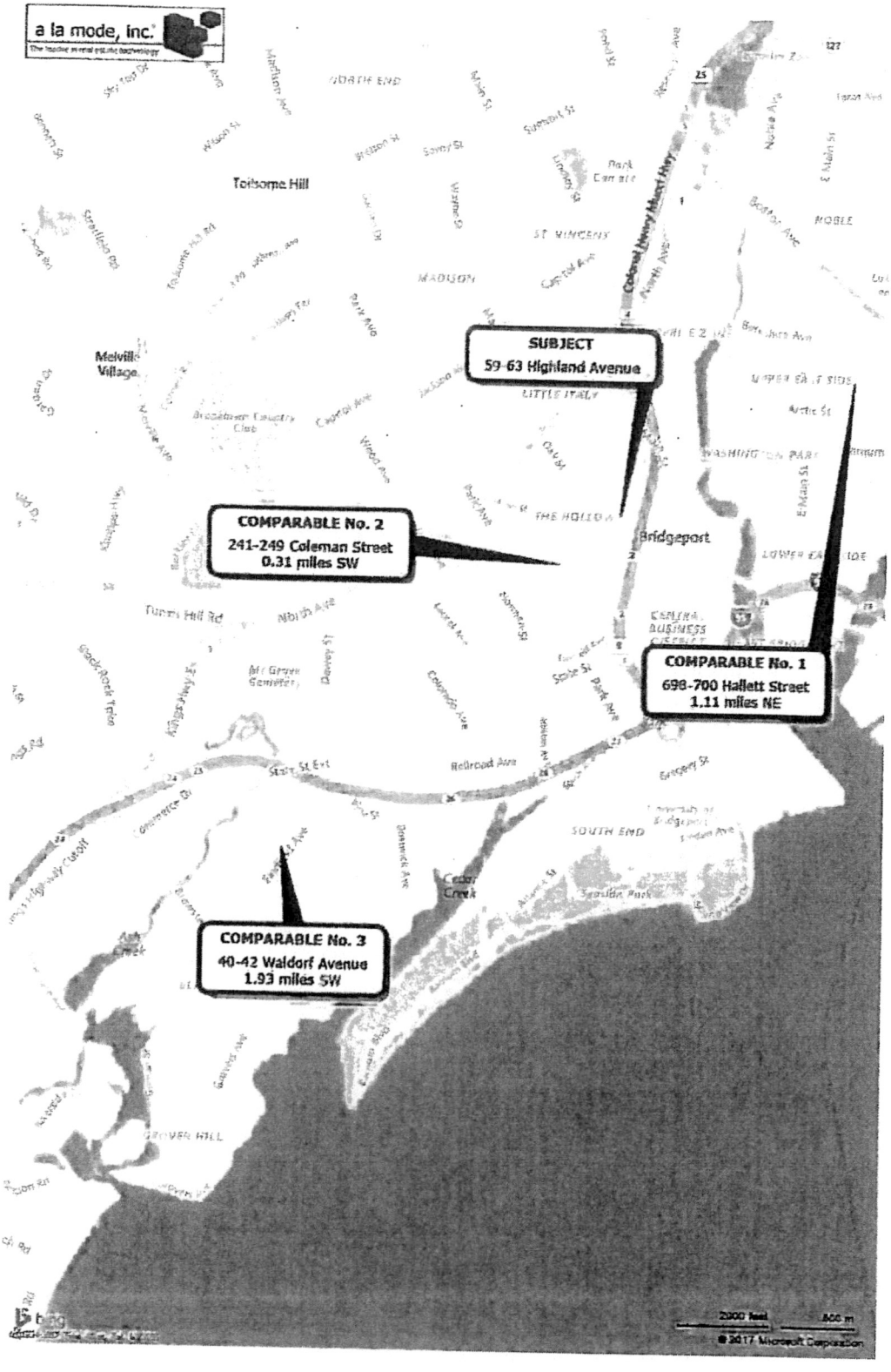
Kristina Porter, Esq.
Commissioner of the Superior Court

RECEIVED FOR RECORD
Jun 17,2015 09:22:17A
ALMA L. RAFFA
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

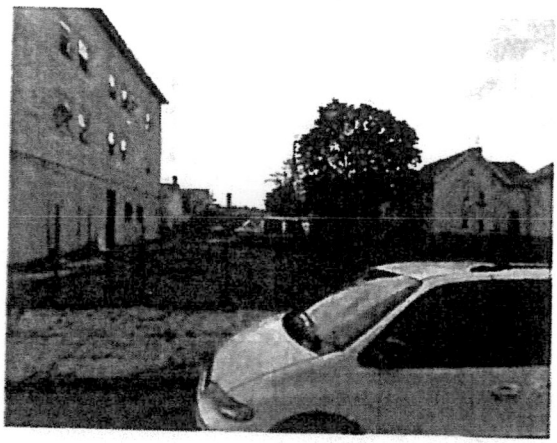
Average
0.09 Acres/Nebhd

Subject Rear

Subject Street

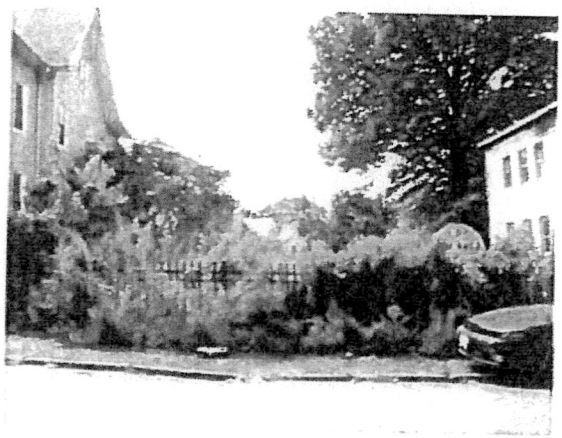
Comparable Photo Page

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



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

File No.: N/A

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.

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Certifications & Definitions

Property Address: 59-63 Highland Avenue | File No.: N/A
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

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

SIGNATURES

APPRAISER

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 APPRAISER (if required) or CO-APPRAISER (if applicable)

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:

GPLAND
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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

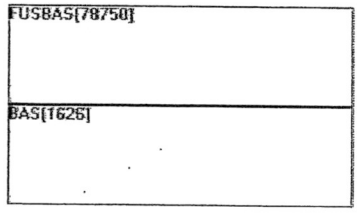
Building Percent Good: 30

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	No
Category	

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

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

METROCOG

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

BALDWIN PEARSON
& COMPANY, INCORPORATED

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Letter of Transmittal
Photos of Subject Property

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- Site Plan
- Comparable Sales Map
- Flood Plain Map
- Certification & Qualification of Appraiser

BALDWIN PEARSON
& COMPANY, INCORPORATED Realtors

REPLY TO: P.O. BOX 744 10 MIDDLE ST. • BRIDGEPORT, CT 06604 • (203) 335-5117 • FAX (203) 335-5119

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.

BALDWIN PEARSON
& COMPANY, INCORPORATED

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.

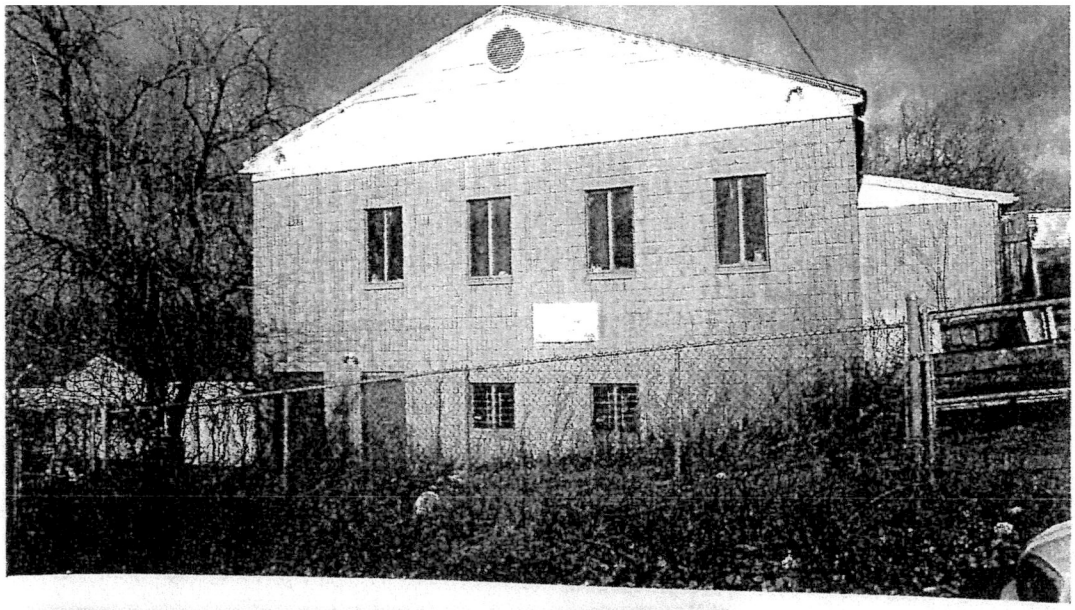
Respectfully submitted,

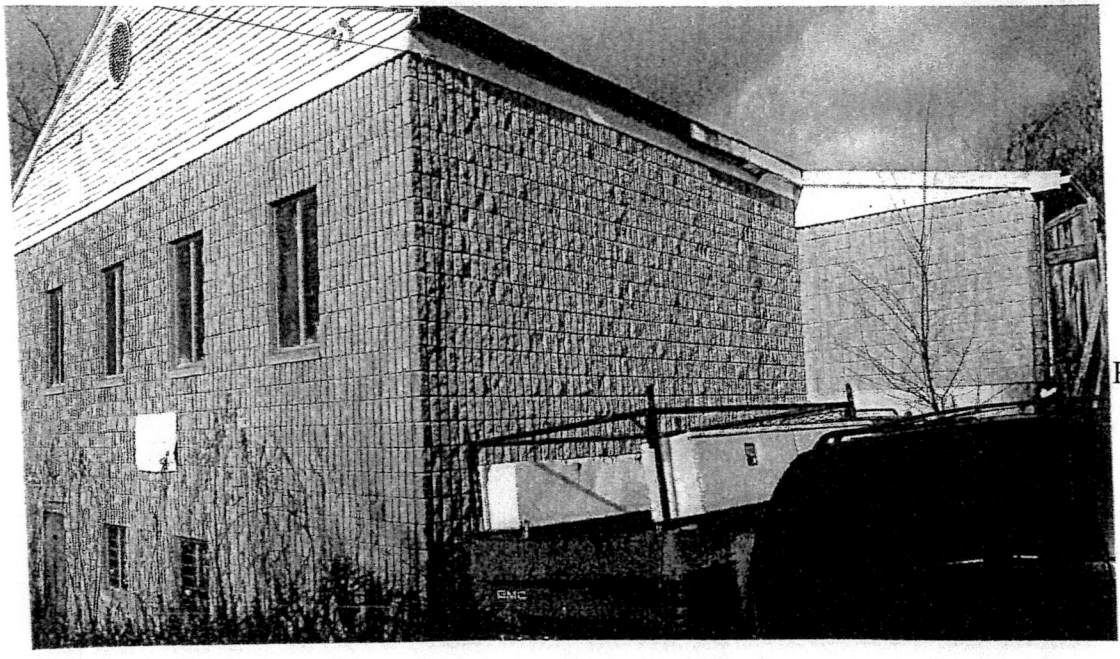
George M. Shawah, Jr., MAI
President
RCG.0000557
Exp. Date: April 30, 2017

