

**ADDENDUM  
TO  
AGENDA**

**CITY COUNCIL MEETING**

**MONDAY, JULY 2, 2018**

7:00 p.m.

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

**ADDED:**

**COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

- 133-17** Communication from Mayor re: Appointment of Rosalina Roman-Christy (D) to the Bridgeport Environmental Task Force as in accordance with Section 2.124.030 of the Municipal Code of Ordinances, referred to Miscellaneous Matters Committee.
- 134-17** Communication from Mayor re: Appointment of John Francis Hennessy Jr. (D) to the Bridgeport Environmental Task Force as in accordance with Section 2.124.030 of the Municipal Code of Ordinances, referred to Miscellaneous Matters Committee.

# AGENDA

## CITY COUNCIL MEETING

MONDAY, JULY 2, 2018

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 the International WeLoveU Foundation for cleaning up Seaside Park through the "Clean WORLD Movement.

### **MINUTES FOR APPROVAL:**

Approval of City Council Minutes: May 21, 2018

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

- 129-17** Communication from Labor Relations & Benefits Administration re: Proposed Agreement between the State of Connecticut Office of the Comptroller, City of Bridgeport, Board of Education, Oxford Health Plans LLC., Caremark PCS Health LLC. and Cigna Health and Life Insurance Company to provide Group Benefits under the Partnership Plan 2.0 for the period of September 1, 2018 through August 31, 2021, referred to Contracts Committee.
- 130-17** Communication from City Attorney re: Proposed Settlement of Pending Litigation with Glenn Felisko, referred to Miscellaneous Matters Committee.
- 132-17** Communication from Public Facilities re: Proposed Greater Bridgeport Regional Recycling Interlocal Agreement regarding the City's Renewal of Membership in the Multi-Town Group known as the Southwest Connecticut Regional Recycling Operating Committee (SWEROC), referred to Contracts Committee.

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

- 131-17** Resolution presented by Council Member Jackson re: Proposed resolution requesting that the installation of "Speed Humps" of sufficient height be placed along various portions of Pearl Harbor Street, referred to Board of Police Commissioners.

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

- \*85-17** Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Adoption of the Amended Hollow Neighborhood Revitalization Plan.

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

- \*86-17** Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Adoption of the Amended South End Neighborhood Revitalization Plan.
- \*98-17** Economic and Community Development and Environment Committee Report re: "2018" Neighborhood Assistance Act Program.
- \*101-17** Economic and Community Development and Environment Committee Report re: Grant Submission: U.S. Consumer Product Safety Commission for the Pool Safely Grant Program (#19269).
- \*106-17** Economic and Community Development and Environment Committee Report re: Grant Submission: Southwestern CT Agency on Aging (SWCAA) Title III Funding Older Americans Act Grant Program – Bridgeport Senior Center Recreational Activities Program (#19533).
- \*107-17** Economic and Community Development and Environment Committee Report re: Grant Submission: Southwestern CT Agency on Aging (SWCAA) Title III Funding Older Americans Act Grant Program – Elderly Hispanic Program (#19270).
- \*119-17** Miscellaneous Matters Committee Report re: Approval of a New Job Classification with LIUNA for a Geographical Information Systems (GIS) Technician.
- \*120-17** Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Robinette Walker.
- \*121-17** Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Rayford Scott.
- \*125-17** Miscellaneous Matters Committee Report re: Appointment of Vincent Albaladejo (D) to the Ethics Commission.
- \*127-17** Miscellaneous Matters Committee Report re: Appointment of Anthony R. Paoletto (D) to the Port Authority Commissioners.
- \*128-17** Miscellaneous Matters Committee Report re: Appointment of Arturo R. Gravina-Hernandez (U) to the Planning & Zoning Commission.
- \*108-17** Special Committee on CDBG Report re: Program Year 44 Annual Action Plan: Community Development Block Grant Program (CDBG), Homeless Emergency Solutions Grant Program (HESG), HOME Investment Partnership Program and Housing Opportunities for Persons with AIDS Program (HOPWA).

**MATTERS TO BE ACTED UPON:**

- 126-17** Miscellaneous Matters Committee Report re: Reappointment of Willie A. Dyer (R) to the Water Pollution Control Authority Commission.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, JULY 2, 2018 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

**NAME**

**SUBJECT**

---

John Marshall Lee  
30 Beacon Street  
Bridgeport, CT 06605

2018 FY – The Final Monthly Report.

Robert Whisnant  
115 Washington Avenue, Apt. 5J  
Bridgeport, CT 06604

Police and Traffic agents not ticketing motorists.

Ethan Book  
144 Coleman Street  
Bridgeport, CT 06604

City handling of tax delinquencies.

Linda R. Lee  
60 Freeman Street  
Bridgeport, CT 06607

Illegal Towing of Vehicle.



**CITY COUNCIL MEETING  
PUBLIC SPEAKING  
MONDAY, JULY 2, 2018  
6:30 PM  
City Council Chambers, City Hall  
45 Lyon Terrace  
Bridgeport, CT**

Council President Nieves called the Public Speaking session to order at 6:32 p.m.

**ROLL CALL**

The City Clerk Lydia Martinez called the roll.

130<sup>th</sup> District: Pete Spain  
131<sup>st</sup> District: Denese Taylor-Moye, Jack O. Banta  
132<sup>nd</sup> District: Marcus Brown, Kyle Langan  
133<sup>rd</sup> District: Thomas McCarthy, Jeanette Herron  
134<sup>th</sup> District: Michelle Lyons, AmyMarie Vizzo-Paniccia  
135<sup>th</sup> District: Rosalina Roman-Christy, Mary McBride-Lee  
136<sup>th</sup> District: Alfredo Castillo, Maria Zambrano Viggiano  
137<sup>th</sup> District: Aidee Nieves, Maria Valle  
138<sup>th</sup> District: Karen Jackson, Nessah Smith  
139<sup>th</sup> District: Ernest Newton, Eneida Martinez

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 11 AM 11:40  
ATTEST  
CITY CLERK

A quorum was present.

**THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, JULY 2, 2018 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.**

**NAME**

**SUBJECT**

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

2018 FY – The Final Monthly  
Report

Council Members, Neighbors and Friends

Tonight is the first Council meeting in the 2018-19 FY. I plan on skipping the City fiscal health tonight. Let's talk about how the Council and City Boards and administration can create good physical health for citizens.

Last week an employee of a City Department asked me: "Where is your snow shovel?" What was he talking about? I brought this shovel on more than one occasion because a historic

confrontation happened in this room. Better management of resources and operations took place. The snow shovel was the symbol of a problem. The City responded. A symbol for action.

A couple years later I introduced these red boots to the Council. On the front of one it says O.B. standing for Operating Budget and on the other is B.S. standing for Balance Sheet. The rubber boots were symbols of the City being in the "red" rather than the "black" and "sinking underwater" with debts and obligations growing faster than we are paying them down. They were promised to Denese Taylor-Moye when fiscal info shows multi-year trends toward improvement. No noticeable trend yet.

Tonight I am introducing a 50 Gallon industrial capacity black bag, one of three kept by a Mom. They are filled with respiratory medicine packaging from prescriptions for asthma and allergies used by her son, the young man standing before you, over the past five years. The young man has lived in a Park City Community apartment unit with his Mother. Broken water pipes within the building, precipitation coming through unrepaired windows for months at a time, and sewage and other leakage at the base of second and third floor room walls created an opportunity for mold to feel at home and grow. Medical records at emergency rooms stand as evidence of what happens.

Just today NYC public housing is reporting lead based health issues as being underreported. Lead is recognized as a problem federally, whether you see it or not, to be remedied so that lead concentrations do not cause severe damage to human organs, especially those of youth. If blood tests or other forms of health testing shows increased lead levels, it is a problem. There is a protocol to follow.

Mold is different it turns out. You have to see it. It has to be visual according to our State legislature. Testing is not routinely done in the City. And after bleach and scraping have removed obvious sites, paint is applied, only to frequently re-appear as if bleeding through the paint months or years later. In many cases that which was visual, on one side of the wallboard, is "repaired" on the interior side, but nothing was observed, tested, or if necessary, remedied to any standard for the dark side. So lungs are at risk, based on State law, to the frustration, expense and outrage of hospitals local and statewide.

Oversight is one of your tasks. That is why you have liaison responsibilities with other City groups. If you do not attend their meetings, read their minutes and listen to citizen responses to service requests and complaints, you are not doing oversight. Why not?? Integrity is doing what you are supposed to do, even if no one is looking at you.

We have City Code enforcement, environment and health inspectors and Park City Communities that has nearly 2500 units of housing. What is the story about mold in public housing? Are records open to review? What is the repair protocol? Is there a budget for testing? Is this your business? Vulnerable tenants may be afraid to speak up. You may be their only advocate or voice. If you are silent because of ignorance, tonight you are no longer ignorant. Do you care? People are suffering. Too many folks become victims of respiratory issues that likely are avoidable.

Where are the votes in it? If you think that providing a slice of pizza gets more votes at election time than helping your constituents obtain the best possible health outcomes when water, heat and closed spaces create mold conditions that are difficult to see.....or are on the other side of wallboard. Why will no one pick up this cause? Remember the "black bag" and the compromised lungs of the young in our City. Time will tell.

**Robert Whisnant**

115 Washington Avenue, Apt. 5J  
Bridgeport, CT 06604

Police and Traffic agents not  
ticketing motorists.

Mr. Robert Whisnant came forward and said he was present to complain about the fact that the traffic laws were not being enforced. He said that there was a downtown bus stop where cars park and the handicapped riders can't get on or off. He said that he has seen a number of officers drive by without doing anything about it. Once an officer did stop someone and the individual complained that they were allowed to park in the area. Mr. Whisnant asked that the Council to check into this situation.

**Ethan Book**

144 Coleman Street  
Bridgeport, CT 06604

City handling of tax delinquencies.

Council President Nieves called Mr. Book's name. There was no response. She repeated her call two more times with no response.

**Linda R. Lee**

60 Freeman Street  
Bridgeport, CT 06607

Illegal Towing of Vehicle.

Ms. Linda R. Lee came forward and gave her residential address. She said that she lives on a street where she has no driveway. she said that her vehicle was parked in front of her home and it has been towed. There was another vehicle that was parked on her street but has not been moved in years. Her car taxes and registration have been paid, along with her property taxes. Her property taxes and vehicle taxes pay the Council 's salary. The Chief of Police told her that he would release her vehicle but he did not follow up. She said that now she owes \$250 for fees, but now she has to make a choice between paying her mortgage or redeeming her car. She was told that her house was abandoned because she was out of town for two weeks due to work assignment.

**Cecil C. Young**

99 Carroll Avenue  
Bridgeport, CT 06607

Mr. Young came forward and said that the microphone system needs to be fixed. He stated that he was here to speak about a Bridgeport resident who had raw sewage in her sink and tub. Now she has been told she will be evicted because she complained. This is a disgrace and the Council should be ashamed of itself for letting something like this happen. This is happening in 2018 and no one should be living like this. Shame on the City of Bridgeport. He said that he had

complained about this years ago in 2006 at the PT Barnum housing project and still it is happening. He said that he would continue to talk about this and corruption.

He said that Gerald Raines, a Bridgeport attorney had committed fraud along with Michael Cohen.

### **ADJOURNMENT**

Council President Nieves closed the public speaking portion at 6:55 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services

**CITY OF BRIDGEPORT  
CITY COUNCIL MEETING  
MONDAY, JULY 2, 2018**

**7:00 PM**

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

Mayor Ganim called the City Council to order at 7:00 p.m.

Mayor Ganim led those present in a round of applause for retiring Council President Emeritus Thomas McCarthy.

Council President Nieves then proceeded to administer the oath of office to returning Council Member Jeanette Herron. Mayor Ganim then proceeded to administer the oath of office to newly elected Council Member Michael DeFilippo.

Mayor Ganim led those present in a round of applause for the two newly elected City Council members.

**Mayoral and City Council Citation(s): Recognizing the International WeLoveU Foundation for cleaning up Seaside Park through the “Clean WORLD Movement.**

The members of the International WeLoveU Foundation were called forward and presented with both Mayoral and City Council Citations recognizing their contributions to the City. They were then presented with Mayoral and City Council Citations.

**PRAYER**

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

**PLEDGE OF ALLEGIANCE**

Mayor Ganim requested a City Council Member to lead those present in reciting the Pledge of Allegiance.



## ROLL CALL

The City Clerk called the roll.

130<sup>th</sup> District: Pete Spain  
131<sup>st</sup> District: Denese Taylor-Moye, Jack O. Banta  
132<sup>nd</sup> District: Marcus Brown, Kyle Langan  
133<sup>rd</sup> District: Michael DeFilippo, Jeanette Herron  
134<sup>th</sup> District: Michelle Lyons, AmyMarie Vizzo-Paniccia  
135<sup>th</sup> District: Rosalina Roman-Christy, Mary McBride-Lee  
136<sup>th</sup> District: Alfredo Castillo, Maria Zambrano Viggiano  
137<sup>th</sup> District: Aidee Nieves, Maria Valle  
138<sup>th</sup> District: Karen Jackson, Nessah Smith  
139<sup>th</sup> District: Ernest Newton, Eneida Martinez

A quorum was present.

Council Member McBride-Lee requested a point of personal privilege and proceeded to thank everyone for the cards, flowers and prayers during her recent recovery following surgery.

Mayor Ganim said that Council President Nieves has some procedural matters and would like to address the Council about the changes in the City Council Committees. Mayor Ganim said that he would like the record to reflect that there was a recent election.

**\*\* COUNCIL PRESIDENT NIEVES MOVED TO ADD AN ITEM TO THE AGENDA FOR THE PURPOSE OF IMMEDIATE CONSIDERATION FOR 2017-2018 COMMITTEE ASSIGNMENTS FOR TWO RECENTLY ELECTED COUNCIL MEMBERS.**

**\*\* COUNCIL MEMBER NEWTOWN SECONDED.**

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

**\*\* COUNCIL PRESIDENT NIEVES TO AMEND THE FOLLOWING 2017-2018 COMMITTEES ASSIGNMENT TO INCLUDE THE NEWEST MEMBER COUNCIL MEMBER DEFILIPPO AND TO RE-ASSIGN COUNCIL MEMBER HERRON:**

**COMMITTEE ON BUDGET AND APPROPRIATIONS: CO-CHAIR TAYLOR-MOYE; CO-CHAIR ZAMBRANO VIGGIANO, COUNCIL MEMBER DEFILIPPO, COUNCIL MEMBER HERRON, COUNCIL MEMBER MCBRIDE-LEE, COUNCIL MEMBER C. SMITH AND COUNCIL MEMBER N. SMITH.**

**COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT: CO-CHAIR MCBRIDE-LEE, CO-CHAIR VALLE; COUNCIL MEMBER CASTILLO, COUNCIL MEMBER HERRON, COUNCIL MEMBER MARTINEZ, COUNCIL MEMBER ROMAN CHRISTY, COUNCIL MEMBER N. SMITH.**

**COMMITTEE ON MISCELLANEOUS MATTERS: CO-CHAIR VIZZO-PANICCIA, CO-CHAIR N. SMITH, COUNCIL MEMBER BROWN, COUNCIL MEMBER DEFILIPPO, COUNCIL MEMBER LANGAN, COUNCIL MEMBER TAYLOR-MOYE, COUNCIL MEMBER ZAMBRANO VIGGIANO.**

**COMMITTEE ON CONTRACTS: CO-CHAIR HERRON, CO-CHAIR NEWTON; COUNCIL MEMBER BANTA, COUNCIL MEMBER CASTILLO, COUNCIL MEMBER DEFILIPPO, COUNCIL MEMBER VIZZO-PANICCIA, COUNCIL MEMBER ZAMBRANO VIGGIANO.**

**SPECIAL COMMITTEE ON RULES: CO-CHAIR VALLE, CO-CHAIR VIZZO-PANICCIA, COUNCIL MEMBER BANTA COUNCIL COUNCIL MEMBER HERRON, COUNCIL MEMBER JACKSON, MEMBER LANGAN, COUNCIL MEMBER LYONS, COUNCIL MEMBER TAYLOR-MOYE, COUNCIL MEMBER SPAIN.**

**SPECIAL COMMITTEE FOR COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG): CO-CHAIR NEWTON, CO-CHAIR N. SMITH, COUNCIL MEMBER CASTILLO, COUNCIL MEMBER MCBRIDE-LEE. COUNCIL MEMBER ROMAN CHRISTY, COUNCIL MEMBER C. SMITH. (REMOVED T. MCCARTHY).**

**\*\* COUNCIL MEMBER NEWTOWN SECONDED.**

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

Council Member Newton said that he was requesting that the agenda be amended to include two items that were time sensitive.

**\*\* COUNCIL MEMBER NEWTON MOVED TO SUSPEND THE RULES IN ORDER TO ADD TWO ITEMS TO THE AGENDA FROM THE FLOOR FOR THE PURPOSE OF REFERRAL:**

**ONE REGARDING AMENDING SECTION 3.29 OF THE CHARTER “EMPLOYMENT OPPORTUNITIES WITH DEVELOPERS FOSTERING ECONOMIC DEVELOPMENT”; (ITEM #136-17) AND**

**ONE REGARDING THE CONTRACT LEASE BETWEEN THE WONDERLAND OF ICE AND THE CITY OF BRIDGEPORT (ITEM #135-17)**

**FOR REFERRAL TO THE APPROPRIATE COMMITTEES.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

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

**\*\* COUNCIL MEMBER NEWTON MOVED TO REFER THE ITEM REGARDING SECTION 3.29 OF THE CHARTER “EMPLOYMENT OPPORTUNITIES WITH**



**DEVELOPERS FOSTERING ECONOMIC DEVELOPMENT” TO THE ORDINANCE COMMITTEE.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY. (ITEM #136-17)**

**\*\* COUNCIL MEMBER NEWTON MOVED TO REFER THE ITEM REGARDING THE CONTRACT LEASE BETWEEN THE WONDERLAND OF ICE AND THE CITY OF BRIDGEPORT TO THE CONTRACTS COMMITTEE.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY. (ITEM #135-17)**

**COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

**129-17      Communication from Labor Relations & Benefits Administration re: Proposed Agreement between the State of Connecticut Office of the Comptroller, City of Bridgeport, Board of Education, Oxford Health Plans LLC., Caremark PCS Health LLC. and Cigna Health and Life Insurance Company to provide Group Benefits under the Partnership Plan 2.0 for the period of September 1, 2018 through August 31, 2021, referred to Contracts Committee.**

**130-17      Communication from City Attorney re: Proposed Settlement of Pending Litigation with Glenn Felisko, referred to Miscellaneous Matters Committee.**

**132-17      Communication from Public Facilities re: Proposed Greater Bridgeport Regional Recycling Interlocal Agreement regarding the City’s Renewal of Membership in the Multi-Town Group known as the Southwest Connecticut Regional Recycling Operating Committee (SWEROC), referred to Contracts Committee.**

**133-17      Communication from Mayor re: Appointment of Rosalina Roman-Christy (D) to the Bridgeport Environmental Task Force as in accordance with Section 2.124.030 of the Municipal Code of Ordinances, referred to Miscellaneous Matters Committee.**

**134-17      Communication from Mayor re: Appointment of John Francis Hennessy Jr. (D) to the Bridgeport Environmental Task Force as in accordance with Section 2.124.030 of the Municipal Code of Ordinances, referred to Miscellaneous Matters Committee.**

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

**131-17      Resolution presented by Council Member Jackson re: Proposed resolution requesting that the installation of “Speed Humps” of sufficient height be placed along various portions of Pearl Harbor Street, referred to Board of Police Commissioners.**

**\*\* COUNCIL MEMBER NEWTON MOVED TO COMBINE AND CONSOLIDATE THE COMMUNICATIONS TO BE REFERRED TO COMMITTEES INCLUDING THE TWO ITEMS OFF THE FLOOR ALONG WITH THE RESOLUTIONS TO BE REFERRED TO BOARDS, COMMISSIONS, ETC.**

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

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

- \*85-17 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Adoption of the Amended Hollow Neighborhood Revitalization Plan.**
- \*86-17 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Adoption of the Amended South End Neighborhood Revitalization Plan.**
- \*98-17 Economic and Community Development and Environment Committee Report re: "2018" Neighborhood Assistance Act Program.**
- \*101-17 Economic and Community Development and Environment Committee Report re: Grant Submission: U.S. Consumer Product Safety Commission for the Pool Safety Grant Program (#19269).**
- \*106-17 Economic and Community Development and Environment Committee Report re: Grant Submission: Southwestern CT Agency on Aging (SWCAA) Title III Funding Older Americans Act Grant Program – Bridgeport Senior Center Recreational Activities Program (#19533).**
- \*107-17 Economic and Community Development and Environment Committee Report re: Grant Submission: Southwestern CT Agency on Aging (SWCAA) Title III Funding Older Americans Act Grant Program – Elderly Hispanic Program (#19270).**
- \*119-17 Miscellaneous Matters Committee Report re: Approval of a New Job Classification with LIUNA for a Geographical Information Systems (GIS) Technician.**
- \*120-17 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Robinette Walker.**
- \*121-17 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation with Rayford Scott.**
- \*125-17 Miscellaneous Matters Committee Report re: Appointment of Vincent Albaladejo (D) to the Ethics Commission.**
- \*127-17 Miscellaneous Matters Committee Report re: Appointment of Anthony R. Paoletto (D) to the Port Authority Commissioners.**
- \*128-17 Miscellaneous Matters Committee Report re: Appointment of Arturo R. Gravina-Hernandez (U) to the Planning & Zoning Commission.**

**\*108-17 Special Committee on CDBG Report re: Program Year 44 Annual Action Plan: Community Development Block Grant Program (CDBG), Homeless Emergency Solutions Grant Program (HESG), HOME Investment Partnership Program and Housing Opportunities for Persons with AIDS Program (HOPWA).**

Mayor Ganim asked if there was any Council Member who would like to remove an item from the Consent Calendar. Council Member Newton requested that Agenda Item 85-17 and Agenda Item 108-17 be removed from the Consent Calendar.

The City Clerk read the remaining items into the record.

**\*\* COUNCIL MEMBER N. SMITH MOVED THE FOLLOWING ITEMS ON THE CONSENT CALENDAR:**

**\*86-17 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION AUTHORIZING THE ADOPTION OF THE AMENDED SOUTH END NEIGHBORHOOD REVITALIZATION PLAN.**

**\*98-17 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: "2018" NEIGHBORHOOD ASSISTANCE ACT PROGRAM.**

**\*101-17 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: GRANT SUBMISSION: U.S. CONSUMER PRODUCT SAFETY COMMISSION FOR THE POOL SAFELY GRANT PROGRAM (#19269).**

**\*106-17 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: GRANT SUBMISSION: SOUTHWESTERN CT AGENCY ON AGING (SWCAA) TITLE III FUNDING OLDER AMERICANS ACT GRANT PROGRAM – BRIDGEPORT SENIOR CENTER RECREATIONAL ACTIVITIES PROGRAM (#19533).**

**\*107-17 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: GRANT SUBMISSION: SOUTHWESTERN CT AGENCY ON AGING (SWCAA) TITLE III FUNDING OLDER AMERICANS ACT GRANT PROGRAM – ELDERLY HISPANIC PROGRAM (#19270).**

**\*119-17 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPROVAL OF A NEW JOB CLASSIFICATION WITH LIUNA FOR A GEOGRAPHICAL INFORMATION SYSTEMS (GIS) TECHNICIAN.**

**\*120-17 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: SETTLEMENT OF PENDING LITIGATION WITH ROBINETTE WALKER.**

**\*121-17 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: SETTLEMENT OF PENDING LITIGATION WITH RAYFORD SCOTT.**

**\*125-17 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF VINCENT ALBALADEJO (D) TO THE ETHICS COMMISSION.**

**\*127-17 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF ANTHONY R. PAOLETTO (D) TO THE PORT AUTHORITY COMMISSIONERS.**

**\*128-17 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF ARTURO R. GRAVINA-HERNANDEZ (U) TO THE PLANNING & ZONING COMMISSION.**

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

**85-17 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Adoption of the Amended Hollow Neighborhood Revitalization Plan.**

**\*\* COUNCIL MEMBER NEWTON MOVED AGENDA ITEM 85-17 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION AUTHORIZING THE ADOPTION OF THE AMENDED HOLLOW NEIGHBORHOOD REVITALIZATION PLAN.**

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

**MATTERS TO BE ACTED UPON:**

**126-17 Miscellaneous Matters Committee Report re: Reappointment of Willie A. Dyer (R) to the Water Pollution Control Authority Commission.**

**\*\* COUNCIL MEMBER N. SMITH MOVED AGENDA ITEM 126-17 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: REAPPOINTMENT OF WILLIE A. DYER (R) TO THE WATER POLLUTION CONTROL AUTHORITY COMMISSION.  
\*\* COUNCIL MEMBER CASTILLO SECONDED.**

Council Member Jackson said that she wanted this off the agenda. She said that she had asked Mr. Dyer about the WPCA users fees. She said that she objected to the fact that the WPCA cannot regulate the user fees.



Council Member Newton said that the Commissioners have been negotiating with the City Attorney's on the fees and those who are collecting the fees for the City. He said that the without the WPCA supporting the moratorium to protect the home owners regarding the excessive fees.

Council Member N. Smith said that she thought there was a misunderstanding and that Mr. Dyer said that the WPCA was working with people to resolve the issues. However, the WPCA does not have the ability to change the fees.

Council Member Brown said that he would be voting no because he had asked Mr. Dyer a series of questions including the fact that the interest rate was 18% and Council Member Brown was not satisfied with Mr. Dyer's answers. Council Member Brown said that he did not feel that Mr. Dyer would act in the best interest of the Bridgeport residents. When Council Member Brown asked why people were not paying the bills, Mr. Dyer said that they did not want to pay their bills.

**\*\* THE MOTION PASSED WITH TEN (10) IN FAVOR (TAYLOR-MOYE, HERRON, VIZZO-PANICCIA, ZAMBRANO VIGGIANO, CASTILLO, NIEVES, VALLE, N. SMITH, MARTINEZ, AND NEWTON), FIVE (5) OPPOSED (SPAIN, BROWN, LANGAN, LYONS, AND JACKSON) AND FOUR (4) ABSTENTIONS (BANTA, DEFILIPPO, MCBRIDE-LEE, AND ROMAN CHRISTY).**

Mayor Ganim said that a number of abstentions required that they state the reasons for their abstention. He said that he would like to move on and let the Council Members become comfortable with the rule. However, based on the advice of the City attorney, when asked to state the reason for their abstentions, Council Member McBride-Lee, Council Member Roman Christy and Council Member Banta said that they did not have enough information to have made an informed decision. Council Member DeFilippo had just been sworn in earlier in the meeting.

Council President Nieves announced that the Council would be having a training session on Roberts Rules and she wanted to let everyone know about it. Council President Nieves said that it was incumbent upon the Council Members to call the chair of the committee for an update on matters that they did not feel they did not have enough information.

#### **MINUTES FOR APPROVAL:**

##### **Approval of City Council Minutes: May 21, 2018**

**\*\* COUNCIL MEMBER NEWTON MOVED THE MINUTES OF THE MAY 21, 2018 CITY COUNCIL MINUTES.**

**\*\* COUNCIL MEMBER N. SMITH SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE MAY 21, 2018 CITY COUNCIL MINUTES AS SUBMITTED PASSED UNANIMOUSLY.**

**108-17 Special Committee on CDBG Report re: Program Year 44 Annual Action Plan: Community Development Block Grant Program (CDBG), Homeless Emergency Solutions Grant Program (HESG), HOME Investment Partnership Program and Housing Opportunities for Persons with AIDS Program (HOPWA).**

Council Member Newton read the following item into the record:

DUE TO A DISCLOSED CONFLICT OF INTEREST, THE FOLLOWING CITY COUNCIL MEMBERS MUST ABSTAIN FROM VOTING ON THE CDBG. EACH MEMBER MUST STAND AND LEAVE THE COUNCIL CHAMBERS PRIOR TO THE VOTE.

THE FOLLOWING MEMBER MUST ABSTAIN NOW:

- ROMAN-CHRISTY
- MARTINEZ
- LYONS
- HERRON
- JACKSON
- VALLE
- VIGGIANO\* – WE DID NOT COLLECT A CONFLICT OF INTEREST FORM (MATERNITY LEAVE)
- DEFILIPPO\* -- SHOULD NOT VOTE. WE DO NOT HAVE A CONFLICT OF INTEREST FORM.

MOTION OF ACCEPT THE RECOMMENDATION FOR FUNDING ACTIVITIES OF THE SPECIAL COMMITTEE ON CDBG FOR PY44 (JULY 1, 2018 – JUNE 30, 2019). WITH THIS MOTION, THE SPECIAL COMMITTEE WISHES TO NOTE THAT THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT HAS BEEN INSTRUCTED THAT NO CONTRACT FOR PF44 SHALL BE EXECUTED UNLESS ALL REQUIRED, NECESSARY AND MENTIONED DOCUMENTATION HAS BEEN PROVIDED TO CONFIRM ELIGIBILITY. IF DOCUMENTATION IS NOT PROVIDED, THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT SHALL IMMEDIATELY REPROGRAM THE FUNDS.

**\*\* COUNCIL MEMBER NEWTON MOVED THE ITEM.**

**\*\* COUNCIL MEMBER N. SMITH SECONDED.**

Council Member Spain noted a scribner's change in the documentation where it was stated that "NO CONTRACT FOR PF44 SHALL NOT BE EXECUTED" and pointed out it should be amended to read "NO CONTRACT FOR PF44 SHALL BE EXECUTED".