GMSjr:jc
280 Grandview

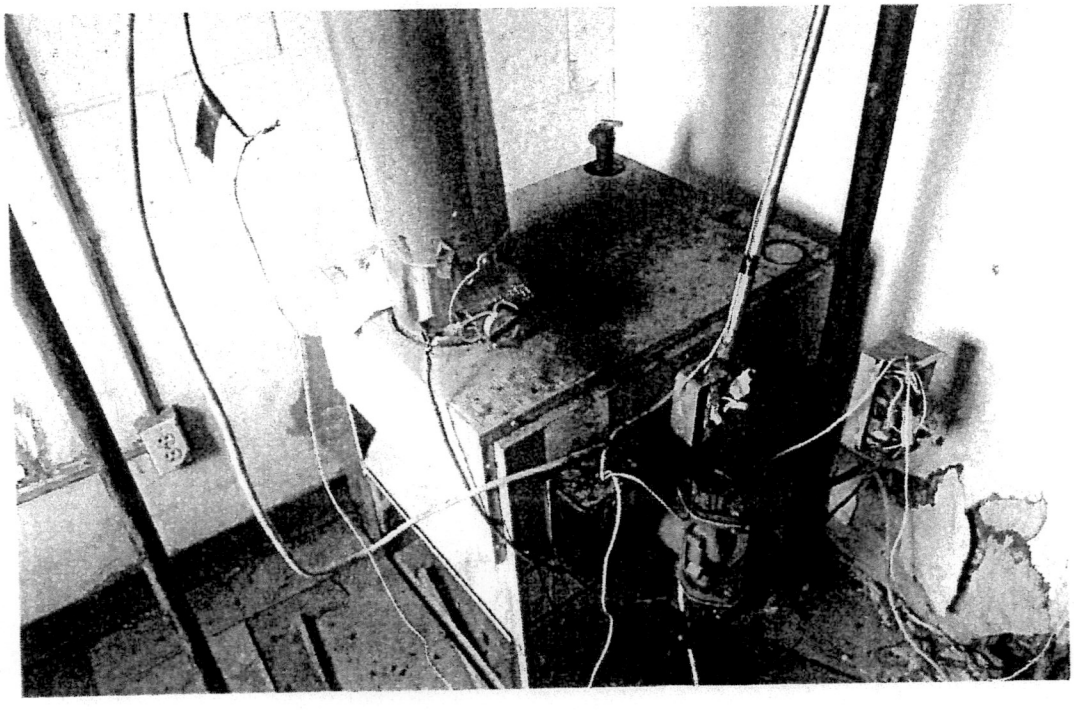
BALDWIN PEARSON
& COMPANY. INCORPORATED

280 Grandview Avenue
Facing North





Rearview of Building



Old Gas Boiler

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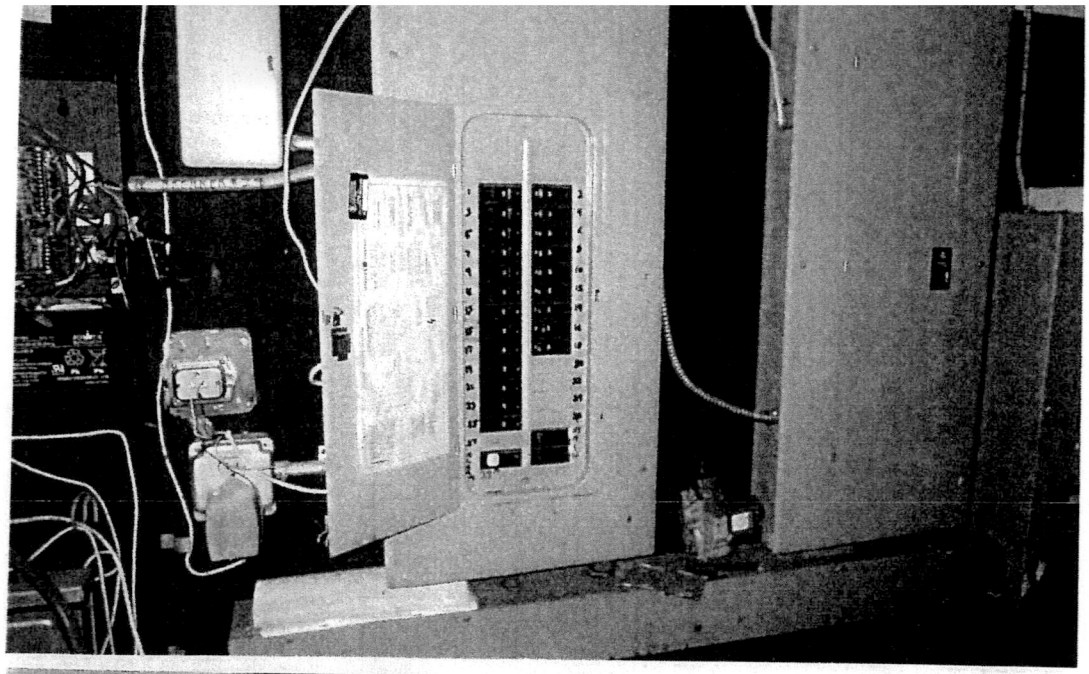
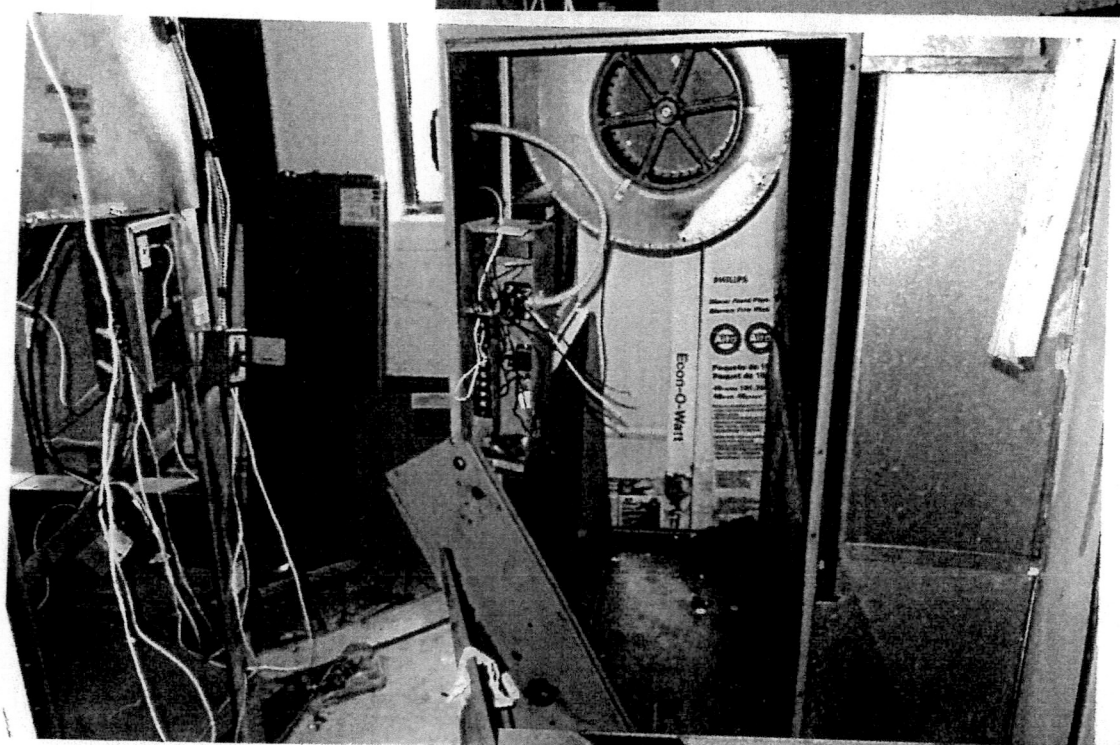
& COMPANY, INCORPORATED

Electrical Panels





Gas Furnaces

Upper Level
Playroom

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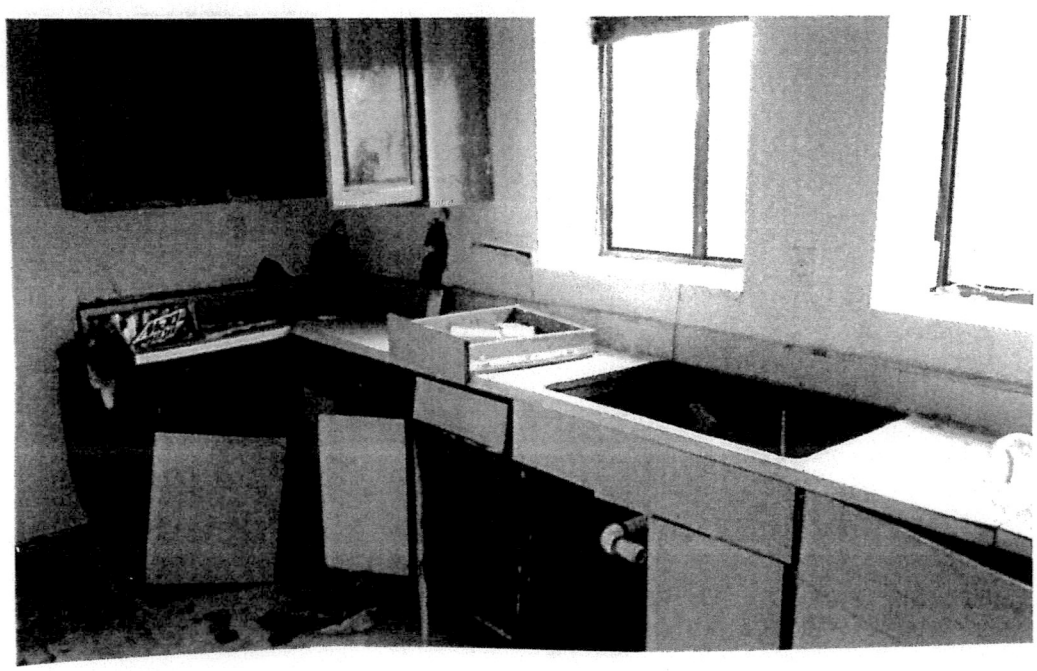
Lower Level Office

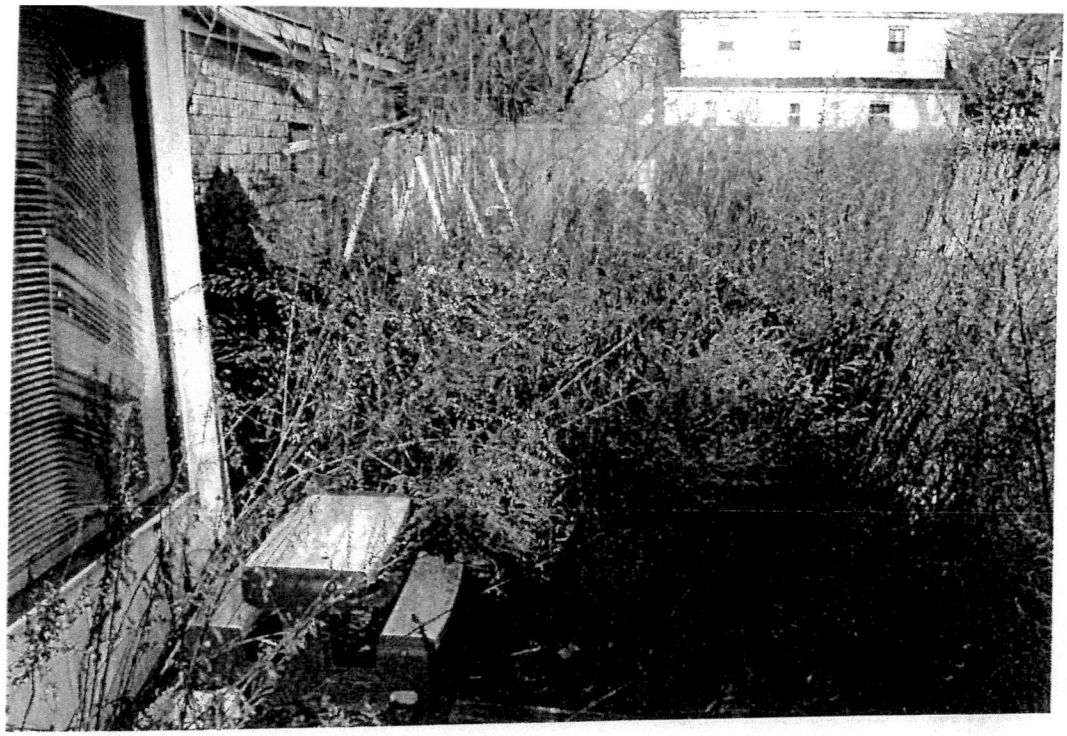
Lower Level Playroom



Vandalized Kitchen

BALDWIN PEARSON
& COMPANY, INCORPORATED

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:

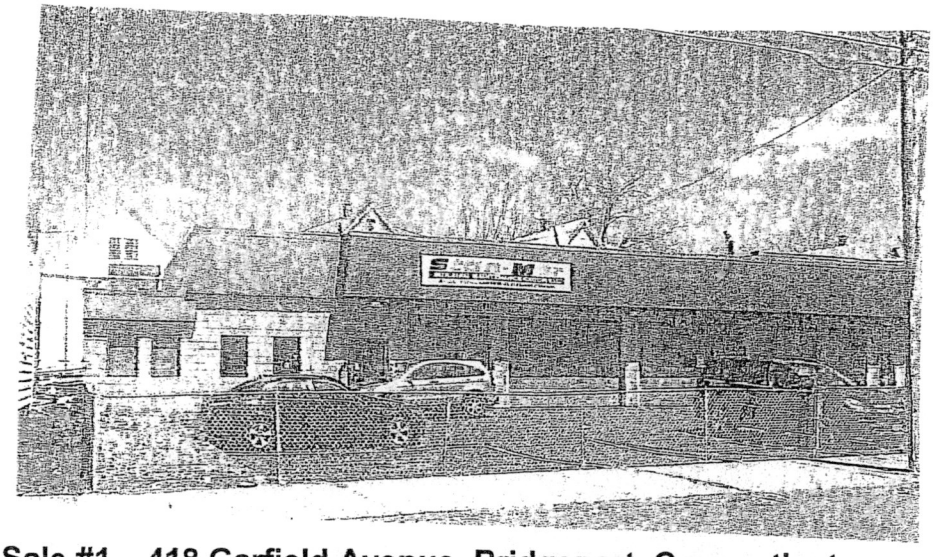
Southerly: By Grand View Avenue, as shown on said map, 65 feet;

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;

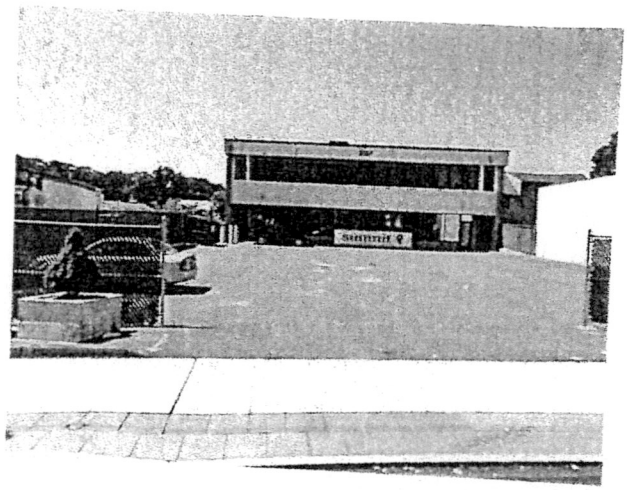
Easterly: By the easterly portion of Lot No. 59 on said map, 100 feet.

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

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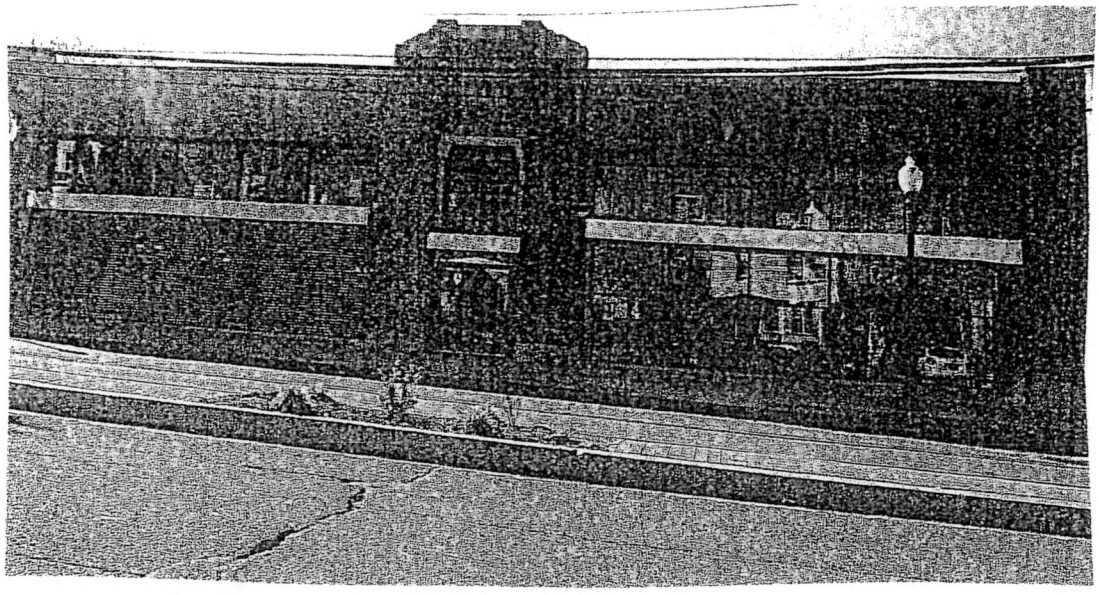
& COMPANY, INCORPORATED



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
Comments:	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

	Sale #1	Sale #2	Sale #3	Sale #4	Subject
Sales Price/S.F.	$69	$100	$96	$96	
Condition of Sale	-	-	-	-	
Financing	-	-	-	-	
Market Conditions	+4	-	-	+6	
Adjusted Rate	**$73**	**$100**	**$96**	**$102**	
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	
Total Adjustments	**-25**	**-43**	**-29**	**-55**	
Indicated Market Value Per SF	**$48**	**$57**	**$67**	**$47**	

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 will 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

BALDWIN PEARSON
& COMPANY, INCORPORATED

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.

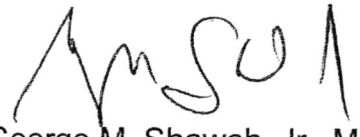
The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal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

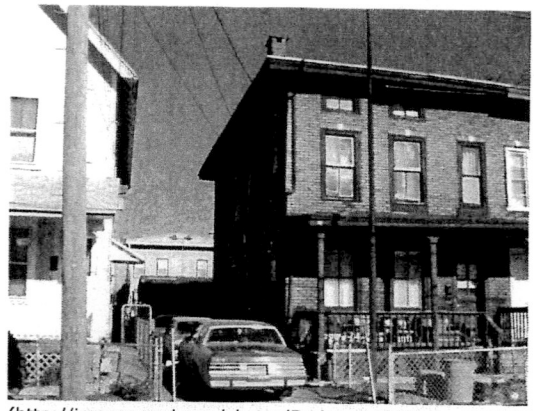
Building Information

Building 1 : Section 1

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

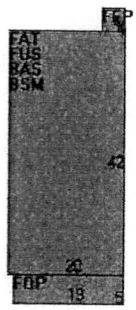
Building Photo

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	**Depth**	0
Neighborhood	1425	**Assessed Value**	$9,300
Alt Land Appr	No	**Appraised Value**	$13,280
Category			

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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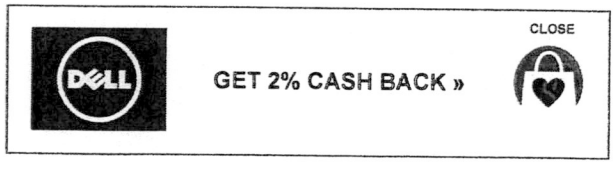


THE VALUATION GROUP, INC.

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

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.

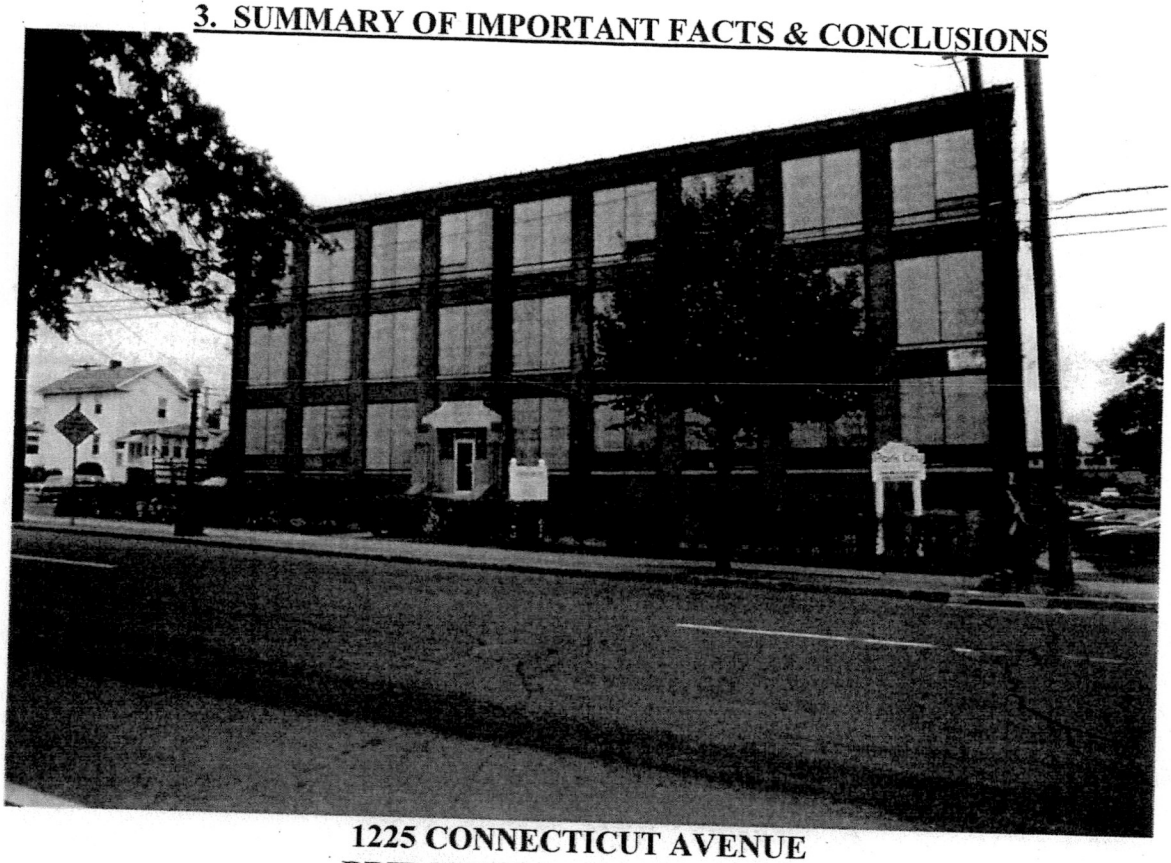
In our opinion, as of September 28, 2016 the subject property has a market value of:

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:	1.60Acres
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
Basement:	12,666 sq. ft.
Hazardous Materials Present:	Unknown
Flood Hazard:	None
Use at Date of Appraisal:	Warehouse, storage, club, art studio, vacant