**\*\* COUNCIL MEMBER SPAIN MOVED TO AMEND THE FOLLOWING STATEMENT FROM:**

**DUE TO A DISCLOSED CONFLICT OF INTEREST, THE FOLLOWING CITY COUNCIL MEMBERS MUST ABSTAIN FROM VOTING ON THE CDBG. EACH MEMBER MUST STAND AND LEAVE THE COUNCIL CHAMBERS PRIOR TO THE VOTE.**

**THE FOLLOWING MEMBER MUST ABSTAIN NOW:**

- ROMAN-CHRISTY
- MARTINEZ
- LYONS
- HERRON
- JACKSON
- VALLE
- VIGGIANO\* – WE DID NOT COLLECT A CONFLICT OF INTEREST FORM (MATURITY LEAVE)
- DEFILIPPO\* -- SHOULD NOT VOTE. WE DO NOT HAVE A CONFLICT OF INTEREST FORM.

**MOTION OF ACCEPT THE RECOMMENDATION FOR FUNDING ACTIVITIES OF THE SPECIAL COMMITTEE ON CDBG FOR PY44 (JULY 1, 2018 – JUNE 30, 2019). WITH THIS MOTION, THE SPECIAL COMMITTEE WISHES TO NOTE THAT THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT HS BEEN INSTRUCTED THAT NO CONTRACT FOR PF44 SHALL NOT BE EXECUTED UNLESS ALL REQUIRED, NECESSARY AND MENTIONED DOCUMENTATION HAS BEEN PROVIDED TO CONFIRM ELIGIBILITY. IF DOCUMENTATION IS NOT PROVIDED, THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT SHALL IMMEDIATELY REPROGRAM THE FUNDS.**

**TO:**

**DUE TO A DISCLOSED CONFLICT OF INTEREST, THE FOLLOWING CITY COUNCIL MEMBERS MUST ABSTAIN FROM VOTING ON THE CDBG. EACH MEMBER MUST STAND AND LEAVE THE COUNCIL CHAMBERS PRIOR TO THE VOTE.**

**THE FOLLOWING MEMBER MUST ABSTAIN NOW:**

- ROMAN-CHRISTY
- MARTINEZ
- LYONS
- HERRON
- JACKSON
- VALLE
- VIGGIANO\* – WE DID NOT COLLECT A CONFLICT OF INTEREST FORM (MATURITY LEAVE)
- DEFILIPPO\* -- SHOULD NOT VOTE. WE DO NOT HAVE A CONFLICT OF INTEREST FORM.

**MOTION OF ACCEPT THE RECOMMENDATION FOR FUNDING ACTIVITIES OF THE SPECIAL COMMITTEE ON CDBG FOR PY44 (JULY 1, 2018 – JUNE 30, 2019). WITH THIS MOTION, THE SPECIAL COMMITTEE WISHES TO NOTE THAT THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT HS BEEN INSTRUCTED THAT NO CONTRACT FOR PF44**



**SHALL BE EXECUTED UNLESS ALL REQUIRED, NECESSARY AND MENTIONED DOCUMENTATION HAS BEEN PROVIDED TO CONFIRM ELIGIBILITY. IF DOCUMENTATION IS NOT PROVIDED, THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT SHALL IMMEDIATELY REPROGRAM THE FUNDS.**

**\*\* COUNCIL MEMBER BROWN SECONDED.**

**\*\* THE MOTION TO APPROVE THE AMENDMENT PASSED UNANIMOUSLY.**

**\*\* COUNCIL MEMBER NEWTON MOVED TO APPROVE THE ITEM AS AMENDED.**

**\*\* COUNCIL MEMBER BROWN SECONDED.**

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

*The following Council Members then left the Council Chambers: DeFilippo, Herron, Jackson, Lyons, Martinez, Roman-Christy, Valle and Zambrano Viggiano.*

**\*\* COUNCIL MEMBER NEWTON MOVED TO APPROVE AGENDA ITEM 108-17 SPECIAL COMMITTEE ON CDBG REPORT RE: PROGRAM YEAR 44 ANNUAL ACTION PLAN: COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG), HOMELESS EMERGENCY SOLUTIONS GRANT PROGRAM (HESG), HOME INVESTMENT PARTNERSHIP PROGRAM AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM (HOPWA).**

**\*\* COUNCIL MEMBER N. SMITH SECONDED.**

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

#### ADJOURNMENT

**\*\* COUNCIL MEMBER NEWTON MOVED TO ADJOURN.**

**\*\* COUNCIL MEMBER N. SMITH SECONDED.**

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

The meeting adjourned 7:55 p.m.

Respectfully submitted,

S. L. Soltés

Telesco Secretarial Service



City of Bridgeport  
Labor Relations and Benefits Administration  
45 Lyon Terrace  
Bridgeport, Connecticut 06604  
Telephone 203-576-7843

Joseph P. Ganim  
Mayor

Janene Hawkins  
Director

Richard D. Weiner  
Benefits Manager

June 20, 2018

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

Dear Madam Clerk:

Attached please find an original and thirteen copies of the Agreement between the Office of the Comptroller for the State of Connecticut and the City of Bridgeport, Oxford Health Plans, LLC, Caremark PCS Health, LLC, and Cigna Health and Life Insurance Company to provide group hospitalization, medical and surgical benefits; pharmacy benefit management; and dental benefits, collectively called, the Partnership Plan 2.0.

I respectfully request that these documents be referred to the Contracts Committee at the Council meeting of July 2, 2018.

Sincerely,

*Richard D. Weiner*  
Richard D. Weiner  
Benefits Manager

RECEIVED  
CITY CLERKS OFFICE  
18 JUN 20 AM 11:13  
ATTEST  
CITY CLERK

## PARTICIPATION AGREEMENT

This Agreement is made and entered into as of September 1, 2018, by and between the Office of the State Comptroller ("Comptroller") and Bridgeport City and Board of Education, a political subdivision of the State of Connecticut, hereinafter referred to as "Participating Employer", and Oxford Health Plans, LLC ("Oxford"), a Health Care Organization with its principal place of business at 185 Asylum Street, Hartford, CT 06103, and its successors and assigns, hereinafter referred to as "Oxford" or as "Contractor" or "Carrier" and Caremark PCS Health, LLC, a Delaware limited liability company with its principal place of business at 2211 Sanders Road, 10<sup>th</sup> Floor, Northbrook, Illinois 60062, hereinafter referred to as "Caremark" or "Contractor", and Cigna Health and Life Insurance Company ("Cigna" or "Contractor"), with its principal place of business at 900 Cottage Grove Road Bloomfield CT 06002.

### RECITALS

WHEREAS, Comptroller has entered into agreements to obtain pharmacy benefit management, group hospitalization and medical and surgical, dental benefits for State employees and other groups pursuant to Sections 5-259(a) and (m) of the Connecticut General Statutes; and

WHEREAS, pursuant to Public Act 15 - 93, the Comptroller is authorized to offer non-state public employers coverage under the Partnership Plan 2.0, which is based upon health benefit plans procured under Section 5-259 (a) and (m);

WHEREAS, Participating Employer has applied to obtain health benefit coverage for its employees and eligible dependents under the Partnership Plan 2.0,

WHEREAS, Oxford is acting as third-party administrator and Administrative Services Provider with regard to medical benefits under the Partnership Plan 2.0;

WHEREAS, Caremark provides pharmacy benefit management services to Comptroller and has agreed to extend such services to Participating Employers under its agreement with the Comptroller; and

WHEREAS, Cigna provides dental benefit services to Comptroller and has agreed to extend such services to Participating Employers under its agreement with the Comptroller and to provide a vision rider to Participating Employers who elect such benefit; and

WHEREAS, Comptroller has provided Participating Employer with a premium equivalent rate for medical and pharmacy coverage based on the experience of the State's employee and retiree health plans, and a fully-insured premium rate for dental and vision provided by Cigna Healthcare.

NOW THEREFORE, intending to be legally bound, the parties to this Participation Agreement agree as follows:

Upon execution of this Agreement, Bridgeport City and Board of Education, shall become and be known as a Participating Employer and shall be entitled to obtain coverage for its eligible members under the Partnership Plan 2.0 as of the effective date shown above.

Participating Employer adopts and agrees to be bound by all terms, conditions and provisions in the

Partnership Plan 2.0 Operating Rules, dated October 1, 2015, as they may be amended from time-to-time. A true copy of the Partnership Plan 2.0 Operating Rules is attached as Exhibit A hereto.

## I. TERM

Participating Employer shall participate in the Partnership Plan for a minimum three-year period beginning on September 1, 2018 and ending on August 31, 2021. The term of this agreement may be extended by mutual consent of the parties. Participating Employer may not terminate its participation in this program before August 31, 2021. Provided however, that should the benefit design or rate calculation for the health benefit plans procured under Section 5-259 (a) and (m) be modified as a result of a change in the State's collective bargaining agreement or state statute, Participating Employers shall be entitled to terminate their participation in the Partnership Plan upon 90 days' notice without assessment of the exit fees for early termination as set forth in the Partnership Plan 2.0 Operating Rules.

## II. RATES

Participating Employer will be charged the rates set forth in Exhibit B, which covers expected claims, insurance premiums, and administrative service fees for medical and pharmacy, and dental benefits. Rates to be charged to Participating Employer are subject to annual revision based on the State of Connecticut's annual renewal on July 1, 2019 and each July 1<sup>st</sup> thereafter. Rates charged to Participating Employer shall be increased for any member of Participating Employer's plan that fails to qualify for the financial benefits of the Health Enhancement Program (HEP) following the initial compliance review period, for each such member Participating Employer shall be required to pay the applicable non-HEP rate as set forth on Exhibit B.

## III. DEFINITIONS—Capitalized terms shall have the meaning provided in this section:

A. **"Carrier" or "Contractor"** means a vendor under contract with the State of Connecticut to provide medical, pharmacy, vision, or dental benefits pursuant to Section 5-259 (a) or (m) on a fully insured or self-insured basis ("the Services") and that has been designated as an eligible provider for purposes of the Partnership Plan.

B. **"Plan"** means the health benefit programs(s) sponsored by Participating Employers that include prescription drug, medical benefits with optional vision rider, and dental benefits.

C. **"Participating Member" or "Member"** means each individual identified by a Participating Employer as eligible for coverage under the Plan, as set forth in and as described in the Participating Employer's Application, which is incorporated by reference herein.

D. **"Eligibility Structure"** means Participating Members that will be classified as either active, retired (pre age 65) or on COBRA.

## IV. COVERAGE

A. **Review of Partnership Plan Documents.** Participating Employer represents and warrants that it has reviewed the medical and pharmacy benefits available under the CT Partnership Plan and understands that the

benefits to be provided to Participating Members are limited to those medically necessary services authorized under the terms of the operative Partnership Plan document(s), consistent with the Carrier's Medical Necessity guidelines.

**B. Disclosure of Coverage Exceptions**—Participating Employer represents and warrants that it has disclosed to Comptroller all instances where its current medical or pharmacy plan was directed to provide coverage for services or medications that are exceptions to or in excess of benefits covered by the terms of the plan document(s) in effect prior to its entry into the Partnership Plan.

**C. Liability for Non-Covered Benefits**—Participating Employer acknowledges and agrees that the Partnership Plan is not obligated to continue providing benefits to Participating Members for medical or pharmacy coverage exceptions that were authorized prior to its entry into the Partnership Plan. If Participating Employer requests continuation of such coverage exceptions, Participating Employer agrees that it will be responsible for payment of the full cost of providing the excepted benefits and that such costs will be invoiced as a line item captioned "Supplemental Claims Charges" and subject to payment in accordance with Section V.D. below.

## **V. INVOICING AND PAYMENT**

**A. Eligibility:** Thirty days prior to the effective date, Participating Employer shall provide Oxford with an electronic file providing a snapshot of all current live enrollment data (known as the "Full File"). After receipt of the Full File Oxford shall reconcile all enrollment data and report any discrepancies to the Participating Employer. Oxford will forward the Participating Employer's eligibility data to Caremark on a schedule to be mutually agreed and Caremark may rely on the accuracy of such data.

**B.** Oxford will accept the Eligibility Structure as defined by the Participating Employer. Each Participating Employer will provide Oxford any changes within its enrollments, including additions, terminations, coverage class changes, or dependent eligibility modifications. Oxford will forward Participating Employer's eligibility data to Caremark on a schedule to be mutually agreed and Caremark may rely on the accuracy of such data.

### **C. Invoicing:**

1. Oxford will invoice Participating Employer monthly in advance for medical and pharmacy Plan premiums based on current eligibility as reflected in the Full File.
2. Oxford will invoice Participating Employer monthly for Supplemental Claims Charges.
3. Cigna will invoice Participating Employer monthly in advance for dental premiums and vision premiums.

**D. Payment.** Participating Employer shall pay all invoiced amounts to Oxford and Cigna by the first day of the month following the date of the invoice. If any payment due from a Participating Employer is not received by the tenth day after the date such payment is due, interest shall be added to the outstanding invoice retroactive to the date such payment was due, at the rate of 8% per cent per annum.

**E. Premium.** Oxford shall forward all Plan premiums received from Participating Employers to Comptroller by the tenth day of every month. Such amounts shall be applied by the Comptroller for the benefit of each Participating Employer for the payment of medical and pharmacy claims for its Members and administrative services fees. Cigna shall retain all premiums paid to it by Participating Employer.



## **F. Non-payment of Invoices.**

1. If a Participating Employer fails to make payments for medical and pharmacy benefits as required under the Agreement, the Comptroller may direct the State Treasurer, or any other officer of the state who is the custodian of any moneys made available by grant, allocation or appropriation payable to such Participating Employer, to withhold the payment of such moneys until the amount due, including interest, has been paid to the Comptroller, or until the State Treasurer or such custodial officer determines that arrangements have been made, to the satisfaction of the State Treasurer, for the payment of such amounts and interest. Such moneys shall not be withheld if such withholding will adversely affect the receipt of any federal grant or aid in connection with such moneys.

2. If no grant, allocation or appropriation is payable to such Participating Employer or is not withheld, pursuant to subparagraph (1) of this section, the Comptroller may terminate Participating Employer's participation in the Partnership Plan on the basis of nonpayment of amounts due, provided at least ten days' advance notice is given to such employer, which may continue the coverage and avoid the effect of the termination by remitting payment in full at any time prior to the effective date of termination.

3. The Comptroller may request the Attorney General to bring an action in the superior court for the judicial district of Hartford to recover any premium or premium equivalent, interest costs, paid claim expenses or equitable relief from a terminated employer, including any amounts assessed under the Rules of Operation for premature termination or any claims paid on behalf of Participating Employer's members after the date of termination.

4. If a Participating Employer fails to make payments as required under the Agreement, the Comptroller, in addition to the other remedies above, may direct Oxford and Caremark to implement a temporary hold on payment of claims for the Participating Employer's members until such time as the outstanding invoices and any accrued interest are paid in full.

5. If a Participating Employer fails to make payments to Oxford for Supplemental Claims Charges when due Oxford may, upon notice to Comptroller and Participating Employer, discontinue coverage of Excepted Services to the Participating Member until outstanding charges are paid in full.

6. If a Participating Employer fails to make payments to Cigna when due (including any grace period), coverage for that Participating Employer's members will be subject to cancellation for non-payment and collection. If the dental and vision coverage is cancelled, the Participating Employer will be deemed non-compliant with the terms of coverage under the Partnership Program and Comptroller shall have right to reassess the group's premiums based on its failure to follow the Health Enhancement Program plan design.

## **G. Payment of Claims and Premiums**

1. In accordance with the Rules of Operation, Comptroller will pay claims for medical and pharmacy benefits allocable to a Participating Employer's Members on a self-insured basis. Fully insured claims for dental and optional vision benefits will be paid by the applicable carriers as set forth in the Certificate of Coverage. Any rebates or payments for missed pricing guarantees on pharmacy claims attributable to Participating Employer's Members will be included in the State's claims experience for the purpose of determining annual renewal rates. The rates for the Partnership Plan 2.0, as set forth in Exhibit B, are set to cover the claims incurred during the contract period,

regardless of their payment date.

2. If the Participating Employer was self-insured immediately prior to joining the Partnership Plan, it will be responsible for funding claims incurred by Participating Employer's Members before the effective date of coverage under this plan.

3. If the Participating Employer exits the Partnership Plan, the Partnership Plan will fund the run-out claims; however, the Participating non-state public employer will be responsible for paying an administrative fee for the processing of the run-out claims.

## VI. OBLIGATIONS OF PARTICIPATING NON-STATE PUBLIC EMPLOYER

A. **Plan Participant Authorizations**—Participating Employer represents and warrants that it has obtained from Participating Members all consents and/or authorizations required, if any, for the Carriers to perform the Services and for the use and disclosure of information, including PHI, as permitted under this Agreement.

B. **Control of Plan**—Participating Employer retains the sole and absolute authority to modify provisions pertaining to applicable premium or cost shares to be paid by its employees or members, and the rules concerning eligibility for coverage of active and retired employees and their dependents, subject to the right of Comptroller to ensure the Participating Employer's compliance with the conditions under which its participation in the Partnership Plan was accepted.

C. **Administration of Eligibility**—Participating Employer shall have complete discretionary, binding and final authority to construe eligibility rules affecting its own Participating Members. Provided however, each Participating Employer is responsible for maintaining compliance with the requirements of the Internal Revenue Code Section 125 with regard to deduction of health care premiums from employee wages and any tax reporting.

## VII. INTERPRETATION OF PLAN

Comptroller shall have complete discretionary, binding and final authority to interpret the Plan Documents, to make factual determinations regarding the payment of Claims or provision of benefits, to review denied Claims and to resolve complaints by Participating Members. Such authority is delegated to the respective Carriers for the sole purpose of initial Claims determinations and appeals adjudication. The Cigna dental plan is governed by the dental certificate of coverage, and therefore this provision, Interpretation of Plan, is not applicable to the dental plan and any optional vision coverage.

## VIII. NOTICES

Unless otherwise expressly provided to the contrary, any notices provided for hereunder shall be in writing and may be delivered personally, by facsimile ("fax") or by mail. The parties may change their respective addresses for notices under this paragraph upon prior written notification to the other. Notices will be effective if delivered personally, by fax with delivery confirmation, or, if by mail, upon receipt, to the following addresses:



OFFICE OF THE STATE COMPTROLLER  
Thomas C. Woodruff, Ph.D.  
55 Elm Street  
Hartford, CT 06106

FAX 860-702-3556

CAREMARKPCS HEALTH, LLC  
2211 Sanders Road. MBT-1-  
Northbrook, IL 60062

FAX: 847.559.4879

BRIDGEPORT CITY & BOARD OF EDUCATION

OXFORD HEALTH PLANS, LLC  
48 Monroe Turnpike  
Trumbull, CT 06611

FAX 855-252-7698

CIGNA HEALTH AND LIFE INSURANCE COMPANY  
Attention: Underwriting Regional Director  
900 Cottage Grove Road  
Bloomfield, CT 06152

FAX: 516-394-3142 with copy to

FAX: 860-226-4693

## **IX. DATA**

The State's Contractors will provide each Participating Employer with claims data for its Members in the same format and on the same schedule as is employed for reporting on the State's claims. As applicable, Contractor will provide claims, capitated services, and enrollment data for each Participating Employer's members to the State's consultant for analysis and inclusion in the claims database.

Upon request, Comptroller will direct its consultant to provide Participating Employer with de-identified claims data pertaining to its Members.

## **X. HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACT ("HIPAA")**

When the Contractor is a Business Associate and the Comptroller is a "Covered Entity", both as defined in 45 C.F.R § 160.163, then the Contractor is a "Business Associate" of the Comptroller, thereby allowing other Covered Entities to make disclosures directly to Contractor as a Business Associate, and the Contractor, is bound by the provisions of its Business Associate Agreement with the Comptroller.

## **XI. COUNTERPARTS**

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original. Facsimile or Portable Document Format (PDF) copies thereof shall be deemed to be originals.

IN WITNESS WHEREOF, the parties execute this Agreement as of [INSERT DATE]

OFFICE OF THE STATE COMPTROLLER

OXFORD HEALTH PLANS, LLC

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

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

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

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

CAREMARKPCS HEALTH, LLC

CIGNA HEALTH AND LIFE  
INSURANCE COMPANY, INC

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

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

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

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

BRIDGEPORT CITY & BOARD OF EDUCATION

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

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

Print Name \_\_\_\_\_

OFFICE OF THE STATE  
COMPTROLLER

HEALTHCARE COST  
CONTAINMENT COMMITTEE



HEALTHCARE POLICY & BENEFIT  
SERVICES DIVISION  
55 ELM STREET  
HARTFORD, CT 06106-1775

PHONE: (860) 702-3480 • FAX: (860) 702-3556

June 19, 2018

Re: CT Partnership Plan Rates

Richard Weiner, Benefits Manager  
45 Lyon Terrace  
Bridgeport, CT 06604

Dear Mr. Weiner,

We have completed the 2018-19 healthcare rate process for Bridgeport Town & Board of Education on Partnership 2.0. The below exhibit illustrates the rates effective 9/1/2018.

**Medical Rates Effective 9/1/18**

<b>Active Medical w/HEP</b>		<b>Active Medical w/o HEP</b>	
Employee Only	\$846.63		\$946.63
Employee + 1	\$1,815.43		\$1,915.43
Employee + Family	\$2,219.11		\$2,319.11

<b>Pre-65 Medical w/HEP</b>		<b>Pre-65 Medical w/o HEP</b>	
Employee Only	\$1,082.75		\$1,182.75
Employee + 1	\$2,327.19		\$2,427.19
Employee + Family	\$2,845.71		\$2,945.71

<b>Post-65 (non Medicare) Medical w/HEP</b>		<b>Post-65 Medical w/o HEP</b>	
Employee Only	\$1,934.71		\$2,034.71
Employee + 1	\$4,202.55		\$4,302.55
Employee + Family	\$5,147.53		\$5,247.53

**Dental Rates Effective 9/1/18**

<b>Dental Plan Custom DPPO1 City and DPPO3 Non-Certified BOE</b>	
Employee Only	\$36.99
Employee + 1	\$73.60
Employee + Family	\$93.92

<b>Dental Plan Custom DPPO2 Certified BOE and DPPO4 Certified BOE</b>	
Employee Only	\$49.98
Employee + 1	\$99.44
Employee + Family	\$126.90

<b>Dental Plan Custom DHMO</b>	
Employee Only	\$32.97
Employee + 1	\$58.35
Employee + Family	\$99.05

Please contact Bernie Slowik at (860) 702-3539 should you have questions or require additional information.

Thank you,



Thomas Woodruff, Ph.D., Director  
Health Care Policy & Benefit Services Division

Cc: Terry DeMattie (Segal)

Signature: \_\_\_\_\_

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

Comm. 130-17 Ref'd to Miscellaneous Matters Committee on July 2, 2018.

CITY OF BRIDGEPORT  
OFFICE OF THE CITY ATTORNEY

999 Broad Street  
Bridgeport, CT 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  
John R. Mitola  
Lawrence A. Ouellette, Jr.  
Tyisha S. Toms  
Lisa R. Trachtenburg



ASSISTANT CITY ATTORNEYS

Michael C. Jankovsky  
Eroll V. Skyers  
Tamara J. Titre

OF COUNSEL  
Russell D. Liskov  
Ronald J. Pacacha

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

June 25, 2018

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

**Re: Proposed Settlement of Pending Litigation in the Matter of  
Glenn Felisko v. Matthew Goncalves & City of Bridgeport  
Docket No. FBT-CV-17-6061046-S**

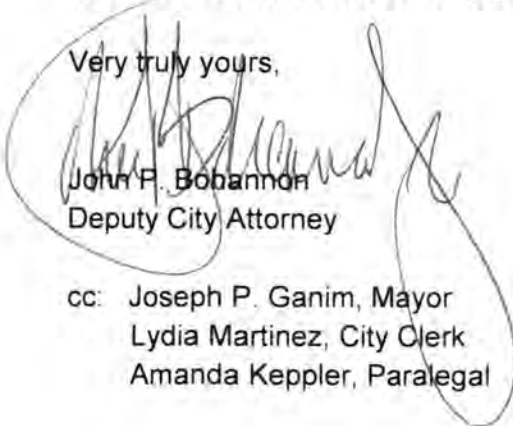
Dear Councilpersons:

The Office of the City Attorney respectfully recommends the following pending lawsuit be settled as set forth below. It is our professional opinion that resolving this matter for the consideration agreed to between the parties is in the best interests of the City of Bridgeport.

<u>Plaintiff</u>	<u>Nature of Claim</u>	<u>Plaintiff's Attorney</u>	<u>Consideration</u>
Glenn Felisko	Personal Injury	Jeffrey Lynch, Esq. Perkins & Associates 30 Lucy Street Woodbridge, CT 06525	\$ 21,000.00

Kindly place this matter on the agenda for the next City Council meeting for referral to the Miscellaneous Matters Committee only. Thank you for your assistance in this matter.

Very truly yours,

  
John P. Bohannon  
Deputy City Attorney

cc: Joseph P. Ganim, Mayor  
Lydia Martinez, City Clerk  
Amanda Keppler, Paralegal



OFFICE OF THE  
**DEPARTMENT OF PUBLIC FACILITIES**

999 BROAD STREET  
BRIDGEPORT, CONNECTICUT 06604  
TELEPHONE (203) 576-7130

**JOHN K. RICCI**  
*Director Public Facilities*

JOSEPH P. GANIM  
Mayor

COMM. #132-17 Ref'd to Contracts Committee on 07/02/2018.

June 27, 2018

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

Dear City Clerk and Members of the City Council,

The City of Bridgeport belongs to a multi-town group for the purpose of regionalizing access to the recyclable commodities market. The Southwest Connecticut Regional Recycling Operating Committee (SWEROC) bylaws require its member towns to expressly renew their membership periodically by an action of each respective City Council.

The Department of Public Facilities, together with the Finance Department and the Mayor's Office request therefore, that the attached "*Greater Bridgeport Regional Recycling Interlocal Agreement*" be referred to the Contracts Committee and approved by the City Council.

The purpose is to continue the City's membership in the multi-town group such that the City can continue to access the recyclable commodities market in the most efficient means available.

Sincerely,

John Ricci  
Director  
Department of Public Facilities

ATTEST  
CITY CLERK  
RECEIVED  
CITY CLERKS OFFICE  
18 JUN 28 AM 10:30

Resolution Authorizing the City of Bridgeport to enter into the  
“Greater Bridgeport Regional Recycling Interlocal Agreement”

Whereas the City of Bridgeport has been a member of the multi-town Southwest Connecticut Regional Recycling Operating Committee (SWEROC); and,

Whereas the City of Bridgeport continues to provide citywide recycling to its residents; and,

Whereas the City of Bridgeport has identified a regional approach to gaining a market for its recyclable commodities as most efficient.

**Now therefore be it resolved** that the Mayor, or his designee, is hereby authorized and empowered to finalize and execute the “Greater Bridgeport Regional Recycling Interlocal Agreement” materially and in final form satisfactory to the Director of Public Facilities.



**GREATER BRIDGEPORT REGIONAL RECYCLING  
INTERLOCAL AGREEMENT**

---

## TABLE OF CONTENTS

	Page
1. PURPOSE.....	1
2. COMMITTEE MEMBERSHIP.....	1
3. DURATION OF AGREEMENT.....	2
4. EFFECTIVE DATE.....	2
5. ESTABLISHMENT OF GREATER BRIDGEPORT REGIONAL RECYCLING INTERLOCAL COMMITTEE.....	2
6. ORGANIZATION OF THE COMMITTEE.....	2
7. POWERS AND RESPONSIBILITIES OF COMMITTEE.....	2
8. REGULAR, SPECIAL AND EMERGENCY MEETINGS.....	5
9. VOTING, QUORUM.....	5
10. BUDGET; PAYMENT OF EXPENSES.....	6
11. AMENDMENT; WITHDRAWAL.....	7
12. MISCELLANEOUS.....	8

**Greater Bridgeport Regional Recycling  
Interlocal Agreement**

---

THIS AGREEMENT, dated as of \_\_\_\_\_, 2017, is by and among the Municipalities signatory to this Agreement (“Municipalities”).

1. PURPOSE. The purpose of this Agreement is to create the Greater Bridgeport Regional Recycling Interlocal Committee (the “Committee”) as the body to deal with all matters affecting the Municipalities in connection with the delivery of municipal recyclables to one or more resources recovery facilities with which the Committee contracts (each, a “Facility”).

2. COMMITTEE MEMBERSHIP. (a) Each of the following Municipalities which has ratified this Agreement pursuant to Section 7-339c of the General Statutes of Connecticut shall be a member of the Committee:

[City of Bridgeport  
Town of East Haven  
Town of Easton  
Town of Fairfield  
City of Milford  
Town of Monroe  
Town of Orange  
Town of Stratford  
Town of Westport  
Town of Woodbridge

(b) If an additional municipality is contractually entitled or obligated to deliver municipal recyclables to the Facility through the Committee and ratifies this Agreement pursuant to C.G.S. Section 7-339c, it shall become a member of the Committee with all rights and obligations of a member pursuant to this Agreement; provided that the Committee consents to such municipality becoming a member of the Committee by a majority vote

3. DURATION OF AGREEMENT. The Agreement shall be in effect from its effective date until June 30, 2036, unless at any time there are not two Municipalities continuing to be members, in which event it shall automatically terminate.

4. EFFECTIVE DATE. The effective date of this Agreement shall be \_\_\_\_\_, 2017.

5. ESTABLISHMENT OF GREATER BRIDGEPORT REGIONAL RECYCLING INTERLOCAL COMMITTEE. The "Greater Bridgeport Regional Recycling Interlocal Committee" is hereby established, as authorized by Sections 7-339a and 22a-221(c) of the General Statutes of Connecticut. The Committee shall be an operating committee constituting a public instrumentality and political subdivision of the State of Connecticut.

6. ORGANIZATION OF THE COMMITTEE. Within sixty days of the effective date of this Agreement, the representatives to the Committee designated by the member Municipalities shall meet and organize and select from among the designated representatives a Chairman, Vice Chairman, Secretary, Treasurer, and such other officers as the representatives deem appropriate. The initial term of office shall expire at 12:00 a.m. (Midnight) on December 31, 2017. New officers shall be elected annually at the last regularly scheduled meeting of the Committee in any calendar year and each term of office shall commence at 12:01 a.m. on the first day of January each year. In the absence or incapacity of the Chairman, the Vice Chairman shall be vested with all powers of the Chairman.

7. POWERS AND RESPONSIBILITIES OF COMMITTEE. (a) The Committee is authorized to negotiate, execute and deliver one or more contracts for the delivery of municipal recyclables to a Facility, each between the Committee on the one hand and the operator of the Facility on the other hand (a "Disposal Agreement"), as it shall determine in its discretion to be

in the best interests of the Municipalities as a whole. Each Disposal Agreement shall be for a term the Committee shall determine, but shall not extend beyond the term of this Agreement. The Committee is authorized to obligate each Municipality to deliver municipal recyclables to a Facility pursuant to a Disposal Agreement, which obligation may be in the form of a commitment of a Municipality to deliver all municipal recyclables under its control, but the Committee may not obligate any Municipality to deliver a specific minimum tonnage of municipal recyclables without the consent of the Municipality. The Committee is authorized to determine, by resolution or in the Disposal Agreement, the consequences to each Municipality of any default in the performance of any delivery commitment made by the Committee or on behalf of any Municipality. The Committee shall be responsible for representing the interests of the Municipalities in all matters relating to the delivery of municipal recyclables to the Facility, and shall be the authorized representative of each Municipality for purposes of any Disposal Agreement including, without limitation, all matters stated therein to be determined by the Committee. Any such contract may provide for:

(i) Arrangements for the billing and payment of tipping fees (whether payable by a Municipality to the operator of the Facility or by the operator of the facility to the Municipality) directly between the operators of the Facility and a Municipality and the assignment to such Facility operator of the Committee's full rights to enforce a Municipality's obligations under this Agreement as though it were originally named as a party hereto in place of the Committee, naming the Facility operator as its attorney-in-fact to enforce such obligations, and arrangements for cooperating with the operator of a Facility in enforcing such obligations, including without limitation, participating in any action or claim as a necessary party; and/or

(ii) Billing of an aggregate administrative cost (whether or not in the form of a per ton charge) authorized and approved by the Committee, to a Municipality and payable to the Committee, or to the operators of the Facility for further credit to the Committee.

(b) Each Municipality agrees to be bound by and obligated by the decisions and actions of the Committee made or taken pursuant to and within the powers and authority granted to it by this Agreement. Each Municipality agrees that its obligations under, and the Committee's

obligations on behalf of the Municipality under any Disposal Agreement shall be binding on each Municipality for the full term thereof. Pursuant to C.G.S. Section 22a-221(b), for the full term of any Disposal Agreement, each Municipality shall annually appropriate funds to pay its obligations hereunder and thereunder.

(c) The Committee shall analyze all reports, communications and other data received by it and advise member Municipalities and make recommendations as appropriate. The Committee shall inquire and investigate any matter deemed by it to justify such action and shall keep member Municipalities advised of all developments. The Committee shall prepare and distribute to the member Municipalities an annual report of its activities and recommendations and such additional reports as deemed appropriate.

(d) The Committee shall have the following additional powers:

(i) to retain by contract or employ counsel, auditors, private consultants and advisers;

(ii) to conduct such hearings, examinations and investigations as may be necessary and appropriate to the conduct of its operations and the fulfillment of its responsibilities;

(iii) to examine alternatives to disposal of municipal recyclables at the Facility, including alternatives to renewal of contractual arrangements with respect to the Facility; and

(iv) to otherwise do all things necessary or desirable in connection with the performance of its duties, the conduct of its operations, and its relationships with the Municipalities and the Facility.

8. REGULAR, SPECIAL AND EMERGENCY MEETINGS. (a) The Committee shall hold regular quarterly meetings, or more frequent regular meetings, at such times and places as determined by the Committee. In the event the Chairman of the Committee determines that it is not necessary to hold a regular meeting, he/she may cancel such meeting by giving written or telephone notice of such cancellation at least 24 hours prior to the time of the meeting.

(b) The Chairman of the Committee may call a special or emergency meeting as he/she determines appropriate, giving, in each instance, as much advance notice as circumstances permit. The Chairman or Secretary of the Committee shall promptly call a special or emergency meeting upon the request of representatives from three or more member Municipalities.

(c) The Committee shall conduct its affairs in compliance with the Freedom of Information Act. All meetings of the Committee shall be conducted in accordance with Robert's Rules of Order, except as otherwise provided herein.

9. VOTING, QUORUM. (a) Each member Municipality shall be entitled to one representative on the Committee. Such representatives shall be the chief elected official of such member Municipality or his or her designated alternate. Representatives to the Committee shall serve without compensation. In voting upon all matters coming before the Committee, the vote of each representative shall be accorded a weight, determined as follows:

(1) The number derived by dividing 100 by the number of Municipalities, plus

(ii) The quotient derived by dividing the tonnage of municipal recyclables delivered by or on behalf of the Municipality from which the representative is appointed for the prior fiscal year (dividend) by the total tonnage of municipal recyclables delivered by or on behalf of all Municipalities for the prior fiscal year (divisor), multiplied by 100; and

(iii) Dividing the sum of (i) and (ii) by two.

(iv) The resulting number shall be rounded to the nearest whole number.

(v) The weighted vote shall be determined and announced by the Chairman of the Committee as of the first meeting of the Committee after the end of a fiscal year, prior to the conduct of any other business of the Committee.

(b) A quorum for conducting business at any meeting of the Committee shall consist of the presence of representatives collectively holding a majority of the total weighted vote.

(c) Unless otherwise specifically provided herein, all matters shall be decided by a majority vote of the total weighted vote of the representatives present. Should the Committee become involved in any dispute or controversy requiring resolution by a third party, the Committee shall give priority to the use of Alternative Dispute Resolution means in resolving such dispute or controversy.

10. BUDGET; PAYMENT OF EXPENSES. The Committee shall prepare a proposed annual expense budget and shall distribute it to the Municipalities for comments at least 60 days prior to the Committee voting to adopt a budget. When a budget is adopted by the Committee, such budget shall be binding upon the Municipalities. If the means by which revenues to meet such annual expense budget are collected are not provided for under the terms of any Disposal Agreement, the Committee shall also approve a method by which each Municipality shall bear a portion of such budget, which method shall be reasonably designed so that each Municipality bears a ratable portion of such budget based on tonnage of municipal recyclables



delivered by or on behalf of such Municipality for the current or most recently completed fiscal year. If the Committee shall be required to be a necessary party to any action to enforce a Municipality's obligations under any Disposal Agreement, the Committee may assess against and collect from the Municipality against which such enforcement is sought the reasonable costs and expenses (including the reasonable fees and expenses of counsel) of its participation.

11. AMENDMENT; WITHDRAWAL. The Agreement may be amended by vote of the legislative bodies of two-thirds of the member Municipalities, provided that this Agreement shall not be amended in any way which reduces or terminates the obligations of any Municipality or the Committee under any Disposal Agreement without the prior written consent of any counterparty to a Disposal Agreement.

A member Municipality may withdraw from the Committee as of right at the end of the current term (not including any unexercised options to extend such term) of this Agreement, provided such Municipality gives notice to the Committee at least six months prior to the date of withdrawal.

In addition, a member Municipality may request permission from the Committee to withdraw from the Committee at any time, but any such withdrawal shall be subject to approval by a majority of the total weighted vote of the Municipalities, which approval shall only be granted if it shall not be in breach of any Disposal Agreement then in effect. Subject to the terms of this Section 11, the approval of a request to withdraw shall not be unreasonably withheld, but such approval may be conditioned by the Committee in the Committee's discretion as to time, breakage costs, damages or other matters, and on such withdrawal not being in breach of any Disposal Agreement then in effect.

## 12. MISCELLANEOUS

12.1 Binding Effect of Agreement. This Agreement shall inure to the benefit of and shall be binding upon each of the Municipalities and their respective successors and assigns.

12.2 Entire Agreement. The provisions of this Agreement shall constitute the entire agreement among the Municipalities with reference to their obligations to each other relating to the Facility.

12.3 Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provisions hereof.

12.4 Relationship of the Parties. Except as otherwise explicitly provided herein, nothing in this Agreement shall be deemed to constitute any party hereto a partner, agent, or legal representative of any other party thereto or to create any fiduciary relationship between or among such parties.

12.5 Notices. All notices or other communications hereunder shall be sufficiently given and shall be deemed given when mailed by first class mail, postage prepaid, to each representative as follows:

To the City of Bridgeport, Connecticut:

The City of Bridgeport  
City Hall  
Room 204  
45 Lyon Terrace  
Bridgeport, Connecticut 06604  
Attention: Mayor

To the Town of East Haven, Connecticut:

The Town of East Haven  
250 Main Street  
East Haven, Connecticut 06512  
Attention: Mayor

To the Town of Easton, Connecticut:

The Town of Easton  
Town Hall  
225 Center Road  
Easton, Connecticut 06612  
Attention: First Selectman

To the Town of Fairfield, Connecticut:

The Town of Fairfield  
Town Hall  
611 Old Post Road  
Fairfield, Connecticut 06430  
Attention: First Selectman

To the City of Milford, Connecticut:

The City of Milford  
City Hall  
Milford, Connecticut 06460  
Attention: Mayor

To the Town of Monroe, Connecticut:

The Town of Monroe  
Town Hall  
7 Fan Hill Road  
Monroe, Connecticut 06468  
Attention: Town Manager/First Selectman

To the Town of Orange, Connecticut:

The Town of Orange  
Orange Town Hall  
617 Orange Center Road  
Orange, Connecticut 06477  
Attention: First Selectman

To the Town of Stratford, Connecticut:

The Town of Stratford

Stratford Town Hall  
2725 Main Street  
Stratford, Connecticut 06615  
Attention: Town Manager/First Selectman

To the Town of Westport, Connecticut:

The Town of Westport  
Town Hall  
110 Myrtle Avenue  
Westport, Connecticut 06880  
Attention: First Selectman

To the Town of Woodbridge, Connecticut:

The Town of Woodbridge  
Town Hall  
11 Meetinghouse Lane  
Woodbridge, Connecticut 06525  
Attention: First Selectman

Notices to the Committee shall be given to the notice of the Municipality whose representative is serving as Chairman at the time of giving of the notice.

12.6 Law Governing Construction of Agreement. The law of the State of Connecticut applicable to contracts made and to be performed in such State shall govern the construction of this Agreement.

This Agreement has been approved by the vote of the legislative body of each of the following towns and cities:

Date of Approval  
By Legislative Body:

Town or City

\_\_\_\_\_

CITY OF BRIDGEPORT

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

\_\_\_\_\_

TOWN OF EAST HAVEN

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

\_\_\_\_\_

TOWN OF EASTON

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

\_\_\_\_\_

TOWN OF FAIRFIELD

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

\_\_\_\_\_

CITY OF MILFORD

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

\_\_\_\_\_

TOWN OF MONROE

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

\_\_\_\_\_

TOWN OF ORANGE

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

\_\_\_\_\_

TOWN OF STRATFORD

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

\_\_\_\_\_

\_\_\_\_\_

Its:

TOWN OF WESTPORT

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

Its:

TOWN OF WOODBRIDGE

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

Its:

4846-4917-2796, v. 2






JOSEPH P. GANIM  
Mayor

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

**Comm. #133-17 Ref'd to Miscellaneous Matters Committee  
On 07/02/2018**

TO: Lydia Martinez – City Clerk  
FROM: Mayor Joseph P. Ganim   
DATE: June 26, 2018  
RE: Boards & Commissions

---

Please place the following name on the July 2, 2018 City Council Agenda for referral to the Miscellaneous Matters Committee the following name for the purpose of appointment to the **Bridgeport Environmental Task force**, as in accordance with Section 2.124.030 of the Bridgeport Code of Ordinances:

Rosalina Roman-Christy (D)  
147 Yaremich Drive  
Bridgeport, CT 06606

This is a one (1) year term.

JPG/ad


RECEIVED  
CITY CLERKS OFFICE  
18 JUN 28 AM 11:07  
ATTEST  
CITY CLERK



JOSEPH P. GANIM  
Mayor

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

Comm. #134-17 Ref'd to Miscellaneous Matters Committee  
On 07/02/2018

TO: Lydia Martinez – City Clerk  
FROM: Mayor Joseph P. Ganim   
DATE: June 26, 2018  
RE: Boards & Commissions

---

Please place the following name on the July 2, 2018 City Council Agenda for referral to the Miscellaneous Matters Committee the following name for the purpose of appointment to the **Bridgeport Environmental Task force**, as in accordance with Section 2.124.030 of the Bridgeport Code of Ordinances:

John Francis Hennessy Jr. (D)  
556 Savoy Street  
Bridgeport, CT 06606

This is a one (1) year term.

JPG/ad

RECEIVED  
CITY CLERKS OFFICE  
18 JUN 28 AM 11:07  
ATTEST  
CITY CLERK

CITY ATTORNEY  
R. Christopher Meyer

OFFICE OF THE CITY ATTORNEY

999 Broad Street  
Bridgeport, Connecticut 06604-4328

DEPUTY CITY ATTORNEY  
John P. Bohannon, Jr.

ASSISTANT CITY ATTORNEYS  
Michael C. Jankovsky  
Eroll V. Skyers  
Tamara J. Titre

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



OF COUNSEL  
Russell Liskov  
Ronald J. Pacacha

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

June 29, 2018

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

RECEIVED  
CITY CLERKS OFFICE  
18 JUL -3 AM 10:44  
ATTEST  
CITY CLERK

**Re: Proposed First Amendment to Lease between the City of Bridgeport and Wonderland of Ice Associates, Inc. (the "Lease Parties")**

Dear Council Members:

Enclosed are copies of the following documents:

1. 2002 Lease between the Lease Parties for the premises commonly known as the ice skating rink located at 123 Glenwood Avenue, Bridgeport (the "Lease"), and
2. Proposed 2018 First Amendment to the Lease (the "Proposed Lease Amendment").

The Proposed Lease Amendment was negotiated by Public Facilities Office staff with assistance from personnel at the City Attorney's Office. The Tenant Wonderland of Ice Associates, Inc. is represented in this matter by Attorney Raymond Rizzio of Russo & Rizzio, LLC.

This Proposed Lease Amendment was occasioned by the Parties' mutual desire to: (1) agree upon a list of substantial capital improvements to be made by the Tenant, (2) amend the Lease term, rent and other material provisions, and (3) satisfy the prerequisite of a current Lease in order for the Tenant to arrange installation of solar roof panels on the leased ice skating rink facility.

Obviously, this matter requires City Council approval. It is also being submitted for Parks Commission authorization (on July 10, 2018?) and Planning and Zoning Commission Conn. Gen. Stat. §8-24 review and recommendation (on July 30, 2018?).

**Since the City Council only meets once during the month of August, the City Attorney's Office on behalf of Public Facilities Director John Ricci will be requesting that one of the Contracts Committee co-chairs (Jeanette Herron or Ernest Newton) move to add this item to the Agenda at the Monday, July 2, 2018 Council meeting for referral to committee only.** This will enable the Council to take final action on the matter at its August 6, 2018 meeting, provided the Contracts Committee schedules a Special meeting in the interim. The two requisite motions required will be:

1. **Motion to Add to the Agenda for purposed of Referral to the Contracts Committee** a Proposed First Amendment to the Lease between the City of Bridgeport and Wonderland of Ice Associates, Inc. - Requires a **2/3 Majority Vote** of those present & voting per CT FOIA
2. **Motion to Refer the Proposed Lease to the Contracts Committee** – Requires a **Simple Majority Vote** of those present and voting.

Thank you very much for your assistance in this matter.

Very truly yours,



Mark T. Anastasi  
Assoc. City Attorney

Cc: Mayor Joseph P. Ganim  
Lydia Martinez, City Clerk  
Frances Ortiz, Asst. City Clerk  
John K. Ricci, Dir. Public Facilities  
R. Christopher Meyer, City Attorney  
Daniel Shamas, Chief of Staff  
Kimberly Staley, CAO

## LEASE

THIS LEASE, made and entered into this 11 day of September, 2002, by and between **The City of Bridgeport**, a municipal corporation organized and existing under the laws of the State of Connecticut and The Department of Parks of the City of Bridgeport, a municipal agency existing under the laws of the State of Connecticut with an office located at City Hall, 45 Lyon Terrace, Bridgeport, Connecticut (hereinafter jointly referred to as "Landlord") and **WONDERLAND OF ICE ASSOCIATES, INC.**, a Connecticut corporation, with an office located at 51 Bartling Drive, Easton, Connecticut 06612 (hereinafter referred to as "Tenant").

### **ARTICLE I DEMISE OF PREMISES**

1.1 Premises. For and in consideration of the covenants and agreements contained herein and other valuable consideration, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, upon the following terms and conditions, those certain premises (hereinafter referred to as the "Premises") delineated on the site plan (the "Site Plan") attached hereto as Exhibit "A" and by this reference made a part hereof and consisting of (i) the parcel of land, building and other improvements commonly known as the "Wonderland of Ice" located in Glenwood Park at the intersection of Glenwood Avenue and Chopsey Hill Road in the City of Bridgeport, County of Fairfield and State of Connecticut, which land, building and improvements are crosshatched in red on the Site Plan; and (ii) the fixtures, personal property, equipment, spare parts and other property and items presently located on the Premises (collectively referred to as the "Equipment") which are owned by Landlord, a complete list of which Equipment is set forth on Exhibit "B" annexed hereto. The Premises shall constitute all of the above.

### **ARTICLE II CONDITION OF PREMISES**

2.1 Acceptance of Premises. Except as otherwise provided for in this Lease, Tenant agrees to accept the Premises in an "as is" "where is" condition as of the Commencement Date hereof. Tenant has operated the ice skating rink at the Premises since approximately 1989 in addition to operating the rink during the capital improvements and the construction and completion of the second rink at the Premises. Provided such is, in fact, true as of the Commencement Date, Tenant and Landlord shall each acknowledge, in writing, that all systems, equipment, fixtures, plumbing, electrical, non-structural and structural elements of both ice skating rinks and buildings (collectively referred to as the "Rinks") are in good working order and repair.

2.2 Refuse and Debris. Lessor shall remove from the Premises all construction debris refuse within ninety (90) days following the Commencement Date of



this Lease or as otherwise later agreed to by the parties to accommodate simultaneous construction and operation of the facility.

2.3 Signs. Tenant shall have the right to install any type of sign or signs at any location on the Premises, so long as the signs either conform to sign regulations and/or ordinances of the City of Bridgeport or variances of such regulations and/or ordinances have been granted by the appropriate municipal authorities and provided the consent of the Landlord is first obtained as to the installation of exterior signs, which consent shall not be unreasonably withheld, conditioned or delayed so long as such signs are in conformity with the surrounding park setting. Landlord shall cooperate with Tenant, as owner of the Premises, in Tenant's efforts to obtain approvals for signage.

### ARTICLE III LEASE TERM

3.1 Term. The term of this Lease shall be for a period of fifteen (15) years from the date (the "Commencement Date") which occurs on the first day of the first calendar month which immediately follows the month in which all of the following have occurred: (a) Landlord performs all of the improvements necessary to complete construction of two ice skating rinks at the Premises, including but not limited to the improvements set forth on Exhibit "C" annexed hereto and made a part hereof by reference (the "Rink Improvements"); (b) all requisite governmental permits, consents, certificates of occupancy and other governmental approvals necessary to operate the ice skating rink and other facilities at the Premises have been issued on an unconditional basis, and (c) the ice skating rinks are both fully constructed and/or fully renovated in accordance with the plans and specifications referenced in Exhibit "C" annexed hereto (the "Plans and Specifications"); and (d) the ice skating Rinks are both opened to the public. In no event shall the Commencement Date be later than September 21, 2007, unless the construction of the Rink Improvements has commenced on or before that date and construction is on-going as of September 21, 2007, in which event the Commencement Date shall be delayed until the first day of the first calendar month immediately following the date of completion of the Rink Improvements. The parties agree to act in good faith to effectuate the intent of this provision and to resolve any issues equitably. This Lease has been approved by resolution of the Common Council of the City of Bridgeport, said resolution being dated September 3, 2002.

3.2 Extension Option. So long as Tenant is not in default, and there is a party in possession of the Premises, Tenant shall have one (1) ten (10) year option to extend the term of this Lease (the "First Option Term"), exercisable by the delivery of written notice (certified mail, return receipt requested) to Landlord by Tenant not less than ninety (90) days prior to the expiration of the initial term of this Lease; provided, however, that, if Tenant shall fail to give any such notice within the aforesaid time limit, Tenant's right to exercise its option shall immediately terminate.

If the option is duly exercised, the term of this Lease shall be automatically extended for the aforesaid ten (10) year period, upon all of the same terms, conditions and covenants as set forth herein, without the requirement of any further instrument to evidence such extension. Upon termination of this Lease all future options shall lapse.

3.3 Landlord's Option to Extend Lease. The Landlord, acting through its Board of Parks and Recreation, shall have the right and option to extend and increase the number of years comprising the First Option Term of this Lease, if exercised by Tenant, from a ten (10) year term to a fifteen (15) year term, at its sole discretion, provided written notice of said election to extend the duration of the First Option Term is delivered by Landlord to Tenant not later than the last business day of the ninth (9<sup>th</sup>) lease year of the First Option Term of this Lease. In such event, the term of the First Option Term shall be extended to fifteen (15) years on the same terms and conditions, without the requirement of any further instrument to evidence such extension. Upon termination of the First Option Term, as may be extended by Landlord to fifteen (15) years, no further right or option to extend the term of this Lease shall exist, except as may be mutually agreed to by the parties in writing.

#### ARTICLE IV RENT

4.1 Minimum Rent. (a) First Term. Tenant covenants and agrees to pay Landlord at the above referenced address, or such other place as Landlord shall designate in writing, beginning on the Commencement Date, the following amount as Minimum Rent, subject to adjustment as hereinafter provided:

<u>Lease Year</u>	<u>Minimum Annual Rent</u>	<u>Minimum Monthly Rent</u>
1-10	\$72,000.00	\$6,000.00
1 <sup>st</sup> Option	\$72,000.00*	\$6,000.00*

\*plus increase in Consumer Price Index as per Exhibit "D" annexed hereto.

(c) Monthly Payments. Minimum Rent shall be payable in advance, in equal monthly installments, ("Minimum Monthly Rent") on the first day of each and every calendar month during the term hereof, and shall be proportionately reduced for any partial month during the term. The parties shall confirm the "Commencement Date" and the date of commencement of each Lease Year, in writing, on or before the "Commencement Date". All Minimum Rent shall abate for a period of ninety (90) days immediately following the date possession and occupancy of the Premises are delivered to Tenant.

4.2 In addition to the aforesaid minimum rent, Tenant shall also pay to Landlord, as additional rent, the debt service (principal and interest) due and owing by

Landlord towards the \$1,500,000.00 bonding which the Landlord has obtained from the City of Bridgeport for construction of the Rink Improvements (the "Bond Debt Service"). Tenant shall pay, at a minimum, \$10,850.98 per month or \$130,211.76 per annum towards said Bond Debt Service (based upon the \$1.5 million bond at six (6%) percent interest per annum). Provided that prepayment shall be permitted under the terms of the City's \$1.5 Million Bond, Tenant shall be allowed, at Tenant's sole discretion, to make additional, advance payments of principal towards the early repayment and retirement of said bond, in which event Tenant's obligation to make said payments of Bond Debt Service shall cease upon payment in full of said bond.

#### 4.3 Percentage Rent.

(a) Tenant shall pay as additional rent to Landlord in addition to Minimum Rent a sum equal to the following percentage without limitation, offset or deduction (hereinafter referred to as "Percentage Rent"):

(i) Three (3%) percent of Tenant's gross receipts between One (\$1.00) Dollar and Six Hundred Thousand (\$600,000.00) Dollars; plus

(ii) Six (6%) percent of Tenant's gross receipts between \$600,000.01 and \$800,000.00; plus

(iii) Nine (9%) percent of Tenant's gross receipts between \$800,000.01 and \$1,000,000.00; plus

(iv) Twelve (12%) percent of Tenant's gross receipts between \$1,000,000.01 and \$1,500,000.00; plus

(v) Fifteen (15%) percent of Tenant's gross receipts of \$1,500,000.01.

Such Percentage Rent shall be payable for any whole or partial Lease Year commencing with the Commencement Date of this Lease and shall remain and continue on the same basis, and at the same rates, during the option terms granted hereunder. The Percentage Rent shall be paid quarterly on or before the twentieth (20<sup>th</sup>) day following the end of each full quarter of each Lease Year during the term hereof, and on the twentieth (20<sup>th</sup>) day of the quarter following the termination hereof. Tenant shall furnish Landlord with a written statement certified to be correct by Tenant's Treasurer showing the amount of gross receipts from sales in the Premises within twenty (20) days following the close of each calendar quarter.

Notwithstanding anything to the contrary contained herein, sales from food concessions shall be subject to a maximum percentage rental of six (6%) percent.

(b) The term "gross receipts" as used herein shall mean the actual combined monies collected by Tenant, its licensees, concessionaires, sublessees, subcontractors



and assigns, without limitation, from the sales or income generated from use, rental or leasing of ice time or space, the Rink, or merchandise and services sold, rented or leased in, on or from the Premises by Tenant, including but not limited to of all rental, concession, lessons, sales, fees, commissions and services, merchandise or services, whether for cash or on credit, even though such sales or services may be ordered by telephone, mail, telegraph or otherwise. Payment on installments or credit sales, renting or leasing shall be included in gross receipts from sales in the calendar quarter when collected. Gross receipts from sales shall not include: (i) sums collected and paid out for any sales, renting, or leasing or retail excise tax imposed by any duly constituted governmental authority; (ii) the value of exchanged or returned merchandise; (iii) sales, exchange, or replacements of trade fixtures or store equipment after use on the Premises; (iv) transfers of merchandise between businesses of Tenant, provided no such transfer is made to avoid liability for Percentage Rent; (v) finance, interest, service or carrying charges on credit sales, rentals or leases; (vi) charges for services provided for the convenience of customers at no profit to Tenant; (vii) interest income earned by Tenant on retained or invested income from the Premises; and (viii) sales, renting or leasing for which monies are not received or collected by Tenant.

(c) Tenant shall maintain at Tenant's office at the Premises Tenant's usual and customary books and records which shall disclose all information reasonably required to determine gross sales of Tenant. Such books and records shall be open to inspection and audit at Tenant's office by Landlord or its duly authorized agents twice each year upon twenty one (21) calendar days prior written notice to Tenant. If such audit shall disclose a deficiency in rent, Tenant shall promptly pay such deficiency and if such audit shows gross receipts from sales to be understated by three (3%) percent or more, Tenant shall pay the cost of such audit. Tenant shall keep and preserve said records for not less than four (4) years after the close of each Lease Year. Tenant shall keep and preserve said records for not less than five years after the close of each Lease Year.

(d) Tenant shall submit to Landlord on or before the sixtieth (60<sup>th</sup>) day following the end of each Lease Year a complete statement prepared by Tenant's Certified Public Accounting firm, and signed by Tenant and certified under oath by a duly authorized officer of Tenant, showing accurately and in reasonable detail the amount of gross receipts from sales made by Tenant upon and within the Premises during the preceding Lease Year, accompanied by any Percentage Rent due hereunder.

(e) Landlord agrees that it shall not disclose the contents of any of Tenant's gross receipts from sales reports or any information obtained pursuant to an audit of Tenant's books and records to any party except as required under the provisions of the Freedom of Information Act, as amended, and adopted in Connecticut, or to the extent required by any other local, state or federal law, or to the extent required in any legal action instituted by Landlord for an accounting on gross sales of Tenant from the Premises.

## ARTICLE V TAXES

5.1 Real Estate Taxes. Landlord represents that the Premises is located in the Residence-A Zone within the City of Bridgeport and, being owned by the City of Bridgeport, is not subject to real estate taxes or general or special assessments for betterments and improvements. Landlord agrees that the Premises shall, during the term of this Lease and any extension or renewal hereof, maintain this tax exempt status for the Premises.

5.2 Personal Property Taxes. Tenant shall pay all taxes assessed on Tenant's personal property on the Premises, if any. Tenant shall not, however, be required to pay any taxes which may be assessed on Landlord's personal property presently or hereinafter located on the Premises, which property shall be exempt from such tax assessment.

## ARTICLE VI COMMON AREAS

6.1 Definition. "Common Areas" shall mean all areas, space, installations and equipment provided from time to time by Landlord on and about Glenwood Park for the use and benefit of Tenant, its employees, agents, licensees, customers and other invitees, excepting the Rink and any additions thereto which Tenant may construct, and excepting further any other building or buildings which Tenant may construct with Landlord's consent as provided for herein. "Common Area" shall include, without limitation, parking areas, exits, entrances, access roads, driveways, sidewalks, fences, retaining walls, loading platforms and ramps and landscaped areas (which landscaped areas are hereinafter referred to as the "Turf Areas"). Common Areas constitute and are a part of the Premises.