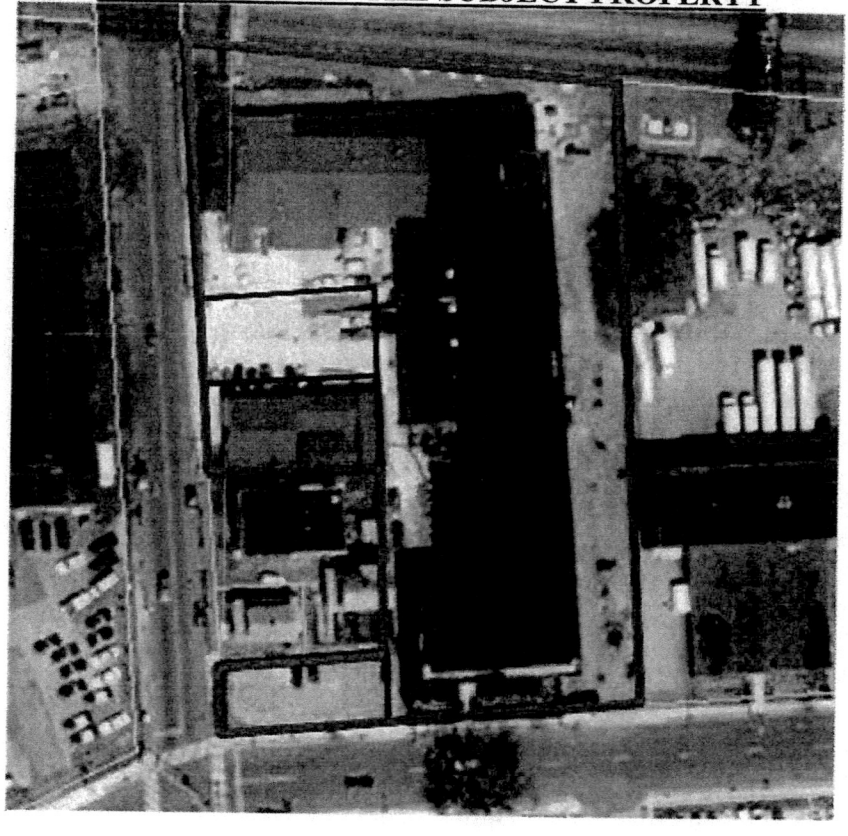
PARAMETERS OF THE APPRAISAL ASSIGNMENT

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

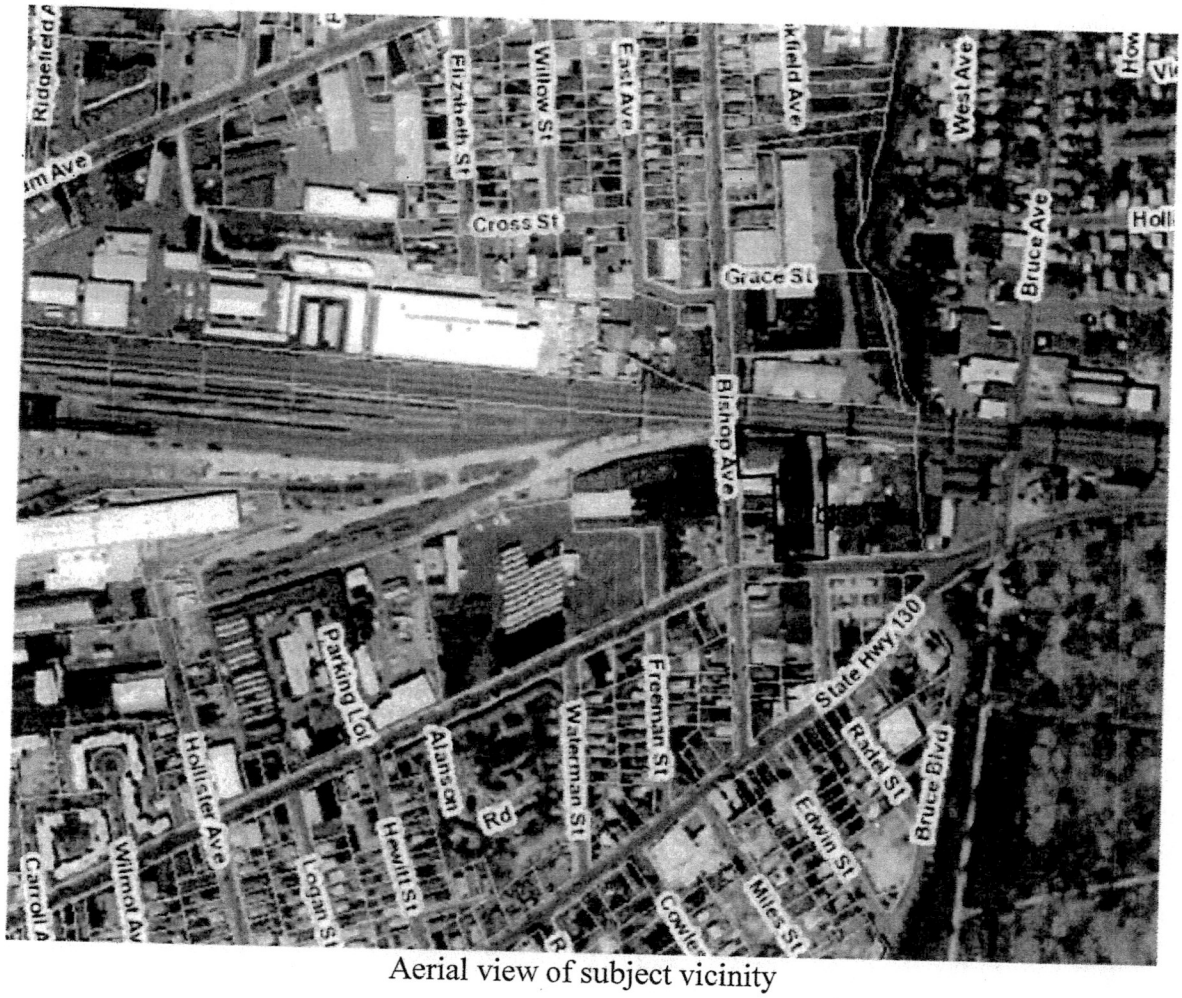
AERIAL MAP OF THE SUBJECT PROPERTY



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

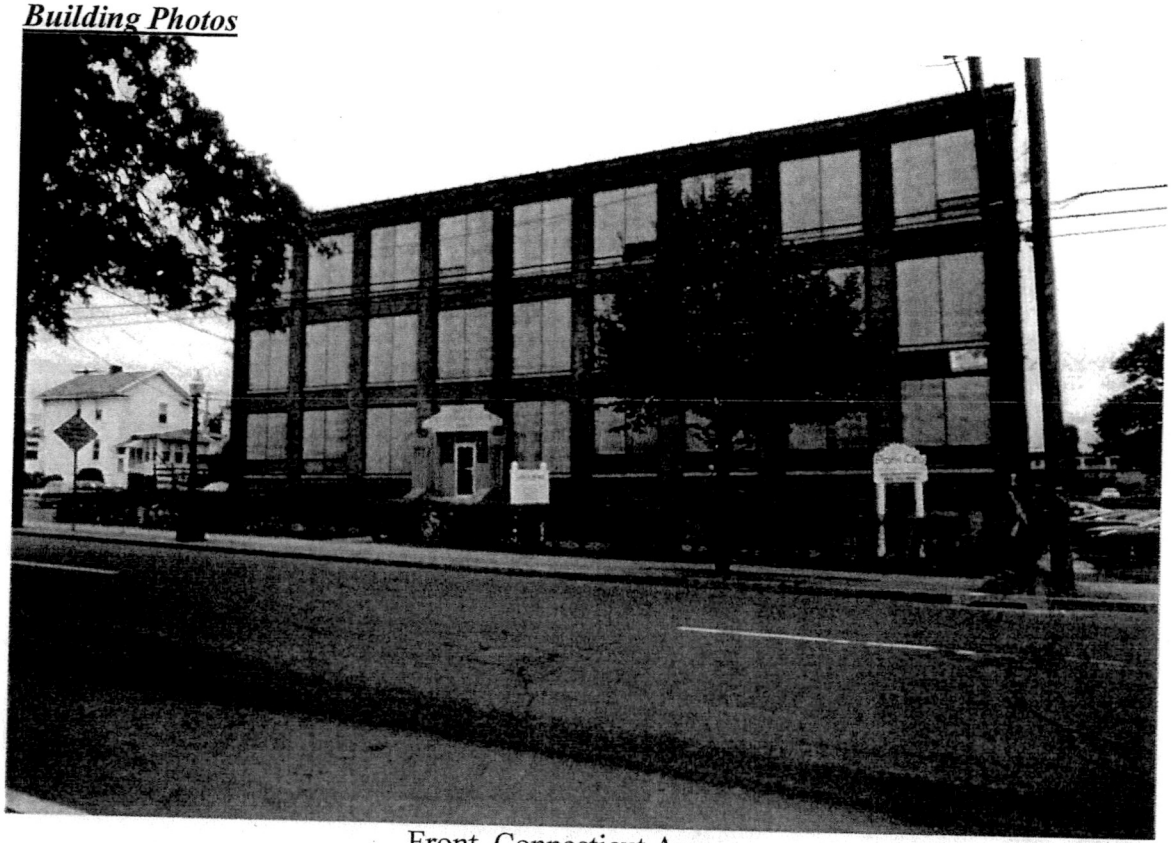
Building #1 1225 Connecticut Ave. and 174 Bishop Ave.