6.2 Use of Common Areas. Landlord hereby grants to Tenant, its licensees, sublessees, concessionaires, successors and assigns, and its and their employees, agents, licensees, customers, and invitees the exclusive right to use the Common Areas during the term hereof and any extensions of same, continuously and without interruption.

6.3 Maintenance. Tenant shall maintain the Common Areas in clean condition and repair in a professional manner and in accordance with first rate commercial skating rink area standards, including but not limited to: (i) maintaining signage and patching parking areas and access roads and generally keeping such in good condition and repair; (ii) adequately illuminating the parking areas and other Common Areas while Tenant remains open for business and for one (1) hour thereafter; (iii) provide adequate security lighting and fire protection for the Common Areas as required by applicable code or ordinance and (iv) perform such other maintenance as Landlord may reasonably require. Tenant shall be obligated to make repairs but not replacements to



the Common Areas in all instances, whether the cause is insured against, insurable or not. Landlord shall be obligated for such Common Area repairs only if the loss is a result of an act of Landlord, its agents, employees, contractors, or assignees and is not covered by Tenant's insurance.

Except as otherwise provided for, in this Lease, all Common Area Costs shall be the sole responsibility of Tenant. As used herein, "Common Area Costs" shall mean all of the costs and expenses incurred by Tenant in the operation and maintenance of the Common Areas, and shall include, without limiting the generality of the foregoing repairs (but not replacements) to the parking areas or other Common Areas, lighting, removal of snow and ice, trash, rubbish and other refuse from the Common Areas, and of policing and securing same, as well as all other matters related to the Common Areas that are the responsibility of Tenant hereunder as well as the cost of leasing or the depreciation on any equipment used to implement the same.

Notwithstanding anything to the contrary contained in this Lease, Tenant shall maintain, but Landlord shall be responsible to repair and replace, as necessary, the road and parking areas. Landlord represents that a new parking lot is included amongst the rink improvements (the "Rink Improvements") performed by Landlord prior to the Commencement Date of this Lease. After the initial repairs, renovations, and construction of all the Rink Improvements (including but not limited to restoration of the Turf Area and Common Areas of the Premises, and re-building/resurfacing of all parking areas and driveways and road servicing the Premises and as shown and specified in the Plans and Specifications, the Tenant shall thereafter maintain and repair, as necessary, the Turf Area and Common Areas of the Premises. Landlord shall be responsible for maintenance, repair and replacement of landscaped areas located off the Premises which are a part of Glenwood Park.

#### ARTICLE VII UTILITIES

7.1 Tenant shall pay the applicable utility companies or governmental agencies for all such utilities consumed on the Premises. All utilities shall stand in the name of Tenant and shall be paid by Tenant directly to the utility companies. Electricity for lighting the tennis courts located off the Premises in Glenwood Park shall be separately metered by Landlord, and shall be paid for by Landlord, all at Landlord's cost and expense.

#### ARTICLE VIII USE AND ASSIGNMENT

8.1 Use. Subject to the provisions of Section 8.3 hereof, Tenant shall initially open for business in the Premises as a public skating rink, and for other activities customarily associated with the operation and management of a skating rink, including without limitation, the sale or rental or leasing of ice time and skating rink related

merchandise, operation of a skating professional's shop, providing skating lessons, sales of food and beverages (including but not limited to operation of a restaurant with a restaurant liquor permit and/or beer and wine permit), related office uses, and for any other lawful purposes permitted by local, state and federal law, provided such other use as Tenant may intend shall first be approved by the Landlord which approval Landlord shall not unreasonably withhold, delay or condition. Tenant shall be responsible to obtain all necessary governmental approvals, waivers, variances, and other permits which may be required under law to allow any or all of the foregoing uses, with the exception of any demolition and/or building permits and certificates of occupancy during the construction project which shall be the responsibility of Landlord to obtain, including maintaining maximum Dram insurance naming Landlord as additional insured. Landlord consents to use of a portion of the Premises for curling, which, if applicable, shall be the subject of an amendment and/or addendum to this Lease, to be signed by all parties hereto. For the purposes of this Lease, Landlord and Tenant acknowledge and agree that the zone status of the Premises is and shall remain at all times during the term of this Lease and any extension or renewal hereof within the Residence-A Zone or other zoning district which permits use of the Premises for its present and intended purposes. The parties hereto agree that the uses permitted under this Lease are considered to be for "Parks" purposes as that term is used and defined under Table 10-6 of the Zoning Regulations of the City of Bridgeport presently in effect, and as such may be amended, supplemented or appended. Landlord agrees to cooperate fully in assisting, supporting and endorsing any and all applications for governmental permits and approvals which Tenant may be required to obtain from any governmental agency having jurisdiction thereof necessary to allow any of the aforesaid uses.

8.2 Assignment and Subletting. Tenant may not assign or sublet this Lease without the prior written approval of the Landlord, which approval shall not be unreasonably withheld, conditioned, or delayed by Landlord. Any unauthorized assignment or subletting shall be void and this Lease shall immediately terminate. A transfer, issue or redemption of stock in Tenant which results in a five (5%) percent or greater change of ownership of Tenant (whether single or a sum total of prior changes) shall be deemed an assignment of this Lease which shall require the prior approval of Landlord which approval shall not be unreasonably withheld, conditioned, or delayed by Landlord. Notwithstanding the foregoing, the shareholders of Tenant are permitted to transfer and/or convey ownership of their shares of stock in Tenant to and amongst each other and to and amongst the members of their immediate family, by inter vivos and/or testamentary transfer, and to and from family trusts for estate planning and other purposes, without Landlord's consent, but upon prior written notice to Landlord of Tenant's shareholders' intention to so transfer and convey said shares of stock in Tenant.

8.3 Continuing Liability of Tenant. Regardless of Landlord's consent, no subletting or assignment shall release Tenant's obligation or alter the primary liability of Tenant to pay the Rent and to perform all other obligations to be performed by Tenant hereunder. The acceptance of rent by Landlord from any other person shall not be

deemed to be a waiver of the requirement of obtaining Landlord's consent to assignment or subletting hereunder, and shall not be deemed consent to any subsequent assignment or subletting. If any assignee of Tenant or any successor of Tenant defaults in the performance of any of the terms hereof, Landlord may proceed directly against Tenant without the necessity of exhausting remedies against such assignee or successor. Landlord may consent to subsequent assignments or subletting of this Lease or amendments or modifications to this Lease with assignees of Tenant without notifying Tenant, or any successor of Tenant, and without obtaining its or the consent thereto, and such action shall not relieve Tenant of its liability under this Lease. If Tenant assigns this Lease, or sublets the Premises, or if Tenant requests the consent of Landlord for any act that Tenant proposes to do, then Tenant shall pay landlord's reasonable attorneys' fees incurred in connection therewith.

8.4 Bankruptcy. If a petition is filed by or against Tenant for relief under Title 11 of the United States Code, as amended (the "Bankruptcy Code"), and Tenant (including for purposes of this Section Tenant's successor in bankruptcy, whether a trustee or Tenant as debtor in possession) assumes and proposes to assign, or proposes to assume and assign, this Lease pursuant to the provisions of the Bankruptcy Code to any person or entity who has made or accepted a bona fide offer to accept an assignment of this Lease, Tenant shall give notice of the proposed assignment to landlord setting forth (a) the name and address of the proposed assignee, (b) all of the terms and conditions of the offer and proposed assignment, and (c) the adequate assurance of future performance of the Lease to be furnished by the proposed assignee, no later than twenty (20) days after Tenant has made or received such offer, but in no event later than ten (10) days prior to the date on which Tenant applies to a court of competent jurisdiction for authority and approval to effect the proposed assignment. The description of the adequate assurance of the proposed assignee's future performance in such notice shall include such financial and other information as is necessary to demonstrate that the financial condition and operating performance of the proposed assignee and its guarantors, if any, is similar to the financial condition and operating performance of Tenant and its guarantors, if any, as of the time Tenant became the tenant under the Lease. Landlord shall have the prior right and option, to be exercised by notice to Tenant given at any time prior to the date on which the court order authorizing such assignment becomes final and non-appealable, to receive an assignment of this Lease upon the same terms and conditions, and for the same consideration, if any, as the proposed assignee, less any brokerage commissions which may otherwise be payable out of the consideration to be paid by the proposed assignee for the assignment of the Lease. If this Lease is assigned pursuant to the provisions of the Bankruptcy Code, Landlord, may, in addition to its right to adequate assurance of future performance, require from the assignee a deposit or other security for the performance of its obligations under the Lease in an amount substantially the same as would have been required by Landlord upon the initial leasing to a tenant similar to the assignee. Any person or entity to whom this Lease is assigned pursuant to the provisions of the Bankruptcy Code shall be deemed without further act or documentation to have assumed all of the Tenant's obligations arising under this Lease



on and after the date of such assignment. Any such assignee shall, upon demand, execute and deliver to Landlord an instrument confirming such assumption. No provision of this Lease shall be deemed a waiver of Landlord's rights or remedies under the Bankruptcy Code to oppose any assumption and/or assignment of this Lease, to require timely performance of Tenant's obligations under this Lease, or to regain possession of the Premises if this Lease has neither been assumed nor rejected within sixty (60) days after the date of entry of the bankruptcy court's order for relief or within such additional time as a court of competent jurisdiction may have fixed. Further, no provision in this Section 8.4 shall be binding on Landlord or construed as agreement by Landlord to any assignment, if, at the time Tenant notifies Landlord of proposed assignment, Tenant is in default (other than default arising from Tenant filing for relief under Chapter 11) of any of its obligations under this Lease. Notwithstanding anything in this Lease to the contrary, all amounts payable by Tenant to or on behalf of landlord under this Lease, whether or not expressly denominated as such, shall constitute "rent" for the purposes of Section 502(b)(6) of the Bankruptcy Code.

## ARTICLE IX MAINTENANCE AND REPAIRS

9.1 Landlord's Repairs. Landlord shall not be responsible for any maintenance or repairs to the premises except for structural repairs and replacements and those structural and non-structural repairs or replacements attributable to the negligence or willful misconduct of Landlord, its agents, employees or contractors and which are not insurable, insured or required to be insured for hereunder or as may be otherwise set forth herein. In making any repairs hereunder, landlord shall not unreasonably interfere with Tenant's normal operations in the Premises but nothing herein shall require such repairs to be made on an overtime or premium pay basis. See provisions for Landlord's access to Premises in Section 26.3.

9.2 Tenant Repairs. Tenant shall be responsible for all non-structural repairs and all maintenance to the Premises, without limitation in order to maintain the Premises in as good as condition as at Lease Commencement, wear and tear not excepting.

9.3 Alterations. Tenant shall have the right to make from time to time, at its expense, alterations to the Premises provided Tenant first obtains Landlord's consent and provided further that Tenant complies with all requirements of law; and provided further that such alterations shall not diminish the structural integrity of the building in which the ice skating rink is located. Upon completion of any such alteration Tenant shall deliver plans and specifications for such alteration to Landlord.

Prior to making any structural alterations to the building, Tenant shall obtain Landlord's prior written consent, which shall not be unreasonably withheld, conditioned or delayed, and landlord shall execute all instruments necessary to obtain licenses and permits to make such alterations from the applicable governmental authorities. All

alterations, additions and improvements made by Tenant to the premises ("betterments and improvements") shall be performed in a good and workmanlike manner using first quality materials and in compliance with all governmental rules, regulations and requirements and shall become the property of Landlord upon the termination of this Lease without any compensation to Tenant and shall be surrendered at such time as a part of the Premises. Tenant shall not injure, deface, mar, overload or commit waste on or in any building, fixture, utilities or appurtenances at or in the Premises nor permit such to be done by its servants, employees or agents.

9.4 Fixtures. Any business trade fixtures, furniture and equipment that Tenant installs in the Premises at its expense prior to or during the term hereof shall remain Tenant's property and may be removed by Tenant provided that Tenant repairs any damage to the Premises which is not immaterial caused by such removal at its sole cost and expense. Upon termination of this Lease, Tenant shall remove the foregoing, any fixtures, furniture and equipment from the Premises. Notwithstanding the foregoing, any tenant improvements constructed by Tenant, as opposed to business trade fixtures, shall remain the property of landlord upon the expiration of this Lease.

9.5 Liens. Each party hereto shall promptly pay when due the entire cost of all work done by it to the Premises and shall keep the Premises free of liens for labor or materials. Should mechanics', materialmen's or other liens be filed against the Premises by reason of the acts of either party hereto, such party shall cause the lien to be cancelled and discharged of record by bond or otherwise within ninety (90) days of receiving actual notice of such lien. Tenant shall not permit any equipment, accessories or furnishings to be used as collateral for any loan, and the Tenant will not permit any mechanics or other liens to be filed against the rink's equipment. In the event that such lien is filed, the Tenant shall cause the same to be cancelled or discharged of record by bond or otherwise within ninety (90) days after notice by the Landlord. Failure to promptly pay such bills or cause such liens to be cancelled or discharged shall be a material breach of this Lease.

## ARTICLE X INSURANCE

10.1 Landlord's Insurance. Throughout the term of this Lease and any extension or renewal hereof, landlord shall maintain at its expense in Landlord's name in amounts reasonably acceptable to Tenant, but not in excess of full "replacement cost" of the Rink, fire and extended coverage hazard insurance insuring against loss arising out of named perils to real and personal property including improvements and betterments becoming part of the permanent Premises. Coverage shall be written to provide for:

- Full insurable value (100% - coinsurance)
- Repair and replacement
- Agreed amount clause

- Tenant named as loss payee, as its interest appears
- Waiver of subrogation to Tenant
- Tenant named as an insured as their intent may appear

Such insurance shall name Tenant and Tenant's lender or mortgagee, if any, as additional insureds as their interests may appear and containing a waiver of the insurer's rights of subrogation with respect to Tenant. The said policy or policies shall provide that if Tenant has other valid and collectible insurance against any loss covered by the policy or policies, the insurance extended by the landlord's policy or policies shall be excess only and not primary or contributory. Landlord shall have the right to purchase the policy or policies from any company authorized to conduct business in Connecticut and in absence of Landlord purchasing such policy, Tenant may purchase said policy and charge Landlord, through an offset of rent, for the cost thereof throughout the term of this Lease and any renewal or extension hereof.

10.2 Tenant's Insurance. Tenant agrees to procure and maintain in effect for the duration of this Lease the following insurance coverage with insurers licensed or approved to conduct business in the State of Connecticut and holding a current financial rating in A.M. Best & Co. satisfactory to the City:

a. Commercial General Liability - Insurance against claims brought by members of the public alleging bodily injury, personal injury or damages of property and claimed to have arisen out of operations conducted under this Lease. Coverage shall be broad enough to include:

- Premises and Operation
- Contingent Liability
- Contractual Liability
- Products/completed Operations

Limits of Liability - Shall not be less than \$5,000,000.00 for each occurrence/aggregate, bodily or personal injury and property damage.

b. Business Automobile - In the event that Tenant owns or operates motor vehicles (other than the Zamboni), Tenant shall maintain insurance insuring against claims or suits brought by members of the public alleging bodily injury, personal injury or damage of property and claimed to have arisen out of the use of owned, hired or non-owned vehicles in connection with this Lease. Coverage shall be broad enough to include:

- Contractual Liability

Limits of Liability - Shall not be less than \$1,000,000.00 for each occurrence/aggregate, bodily or personal injury and property damage.



c. Dram Coverage - In the event that Tenant owns or operates a restaurant serving alcoholic beverages with the Premises, Tenant agrees to maintain "Dram" coverage providing for the maximum available coverage and limits of liability, at regularly scheduled and filed rates, under Connecticut Law.

Policies under (a), (b) and (c) shall be endorsed to include the following:

- Additional Named Insured - Naming the Landlord and any other department or agency of Landlord, or any other governmental agency which may have an insurable interest (such as DECD) as an additional insured, as their interest may appear.

- Knowledge of Occurrence - Standard Wording, substantially in the following form:

"KNOWLEDGE OF OCCURRENCE/ACCIDENT Knowledge of an occurrence by the agents, servants or employees of the insured shall not itself constitute knowledge by the insured unless an executive officer or such other responsible person or the insured shall be received such notice from its agent, servant or employee."

- Notice of Occurrence - Standard Wording, substantially in the following form:

"NOTICE OF OCCURRENCE/ACCIDENT Where the insured reports an occurrence to the compensation carrier insuring their worker's compensation insurance, which later develops into a liability claim, coverage for which is provided by the policy to which this is provided by the policy to which this endorsement is attached, failure to report such an occurrence at the time of occurrence shall not be deemed to be in violation of conditions "Notice to the Company" upon the distinct understanding and agreement, however, that the insured just as soon as it is made aware of the fact that the particulars is a liability case, rather than a compensation case, shall give notification of the aforesaid occurrence to this company."

(c) Workers' Compensation and Employers Liability - Insuring in accordance with statutory requirements in order to meet obligation towards employees in the event of injury or death sustained in the course of employment. Employees Liability Coverage B) shall not be less than \$100,000 each claim.

(d) Business Interruptions - In the event that Tenant elects to obtain business interruption insurance, such insurance policy shall contain a provision whereby the insurer waives its rights of subrogation as against Landlord.

10.3 Evidence of Insurance. All of the foregoing insurance policies required pursuant to Sections 10.1 and 10.2 above shall be written with companies licensed to

do business in the state in which the Premises are located and shall provide that the other party hereto shall be given a minimum of ten (10) days' written notice by any such insurance company prior to the cancellation, termination or alteration of the terms or limits of such coverage and with elimination of the verbiage "will endeavor." Each party shall deliver to the other party hereto the foregoing insurance policies or certified copies thereof prior to the tender of possession of the Premises to Tenant (or at such earlier time as reasonably requested by the other) and evidence of all renewals or replacements of same not less than ten (10) days prior to the expiration date of such policies. Excepting the policy referred to in Section 10.1 hereof, all insurance obligations under this Lease may be satisfied by umbrella or blanket insurance policies or as otherwise approved by the other party, which approval shall not be unreasonably withheld, delayed or conditioned. Any blanket insurance policy shall contain a priority claim endorsement whereby loss with respect to the Premises shall be adjusted and paid before loss to any other property covered under the blanket policy.

10.4 Indemnity. Tenant shall hold Landlord harmless and defend Landlord from and against any and all losses, damages, claims, or liability for any damage to any property or injury, illness or death of any person, and from any and all claims, liabilities and obligations and causes of action of whatsoever kind and nature, other than for losses, damages, claims, or liability which may be covered by Landlord's insurances required hereunder, occurring in, on, or about the Premises, or any part thereof, arising at any time and from any cause whatsoever other than by reason of the negligence or willful misconduct of Landlord, its employees or agents. The provisions of this Section shall survive the termination of this Lease with respect to any damage, injury, illness or death occurring prior to such termination.

10.5 Compliance with Laws. Tenant, at its sole expense shall comply with all laws, orders and regulations of Federal, State, County and Municipal authorities, and with any directive of any public officer or officers, pursuant to law which shall impose any violation order or duty upon landlord or Tenant with respect to Tenant's use or occupation of the Premises. Tenant shall not do or permit to be done any act or thing upon the Premises which will invalidate or be in conflict with fire insurance policies covering the Premises. Notwithstanding the foregoing, Tenant shall not be required to comply with any Compliance Orders, rules or directives of any local, state or federal environmental agency requiring the removal of hazardous or toxic wastes or materials which existed prior to the Commencement Date of this Lease, or which were not generated or caused to be located on the Premises as a direct result of Tenant's act or omission.

10.6 Self-Insurance. Notwithstanding anything to the contrary contained in this Article X, Landlord may self insure with respect to any insurance required of Landlord hereunder.

## ARTICLE XI DAMAGE OR DESTRUCTION

11.1 Damage and Destruction. If the Premises are partially damaged or destroyed during the term or any extensions thereof by a casualty loss, Landlord shall rebuild and restore the Premises with reasonable diligence, at its expense, as close as practicable to at least their condition prior to such destruction provided that such damage or destruction results from events which would have been covered by insurance which Landlord is obligated to carry pursuant to Section 10.1 hereof and providing that Tenant has not caused or permitted said damage or destruction to occur in a fashion that negates coverage by insurance. After such destruction, Tenant's rent and all other charges hereunder shall abate in proportion to the portion of the Premises that is unusable in the operation of Tenant's business, either directly or indirectly as a result of such destruction, from the date of destruction to the date of completion of such rebuilding if Tenant does not cease all operations in the Premises as a result of such damage. In the event that Landlord has not restored the Premises, where there has been a partial destruction of the Premises, within one hundred twenty (120) days of such occurrence of damage, Tenant shall have the option to terminate the Lease upon written notice to Landlord. In the event the parties cannot mutually agree as to whether there has been a total or partial destruction of the Premises, such determination shall be made by three (3) insurance adjusters each having a minimum of ten (10) years experience in the evaluation of commercial casualty losses in the Fairfield County, Connecticut area. One such adjuster shall be selected by landlord; one shall be selected by Tenant; and the third shall be selected by the first two adjusters. A majority decision of the three shall control.

11.2 Damage During Last Two Years. Notwithstanding the provisions of Section 11.1 hereof, if during the last two (2) years of the term or any renewal thereof the Premises or the Common Areas are damaged to the extent of thirty-five (35%) percent or more of the replacement cost (exclusive of the land and foundations), then this Lease may be terminated at the election of Tenant, provided that notice of such election shall be delivered to Landlord within thirty (30) days after the occurrence of such damage or destruction. Upon the exercise of such option to terminate, this Lease shall be deemed null and void, the parties shall be released from all further liabilities thereafter arising under this Lease, and all rent or other charges paid by Tenant for periods after the date of destruction shall be promptly refunded. In such event all fire and casualty insurance proceeds pertaining to the buildings, improvements and Equipment located on the Premises shall be assigned to Landlord. Notwithstanding the foregoing, Tenant shall not exercise such right to terminate the Lease during said two (2) year period provided Landlord and Tenant are able to mutually agree to a renewal and extension of the term of the Lease upon terms and conditions mutually satisfactory to the parties.

11.3 Termination. In the event of any termination of this Lease as the result of the provisions of this Article XI, the parties, effective as of such termination, shall be released, each to the other, from all liability and obligations thereafter arising under this Lease, excepting liability and/or obligations that arose prior to such termination, which shall survive termination of this Lease.

## ARTICLE XII EMINENT DOMAIN

12.1 Condemnation. If after the execution of this Lease and prior to the expiration of the term hereof, the whole of the Premises shall be taken under power of eminent domain by any public or private authority, or conveyed by Landlord to said authority in lieu of such taking, then this Lease and the term hereof shall cease and terminate as of the date of such taking, subject, however, to the right of Tenant, at its election, to continue to occupy the Premises, subject to the terms and provisions of this Lease, for all or such part, as Tenant may determine, of the period between the date of such taking and the date when possession of the Premises shall be taken by the taking authority and any unearned rent or other charges, if any, paid in advance, shall be refunded to Tenant.

12.2 Termination Right. If, after the execution of this Lease and prior to the expiration of the term hereof, any taking under the power of eminent domain by a public or private authority or any conveyance by landlord in lieu thereof, shall result in:

- (a) A reduction of ten (10%) percent or more of the gross leaseable area of the building;
- (b) The reduction of the parking area for the Premises by twenty-five (25%) percent of the present number of spaces;
- (c) A taking that results in the closing of any entrances or exits to the Premises;
- (d) A taking of either a material portion of the Common Area (as herein defined) or the access roads to the Premises which taking materially impedes or materially interferes with access to the Premises; or
- (e) Any taking which results in the permanent inability of Tenant to operate the ice skating rink.

Then Tenant may, at its election, terminate this Lease by giving Landlord notice of the exercise of Tenant's election within thirty (30) days after Tenant shall receive actual notice of such taking. In the event of termination by Tenant under the provisions of this Section, this Lease and the term hereof shall cease and terminate as of the date of such taking, subject to the right of Tenant, at its election, to continue to occupy the Premises,



subject to the terms and provisions of this Lease, for all or such part, as Tenant may determine, of the period between the date of such taking and the date when possession of the Premises shall be taken by the appropriating authority, and any unearned rent or other charges, if any, paid in advance by Tenant for any period after Tenant lawfully vacates the Premises shall be refunded to Tenant.

12.3 Restoration. In the event of a taking in respect of which Tenant shall not have the right to elect to terminate this Lease, this Lease and the term thereof shall continue in full force and effect and to the extent of the condemnation proceeds Landlord shall forthwith restore the remaining portions of the Premises, including any and all improvements made theretofor, together with the remaining portions of the parking areas, to an architectural whole in substantially the same condition that the same were in prior to such taking provided that Landlord shall not be obligated to expend any sums in excess of the amounts received for such award. A just proportion of the Minimum Rent reserved hereunder and any other charges payable by Tenant hereunder and any other charges payable by Tenant hereunder, according to the nature and extent of the injury to the Premises and to Tenant's business, shall be suspended or abated until the completion of such restoration and thereafter the rent and any other charges shall be reduced pro-rata based upon the percentage of the Premises taken.

12.4 Award. All compensation awarded for any taking, whether for the whole or a portion of the Premises, shall belong to landlord. However, Tenant shall have the right to make claim for reasonable moving expenses as provided by Connecticut General Statutes and Tenant shall be entitled to receive a dollar amount equal to the then unamortized portion of Tenant's costs for improving the Premises provided such claim shall not result in a diminution of the award to Landlord. In no event shall Tenant have a right to make claim for the value of the unexpired portion of the term of this Lease, the same belonging solely to Landlord.

12.5 Termination. In the event of any termination of this Lease as the result of the provisions of this Article XII, the parties, effective as of such termination, shall be released, each to the other, from all liability and obligations thereafter arising under this Lease, excepting liability and/or obligations that arose prior to such termination, which shall survive termination of this Lease.

### ARTICLE XIII SELF HELP

13.1 Self Help. If either party defaults in the performance of any obligation imposed on it by this Lease and does not cure such default within thirty (30) days after written notice from the other party specifying the default (or does not within said period commence and diligently proceed to cure such default), the other party, without waiver of or prejudice to any other right or remedy it may have, shall have the right at any time thereafter to cure such default for the account of the defaulting party, and the defaulting party shall reimburse the other party for any amount paid and any expense or

contractual liability so incurred upon invoice. In the event Landlord is not reimbursed for its expenses in performing Tenant's obligations upon invoice, the amount of such invoice shall be added to the next due monthly Minimum Rent payment and shall be considered as additional rent due from Tenant to Landlord. Tenant shall have the option, at its sole discretion, of offsetting any payment(s) next due to Landlord, until which time Tenant has been completely reimbursed for its expenses. The foregoing to the contrary notwithstanding, Tenant shall have no right to cure any default hereunder unless and until Tenant has given not less than thirty (30) days prior written notice of such default to the holder of any mortgage or deed of trust on the Premises of which Tenant has received notice from Landlord and such holder fails to cure or causes Landlord to cure said default.

#### ARTICLE XIV DEFAULT

14.1 Events of Default. This Lease and the term and estate hereby granted are subject to the limitation that:

(a) Whenever Tenant shall default in the payment of any monetary obligation on any day upon which the same was due and payable, and if such default shall continue for ten (10) days after Landlord shall have given the Tenant written notice specifying such default, or

(b) Whenever Tenant shall do, or permit anything to be done contrary to any of the covenants, agreements, terms or provisions of this Lease, or shall fail in the keeping or performance of any of the covenant, agreements, terms and provisions contained on this Lease which on the part or behalf of Tenant are to be kept or performed other than those referred to in subsection (a) above, and Tenant shall fail to remedy the same within thirty (30) days after Landlord shall have given Tenant written notice specifying the same, or if any such complained of condition is not curable within such period, Tenant shall fail to commence to take steps to remedy the same within such period or having so commenced shall thereafter fail to proceed diligently to remedy the same and landlord cannot, or does not wish to, cure or remedy the same under the Self Help provisions of Article XIII of this Lease, then regardless of and notwithstanding the fact that Landlord has or may have some other remedy under this Lease or by virtue thereof, or in law or in equity, Landlord may give to Tenant a notice (hereinafter called the "second notice") of intention to end the term of this Lease specifying a date not less than fifteen (15) days thereafter, and upon the giving of the second notice, this Lease and the term and estate hereby granted shall expire and terminate upon the date so specified in the second notice, as fully and completely and with the same force and effect as if the day so specified were the date hereinbefore fixed for the expiration of the term of this Lease and all rights of Tenant hereunder shall expire and terminate, but Tenant shall remain liable for damages as provided in Article XIX hereof.



Failure of Tenant to remedy a complained of condition as provided in Section 14.1(b) above shall not constitute a default under this Lease providing that Landlord elects to cure the condition under the Self Help provisions of this Lease and reduce the condition to a fixed monetary sum due and owing from Tenant to landlord as additional rent.

14.2 Remedies Upon Landlord's Default. In the event that Landlord shall at any time be in default in the observance or performance of any of the covenants and agreements required to be performed and observed by Landlord hereunder and any such default shall continue for a period of thirty (30) days after written notice to Landlord (or if such default is incapable of being cured in a reasonable manner within thirty (30) days then if Landlord has not commenced to cure the same within said thirty (30) day period and thereafter diligently prosecutes the same to completion) and Landlord shall not thereafter cure such default, Tenant shall be entitled at its election, to exercise concurrently or successively, any one or more of the following rights, in addition to all remedies otherwise provided in this Lease and otherwise available in law or equity under the laws of the United States or the State in which the Premises is located:

(a) to bring suit for the collection of any amounts for which Landlord may be in default, or for the performance of any other covenant or agreement devolving upon Landlord, without terminating this Lease; and/or

(b) terminate this Lease upon thirty (30) days' written notice to Landlord without waiving Tenant's rights to damages for Landlord's failure to perform its obligations hereunder. In the event Tenant shall elect to terminate this Lease, as aforesaid, all rights and obligations of Tenant, and of any permitted successors or assigns, shall cease and terminate, except that Tenant shall have and retain full right to sue for and collect all amounts for the payment of which Landlord shall then be in default and all damages to Tenant by reason of any such breach, and limited to the then present term of the Lease.

In the event that either Landlord or Tenant commences any suit for the collection of any amounts for which the other may be in default or for the performance of any other covenant or agreement hereunder, the Landlord or Tenant shall pay all reasonable attorneys' fees and other expenses incurred by the prevailing party enforcing such obligations and/or collecting such amounts, plus interest thereon at the highest legal rate not to exceed twelve (12%) percent per annum. All remedies of Landlord and Tenant herein created or remedies otherwise existing at law or equity are cumulative and the exercise of one or more rights or remedies shall not be taken to exclude or waive the right to the exercise of any other. All such rights and remedies may be exercised and enforced concurrently and whenever and as often as Landlord or Tenant shall deem necessary.

## ARTICLE XV QUIET ENJOYMENT

15.1 Covenants and Warranties. Landlord covenants and warrants that Landlord is the true and lawful owner of the Premises subject only to those matters set forth in Exhibit "E" attached hereto and by this reference made a part hereof (the "Permitted Exceptions") and has good right and full power to let and lease the same. Landlord further warrants to the best of its knowledge that the real estate which constitutes a part of the premises does not now contain any asbestos (other than asbestos, if any, in the buildings to be demolished and removal thereof is Landlord's responsibility), hazardous, toxic materials, fuel storage tanks or polychlorinated biphenyls or any other substances defined by the appropriate governmental authority as a hazardous waste. Landlord shall not cause or permit such substances to be released, discharged or deposited onto or within the bounds of the Premises. Tenant similarly covenants to landlord that it shall not cause or permit any of the foregoing or any other hazardous substances to be released, discharged or deposited onto or within the bounds of the Premises. Landlord agrees that, contingent upon Tenant's compliance with the terms of this Lease, Tenant shall quietly and peaceably hold, possess and enjoy the Premises and the exclusive use of the Common Areas for the full term of this Lease without any hindrance or molestation by the agents or employees of Landlord, and Landlord will defend the title to the Premises and the use and occupancy of the same and the Common Areas by Tenant against the lawful claims of all persons whomsoever, except those claiming by to the extent necessary to assure Tenant's use and occupancy or through the Tenant and will indemnify and hold Tenant harmless from any and all losses, costs, expenses or liabilities due or attributable to a breach by Landlord of the warranties set forth in this Section 15.1.

## ARTICLE XVI SUBORDINATION

16.1 Subordination of this Lease. This Lease shall be subject and subordinated at all times to: (a) all ground or underlying leases now affecting or which may hereafter be affecting the Premises and (b) the lien of all mortgages in any amount or amounts whatsoever now or hereafter placed on or against the Premises, on or against Landlord's interest or estate therein, on or against all such ground or underlying leases, all without the necessity of having further instruments executed on the part of Tenant to effectuate such subordination. Notwithstanding the foregoing: (i) in the event of termination for any reason whatsoever of any such ground or underlying lease, and if such ground or underlying lease so provides, then this Lease shall not be barred, terminated, cut off or foreclosed, nor shall the rights and possession of Tenant hereunder be disturbed if Tenant shall not then be in default in the payment of rental or other sums or be otherwise in default under the terms of this Lease beyond any applicable grace period, and Tenant shall attorn to the landlord of any such ground or underlying lease, or, if requested, enter into a new lease for the balance of the original or extended Term then remaining, upon the same terms and provisions as are

contained in this Lease; (ii) in the event of a foreclosure of any such mortgage or of any other action or proceeding for the enforcement thereof, or of any sale thereunder, and if any such mortgage so provides, this Lease will not be barred, terminated, cut off or foreclosed, nor will the rights and possession of Tenant thereunder be disturbed if Tenant shall not then be in default in the payment of rental or other sums or be otherwise in default under the terms of this Lease beyond any applicable grace period, and Tenant shall attorn to the purchaser at such foreclosure sale or other action or proceeding, or, if requested, enter into a new lease with such purchaser for the balance of the original or extended Term then remaining upon the same terms and provisions as are in this Lease contained; and (iii) Tenant agrees to execute and deliver upon demand such further instruments evidencing such subordination of this Lease to such ground or underlying leases and to the lien of any such mortgages as may reasonably be required by Landlord. Tenant shall from time to time on request from landlord execute and deliver any documents or instruments that may be required by any lender to effectuate any subordination. Landlord will obtain a non-disturbance agreement from the holder of any mortgage or lease which may be superior in lien to this Lease or any other institutional lender in form reasonably acceptable to Tenant. Within forty (40) days after the execution of this Lease, Landlord at Tenant's expense, shall provide Tenant, with a copy of an executed and recorded Notice of Lease in a form reasonably satisfactory to Tenant.

16.2 The Tenant shall have the right, during the term of this lease, to subject the Premises to a construction loan, the proceeds of which shall be applied for payment of the construction costs for any buildings or improvements erected by Tenant, with Landlord's prior written permission with City Council approval, on the Premises, and to a permanent, self-liquidating loan. For this purpose, the Tenant may subject the Premises to a leasehold mortgage deed and may require the Landlord to join with the Tenant in the execution and delivery of such deed, which mortgage deed shall constitute a lien on the Premises as well as the buildings and improvements erected or to be erected thereon by Tenant. It is specifically understood and agreed upon that Landlord shall not be liable for the payment of the sum secured by such mortgage deed nor for any expenses in connection with the same, and neither the mortgage deed nor any instrument collateral thereto shall contain any covenant or other obligation on the Landlord's part to pay such debt, or any part thereof, or to take any affirmative action of any kind whatsoever. Furthermore, such mortgage deed shall expressly provide that the mortgagee will seek no money judgment against the Landlord. Further, the loan secured by said mortgage deed shall be made only by a permitted mortgagee as hereinbefore defined and must be repaid over a period not in excess of thirty (30) years or such shorter period of time as may remain during the unexpired term of the Lease and any available options to renew and extend the Lease. The mortgage deed shall not permit the principal thereof to be increased at any time or for any reason except in the event the mortgagee shall advance monies for the payment of taxes, water charges, insurance, or assessments, and then only after having given the Landlord at least ten (10) days prior written notice of the intention to make such advances.



The mortgage deed shall expressly provide that the mortgagee will give Landlord notice of any default thereunder, the failure to cure which might result in the acceleration of the maturity of the debt secured by said mortgage deed, and that Landlord shall have ten (10) days after receipt of said notice in which to cure such default, if it shall so choose.

Notwithstanding the foregoing, It is the intention of the parties under this Article that the Landlord shall not subordinate the fee of the demised premises to any construction or permanent mortgage obtained by Tenant during the term hereof or the refinancing of any then existing permanent mortgage.

#### ARTICLE XVII TRANSFERS BY LANDLORD

17.1 Transfers of Landlord's Interest. No transfer or sale of Landlord's interest hereunder shall release Landlord from any of its obligations or duties hereunder prior thereto. Landlord shall be released of any ongoing obligations hereunder from and after the date of such transfer upon the assumption of all such obligations and duties by the transferee of Landlord.

#### ARTICLE XVIII MISCELLANEOUS

18.1 Holding Over. In the event of Tenant's continued occupancy of the Premises after the expiration of the term of this Lease or any renewal or extension thereof, or any earlier termination provided or permitted by this Lease, with the consent of Landlord, such tenancy shall be from month-to-month and such continued occupancy shall not defeat Landlord's right to possession of the premises. All other covenants, provisions, obligations and conditions of this Lease shall remain in full force and effect during such month-to-month tenancy.

18.2 Non-Waiver of Default. No acquiescence by either party to any default by the other party hereunder shall operate as a waiver of its rights with respect to any other breach or default, whether of the same or any other covenant or condition, nor shall the acceptance of rent by Landlord at any time constitute a waiver of any rights of Landlord.

18.3 Recording. This Lease shall not be recorded. A short form or notice of this Lease in a form established by Connecticut General Statutes, describing the Premises and setting forth the term of this Lease and such other non-monetary provisions as Tenant shall reasonably require, may be recorded by either party, however, at the cost and expense of the party requesting such recording.

18.4 Notice. Any notice or consent required to be given by or on behalf of either party to the other shall be in writing and mailed by registered or certified mail, return receipt requested or sent by air courier or expedited mail service, addressed to the other party as follows:

If to Tenant: Wonderland of Ice Associates  
51 Bartling Drive  
Easton, CT 06612

With a copy to: David L. Quatrella, Esquire  
Quatrella & Rizio, LLC  
One Post Road  
Fairfield, CT 06430

If to Landlord: The Department of Parks  
City of Bridgeport  
45 Lyon Terrace  
Bridgeport, CT 06604  
Attention: Director's Office

With a copy to: Office Of The City Attorney  
999 Broad Street  
Bridgeport, CT 06604

or at such other address as may be specified from time to time in writing by either party. All such notices hereunder shall be deemed to have been given on the date of delivery or the date marked on the return receipt unless delivery is refused or cannot be made, in which case the date of postmark shall be deemed the date notice has been given. Notwithstanding the foregoing, notice to the Landlord shall be deemed to have been given at the time of the next regularly scheduled meeting of the Board of Parks Commissioners of the Department of Parks and Recreation of the City of Bridgeport.

18.5 Successors and Assigns. All covenants, promises, conditions, representations, and agreements herein contained shall be binding upon, apply, and inure to the parties hereto and their respective heirs, executors, administrators, successors, and permitted assigns.

18.6 Time is of the Essence. the time of the performance of all of the covenants, conditions, and agreements of this Lease is of the essence of this Agreement, unless otherwise specifically stated herein.

18.7 Partial Invalidity. If any provision of this Lease or the application thereof to any person or circumstance shall to any extent be held invalid, then the remainder of this Lease or the application of such provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby, and each provision of this Lease shall be valid and enforced to the fullest extent permitted by law.

18.8 Interpretation. In interpreting this Lease in its entirety, the printed provisions of this Lease and any additions written or typed thereon shall be given equal

weight, and there shall be no inference, by operation of law or otherwise, that any provision of this Lease shall be construed against either party hereto.

18.9 Headings, Captions and References. The section captions contained in this Lease are for convenience only and do not in any way limit or amplify any term or provision hereof. The use of the terms "hereof," "hereunder" and "herein" shall refer to this Lease as a whole, inclusive of the Exhibits, except when noted otherwise. The use of the masculine or neuter genders herein shall include the masculine, feminine and neuter genders and the singular form shall include the plural when the context so requires.

18.10 Brokerage Commissions. Landlord and Tenant each warrants and represents to the other that there are no brokers, finders fees or any real estate commissions due to any broker, agent or other party in connection with the negotiation or execution of this Lease or on behalf of either of them; Landlord and Tenant hereby agree to indemnify and hold the other harmless from and against any and all costs, expenses, liabilities, causes of action, claims or suits by any party for compensation, commissions, fees or other sums claimed to be due or owing with respect to the representation of Landlord or Tenant as applicable, in effecting this Lease.

18.11 Governing Law. This Lease shall be construed under the laws of the State of Connecticut.

18.12 Surrender of Premises. At the end of the Term or upon sooner termination of this Lease, Tenant shall peaceably deliver up to Landlord possession of the Premises, together with all improvements or additions upon or belonging to the same, by whomsoever made, in the same condition as received, or first installed, reasonable wear and tear and loss due to insured casualty excepted. Tenant may, upon the termination of this Lease, remove all movable partitions of less than full height from floor to ceiling, and shall remove other trade fixtures installed by Tenant, repairing any damage caused by such removal. Property which may be removed and is not so removed shall be deemed abandoned by Tenant and title to the same shall thereupon pass to Landlord. Notwithstanding the foregoing, Tenant shall not remove any Tenant improvements other than business trade fixtures at the expiration of this Lease.

18.13 Estoppel Certificate. At any time and from time to time, but in no event on less than ten (10) business days prior written request by Landlord, Tenant shall issue a certificate certifying: (a) that Tenant has accepted the Premises (or, if Tenant has not done so, that Tenant has not accepted the Premises, and specifying the reasons therefor); (b) the Commencement Date and Expiration Date; (c) whether there are then existing any defaults by Landlord in the performance of its obligations under this Lease (and, if so, specifying the same); (d) that this Lease is unmodified and in full force and effect (or, if there have been modifications, that this Lease is in full force and effect, as modified, and stating the date and nature of each modification); (e) the capacity of the person executing such certificate, and that such person is duly authorized to execute



the same on behalf of Tenant; (f) the date, if any, to which the various components of Rent have been paid; (g) that no notice has been received by Tenant of any default which has not been cured, except as to defaults specified in the certificate; (h) the amount of any security deposit and prepaid Rent; and (i) such other matters as may be reasonably requested by Landlord. Any such certificate may be relied upon by any prospective purchaser or mortgagee affecting the Premises or any part thereof.

18.14 Construction. Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto, it being understood and agreed that neither the method of computation of Rent nor any other provision contained herein, nor any acts of the parties herein, shall be deemed to create any relationship between the parties hereto other than the relationship of Landlord and Tenant.

18.5 Mortgagee Protection. Tenant agrees to give all mortgagees, if any, by registered mail, a copy of any notice of default served upon Landlord, provided that prior to such notice Tenant has been notified, in writing (by way of Notice of Assignment of Rents and Leases or otherwise) of the addresses of such mortgagees. Tenant further agrees that if Landlord shall have failed to cure such default within the time provided for in this Lease, then the mortgagee(s) shall have an additional thirty (30) days within which to cure such default, or if such default cannot be cured within that time, then such additional time as may be necessary provided that within such thirty (30) days, any mortgagee has commenced and is diligently pursuing the remedies necessary to cure such default, in which event this Lease shall not be terminated while such remedies are being so diligently pursued. Tenant's failure to give such notice shall not be deemed a default hereunder but shall deprive Tenant of its right to terminate the lease or to enforce its other remedies hereunder against such mortgagee(s) should they succeed to Landlord's interest unless and until such notice is given.

18.6 Force Majeure. In the event that either party shall be delayed or hindered in, or prevented from, the performance of any work, service, or other act required under this Lease to be performed by the party and such delay or hinderance is due to strikes, lockouts, acts of God, governmental restrictions, enemy act, civil commotion, unavoidable fire or other casualty, or other causes of a like nature beyond the control of the party so delayed or hindered, then performance of such work, service, or other act shall be excused for the period of such delay and the period for the performance of such work, service, or other act shall be extended for a period equivalent to the period of such delay. Except as herein provided, in no event shall such delay constitute a termination or extension of this Lease. The provisions of this Paragraph shall not operate to excuse either party from the prompt payment of sums due under any provision hereof.

## ARTICLE XIX DAMAGES

19.1 If this Lease is terminated under the provisions of Article XIV, or if Landlord shall re-enter the Premises under the provision of Article XIV or in the event of termination of this Lease, or of re-entry by summary dispossession proceedings, ejectment or by any suitable action or proceeding at law, or by agreement, or by force agreement, or by force or otherwise, by reason of default hereunder on the part of Tenant, Tenant shall pay Landlord as damages, at the election of Landlord:

(a) sums equal to the fixed rent and the additional rent payable hereunder which would have been payable to Landlord had this Lease not so terminated, or had Landlord not so re-entered the Premises, payable quarterly, in advance, but otherwise upon the terms therefor specified herein following such termination or such re-entry and until the Termination Date, provided, however, that if Landlord shall relet the Premises or any portion or portions thereof during said period, Landlord shall credit Tenant with the net rents received by Landlord from such reletting, such net rents to be determined by first deducting from the gross rents as and when received by Landlord from such reletting the expenses incurred or paid by Landlord in terminating the Lease or in re-entering the Premises and in securing possession thereof, as well as the expenses of reletting, including altering and preparing the premises or any portion or portions thereof for new tenants, brokers' commissions, advertising expenses and all other expenses properly chargeable against the Premises and the rental therefrom; it being understood that any such reletting may be for a period shorter or longer than the remaining term of this Lease, but in no event shall Landlord be entitled to receive any excess of such net rents over the sums payable by Tenant to Landlord hereunder, nor shall Tenant be entitled in any suit for the collection of damages pursuant to this section to a credit in respect of any net rents from a reletting, except to the extent that such net rents are actually received by Landlord. If the Premises or any part thereof should be relet in combination with other space, then proper apportionment shall be made of the rent received from such reletting and of the expenses of reletting, and Landlord shall have the right to grant reasonable rent concessions to attract one or more new tenants and to permit the term of any new lease covering part of all of the Premises to be for a shorter or longer period than provided for herein.

If the Demised Premises or any part thereof be relet by Landlord for the unexpired portion of the term of this Lease, or any part hereof, before presentation of proof of such damages to any court, commission or tribunal, the amount of rent reserved upon such reletting shall, prima facie, be the fair and reasonable rental value for the premises, or part thereof, so relet during the term of the reletting. Landlord however, shall in no event and in no way be responsible or liable for any failure to relet the Premises, or any part thereof after having made diligent effort to do so, or for failure to collect any rent due upon any such reletting.

19.2 Suit or suits for the recovery of such damages, or any installments thereof, may be brought by Landlord from time to time at its election, and nothing contained herein shall be deemed to require landlord to postpone suit until the date when the term of this Lease would have expired if it had not been so terminated under the provisions of Article XI, or under any provision of law, or had Landlord not re-entered the Premises. Nothing herein contained shall be construed to limit or prejudice the right of the Landlord to prove for and obtain as liquidated damages by reason of the termination of this Lease or re-entry on the Premises for the default of Tenant under this Lease, an amount equal to the maximum allowed by any statute or rule of law in effect at the time when, and governing the proceedings in which, such damages are to be proved whether or not such amount be greater, equal to, or less than any of the sums referred to in Section 19.1.

## ARTICLE XX QUALITY OF SERVICE

20.1 Quality of Service. Tenant must use its best efforts to keep the quality of service at the Rink at the highest obtainable level, and must keep all areas not visited by the public but where food is stored and prepared, clean and orderly at all times. The Landlord has the right to object to the conditions of the Premises as well as to the character of the service and any deviation found, including courtesy to visitors and patrons of the Rink. Tenant must extend the same courtesy to the visitors as to the patrons of the Rink and they shall be permitted to avail themselves of the privilege offered and no discrimination may be made by the Tenant or its employees against any person on account of race, creed, color or religion.

## ARTICLE XXI THIS SECTION INTENTIONALLY OMITTED

## ARTICLE XXII FEE SCHEDULE

22.1 Landlord's Consent to Fees. All fees charged by Tenant to customers for ice skating rentals and use charges at the Premises shall be comparable to those fees charged by competing public and private skating rinks in the Southwestern Connecticut area. The existing fee schedule is annexed hereto and made a part hereof as Exhibit "F". Tenant shall submit a revised fee schedule to the Bridgeport Park Board on or about June 1 of each year for approval by the Bridgeport Park Board, which approval the Bridgeport Park Board shall not unreasonably withhold, delay or condition. No approval shall be required in the event that Tenant intends to revise fees by an amount equal to or less than six (6%) percent over the previous year. In the event such revised fee schedule as submitted by Tenant is not approved or denied within thirty (30) days of the date the Bridgeport Park Board receives such from Tenant, such revised fee schedule shall be deemed approved.



**ARTICLE XXIII  
PRESERVATION OF TENANT'S INTEREST**

23.01 Preservation of Tenant's Interest. In the event Landlord at anytime during the term hereof or any renewal or extension hereof transfers title to the Premises to any other entity, whether related or otherwise to landlord, the transferee of title shall be bound to honor the terms of this Lease and any renewals or extensions thereof. It is the intent of the parties that this Lease shall remain in full force and effect notwithstanding transfer of title by Landlord.

**ARTICLE XXIV  
RESTROOM USE**

24.1 Access to Public. The parties hereto acknowledge that use of the restrooms at the Rink is limited to customers and patrons of the Rink and to users of the tennis courts and park picnic areas located adjacent to the Premises in Glenwood Park, during the regular business hours of Tenant. Landlord shall use its best efforts to adopt reasonable rules and regulations regarding the use of the restrooms by users of the tennis courts and park picnic areas.

**ARTICLE XXV  
FENCE**

25.1 Construction of Gate. Tenant is permitted to construct a gate and/or fence at the entranceway to the Rink, where the access road meets Glenwood Avenue, at Tenant's cost and expense. In the event that Tenant elects to construct such gate and/or fence, Tenant agrees to keep such gate and/or fence open for access to the public using the tennis courts and picnic areas of Glenwood Park adjacent to the Premises during all such hours as the tennis courts and public parks in Bridgeport are open to the public, as determined by Landlord from time-to-time.

**ARTICLE XXVI  
BUILDING AND FACILITIES INSPECTION**

26.1 Access For Building Inspection. As stated in Section 2.1 of this Lease, Tenant is accepting the Premises in the condition which existed on the Lease Commencement Date. Excepting structural repairs, tenant is completely responsible for maintaining this condition without exception or limitation. Tenant shall have access to the Rink prior to the Commencement Date of this Lease as set forth in the prior Lease dated September 21, 1989, as amended. Tenant's obligation to lease the Premises under this new Lease is expressly contingent upon the funding, construction and completion of the new rink on or before September 21, 2007.

26.2 Safety Inspection By Landlord. Landlord may inspect the Premises and equipment located at the Premises at any time upon prior reasonable notice to be

certain all furnishings and equipment are in satisfactory condition and meet health and safety codes. Tenant shall maintain a complete set of records showing purchases and sale of all materials, supplies, equipment, and all labor, and these records must be kept open for the examination of the City Auditor. This shall be in addition to the twice yearly reviews of the Tenant's financial records as set forth herein. In accordance with Section 4.2 hereof, landlord may inspect financial records of the Tenant's twice annually during each Fiscal Year and to inspect receipts for anything bought on credit to see that payments are up-to-date.

#### **ARTICLE XXVII USE LICENSES, PERMITS AND SALES TAXES**

27 Tenant To Obtain/Maintain Licenses. Tenant shall be responsible for obtaining, collecting, and paying for all local, state and federal permits, licenses and use or admission taxes and sales taxes arising out of Tenant's use and occupancy of the Premises. Landlord specifically represents that for the term of this Lease and any extension or renewal hereof Landlord shall not act to pass or adopt any laws, ordinances, rules or regulations which would prohibit Tenant's use of the Premises for the uses expressly permitted hereunder.

#### **ARTICLE XXVIII COMMON COUNCIL APPROVAL**

28.1 Contingency for Common Council Approval. This Lease is expressly contingent upon the approval of the Bridgeport Common Council, which approval was received on September 3, 2002.

#### **ARTICLE XXIX ADDITIONAL COVENANTS OF TENANT**

29.1 Refusal Removal. Tenant shall keep the Premises clean and in a sanitary condition at all times, and all rubbish, waste, and garbage, wet or dry, shall be removed promptly to a regular disposal place where they will not be offensive to the public. Rubbish removal is to be at Tenant's expense. Tenant shall hire a licensed pest control firm to apply pest control spraying in the food concession areas of the Premises or as necessary to maintain a healthy and safe environment. Food and beverage shall not be stored or consumed in locker room areas and shall be limited to consumption in the lobby, snack bar and bleacher areas. Tenant will post signs and enforce same in the interest of pest control.

29.2 Qualified Personnel and Sanitary Handling of Food. Tenant must employ sufficient and qualified personnel to operate the Rink; the person placed in charge thereof must be fully authorized to act for and represent the Tenant in all matters pertaining to the operation and management of the Rink. The personnel shall be required at all times to be neatly clad in clean attire which is suitable for the type of use


contemplated by this Agreement. Tenant and its employees shall cooperate with and maintain friendly relations with all of Landlord's personnel. All milk and milk products which may be sold on the Premises must be the product described by certified pasteurization plants in accordance with the list of said plants available through the Department of Farms and Markets of the State of Connecticut and must have the approval of the Department of Humane Affairs, Public Health Division of the City of Bridgeport. The City of Bridgeport may through its Public Health Division inspect Tenant's concessionaire's premises at any time, upon prior reasonable notice, and inspect any article of food offered for human consumption, and inspect the sanitary handling of such food, including the persons given the responsibility of handling and vending same.

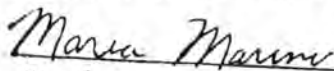
**ARTICLE XXX  
CURLING SUBLEASE**

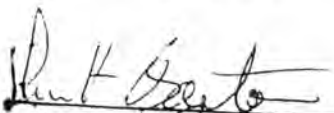

30.01 Tenant's Right to Sublease. Notwithstanding anything to the contrary contained herein, Landlord hereby consents to and approves Tenant sub-leasing a portion of the Premises to Connecticut Curlers, Inc. d/b/a The Nutmeg Curling Club, presently of Darien, Connecticut, for purposes of constructing a curling facility immediately adjacent to and connected with the Rinks. The terms and conditions of said sublease, together with the plans and specifications for said curling facility, shall be reviewed and approved in writing by Landlord, in advance of said sublease becoming effective and construction of said curling facility being commenced.

IN WITNESS WHEREOF, this Lease has been executed and sealed as of the day and year first above written.


Witnessed By:

  
DAVID L. GUARNOTTA

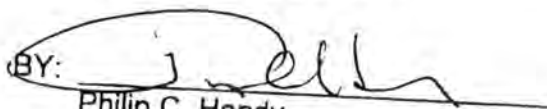
  
MARIA MARINO

WONDERLAND OF ICE ASSOCIATES,  
INC.

BY:   
Lisa Fedick  
Its President  
Duly Authorized

CITY OF BRIDGEPORT

BY:   
Philip C. Handy  
Director of Parks and Recreation  
Duly Authorized



**FIRST AMENDMENT TO LEASE BETWEEN THE CITY OF BRIDGEPORT  
AND WONDERLAND OF ICE ASSOCIATES, INC.**

WHEREAS on September 24, 2002, the City of Bridgeport as "Landlord" and Wonderland of Ice Associates, Inc. as "Tenant" entered into a fifteen-year Lease Agreement for the ice skating rink at 123 Glenwood Avenue in the City of Bridgeport, (hereinafter "Lease") more particularly described therein; and

WHEREAS, the Lease provided the Tenant with One (1) ten-year option to renew.

WHEREAS, during the term of the Lease, significant capital improvements were undertaken by Landlord and a second rink was added.

WHEREAS, the Lease "Premises" as therein defined is still in need of the completion of substantial capital improvements (see Schedule "A" attached hereto and made a part hereof) in order to remain a fully functional ice rink and to meet the increasing needs of the citizens of Bridgeport and the community at large.

WHEREAS, in consideration of the Tenant undertaking to complete the improvements which were to be made by Landlord, the parties seek to extend the term of the Lease and modify certain provisions of the Lease.

WHEREAS, the Lease currently has provisions for a minimum rent and a percentage rent based on gross receipts.

WHEREAS, due to the volatility in the marketplace and Tenant's undertaking to complete the capital improvements mentioned in Schedule :A: (hereafter referred to as "Tenant Improvements"), the parties have agreed to increase the minimum rent significantly and eliminate the percentage rent set forth in the Lease which will enable the parties to have a defined and certain rental payment stream in the future.

NOW THEREFORE, in consideration of the Tenant's advance commitment to perform the Tenant Improvements, the parties agree to amend the Lease as follows:

1. The Tenant agrees to make and pay for the following Tenant Improvements on or before June 1, 2025 on behalf of the Landlord, having a value in excess of \$500,00.00 as referenced on Schedule "A" attached. The Tenant Improvements shall become the property of the Landlord and shall remain with the Premises upon expiration or termination of the Lease.

2. Article III of the Lease shall be deleted in its entirety and the following substituted therefor:

3.1 Term of the Lease shall be for a period of twenty (20) years commencing March 1, 2018 and shall continue until February 28, 2038.

3.2 Extension Option: So long as the Tenant is not in default, and there is a party in possession of the Premises, Tenant shall have four (4), five (5) year options to extend the term of the Lease. Such Option Term shall be automatically exercised unless Tenant provides to Landlord a written notice by certified mail, return receipt requested not less than ninety (90) days prior to the expiration of the particular term that Tenant will NOT be extending the term.

3. Articles IV of the Lease shall be deleted in its entirety and the following substituted therefor:

4.1 Rent: (a) tenant covenants and agrees to pay Landlord at the above referenced address, or such other place as Landlord shall designate in writing, the following rent:

<u>Lease Year</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
1 – 5	\$13,000.00	\$156,000.00
6 – 10	\$13,650.00	\$163,800.00
11 – 15	\$14,333.00	\$171,990.00
16 – 20	\$15,049.00	\$180,590.00
1 <sup>st</sup> Option Term	\$15,802.00	\$189,620.00
2 <sup>nd</sup> Option Term	\$16,592.00	\$199,101.00
3 <sup>rd</sup> Option Term	\$17,421.00	\$209,056.00
4 <sup>th</sup> Option Term	\$18,292.00	\$219,509.00

(b) Monthly Payments: Rent shall be paid to the Landlord in the monthly installments stated above on the first (1<sup>st</sup>) day of each and every month during the term hereof. Any monthly payment not received within fifteen (15) days of its due date shall incur a penalty equal to five (5%) percent of such delinquent payment.

4. Article XXI of the Lease shall be deleted in its entirety and the following substituted therefor:

22.1 Fees: All fees charged by Tenant to customers for ice skating rentals and use charges at the Premises shall be comparable to those fees charged by competing public and private rinks in the Southwestern Connecticut area.

5. Article XXVIII shall be modified as follows:

18.4 Section 18.4 shall be modified to eliminate the references to David L. Quatrella and require that a copy of any notices shall be delivered to Raymond Rizio, Russo & Rizio, LLC, One Post Road, Fairfield, Connecticut.