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

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

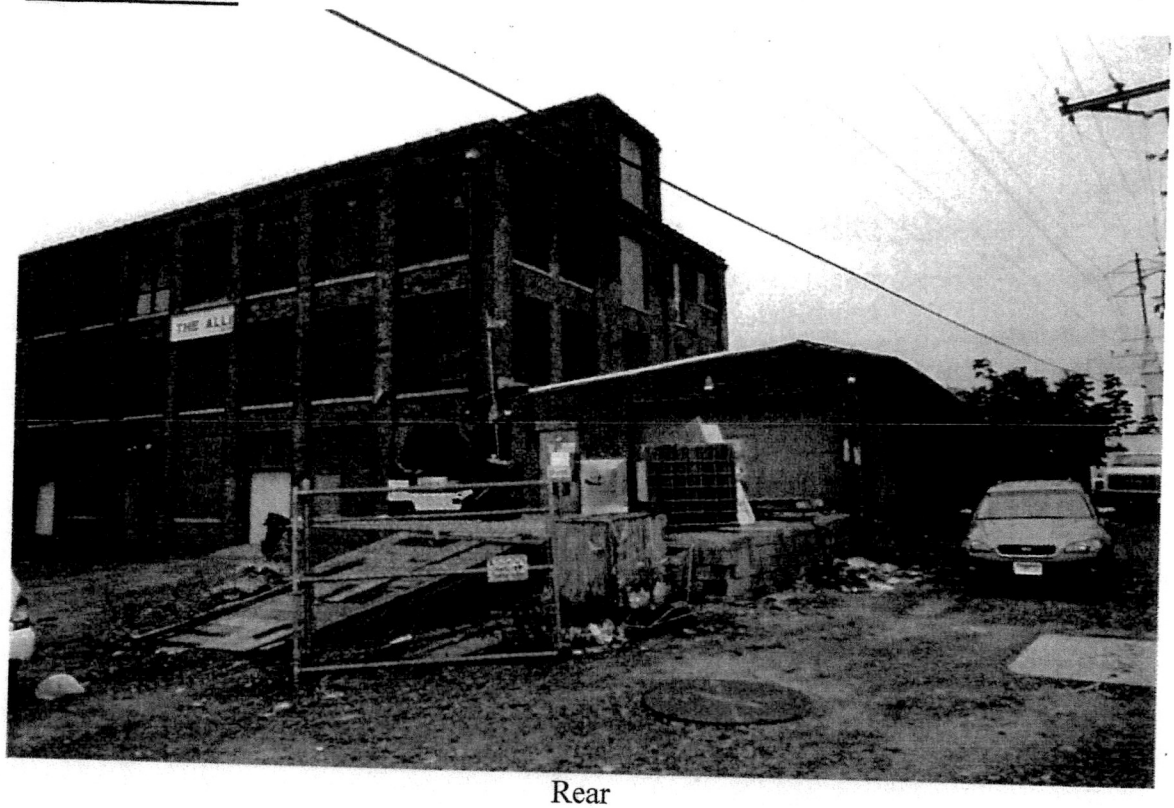
Building Photos



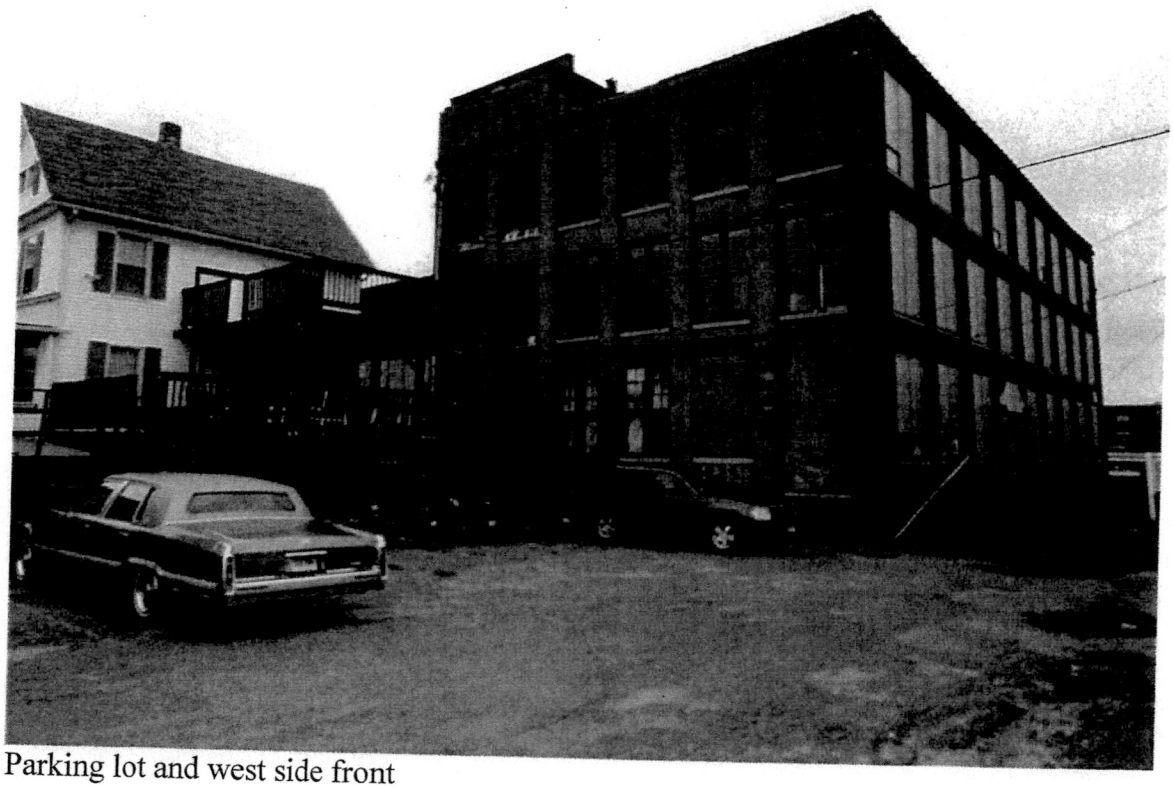
Front, Connecticut Avenue

East side

Building Photos

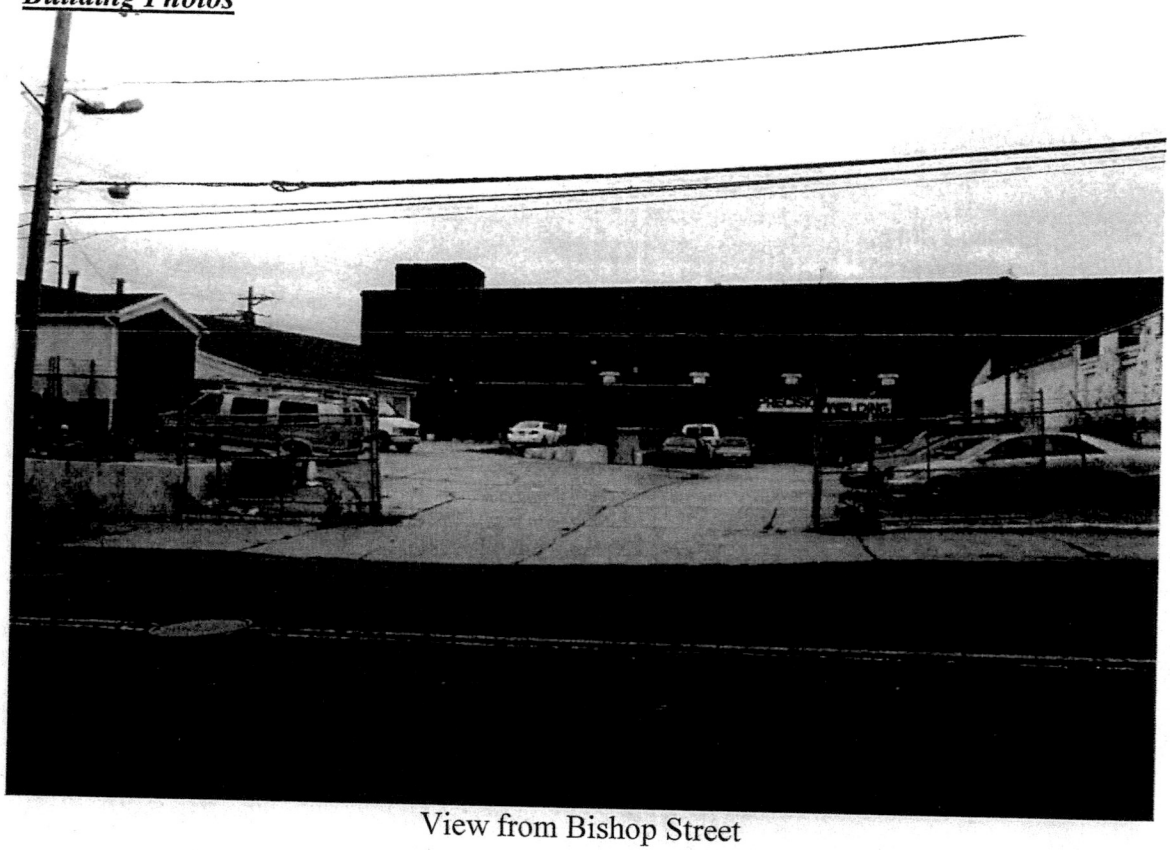


Rear

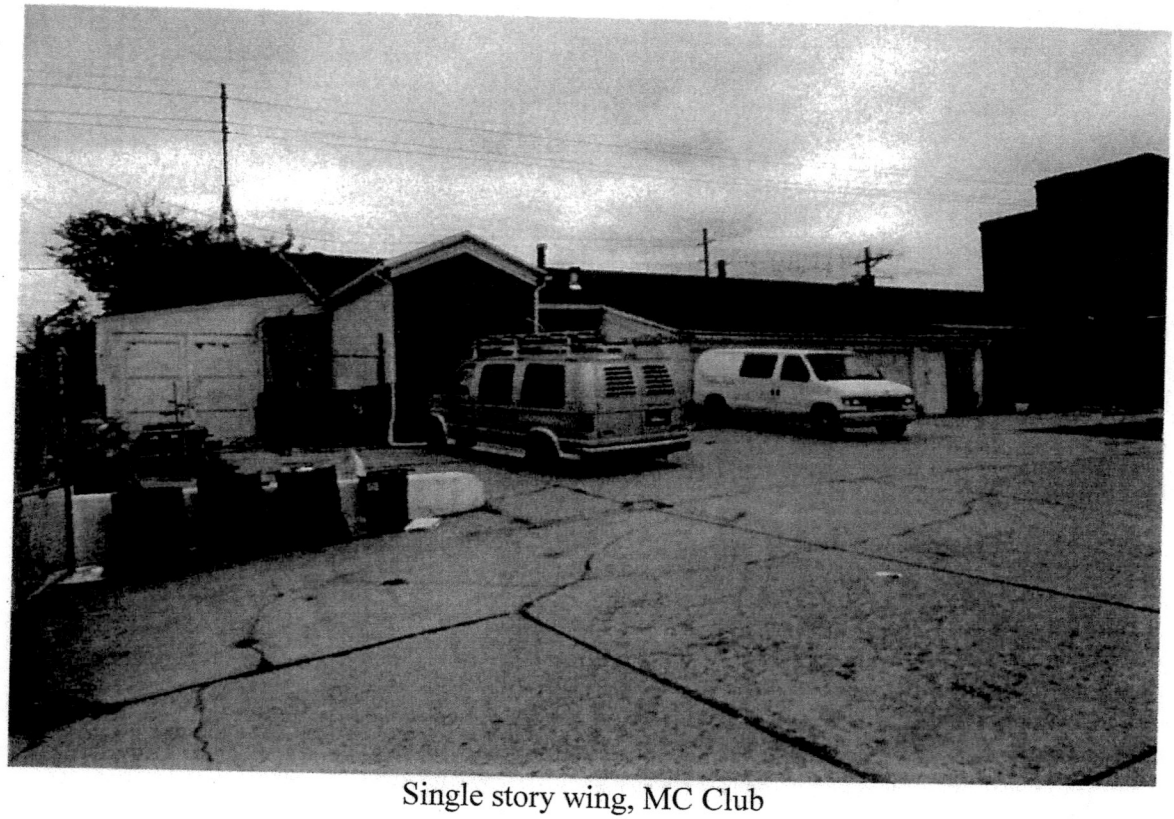


Parking lot and west side front

Building Photos

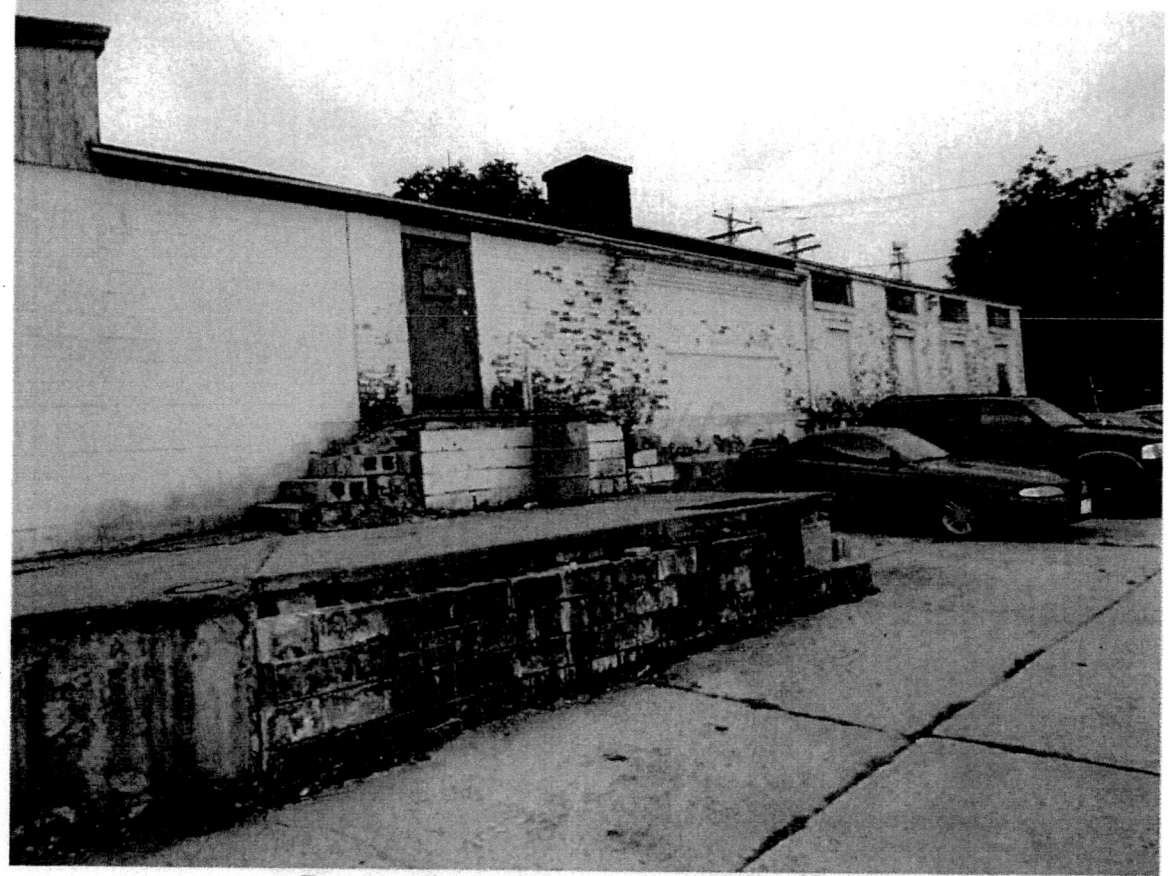


View from Bishop Street

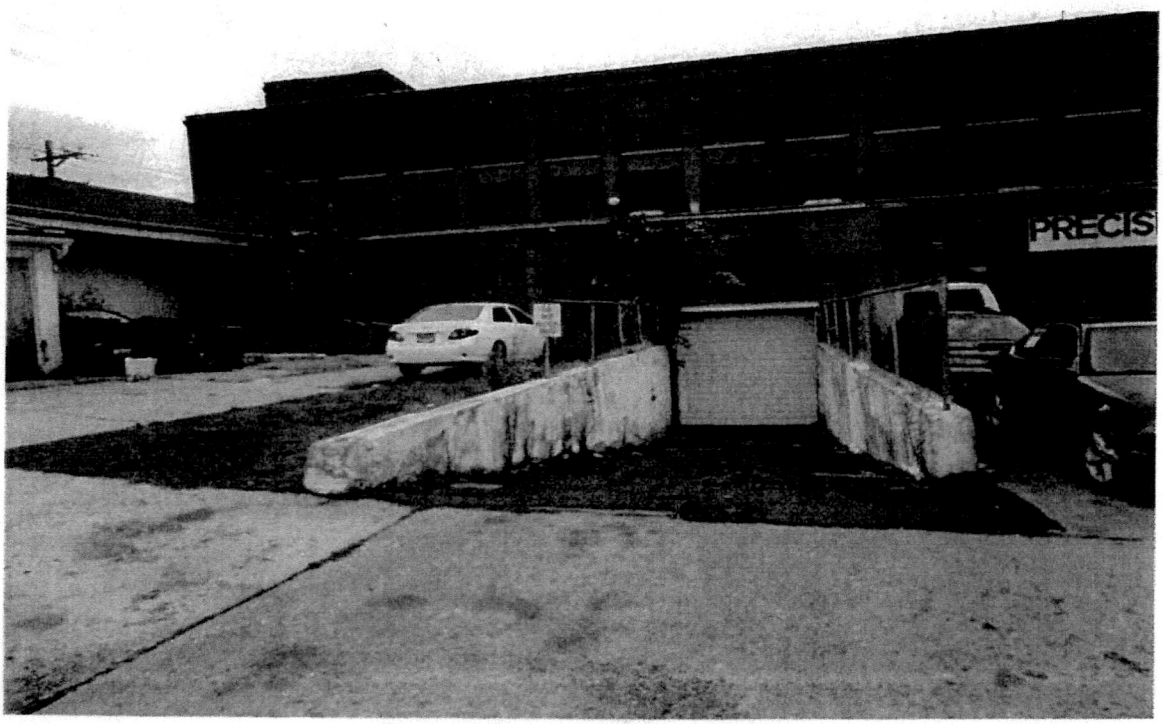


Single story wing, MC Club

Building Photos



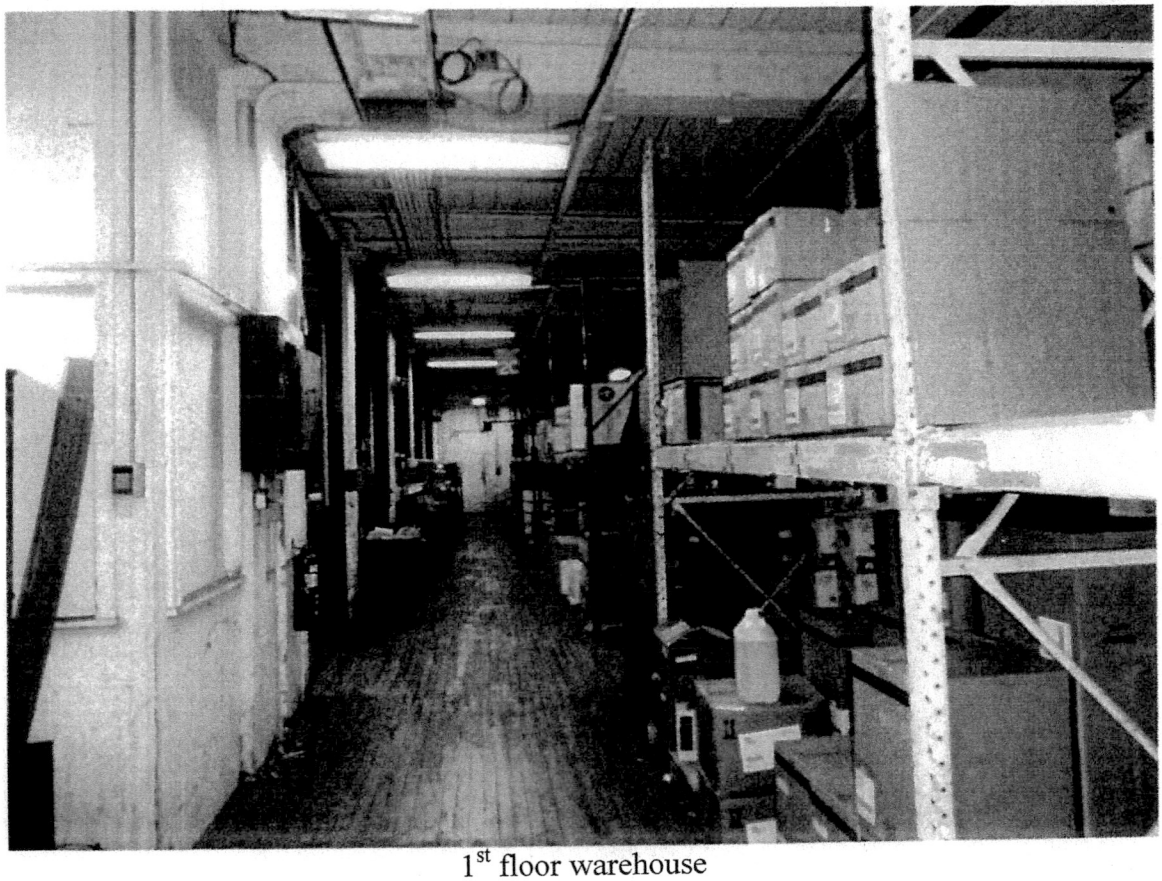
Free standing building at #148 Bishop Street