6. Articles XXVIII of the Lease shall be deleted in its entirety and the following substituted therefor:

28.1 Contingency for Commission Council Approval. This Amendment is expressly contingent upon the approval of the Bridgeport Common Counsel.

7. All other terms and conditions in the Lease are unchanged, the parties hereto ratifying and confirming the terms and conditions thereof.

IN WITNESS WHEREOF, on the \_\_\_\_ day of February, 2018, at Bridgeport, Connecticut, the parties hereto have caused this Lease Amendment, in to be signed, sealed and delivered by their duly authorized officers, the Landlord, acting herein by the Director of Parks and Recreation, and the Tenant acting herein by its President.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_

WONDERLAND OF ICE ASSOCIATES, INC.

\_\_\_\_\_

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

Its  
Duly Authorized

\_\_\_\_\_

CITY OF BRIDGEPORT

\_\_\_\_\_

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

Director of Parks and Recreation  
Duly Authorized

### Schedule A

- Construct ice melt pit with access to Stadium Rink, existing pit was filled in erroneously during construction
- Construct a Zamboni room with access to Stadium Rink
- New Rink ice melt pit drainage, which has never worked will be made operational
- Bring mezzanine static floor load up to occupancy code
- Landscaping upgrade
- Paint parking lot lines
- Parking lot resurfacing from construction damage
- Correct leaking gutters over front entrance canopy
- Replace main entrance door's panic bar hardware and upgrade all doors
- Complete painting throughout building
- Renovate (Stadium Rink) lobby
- Construct Manager's office
- Complete new skate rental room
- Renovate Pro Shop
- Install netting in Stadium Rink
- Install sound system in New Rink
- Complete installation of customer counter at front desk
- Install permanent railings along ramp between New and Stadium Rinks
- Upgrade rubber flooring in New Rink to bring up to construction specifications
- Construct party rooms
- Install electrical outlets in upper lobby and in main office space
- Correct installation of Stadium rink dasher boards
- Repair and/or remove exit doors in Stadium Rink, broken by contractor ( Cimco )
- Install screens to protect Infra-red ice Sensors
- Creation of locker room to replace one that was erroneously demolished during construction
- Upgrade bathrooms off Stadium Lobby (truck load of fixtures missing)
- Turn abandoned cinder block shell in Stadium Rink into usable space
- Install new bathroom toilet partitions
- Construct Unisex ADA compliant bathroom
- Complete construction of bathrooms in mezzanine
- Make elevator operational
- Install electrical outlets in mezzanine
- Install outdoor lighting in the back of building

- Install water drinking fountains in both rinks
- Replace door to Prep locker room broken during construction
- Upgrade toilets in New Rink locker Rooms
- Complete construction on fifth, dedicated locker room in New Rink
- Correct insufficient hot water for Zamboni fill and customer showers with tankless "on demand" system
- Complete insulation of New rink walls
- Tighten and / or shim players benches and penalty boxes in New Rink
- Install molding on rubber flooring
- Add cold water access in New Zamboni room for wash water fill
- Connect old Lobby to bank of locker rooms in New Rink
- Mezzanine windows brought to the size specified in construction drawings
- Correct desiccant ductwork to facilitate access to the evaporative condenser
- Upgrade phone line for Fire Alarm out dial
- Pave west end of building such that Zambonis can be moved between rinks
- Repair and reconfigure existing common locker rooms in Stadium Rink to include referee's changing room and figure skating locker room.
- Regrade pitch of shower floors in Red and Green locker rooms in New Rink
- Install covers on outlets and switches
- Replace cracked Zamboni saddle threshold in New Rink
- Stadium Rink compressor room demo and asbestos abatement to create a viable space usage TBD
- Correct piping to water heater in Zamboni and install tankless system
- New Rink Zamboni room sheetrock and paint, create secure storage area within Motor on New Rink Garage Door



(FROM THE FLOOR ADDED)

MEETING DATE: July 2, 2018

NO. 135-17

COMMITTEE:

REFERRED TO COMM.:  
Contracts Committee

SUBJECT:

Proposed First Amendment to Lease between the COB  
and Wonderland of Ice Associates, Inc. (the lease parties)

MOTION BY: E. Newton

2ND BY: E. Martinez

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ TABLED \_\_\_\_\_ REF. TO COMM. X

REMARKS:

	YES	NO
Christina B. Smith		
Pete Spain		
Jack O. Banta		
Denese Taylor-Moye		
Marcus A. Brown		
Kyle Piché Langan		
Michael DeFilippo		
Jeanette Herron		
Michelle A. Lyons		
AmyMarie Vizzo-Paniccia		
Mary A. McBride-Lee		
Rosalina Roman-Christy		
Maria Zambrano Viggiano		
Alfredo Castillo		
Aidee Nieves		
Maria I. Valle		
Karen Jackson		
Nessah J. Smith		
Eneida L. Martinez		
Ernest E. Newton, II		

RECEIVED  
CITY CLERKS OFFICE  
18 JUL - 3 AM 10:41  
ATTEST  
CITY CLERK



# OFFICE OF THE CITY CLERK RESOLUTION FORM

RECEIVED  
CITY CLERKS OFFICE

18 JUN 27 AM 9: 01

ATTEST  
CITY CLERK

## SECTION I CITY COUNCIL SUBMISSION INFORMATION

Log ID/Item Number: 131-17  
Submitted by Councilmember(s): Karen Jackson  
Co-Sponsors(s):  
District: 138TH  
Subject: Speed Humps to Curb Speeding and Racing on Pearl Harbor Street  
Referred to: Board of Police Commissioners  
City Council Date: July 2, 2018

## SECTION II RESOLUTION (PLEASE TYPE BELOW)

WHEREAS, the Bridgeport City Council desires to ensure the safety and wellbeing of its citizens, inhabitants and all other persons travelling on the streets of Bridgeport; and

WHEREAS, Pearl Harbor Street is a residential street that loops around a heavily populated neighborhood and abuts the Multicultural, High Horizons and Six Six Magnet Schools; and

WHEREAS, Pearl Harbor Street is traveled daily by a variety of vehicles; during the day and early evening older adults, young children, and disabled persons are out walking, playing, or going to and from home or the Multicultural, High Horizons and Six Six Magnet Schools; and

WHEREAS, residents of Pearl Harbor Street have complained to their City Council representative of increasingly dangerous conditions along Pearl Harbor Street with its use as a raceway during school hours and between the hours of 12-2 a.m. when vehicles race around and around increasing risk of an accident with an out of control vehicle or serious injury; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council requests the Board of Police Commissioners authorize installation of "Speed Humps" of sufficient height along various portions of Pearl Harbor Street to control the excessive speed of vehicles, curb racing and reduce the risk of serious injury with six installed near the Multicultural, High Horizons and Six Six Magnet Schools and three more on the opposite side of the Pearl Harbor Street loop.

-Attachments-



# 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		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item		<input type="checkbox"/> Yes <input type="checkbox"/> No	

## SECTION IV PUBLIC HEARING INFORMATION

Public Hearing Required	Details	Date
<input type="checkbox"/> Yes <input type="checkbox"/> No	Public Hearing Ordered on: CT Post Publication Date(s): Public Hearing Held on:	

## SECTION V AMENDMENTS/EXHIBITS

Choose an item	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:
----------------	--	-------

## SECTION VI COMMITTEE ACTION/APPROVAL INFORMATION

Choose an item	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:
Choose an item	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:
Choose an item	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:

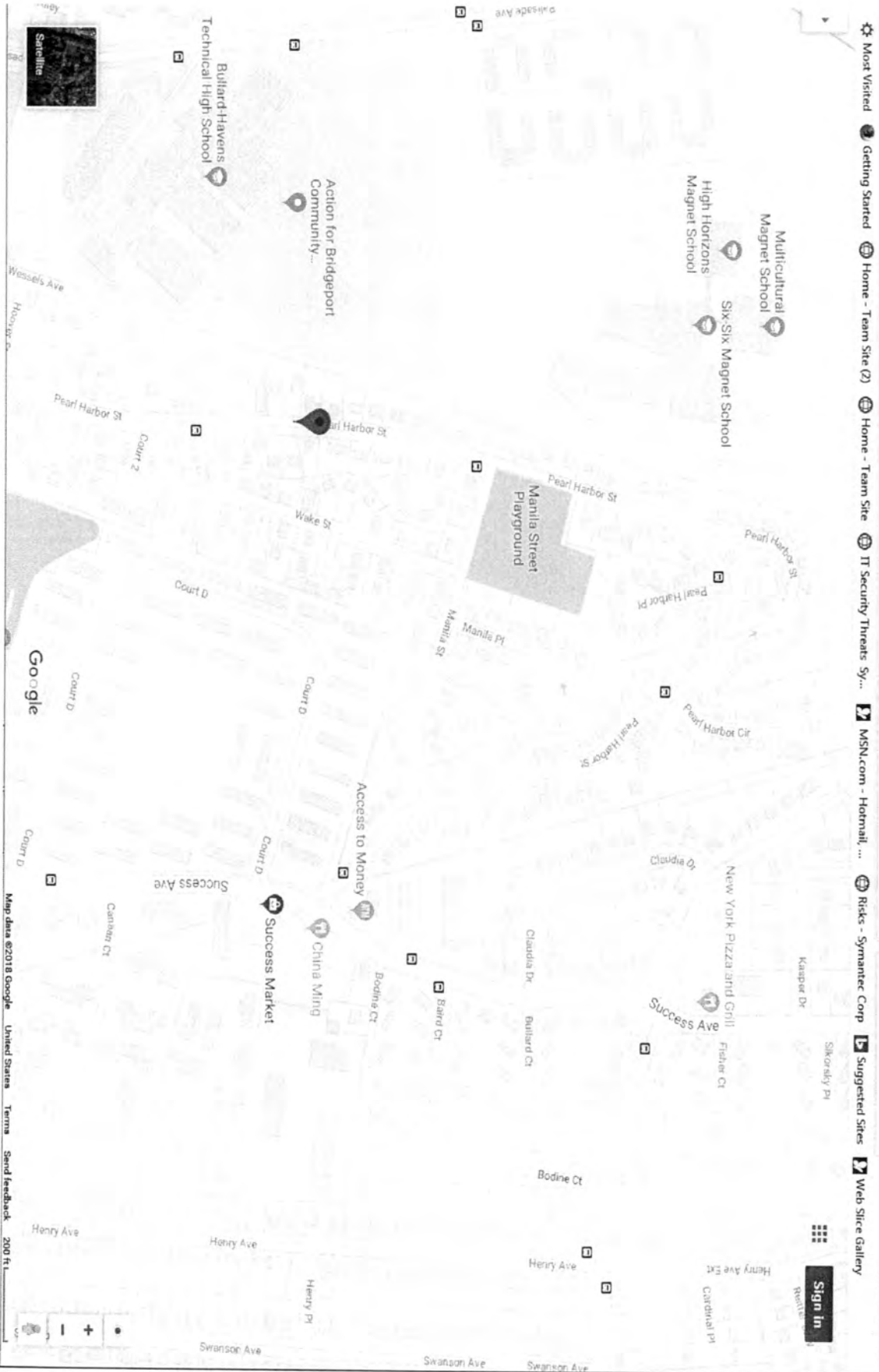
## SECTION VII WITHDRAWN/SINE DIE INFORMATION

Choose an item	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:
----------------	--	-------

## SECTION VIII DATE OF APPROVAL/DENIAL FROM CITY COUNCIL

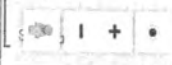
City Council Approval Date: \_\_\_\_\_

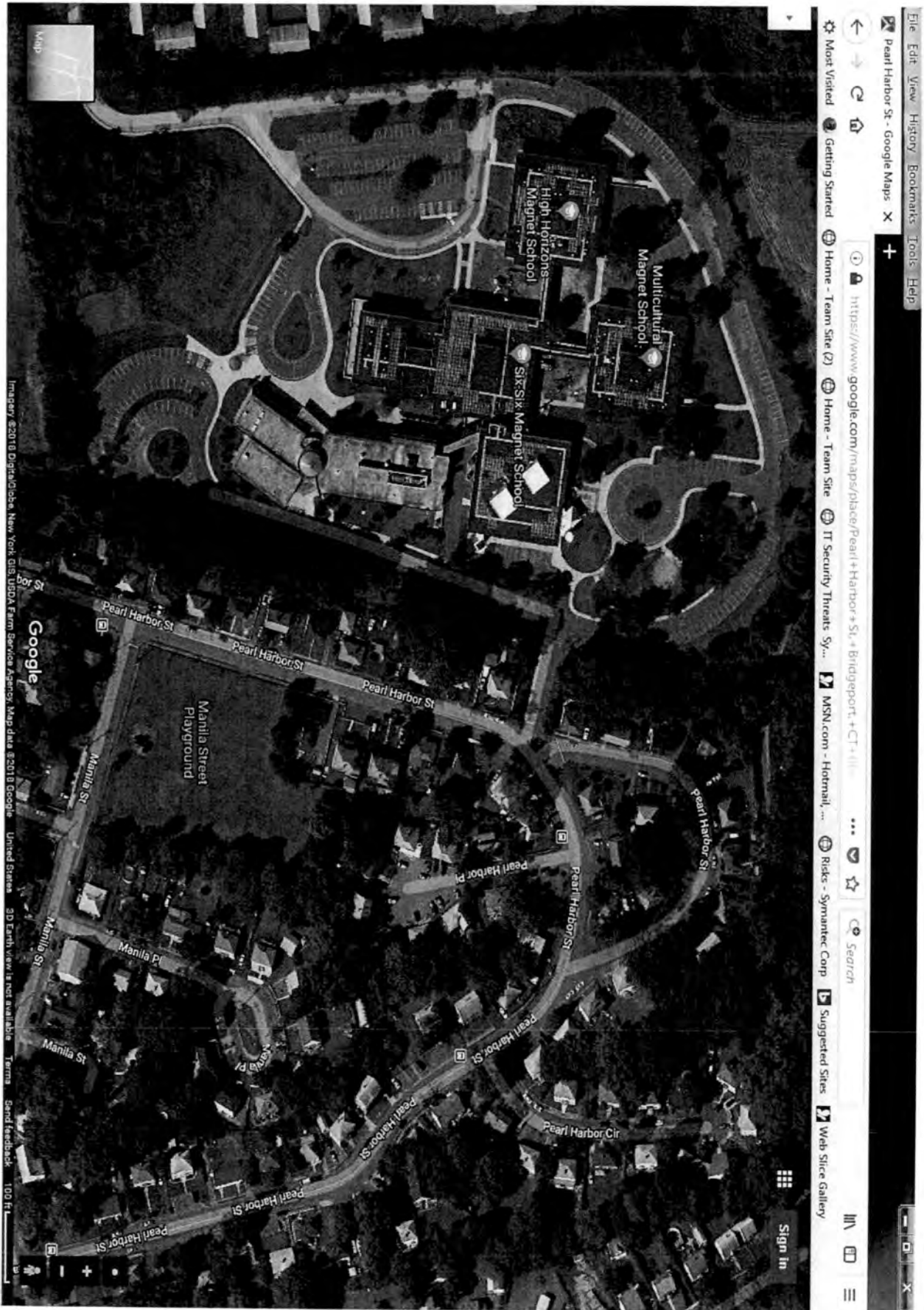
## SECTION IX COMMENTS (if any)



Google

Map data ©2018 Google United States Terms Send feedback 200 ft





File Edit View History Bookmarks Tools Help

Pearl Harbor St - Google Maps X

+

Most Visited Getting Started Home - Team Site IT Security Threats Sy...

https://www.google.com/maps/place/Pearl+Harbor+St,+Bridgeport,+CT+01615

Search

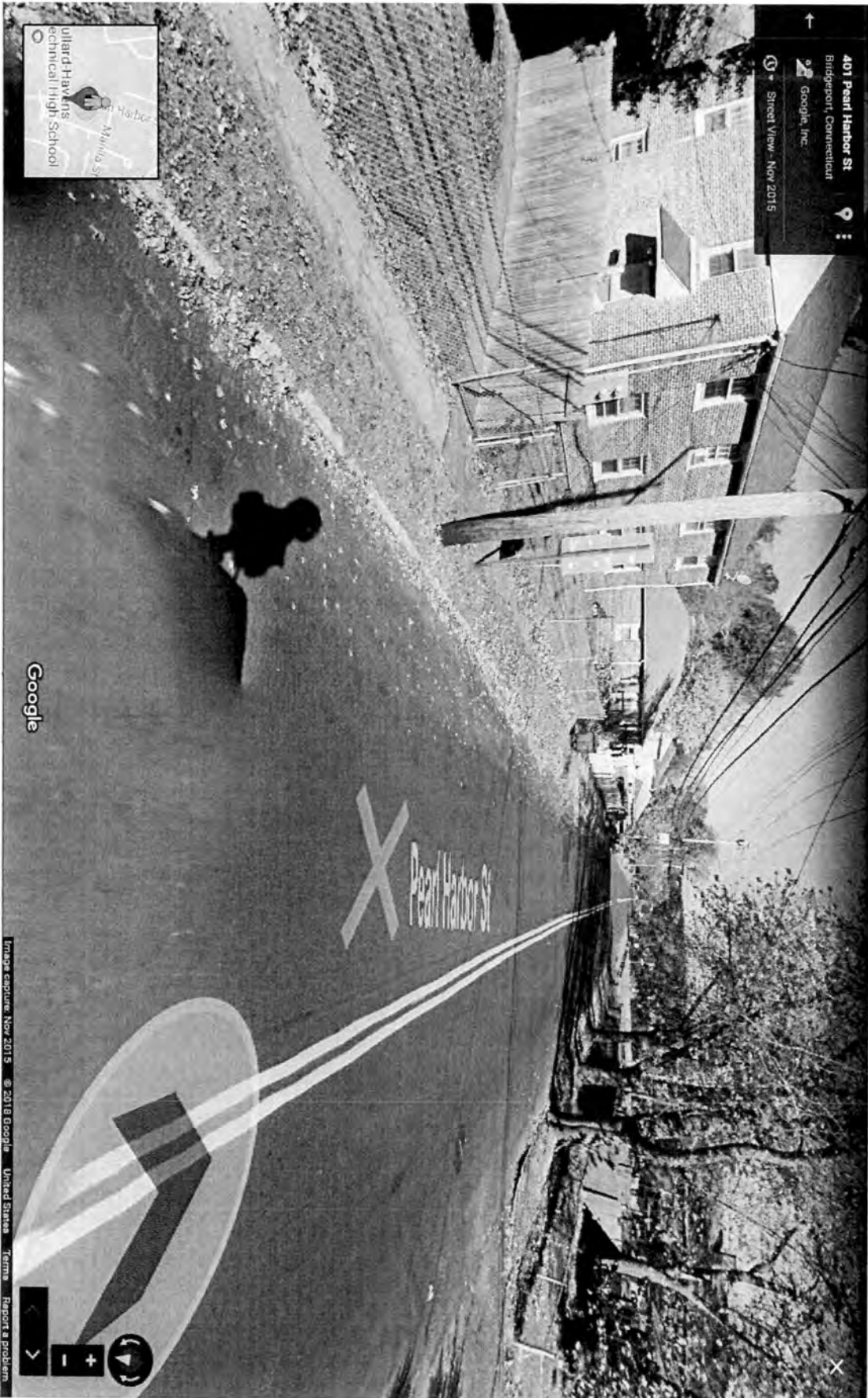
Suggested Sites Web Slice Gallery

Sign In

Imagery ©2018 DigitalGlobe New York GIS USDA Farm Service Agency Map data ©2018 Google United States 3D Earth view is not available Terms Send feedback 100 ft



401 Pearl Harbor St  
 Bridgeport, Connecticut  
 Google, Inc.  
 Street View - Nov 2015





Most Visited Getting Started

Home - Team Site (2) Home - Team Site

IT Security Threats Sy...

MSN.com - Hotmail...

Risks - Symantec Corp

Suggested Sites

Web Slice Gallery

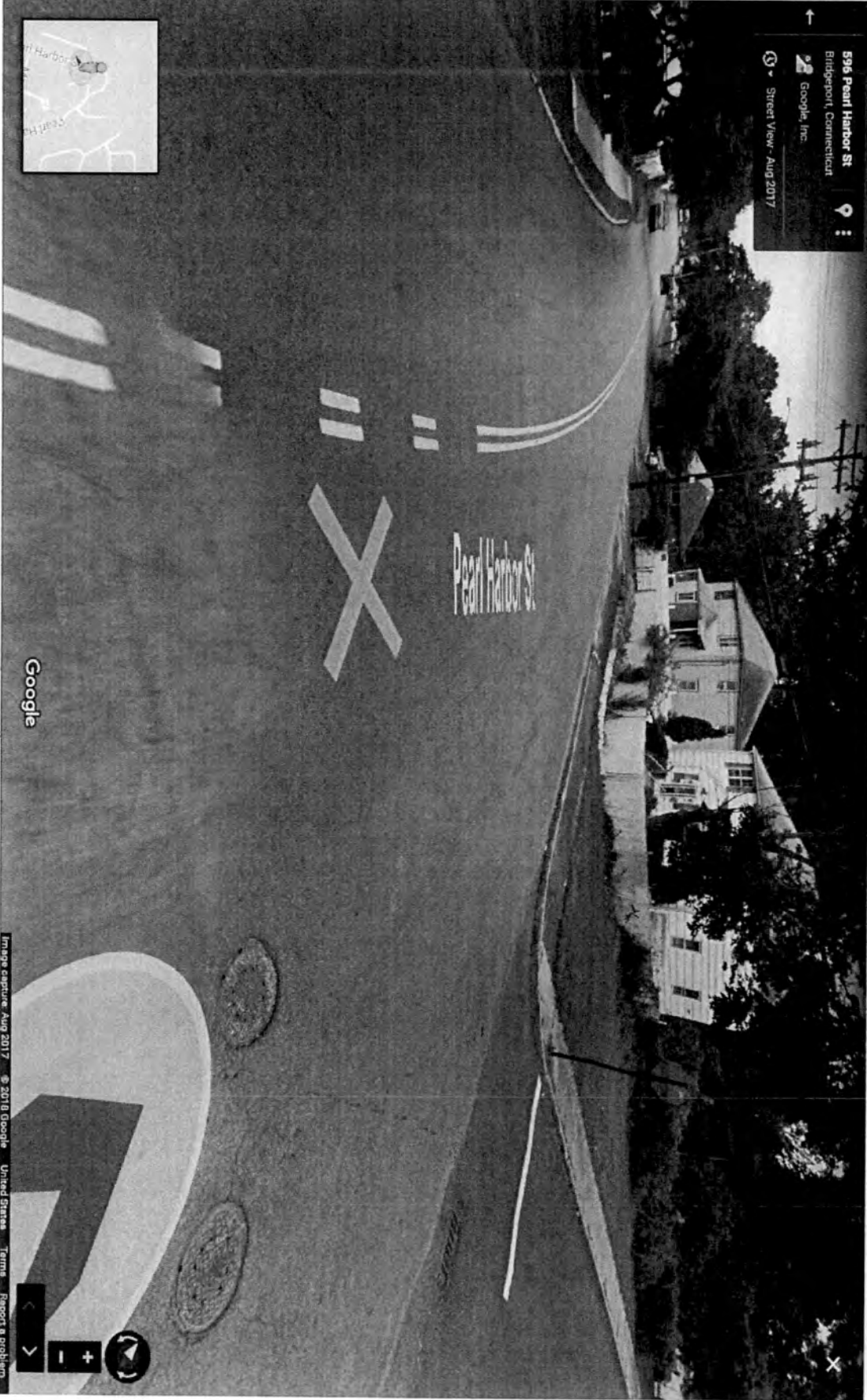
https://www.google.com/maps/@41.2042356,-73.1601793,3a,75y,230.1...

Search

Suggested Sites

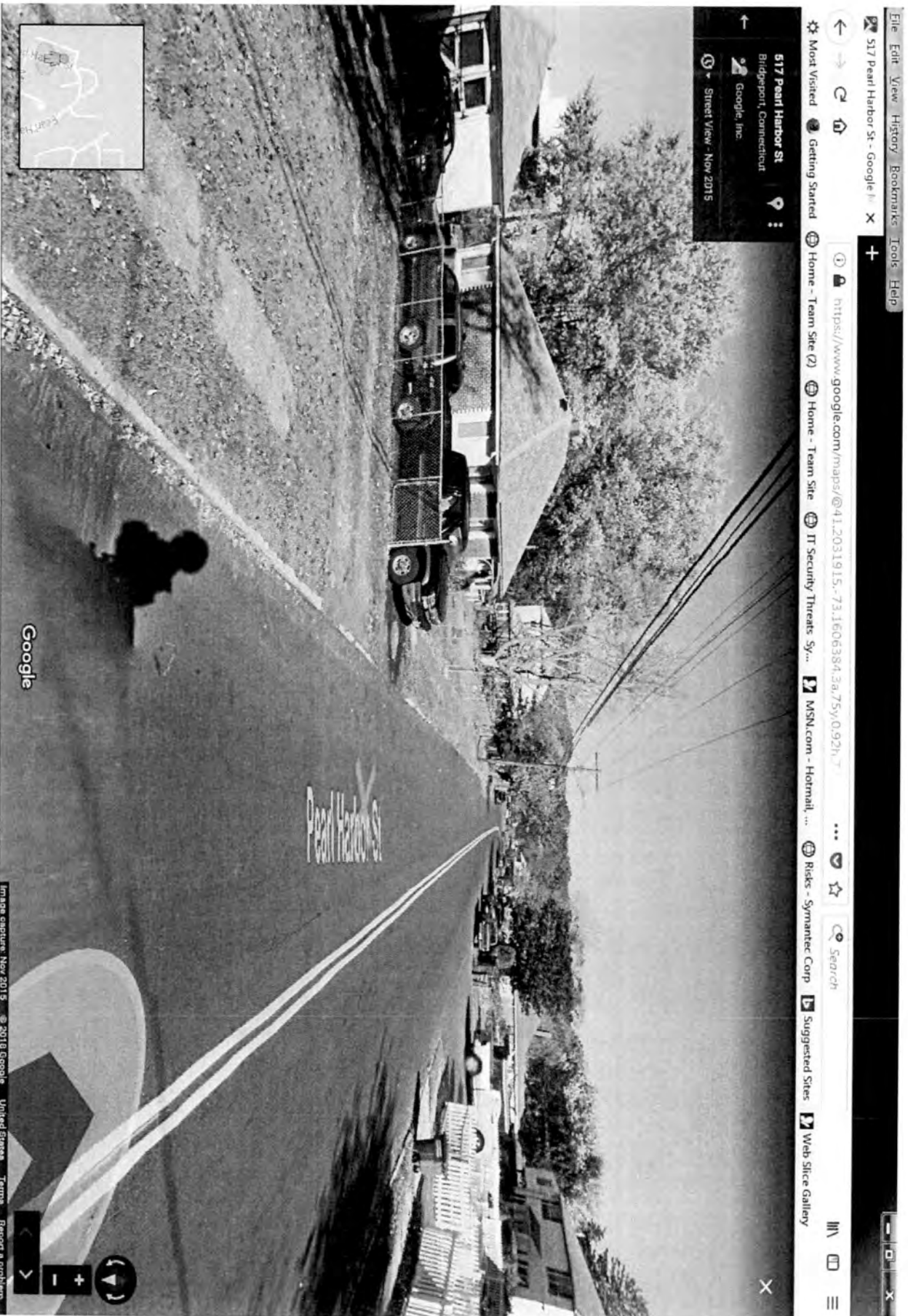
Web Slice Gallery

596 Pearl Harbor St  
 Bridgeport, Connecticut  
 Google, Inc.  
 Street View - Aug 2017



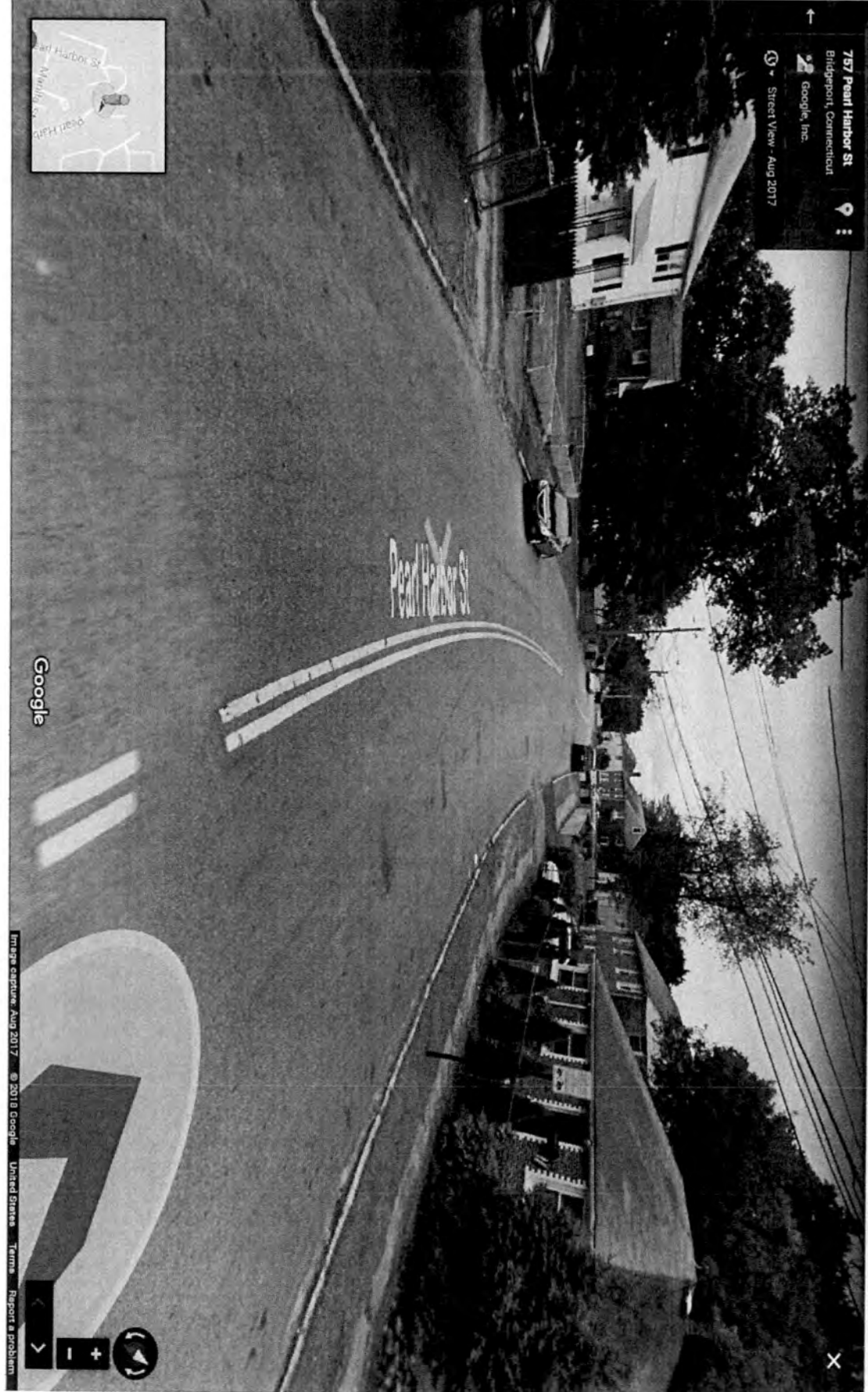
Google

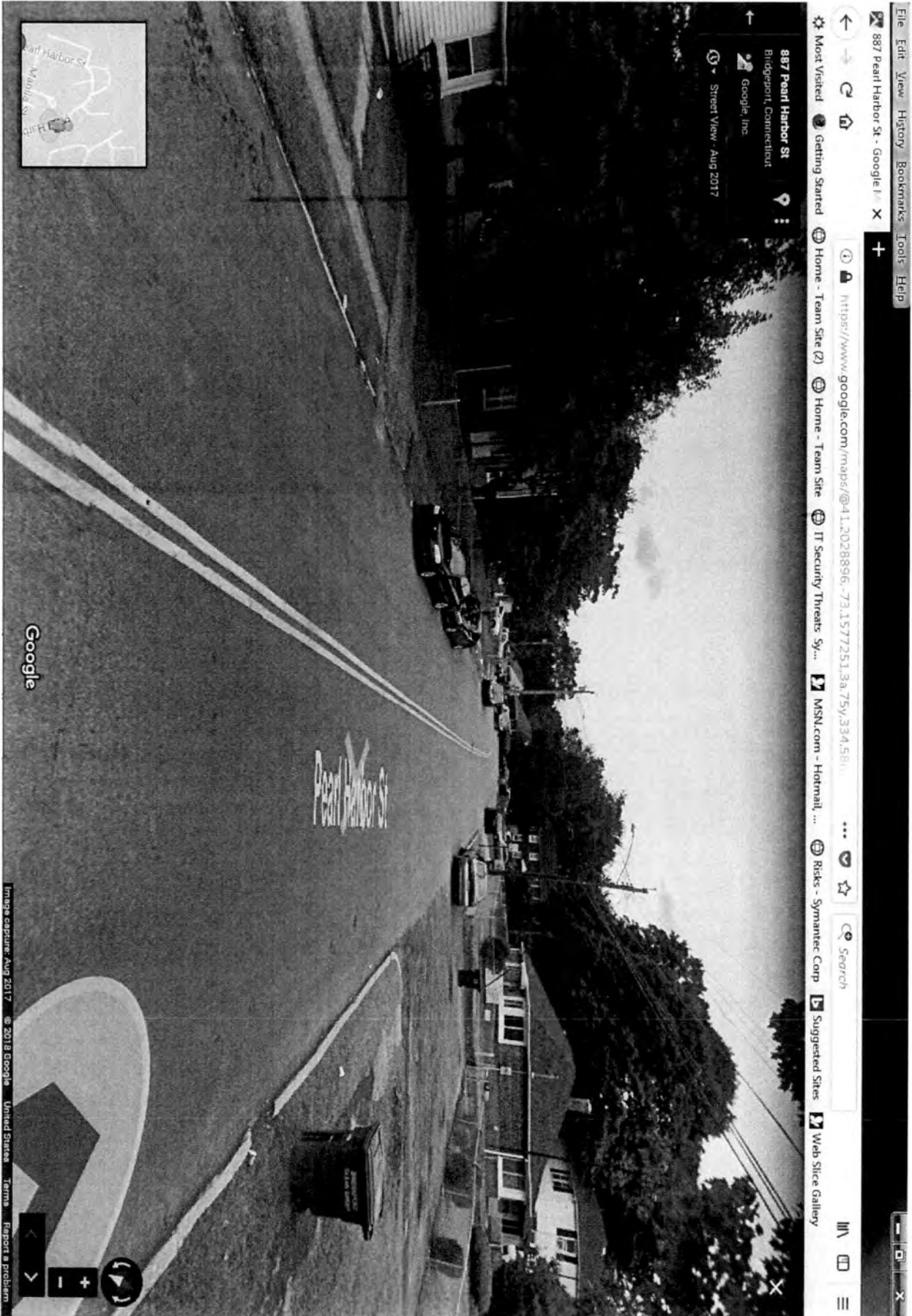




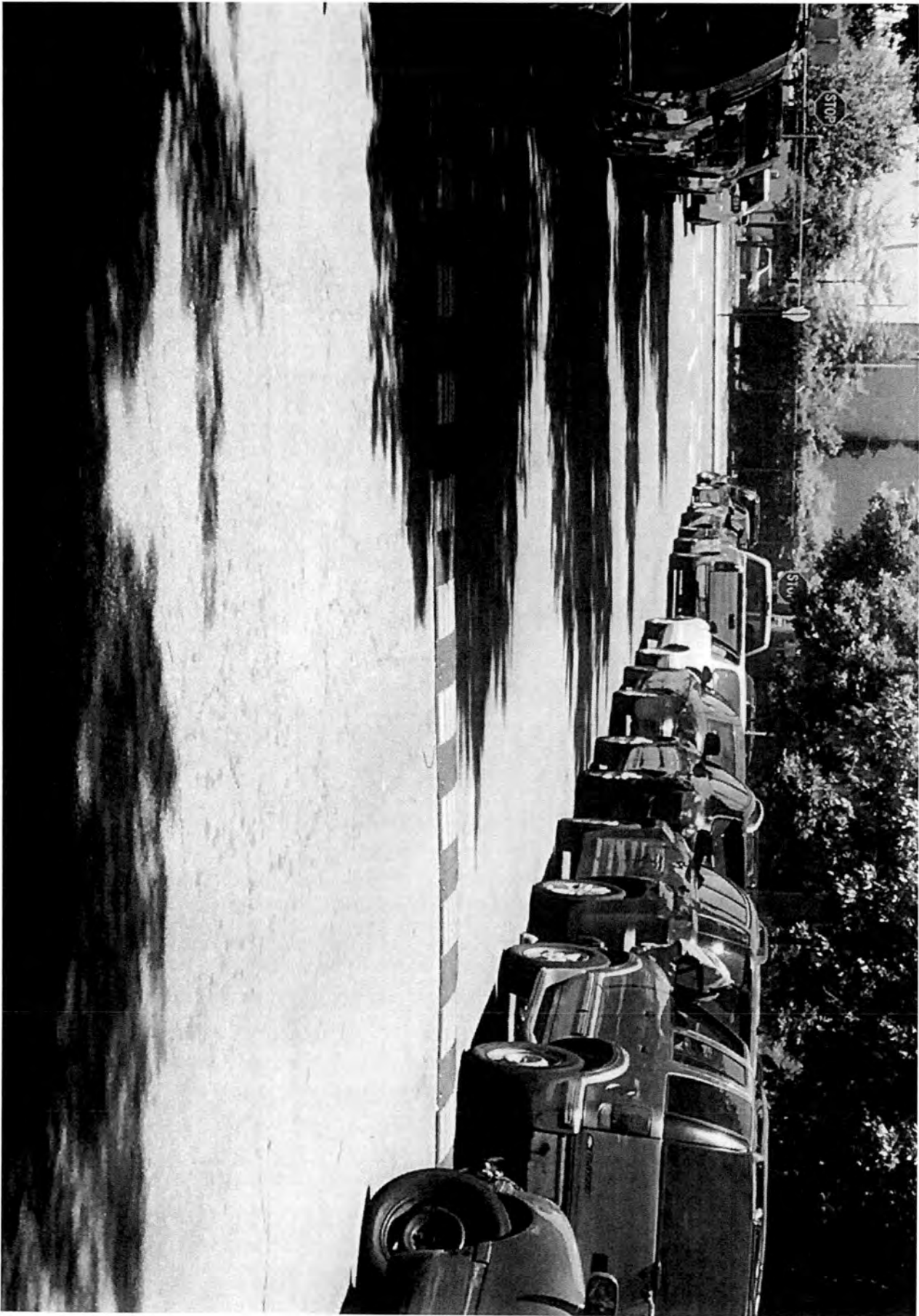


757 Pearl Harbor St  
Bridgeport, Connecticut  
Google, Inc.  
Street View - Aug 2017











# OFFICE OF THE CITY CLERK RESOLUTION FORM

RECEIVED  
CITY CLERK'S OFFICE  
18 JUL 2018 AM 10:40  
ATTEST  
CITY CLERK

## SECTION I CITY COUNCIL SUBMISSION INFORMATION

**Log ID/Item Number:** 136-17  
**Submitted by Councilmember(s):** Ernest E. Newton  
**Co-Sponsors(s):** Choose an item. Choose an item. Choose an item. Choose an item.  
**District:** 139TH  
**Subject:** Proposed Amendments to the Municipal Code of Ordinances, amend Title 3 Revenue and Finance to add NEW Chapter 3.29, Employment Opportunities with Developers Fostering Economic Development.  
**Referred to:** Ordinance Committee  
**City Council Date:** July 2, 2018 (From the Floor)

## SECTION II RESOLUTION (PLEASE TYPE BELOW)

**NEW:**

### 3.29 – Employment Opportunities with Developers Fostering Economic Development

For purposes of this Title 3, “Developers Fostering Economic Development” means those developers engaging in projects within the municipal boundaries of the city for which said developer has (1)(a) obtained any city incentive or inducement for said development under Chapters 3.20, 3.24, and/or 3.28 of this Code, and/or (1)(b) has or will acquire city owned real property as part of the project for less than its fair market value as listed in the city’s tax assessor’s office at the time of acquisition, and (2) for which project developer has indicated that said project will result in an increase in jobs, either as to the developer’s own work force, or those of the second tier on the project.

#### 3.29.010 - Contract Provisions

A. All municipal contracting agencies shall include in every agreement hereafter entered into with a Developer Fostering Economic Development, except for those exempted in accordance with the provisions of Section 3.12.060, the following provisions:

“The developer agrees and warrants that during the development of this project pursuant to the terms of this agreement, that first consideration of any additional employment of tradesmen/tradeswomen and/or any apprentices to be working on this project will be given to qualified applicants who are residents of the city and/or who are ex-felons of any category to the maximum greatest extent that any increase in workforce or apprenticeships as a result of this project meet the minimum requirements of twenty (20%) percent local resident hires and five (5%) percent ex-felon hires. The hiring or apprenticeship of an individual who is both a local resident and an ex-felon shall only count as either of one such hire. The developer warrants and represents that it will not replace any of its current workforce as a result of this requirement.”

B. The developer shall include the language set forth above in section A, in every trades subcontract to the project. The developer shall post in conspicuous places, available to employees and applicants for employment, notices encouraging local residents and ex-felons to apply. The developer will send to each labor union or other representative with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the labor union or workers' representative of the developer's commitments under this division, and shall post copies of such notice in conspicuous places available to employees and applicants for employment.

C. The developer will provide the office of contract compliance and the Compliance Committee established under Municipal Code Sec. 3.12.130 with such information requested by said office or Committee concerning the employment pattern, practices and procedures of the developer as relate to the provisions of subsections A and B of this section and any rules and regulations and/or orders issued pursuant thereto.



# OFFICE OF THE CITY CLERK RESOLUTION FORM

D. Prior to seeking a building permit for the project, developer shall meet with the office of contract compliance with paperwork sufficient to establish developer's satisfaction of this requirement, or documentation sufficient to the office of contract compliance for said office to issue a waiver of this requirement for good cause shown.

### SECTION III SUBSEQUENT REFERRALS/REPLIES AND DATE SENT/RECEIVED

DEPARTMENT	Referral date sent	Response Received	Date reply received
City Attorney	7/3/2018	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Choose an item.		<input type="checkbox"/> Yes <input type="checkbox"/> No	

### SECTION IV PUBLIC HEARING INFORMATION

Public Hearing Required	Details	Date
<input type="checkbox"/> Yes <input type="checkbox"/> No	Public Hearing Ordered on: CT Post Publication Date(s): Public Hearing Held on:	

### SECTION V AMENDMENTS/EXHIBITS

Choose an item.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:
-----------------	--	-------

### SECTION VI COMMITTEE ACTION/APPROVAL INFORMATION

Choose an item.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:
Choose an item.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:
Choose an item.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:

### SECTION VII WITHDRAWN/SINE DIE INFORMATION

Choose an item.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:
-----------------	--	-------

### SECTION VIII DATE OF APPROVAL/DENIAL FROM CITY COUNCIL

City Council Approval Date: \_\_\_\_\_

### SECTION IX COMMENTS (if any)

\_\_\_\_\_

**NEW:**

**3.29 – Employment Opportunities with Developers Fostering Economic Development**

For purposes of this Title 3, “Developers Fostering Economic Development” means those developers engaging in projects within the municipal boundaries of the city for which said developer has (1)(a) obtained any city incentive or inducement for said development under Chapters 3.20, 3.24, and/or 3.28 of this Code, and/or (1)(b) has or will acquire city owned real property as part of the project for less than its fair market value as listed in the city’s tax assessor’s office at the time of acquisition, and (2) for which project developer has indicated that said project will result in an increase in jobs, either as to the developer’s own work force, or those of the second tier on the project.

3.29.010 - Contract Provisions

A. All municipal contracting agencies shall include in every agreement hereafter entered into with a Developer Fostering Economic Development, except for those exempted in accordance with the provisions of Section 3.12.060, the following provisions:

“The developer agrees and warrants that during the development of this project pursuant to the terms of this agreement, that first consideration of any additional employment of tradesmen/tradeswomen and/or any apprentices to be working on this project will be given to qualified applicants who are residents of the city and/or who are ex-felons of any category to the maximum greatest extent that any increase in workforce or apprenticeships as a result of this project meet the minimum requirements of twenty (20%) percent local resident hires and five (5%) percent ex-felon hires. The hiring or apprenticeship of an individual who is both a local resident and an ex-felon shall only count as either of one such hire. The developer warrants and represents that it will not replace any of its current workforce as a result of this requirement.”

B. The developer shall include the language set forth above in section A, in every trades subcontract to the project. The developer shall post in conspicuous places, available to employees and applicants for employment, notices encouraging local residents and ex-felons to apply. The developer will send to each labor union or other representative with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the labor union or workers’ representative of the developer’s commitments under this division, and shall post copies of such notice in conspicuous places available to employees and applicants for employment.

C. The developer will provide the office of contract compliance and the Compliance Committee established under Municipal Code Sec. 3.12.130 with such information requested by said office or Committee concerning the employment pattern, practices and procedures of the developer as relate to the provisions of subsections A and B of this section and any rules and regulations and/or orders issued pursuant thereto.

D. Prior to seeking a building permit for the project, developer shall meet with the office of contract compliance with paperwork sufficient to establish developer’s satisfaction of this requirement, or documentation sufficient to the office of contract compliance for said office to issue a waiver of this requirement for good cause shown.

RECEIVED  
CITY CLERKS OFFICE  
JUL 3 11:40 AM '18



Item# \*85-17 Consent Calendar

Resolution authorizing the adoption of the Amended  
Hollow Neighborhood Revitalization Plan.



**Report  
of  
Committee  
on**

CEA and Environment

City Council Meeting Date: July 2, 2018

Attest: Lydia N. Martinez, City Clerk

Approved by: Joseph P. Ganim, Mayor

Date Signed: 7/19/18

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 20 AM 9:04  
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. \*85-17 Consent Calendar**

### **HOLLOW NEIGHBORHOOD REVITALIZATION ZONE UPDATE**

**WHEREAS**, in 1996, the Connecticut Assembly adopted Public Act 340, “An Act Establishing a Neighborhood Revitalization Process,” establishing a new model for economic and community revitalization of neighborhoods on the local level; and

**WHEREAS**, the Bridgeport City Council, on May 16, 1996, via Resolution item #111.95, established Neighborhood Revitalization Zones with the City; and

**WHEREAS**, on May 16, 2005, the City Council adopted the Hollow Neighborhood Revitalization Zone Plan; and

**WHEREAS**, Chapter 8.78.060 of the Bridgeport Municipal Code of Ordinances grants authority to the City Council to amend the Hollow Neighborhood Revitalization Zone Plan; and

**WHEREAS**, the Hollow Neighborhood Revitalization Zone Committee, duly convened, voted to amend the Hollow Revitalization Zone Plan, with such amended plan entitled, “Hollow Neighborhood Revitalization Plan Update,” and dated May 15, 2017, (the “Amended Hollow Neighborhood Revitalization Plan of 2017”), attached hereto by reference and incorporated hereto.

**NOW THEREFORE, BE RESOLVED**, that the City Council hereby adopts the “Amended Hollow Neighborhood Revitalization Plan of 2017”.




# City of Bridgeport, Connecticut Office of the City Clerk

---


**Report of Committee on ECD and Environment  
Item No. \*85-17 Consent Calendar**


-2-

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

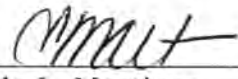
  
\_\_\_\_\_  
Mary A. McBride-Lee, **Co-Chair**

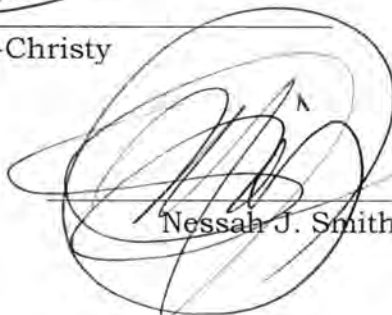
  
\_\_\_\_\_  
Maria I. Valle, **Co-Chair**

  
\_\_\_\_\_  
Alfredo Castillo

  
\_\_\_\_\_  
Jeanette Herron

  
\_\_\_\_\_  
Rosalina Roman-Christy

  
\_\_\_\_\_  
Eneida L. Martinez

  
\_\_\_\_\_  
Nessah J. Smith

**City Council Date:** July 2, 2018

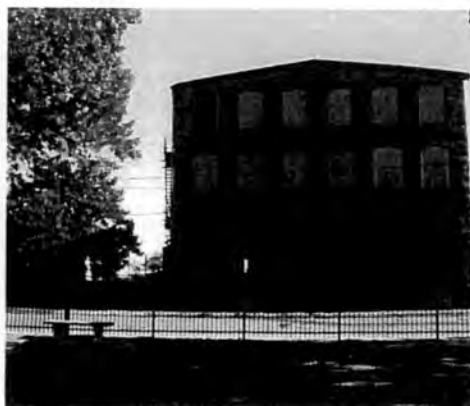
# The Hollow NRZ Plan

---

Bridgeport, CT



*The  
Hollow*



FINAL DRAFT - March 20, 2017

---

# Table of Contents

---

1. Purpose and background of the Hollow NRZ Strategic Plan
    - A. Neighborhood Location and Boundaries
    - B. Hollow Strategic Planning Process
  2. Community Profile
    - A. Demographic and Economic Trends
    - B. Physical Development and Existing Conditions
    - C. Municipal Infrastructure
    - D. Neighborhood Physical Characteristics and Assets
    - E. Zoning
  3. Summary of Development Issues, Constraints, and Opportunities
    - A. Public Safety
    - B. Walkability, Sidewalks and Traffic
    - C. Sanitation
    - D. Blight and Vacancies
    - E. Parking
    - F. Lack of Community Identity
    - G. Lack of Community Centers and Outdoor Space
    - H. Lack of Community Partners
  4. Hollow NRZ Plan
    - A. Vision Statement
    - B. Plan Overview – Goals and Objectives
    - C. Neighborhood Projects: Phase 1 – High Priority Projects
    - D. Neighborhood Projects: Phase 2 – Medium-High Priority Projects
    - E. Neighborhood Projects: Phase 3 – Longer term Medium Priority Projects
  5. Performance and Review Standards
- Appendices
1. Community Survey
  2. Parking Reference Documents

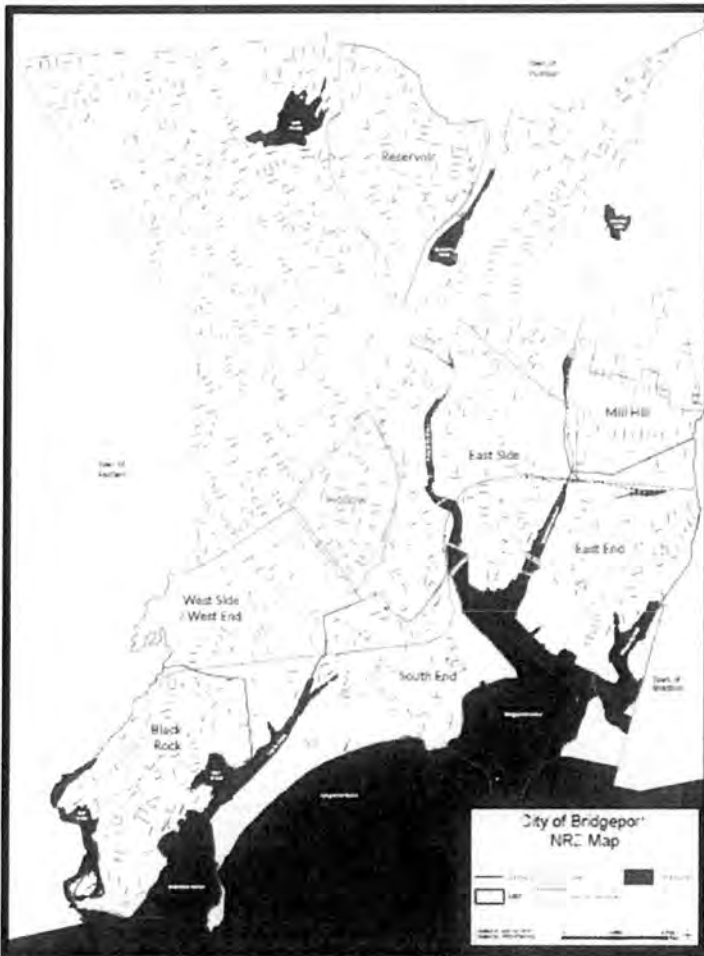
# Hollow NRZ Plan

## 1. Purpose and background of the Hollow NRZ Strategic Plan

In partnership with the Hollow Neighborhood Revitalization Zone (NRZ), Vita Nuova, LLC began work in September of 2016 to create a new comprehensive redevelopment plan for the Hollow neighborhood in Bridgeport, Connecticut. The Hollow NRZ was designated in 2004, and the first comprehensive plan for the Hollow was adopted in 2005. The goal of this plan is to provide the NRZ with an updated action plan for neighborhood improvements based on current conditions, community input, and recommendations from planning professionals.

### A. Neighborhood Location and Boundaries:

The Hollow is located in the center of Bridgeport, and is considered the smallest neighborhood with a total area of .42 square miles.



The boundary of the Hollow has followed more of a roadway definition that is reflected in both topography and old railroads or trolley lines that are now gone. The streets that currently make up the boundary of the Hollow are Park Avenue (on the west), North Avenue (on the north), Main Street (on a portion of the east) and Washington Avenue (on the east and south).



## B. The Hollow Strategic Planning Process

### 1. Community Meeting

On September 26th, 2016 members of the Hollow NRZ and Vita Nuova, LLC and PRE/view Landscape Architects met at the City Hall in Bridgeport to conduct an initial assessment of the Hollow and the topic areas the NRZ members hoped to see addressed in the plan. The workshop began by reviewing and confirming the boundaries of the Hollow, followed by a discussion about the existing neighborhood conditions. Members of the NRZ outlined the primary challenges in the Hollow, and which problems they wanted the plan to address. A process for conducting community interviews was agreed upon, and a schedule was set for the remainder of the planning process.

### 2. Community Interviews

In order to gain more community input, members of the Hollow community administered a survey by phone or in person. Surveys were conducted from October 1st through November 28th, 2016. An initial list of 39 community members were sought out for participation in the survey. After attempts to communicate with all potential participants, about 25% of the community members completed the full survey.

#### Survey Content:

The survey included initial questions about the participant's demographic information, time spent living or working in the Hollow, and occupation. Participants then ranked their concern regarding a variety of topics: public safety, walkability/sidewalks, traffic congestion, vacant properties, blight, parking, litter and sanitation, community identity, community centers, and outdoor space. Participants were then asked to list their top 3 concerns for the Hollow and their top three needs for their business, organization, or family. Finally, the survey included information on how the participant could become more involved in the process of creating the new NRZ plan.