Ramp to basement auto storage

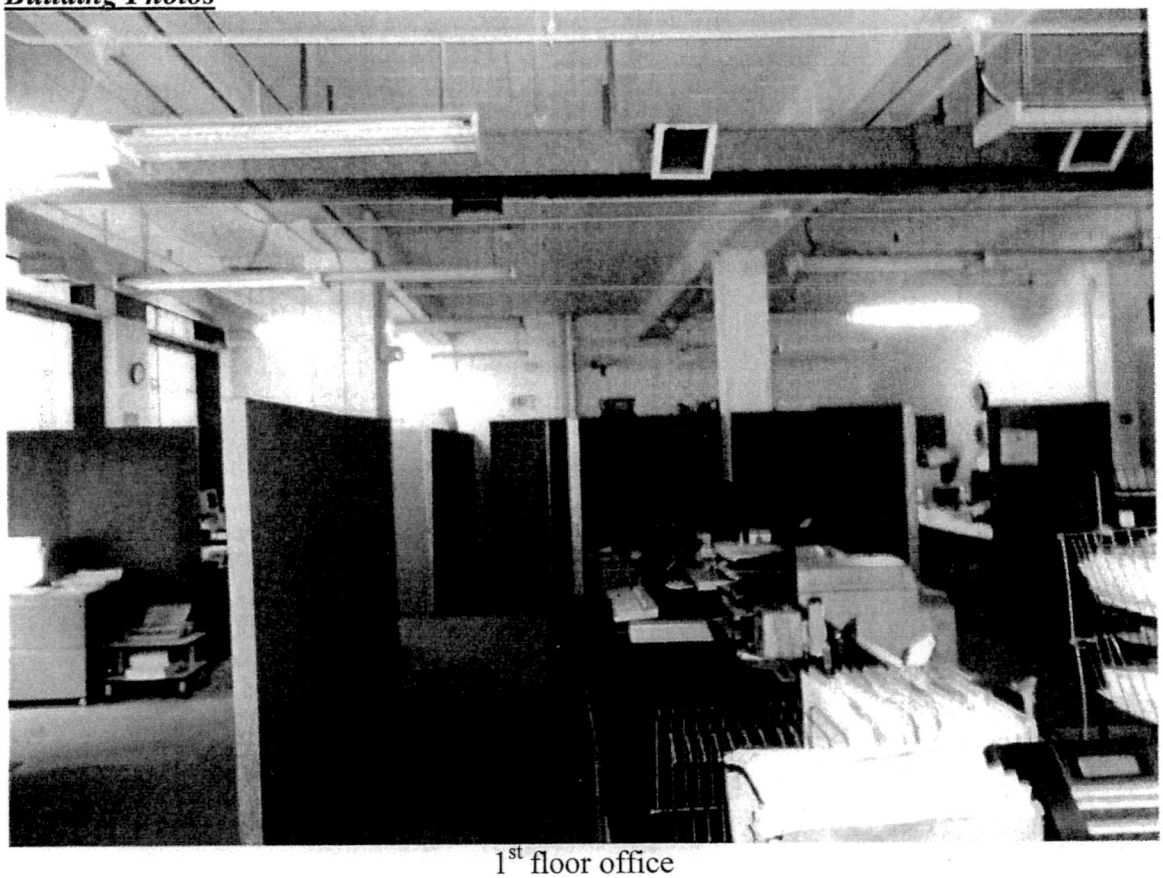
Building Photos

Basement warehouse distribution

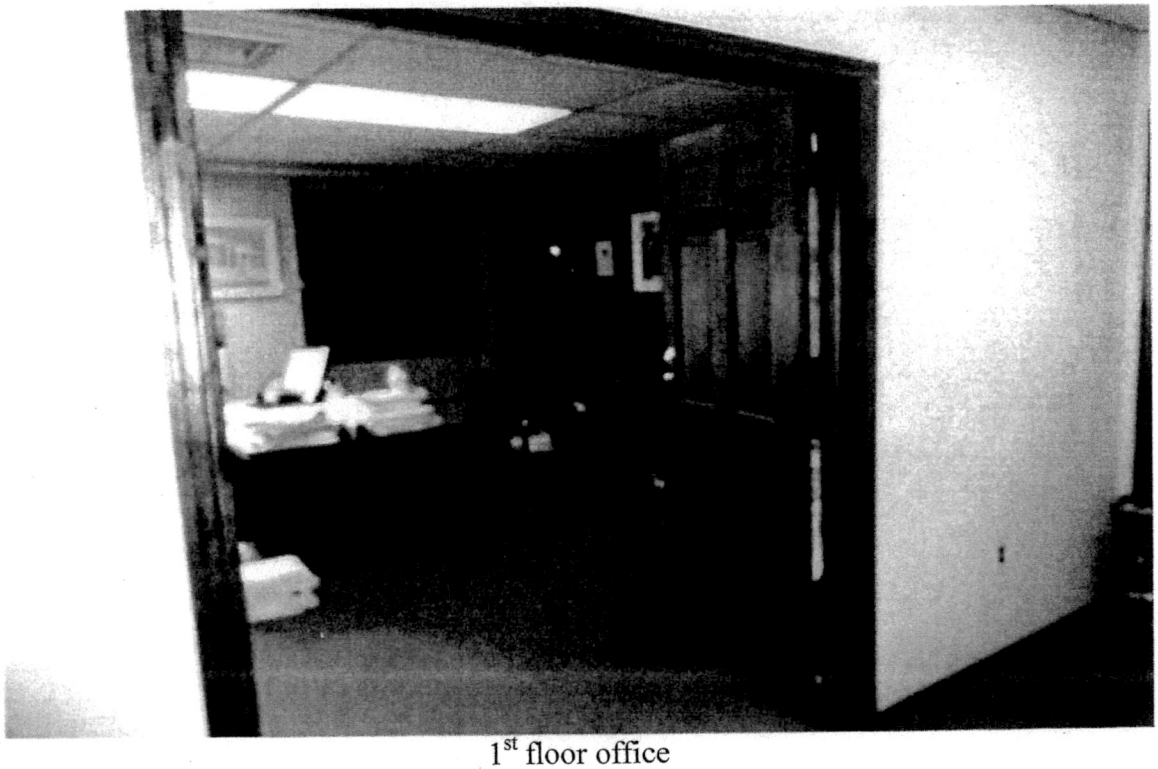


1st floor warehouse

Building Photos

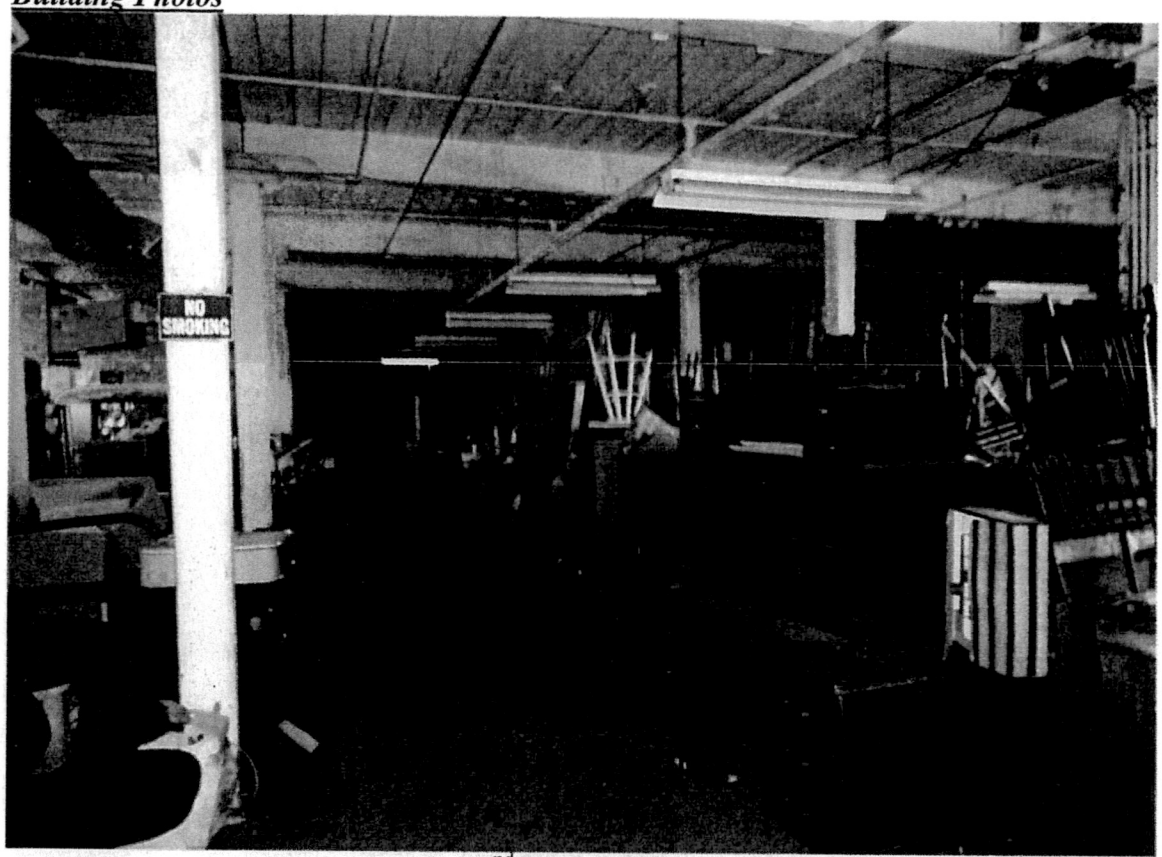


1st floor office



1st floor office

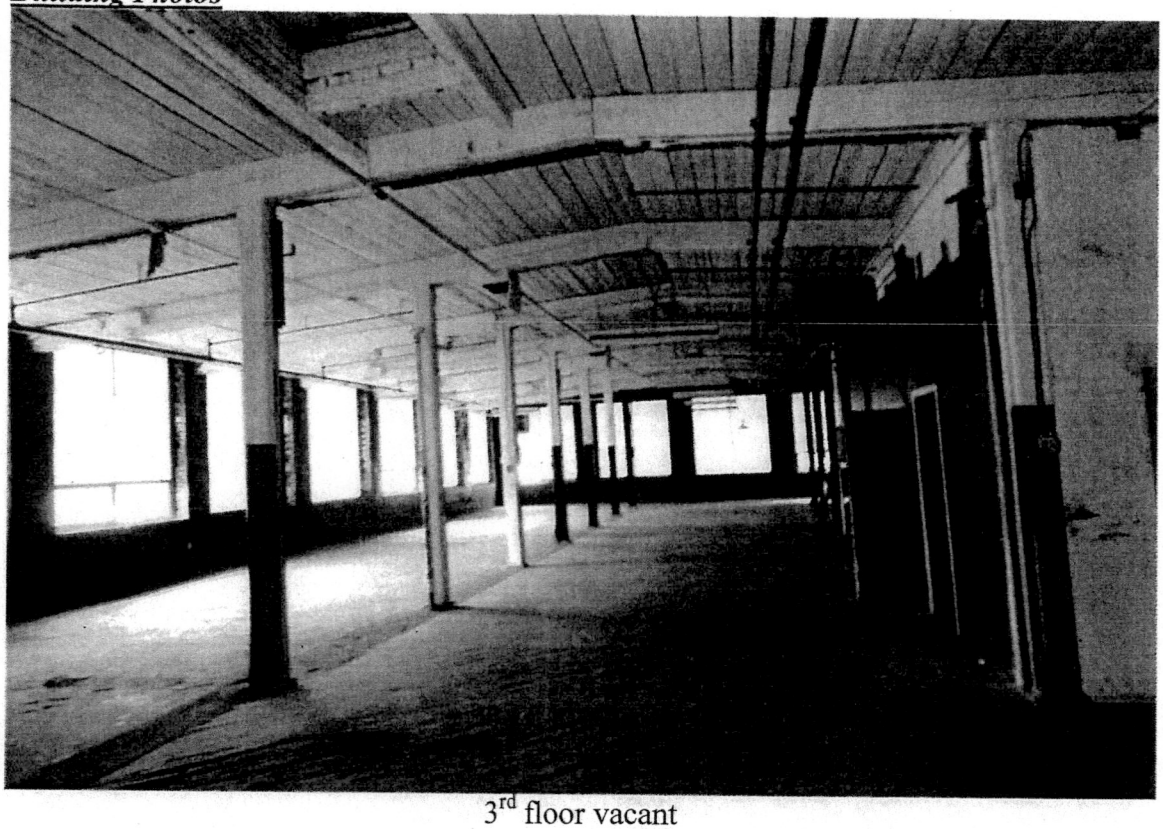
Building Photos



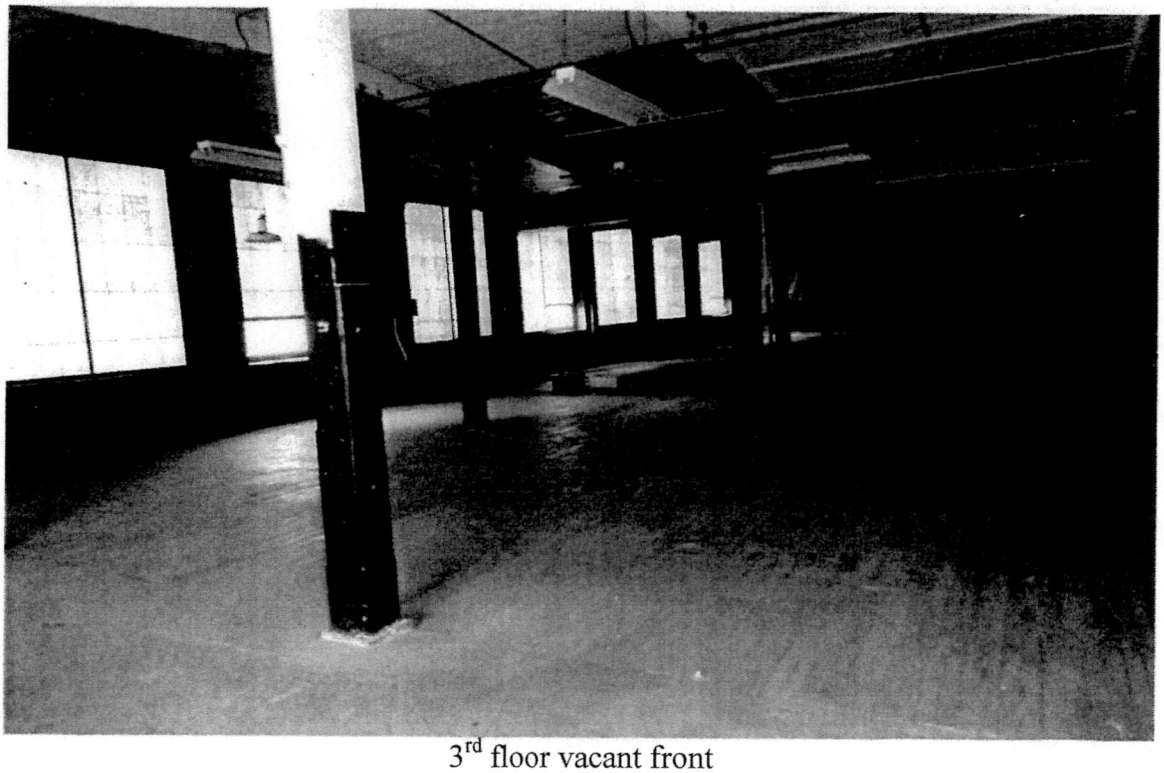
2nd floor storage

2nd floor vacant

Building Photos



3rd floor vacant



3rd floor vacant front

Item# *44-16 Consent Calendar

Resolution Authorizing the Acquisition of property in accordance with the Lower East End Municipal Development Plan.

Report of Committee on

ECD and Environment

City Council Meeting Date: May 1, 2017

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by: _____

Joseph P. Ganim, Mayor

Date Signed: 5/11/17

RECEIVED
CITY CLERK'S OFFICE
2017 MAY 16 P 3:21
ATTEST _____
CITY CLERK

City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport:

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

Item No. *44-16 Consent Calendar

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; and

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; and

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; and

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"); and

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

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; and

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; and

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; and

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; and

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.

City of Bridgeport, Connecticut
Office of the City Clerk

Report of Committee on **ECD and Environment**
Item No. *44-16 Consent Calendar

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

*Milta I. Feliciano, D-137th, **Co-Chair***

*M. Evette Brantley, D-132nd, **Co-Chair***

Mary McBride-Lee, D-135th

Michelle A. Lyons, D-134th

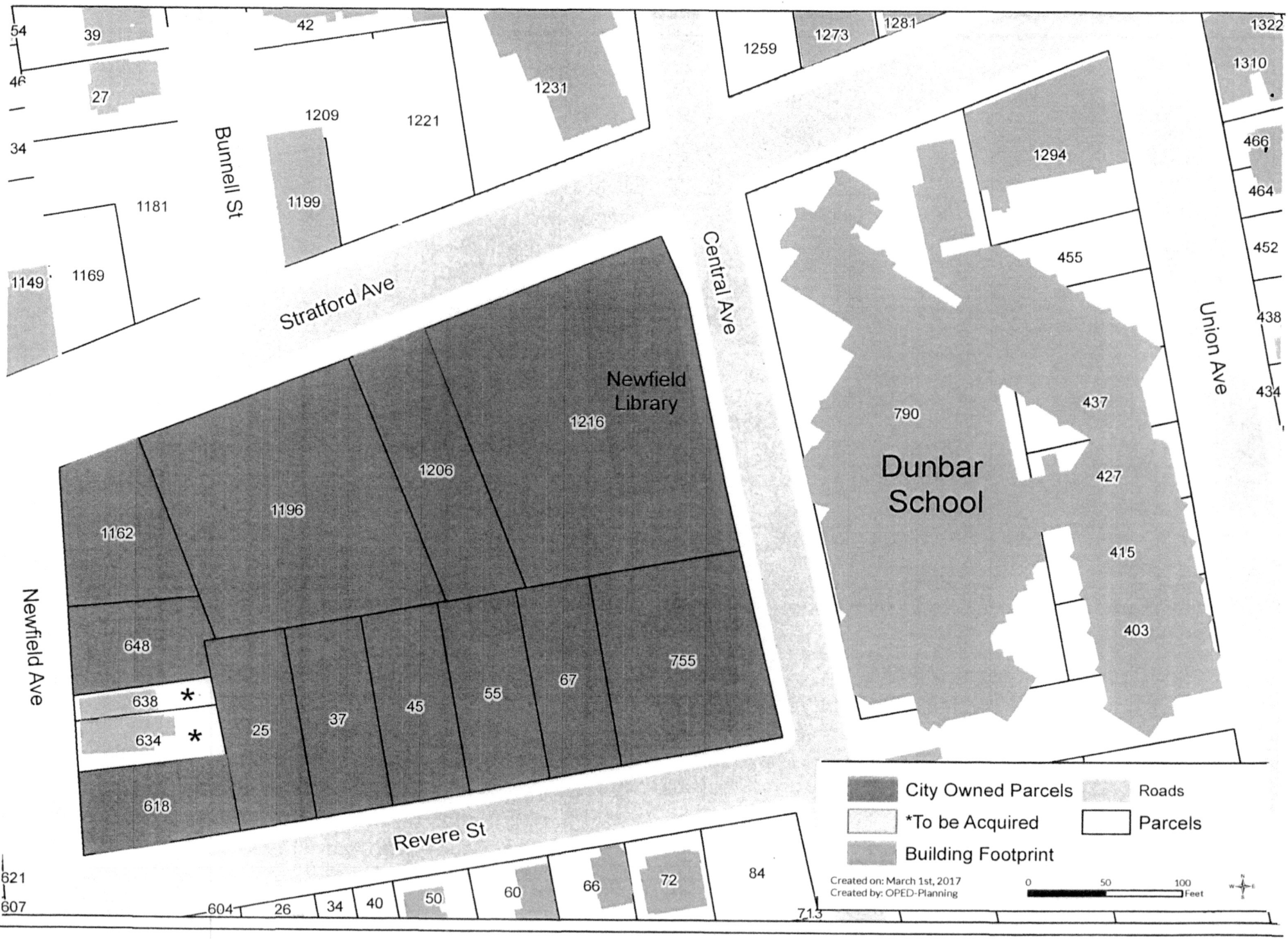
Aidee Nieves, D-137th

Eneida L. Martinez, D-139th

Jeanette Herron, D-133rd

***City Council Date**: May 1, 2017*

Civic Block Parcel Map



Item# 56-16

Settlement of Pending Litigation with Lonnie Blackwell.

Report of Committee on Miscellaneous Matters

City Council Meeting Date: May 1, 2017

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by: _____

Joseph P. Ganim, Mayor

Date Signed: _____

RECEIVED
CITY CLERK'S OFFICE
2017 MAY 16 P 3:
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. 56-16

WHEREAS, a lawsuit in the following name was filed against the City of Bridgeport and/or its employees and investigation disclosed the likelihood on the part of the City for which, in the event of suit and trial, the City might be held liable, and

WHEREAS, negotiations with the Plaintiff's attorney has made it possible to settle this suit for the figure set forth below, and the City Attorney, therefore, recommends the following settlement be accepted, Now, Therefore be it

RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his order on the City Treasurer payable as follows:

NAME	ATTORNEY	NATURE of CLAIM	SETTLEMENT
Lonnie Blackwell	Thomas Bucci, Esq. 855 Main Street, 5th Floor Bridgeport, CT 06604	Civil Rights	$65,000.00

BE IT FURTHER RESOLVED, that the amount set forth as above are paid to the Plaintiff's attorney in full payment, settlement, release and discharge of all rights and cause of action described in the suit instituted by the above mentioned Plaintiff against the City and known as docket numbers in the courts set forth; provided, however, that the City's draft shall not be delivered to the Plaintiff's attorneys until the City Attorney has been furnished with a full release and discharge in writing in each case, approved by the City Attorney or Deputy City Attorney.

City of Bridgeport, Connecticut
Office of the City Clerk

Report of Committee on Miscellaneous Matters
Item No. **56-16**

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

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

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

Denese Taylor-Moye, D-131st

Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th

Nessah J. Smith, D-138th

John W. Olson, D-132nd

City Council Date: *May 1, 2017*

Item# 57-16

Settlement of Pending Litigation with Jesus Manuel Perez.

Report of Committee on Miscellaneous Matters

City Council Meeting Date: May 1, 2017

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

Approved by: _____
Joseph P. Ganim, Mayor

Date Signed: 5/16/17

RECEIVED
CITY CLERK'S OFFICE
2017 MAY 16 P 3:21
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. 57-16

WHEREAS, a lawsuit in the following name was filed against the City of Bridgeport and/or its employees and investigation disclosed the likelihood on the part of the City for which, in the event of suit and trial, the City might be held liable, and

WHEREAS, negotiations with the Plaintiff's attorney has made it possible to settle this suit for the figure set forth below, and the City Attorney, therefore, recommends the following settlement be accepted, Now, Therefore be it

RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his order on the City Treasurer payable as follows:

NAME	ATTORNEY	NATURE of CLAIM	SETTLEMENT
Jesus Manuel Perez	Thomas E. Minogue, Esq. 375 Bridgeport Avenue Shelton, CT 06484	Police Misconduct	$42,500.00

BE IT FURTHER RESOLVED, that the amount set forth as above are paid to the Plaintiff's attorney in full payment, settlement, release and discharge of all rights and cause of action described in the suit instituted by the above mentioned Plaintiff against the City and known as docket numbers in the courts set forth; provided, however, that the City's draft shall not be delivered to the Plaintiff's attorneys until the City Attorney has been furnished with a full release and discharge in writing in each case, approved by the City Attorney or Deputy City Attorney.

City of Bridgeport, Connecticut
Office of the City Clerk

Report of Committee on Miscellaneous Matters
Item No. 57-16

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

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

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

Denese Taylor-Moye, D-131st

Anthony R. Paoletto, D-138th

Milta I. Feliciano, D-137th

Nessah J. Smith, D-138th

John W. Olson, D-132nd

City Council Date: *May 1, 2017*

Item# 46-16

Resolution regarding Grant Application authorization for school construction work and design initiation at the Catholic Center located at 238 Jewett Avenue and for property purchase/renovate two existing facilities as new, **DENIED.**

Report of Committee on

Education and Social Services

City Council Meeting Date: May 1, 2017
DENIED on May 1, 2017

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

Approved by: _____
Joseph P. Ganim, Mayor

Date Signed: 5/11/17

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2017 MAY 16 P 3:21

ATTEST _____
CITY CLERK

City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport:

The Committee on Education and Social Services begs leave to report; and recommends for ~~adoption~~ the following resolution:

DENIED

Item No. 46-16

Resolution for Grant Application Authorization for School Construction Work and Design Initiation for Catholic School – 238 Jewett Avenue for Property Purchase/Renovate two existing facilities as new

RESOLVED, that the Bridgeport City Council authorizes the Bridgeport Board of Education to apply to the Commissioner of Education and to accept or reject a grant for the property purchase/renovate as new project at the Catholic Center – 238 Jewett Avenue.

RESOLVED, that the Bridgeport School Building Committee is hereby established as the building committee with regards to the Property Purchase/Renovate as New project at the Catholic Center – 238 Jewett Avenue.

RESOLVED, that the Bridgeport City Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Property Purchase/Renovate as New project at the Catholic Center – 238 Jewett Avenue.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
EDUCATION AND SOCIAL SERVICES

*Alfredo Castillo, D-136th, **Co-Chair***

*John W. Olson, D-132nd, **Co-Chair***

Jose R. Casco, D-136th

Scott Burns, D-130th

Nessuth J. Smith, D-138th

Aidee Nieves, D-137th

Anthony P. Paoletto, D-138th

***City Council Date:** May 1, 2017*
Denied on May 1, 2017 (from the floor)

Item# 43-16

Five-Year Capital Plan for Fiscal Years 2018-2022.

Report of Committee on Budget & Appropriations

City Council Meeting Date: MAY 1, 2017 (OFF THE FLOOR)

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by: _____

Joseph P. Ganim, Mayor

Date Signed: 5/11/17

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CITY CLERK

City of Bridgeport, Connecticut
Office of the City Clerk

To the City Council of the City of Bridgeport.

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

Item No. 43-16

RESOLVED, That the City's 2018-2022 Capital Plan as amended by the Budget and Appropriations Committee on (April 29, 2017) be, and the same hereby is, adopted in accordance with the **Exhibit** attached hereto.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
BUDGET AND APPROPRIATIONS

Denese Taylor-Moye, D-131st, ***Co-Chair***

Scott Burns, D-130th, ***Co-Chair***

M. Evette Brantley, D-132nd

AmyMarie Vizzo-Paniccia, D-134th

Anthony R. Paoletto, D-138th

Aidee Nieves, D-137th

Jose R. Casco, D-136th

City Council Date: May 1, 2017 (Off The Floor)

CITY OF BRIDGEPORT

OFFICE OF POLICY AND MANAGEMENT

City Council Adopted Capital Plan 05/01/2017

FISCAL YEAR 2018 - 2022 CITY COUNCIL ADOPTED CAPITAL PLAN

PROJECT DESCRIPTIONS	FY2017 Capital Plan ADOPTED / AMENDED	FY2018 Capital Plan City Council Adopted	FY2019 Capital Plan City Council Adopted	FY2020 Capital Plan City Council Adopted	FY2021 Capital Plan City Council Adopted	FY2022 Capital Plan City Council Adopted	Total 5 yrs Capital Plan 2018-2022
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	1,700,000					1,700,000
Harding High School Renovation (2nd funding)	8,000,000						0
Bassick High Sch. Complete Renov.(21% City Share)		1,000,000	25,250,000	0			26,250,000
BOE Acquire & Renovate Catholic Center(21% City Share)		0	0				0
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 Batalla-Steel Cat Walk To access HVAC Control				35,000			35,000
High Horizons-Playground		80,000	0				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 - Forklift					25,000		25,000
Maplewood - Fire Alarm System	180,000						0
Maplewood School -Elevator Repairs/Upgrades			35,000				35,000
Winthrop - New Fire Alarm System	170,000						0
Aquaculture - Boiler Replacement (1)	60,000						0

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OFFICE OF POLICY AND MANAGEMENT

City Council Adopted Capital Plan 05/01/2017

FISCAL YEAR 2018 - 2022 CITY COUNCIL ADOPTED CAPITAL PLAN

PROJECT DESCRIPTIONS	FY2017 Capital Plan ADOPTED / AMENDED	FY2018 Capital Plan City Council Adopted	FY2019 Capital Plan City Council Adopted	FY2020 Capital Plan City Council Adopted	FY2021 Capital Plan City Council Adopted	FY2022 Capital Plan City Council Adopted	Total 5 yrs Capital Plan 2018-2022
Multi-Cultural-HVAC Controls (2 roof top Units)			400,000				400,000
Read School -Elevator Repairs/Upgrades			120,000				120,000
Read School - HVAC Controls		100,000					100,000
Skane School - HVAC Controls		100,000					100,000
Skane ROOF Replacement	300,000						0
Cesar Batalla - Replace Ice Storage Syst.w/Chiller			400,000				400,000
Read - Renovate Students Bathroom			100,000				100,000
Read - New Fire Alarm System		160,000					160,000
Cross - Main Office HVAC System Replacement		20,000					20,000
JFK Air Handling Admin- 2 Roof Tops Units				450,000			450,000
JFK Air - Elevator Repair/Upgrades			85,000				85,000
Madison - Roof Top Heating Units Replace 4 units				225,000			225,000
Maison School - Elevator Repairs/Upgrades			182,000				182,000
Bryant - Masonry and Parapet				160,000			160,000
Edison School - Boiler Replacement (2 units)				160,000			160,000
Park City Magnet - HVAC Equip-Replace 2 boilers				250,000			250,000
Blackham - Masonry-Outside Pool Wall/Heating Syst.					125,000		125,000
Blackham - Elevator Repairs/Upgrades			40,000				40,000
Blackham - New Electrical Service		75,000					75,000
Beardsley School - Masonry				50,000			50,000
Marin - HVAC Equipment-Replace 3 A/C Units				300,000			300,000
Marin - Roof Replacement (21% City Share)			504,000				504,000
Marin School - Elevator Repair/Upgrades			33,000				33,000
JFK Admin - Replace 3 Fire Alarm Panels				45,000			45,000
Hallen - Elevator Repairs/Upgrades			51,000				51,000
Winthrop School - HVAC Repairs (piping)		200,000					200,000
Winthrop - Paving Play Yard and Around Back				85,000			85,000
TOTAL BOARD OF EDUCATION	16,735,000	3,976,000	29,100,000	1,820,000	405,000	16,525,000	51,826,000

CITY OF BRIDGEPORT

OFFICE OF POLICY AND MANAGEMENT

City Council Adopted Capital Plan 05/01/2017

FISCAL YEAR 2018 - 2022 CITY COUNCIL ADOPTED CAPITAL PLAN

	FY2017 Capital Plan ADOPTED / AMENDED	FY2018 Capital Plan City Council Adopted	FY2019 Capital Plan City Council Adopted	FY2020 Capital Plan City Council Adopted	FY2021 Capital Plan City Council Adopted	FY2022 Capital Plan City Council Adopted	Total 5 yrs Capital Plan 2018-2022
PROJECT DESCRIPTIONS							
ECONOMIC DEVELOPMENT:							
Land Management / Acquisition			1,500,000		2,000,000		3,500,000
City Owned Properties-Development Ready Program			1,000,000		2,000,000	1,000,000	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./CT Ave		500,000					500,000
Master Plan Update and Zoning Update		300,000					300,000
Projector System For Zoning Hearings		0					0
Site Improvement/Public Housing	600,000		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	2,000,000	8,000,000
Crescent Crossing Phase 1B Development (balance)	700,000						0
Blight Removal / Demolition Clean Up	1,000,000		1,000,000				1,000,000
Amen Downtown Area Bridgeport Infrastructure	8,000,000						0
Amen Downtown Area Bridgeport Public Buildings	5,000,000						0
Amen Downtown Area Public-Private Partnerships	5,000,000						0
Amen Seaview Avenue Corridor/Waterfront Project	400,000						0
Amen Congress Street Bridge Design/Study	400,000						0
TOTAL ECONOMIC DEVELOPMENT	23,100,000	800,000	7,600,000	2,600,000	8,100,000	3,600,000	22,700,000

CITY OF BRIDGEPORT

OFFICE OF POLICY AND MANAGEMENT

City Council Adopted Capital Plan 05/01/2017

FISCAL YEAR 2018 - 2022 CITY COUNCIL ADOPTED CAPITAL PLAN

PROJECT DESCRIPTIONS	FY2017 Capital Plan ADOPTED / AMENDED	FY2018 Capital Plan City Council Adopted	FY2019 Capital Plan City Council Adopted	FY2020 Capital Plan City Council Adopted	FY2021 Capital Plan City Council Adopted	FY2022 Capital Plan City Council Adopted	Total 5 yrs Capital Plan 2018-2022
PUBLIC FACILITIES:							
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			100,000	100,000
Energy Conservation /Conversion Program		250,000		250,000		250,000	750,000
Harbor Yard Ballpark Upgrades	450,000	0	0	0	0	350,000	350,000
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			500,000	1,000,000

CITY OF BRIDGEPORT

OFFICE OF POLICY AND MANAGEMENT

City Council Adopted Capital Plan 05/01/2017

FISCAL YEAR 2018 - 2022 CITY COUNCIL ADOPTED CAPITAL PLAN

PROJECT DESCRIPTIONS	FY2017 Capital Plan ADOPTED / AMENDED	FY2018 Capital Plan City Council Adopted	FY2019 Capital Plan City Council Adopted	FY2020 Capital Plan City Council Adopted	FY2021 Capital Plan City Council Adopted	FY2022 Capital Plan City Council Adopted	Total 5 yrs Capital Plan 2018-2022
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	70,000		190,000
Pleasure Beach Park	50,000			300,000	100,000	150,000	550,000
Golf Course Improvements	272,250		150,000	150,000	150,000	300,000	750,000
Beardsley Zoo Improvements	310,000			640,000	2,500,000	3,000,000	6,140,000
Lincoln Boulevard	0				500,000		500,000
Goose Town Park Improvement	25,000						0
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					456,000
Downtown Intermodal / Water St. Improv.11(20% City)		1,124,875					1,124,875
TOTAL PUBLIC FACILITIES	21,528,308	1,830,875	8,825,000	13,525,000	13,445,000	24,975,000	62,600,875

CITY OF BRIDGEPORT

OFFICE OF POLICY AND MANAGEMENT

City Council Adopted Capital Plan 05/01/2017

FISCAL YEAR 2018 - 2022 CITY COUNCIL ADOPTED CAPITAL PLAN

PROJECT DESCRIPTIONS	FY2017 Capital Plan ADOPTED / AMENDED	FY2018 Capital Plan City Council Adopted	FY2019 Capital Plan City Council Adopted	FY2020 Capital Plan City Council Adopted	FY2021 Capital Plan City Council Adopted	FY2022 Capital Plan City Council Adopted	Total 5 yrs Capital Plan 2018-2022
OTHER DEPARTMENTS:							
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		3,645,600
FIRE Equipment / Technology/VHF Portable Radios		545,000		0			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
TOTAL OTHER DEPARTMENTS	5,025,000	8,786,600	9,240,000	2,883,000	5,073,000	2,940,000	28,922,600
TOTAL ALL DEPARTMENTS	66,388,308	15,393,475	54,765,000	20,828,000	27,023,000	48,040,000	166,049,475

Notes:

The Following FY2017 Capital budgets were added as amendments and approved by the Budget and Appropriations Committee and the City Council on ctober 03, 2016. Therefore, the total FY2017 "adopted/amended" Capital budget is $66,388,308.

he total amendment/additions to the original Council FY2017 adopted Capital budget is $18,800,000.00