## Survey Results

### Demographic Information

5 people ages 28 – 50

3 people ages 51 – 65

1 person ages 66 – older

4 Black (African American)

3 Hispanic, Latino, Caribbean

3 White (Caucasian)

5 Male

4 Female

#### Years Lived or Worked in the Hollow

2 people for 4 - 7 years

2 people for 8 - 11 years

1 person for 12 – 20 years

4 people for 21+ years

## Survey Results (continued)

### Average Ranking of Neighborhood Concerns

(1 = Excellent and 10 = Very Bad)

1. Availability of Trash Cans (8.3)
2. Availability of Parking (7.8)
3. Litter/Sanitation/Trash Collection (7.8)
4. Community or Neighborhood Identity (6.8)
5. Traffic/Congestion (6.4)
6. Public Safety (6.2)
7. Outdoor/Recreation Space (6.2)
8. Walkability/Sidewalks (6)
9. Blight/Graffiti (6)
10. Vacant Property and Buildings (5.1)

### Top Three Issues for Survey Participants:

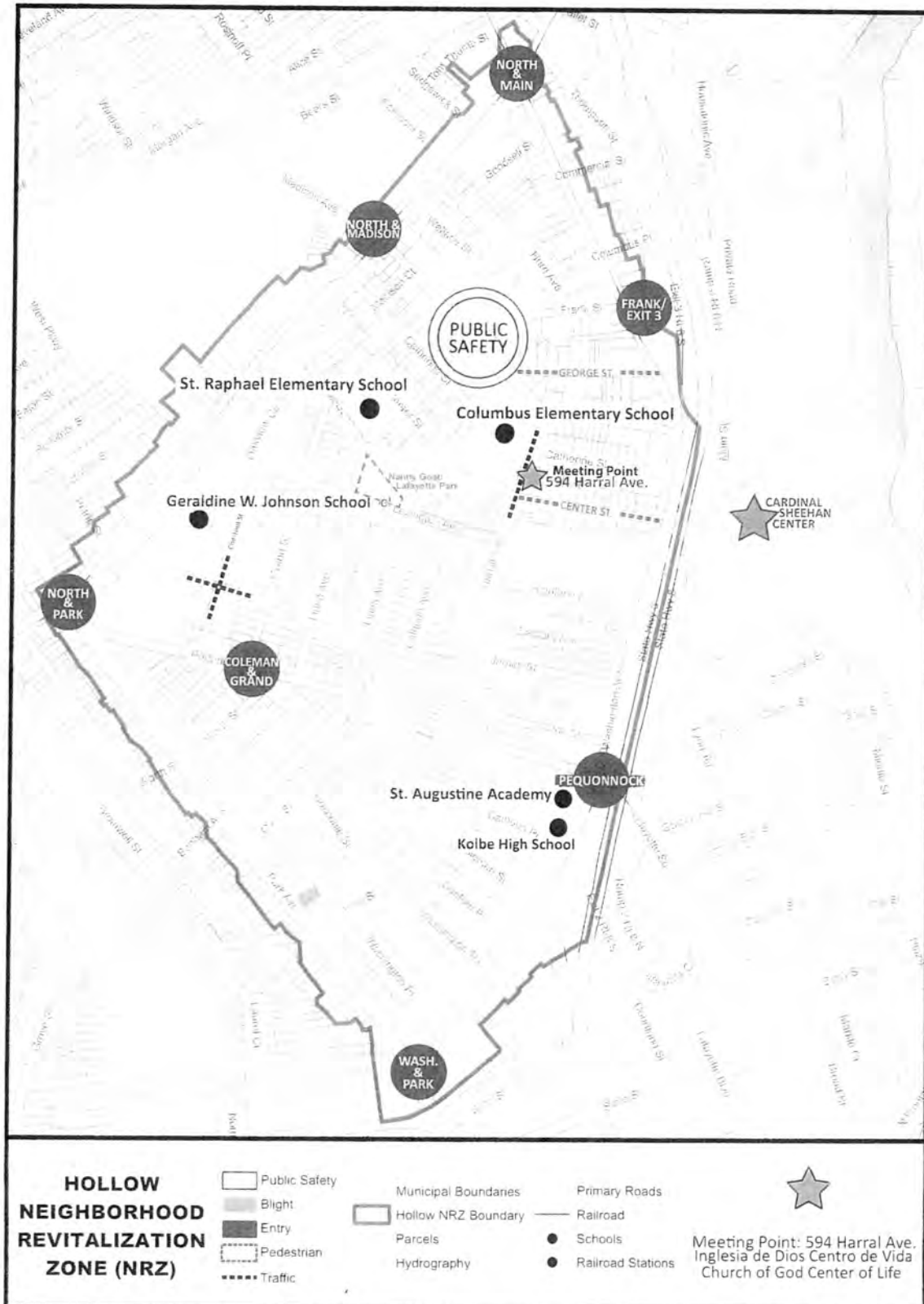
1. Safety (mentioned 8 times)
2. Trash/Cleanliness (mentioned 3 times)
3. Blight/Vacancies (mentioned 3 times)
4. Landlord/Renter Issues (mentioned 3 times)
5. Parking (mentioned 2 times)
6. Community Image/Cohesiveness (mentioned 2 times)
7. Beautification (mentioned 1 time)
8. Congestion (mentioned 1 time)
9. High Taxes (mentioned 1 time)
10. Relationship with the City of Bridgeport (mentioned 1 time)
11. Sanctuary City Status (mentioned 1 time)
12. Poverty (mentioned 1 time)

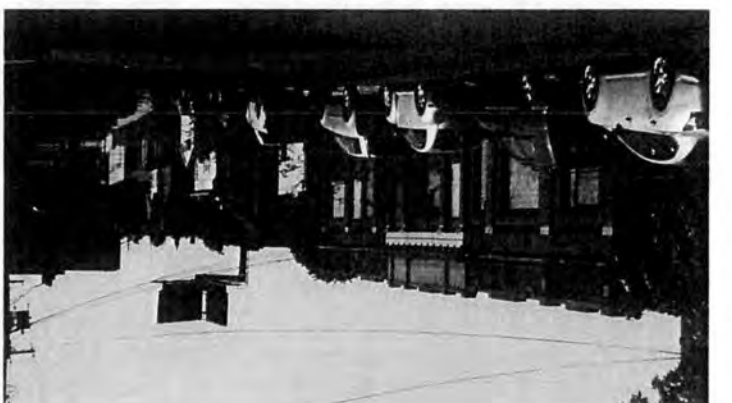
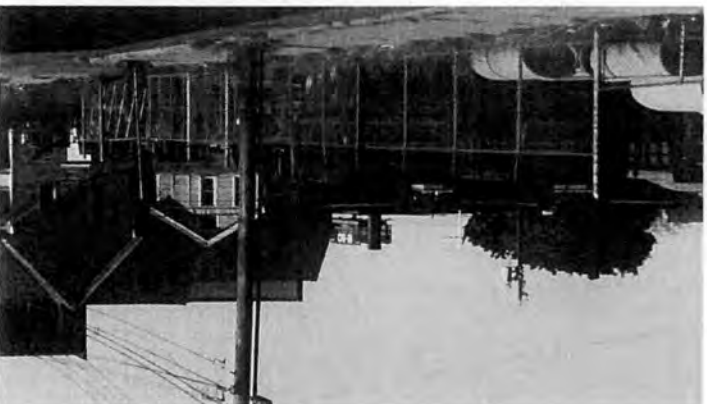
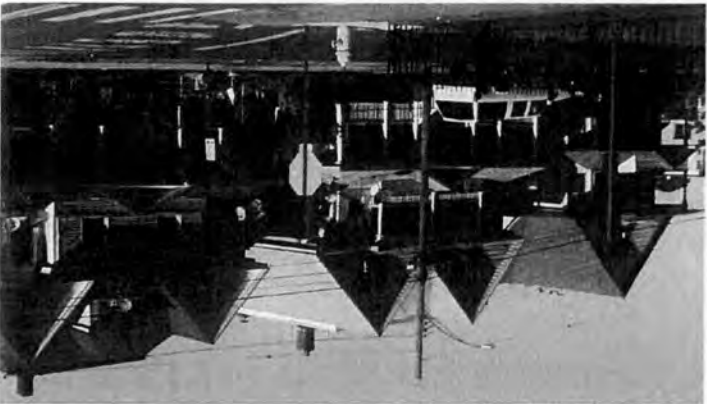
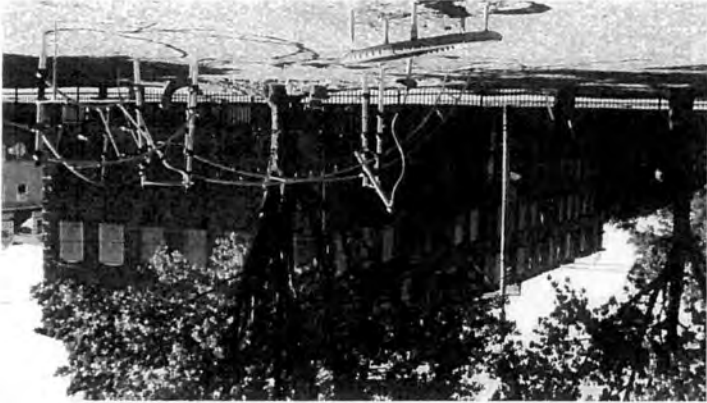
### Top Three Needs of Survey Participants

1. Safety (mentioned 3 times)
2. Parking (mentioned 2 times)
3. Less Density (mentioned 2 times)
4. Trash/Cleanliness (mentioned 1 time)
5. Additional Park Space (mentioned 1 time)
6. More Plowing in Winter (mentioned 1 time)
7. Fewer Convenience Stores and More Major Retailers (mentioned 1 time)
8. Community Cohesion (mentioned 1 time)
9. Resource Center for Children (mentioned 1 time)
10. Increased Landlord Responsibility (mentioned 1 time)
11. Plantings/Gardens (mentioned 1 time)

### 3. Walking Tour

On October 15th, 2016, the Hollow NRZ members of Vita Nuova, LLC, PRE/view Landscape Architects, and other community members met at the Church of God & Light on Herral Ave in Bridgeport to take a walking tour of the Hollow and further discuss topics to be addressed by the plan. A flier was designed to advertise the event, and was distributed throughout the Hollow by members of the NRZ prior to the meeting. During the tour both broader issues and opportunities were discussed and specific locations were noted.







4. **Framework Meeting**

On November 28th, 2016 the Hollow NRZ team and community members met at City Hall in Bridgeport for a presentation on the framework of the plan and background information on the Hollow. Members of Vita Nuova team presented the outline of the plan, demographic data for the Hollow, and the results from community surveys. The next steps for the completion of the plan were confirmed.

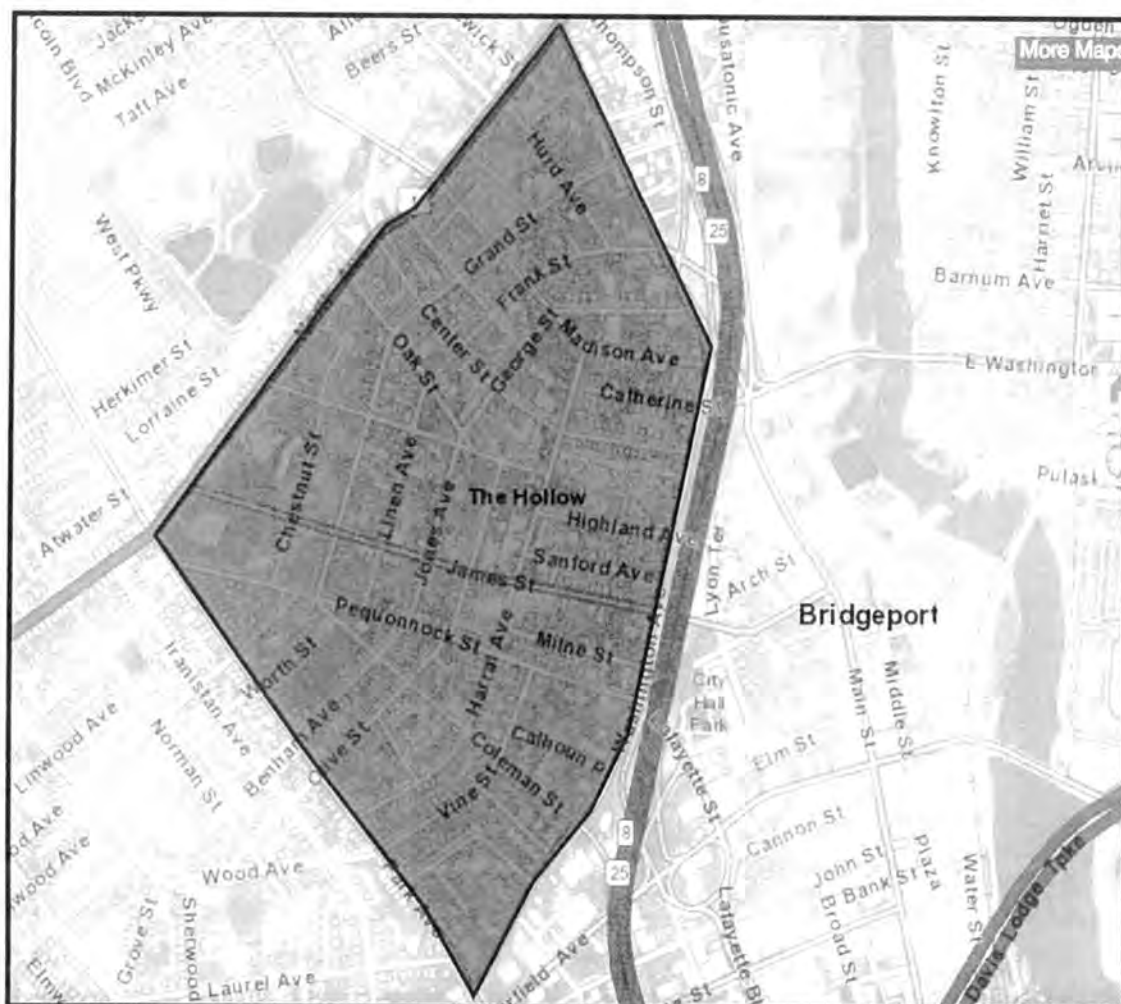
5. **Solutions Scoping Meeting**

On January 30th, 2016 members of Vita Nuova, LLC, PRE/view Landscape Architects, and the Hollow NRZ met at the City Hall in Bridgeport to review the categories of problems to be addressed, and to introduce possible solutions. Feedback was given by community members, and a report on street parking formations was presented.

2. **Community Profile**

A. **Demographic and Economic Trends**

All demographic data was collected using ESRI Business Analyst, based on US Census Bureau data from the 2010 Census and data from the 2010-2014 American Community Survey. Below is the area defined in Business Analyst as the Hollow:

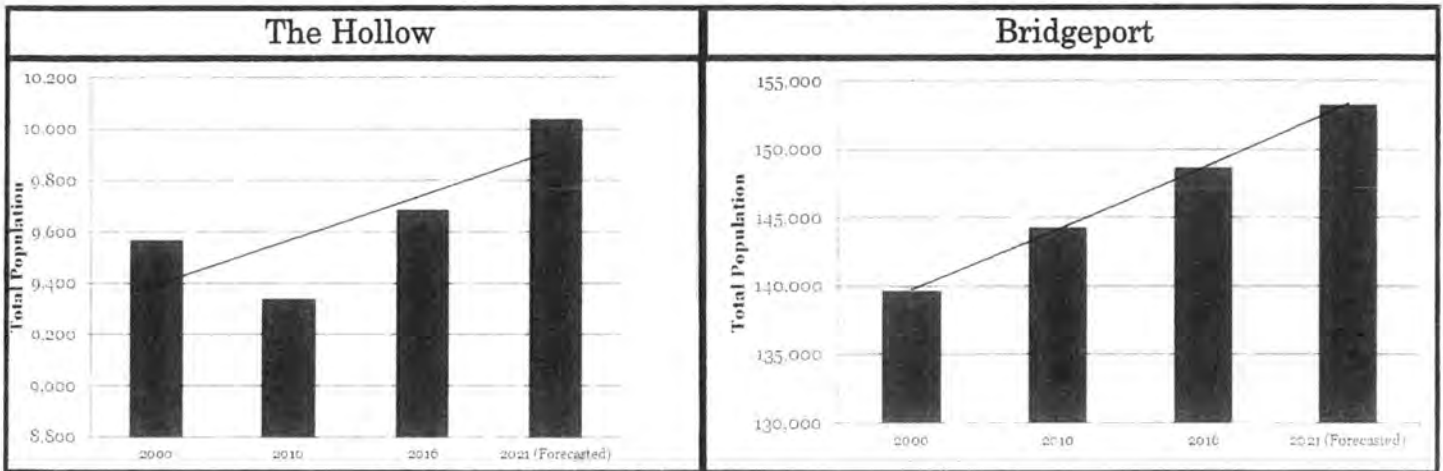




# 1. Population Demographics

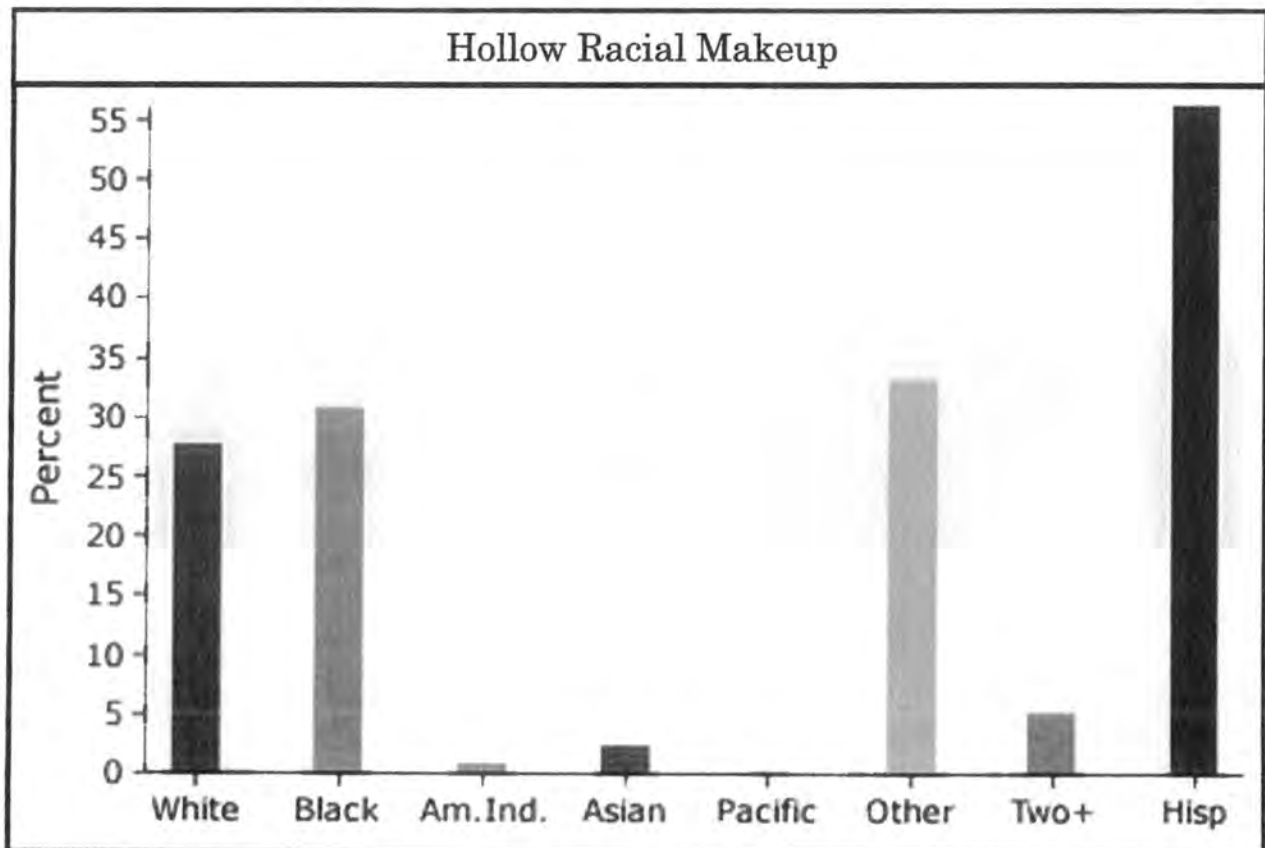
## Population and Growth:

The Hollow population in 2016 was 9,687 residents. The population is expected to grow at a rate of 0.72% per year from 2016 to 2021. This is greater than the City of Bridgeport's expected growth rate of 0.61%.



## Race and Sex:

The Hollow's population is 56% Hispanic, 31% Black, and 28% White. The Hispanic population is growing at a rate of 2.12% annually, while the Black and White populations are decreasing annually. 9% of Bridgeport's Hispanic population lives in the Hollow. The Hollow population is split evenly between men and women: 51% male and 49% female.



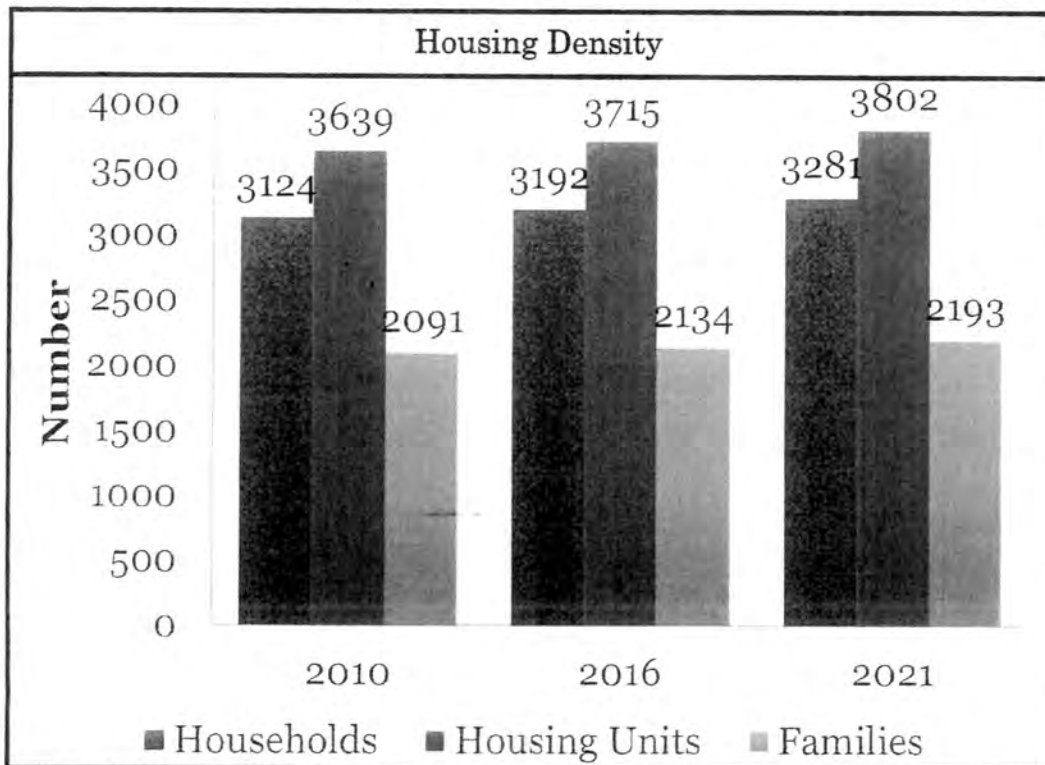
**Age:**

The Hollow has a young population: 60.3% of the Hollow's population is under the age of 35.

Population by Age	Number	Percent
Age 0 - 4	897	9.3%
Age 5 - 9	853	8.8%
Age 10 - 14	732	7.6%
Age 15 - 19	717	7.4%
Age 20 - 24	837	8.6%
Age 25 - 34	1,805	18.6%
Age 35 - 44	1,350	13.9%
Age 45 - 54	1,110	11.5%
Age 55 - 64	763	7.9%
Age 65 - 74	393	4.1%
Age 75 - 84	162	1.7%
Age 85+	68	0.7%

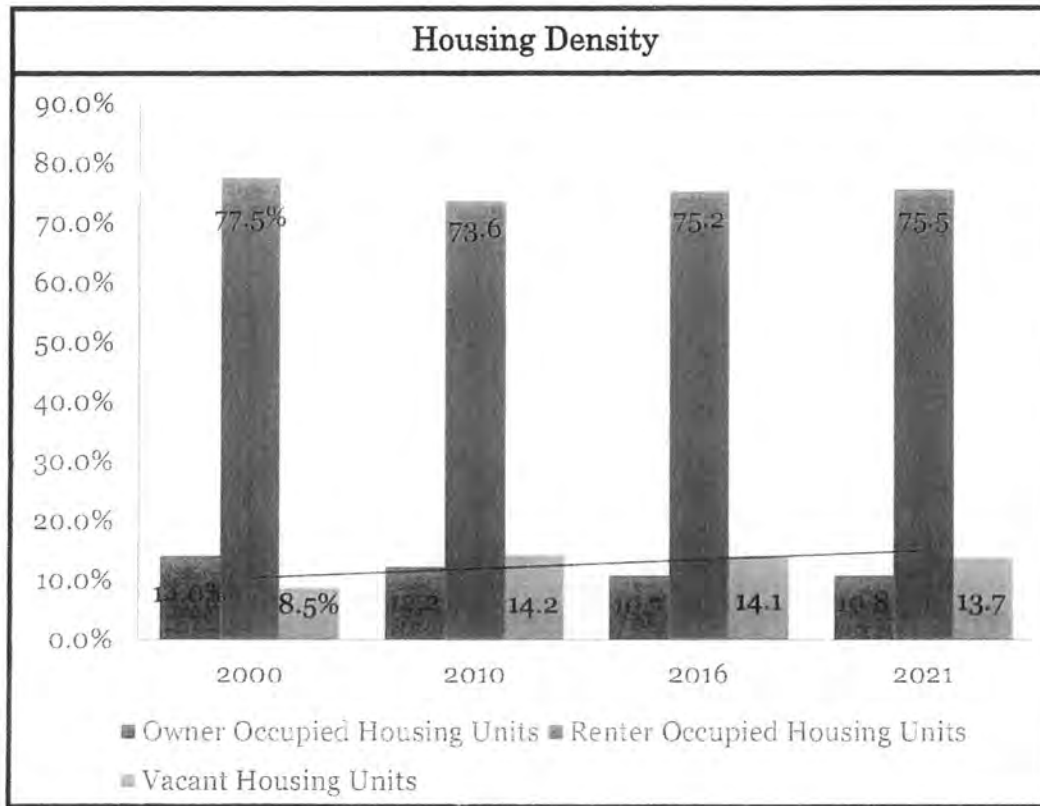
**2. Households and Housing**

There are 3,192 households in the Hollow, and 3,715 Housing Units. The average household size is 2.97 people. The growth rates of number of households, number of housing units, and household size are relatively equal over time.



Housing in the Hollow is primarily occupied by renters: in 2016, 75.2% of housing units were renter occupied.

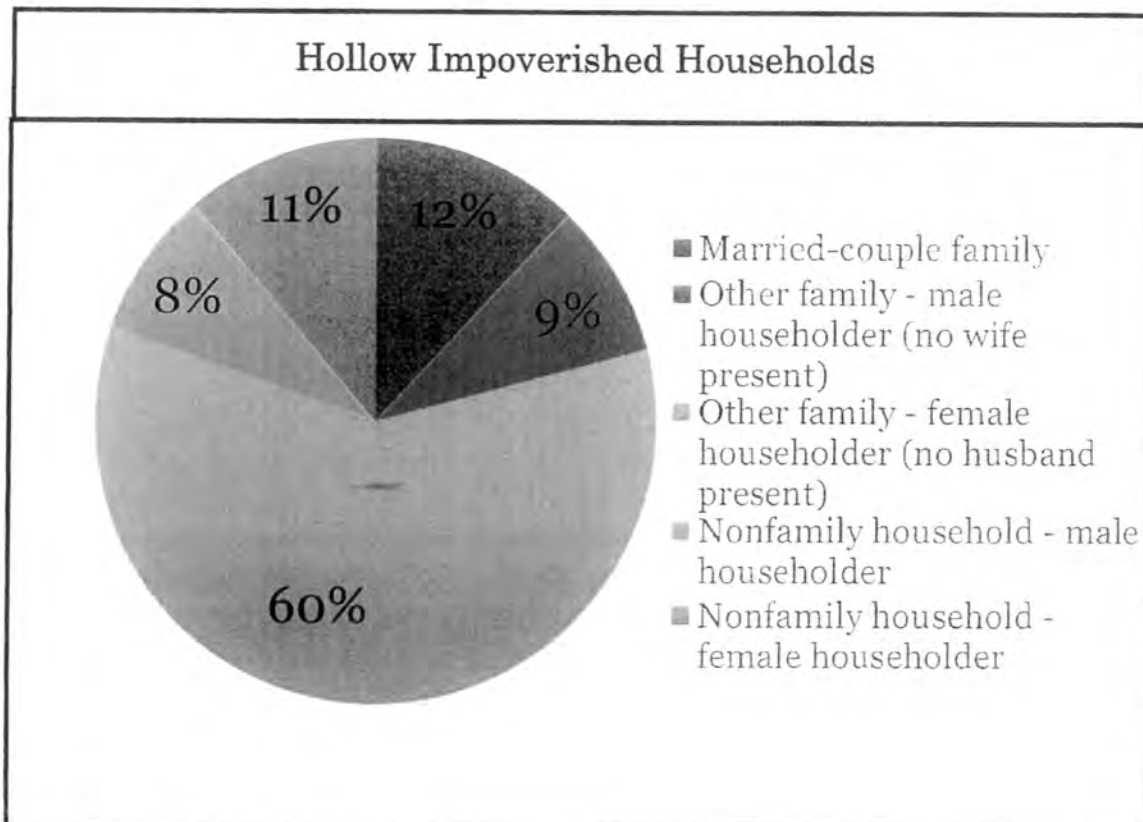
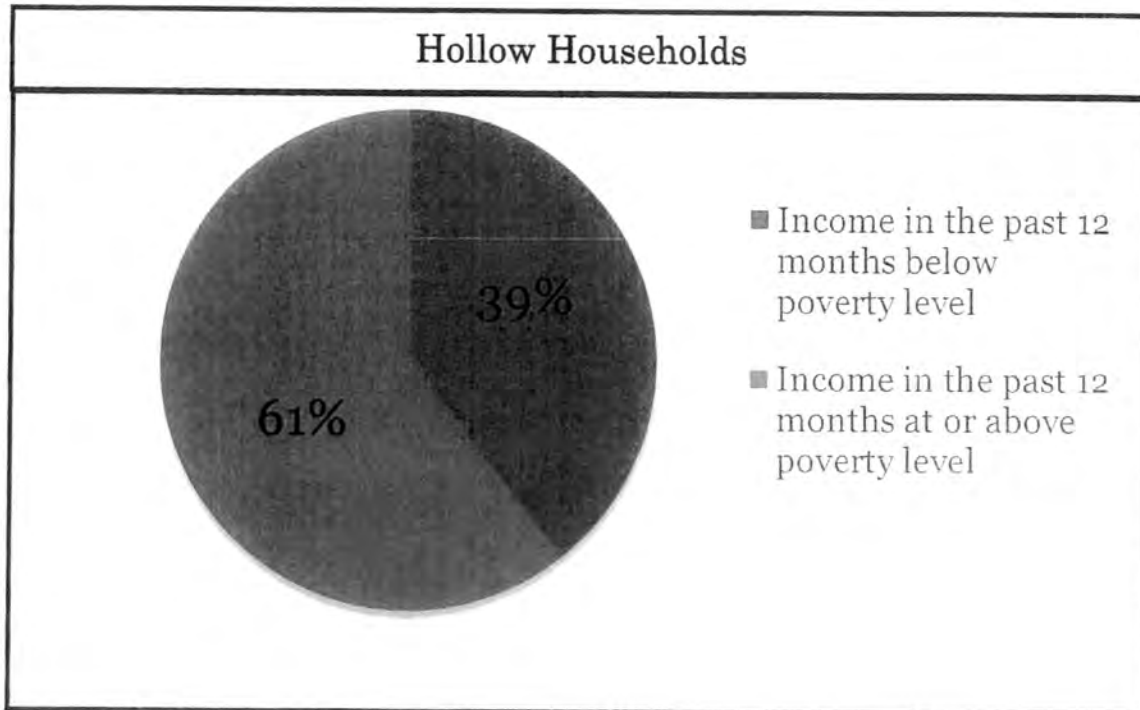
Vacant Housing: There are more vacant homes than owner occupied homes in the Hollow. The trend line below indicates that the number of vacant housing units is rising.



The Hollow has an older housing stock: 0% of housing units were built from 2000 to 2014. The median year housing structures were built is 1940. The median home value in 2016 was \$177,667

Built 2010 or later	0%
Built 2000 to 2009	0%
Built 1990 to 1999	1.1%
Built 1980 to 1989	4.5%
Built 1970 to 1979	7.8%
Built 1960 to 1969	12.8%
Built 1950 to 1959	11.4%
Built 1940 to 1949	11.3%
Built 1939 or earlier	51.1%

39% of the Hollow's households live below the poverty line. Of the impoverished households, 60% were single-parent households with a female householder.



### 3. Education and Employment

High School Graduates comprise the largest educational sector of the Hollow labor force. 63.3 % of Hollow residents have a High School diploma of higher. Most residents work in the service sector.

Employed Population by Industry (16+)		Educational Attainment of Population	
Agriculture/Mining	0.0%	Less than 9th Grade	16.5%
Construction	19.4%	9th - 12th Grade, No Diploma	20.2%
Manufacturing	9.5%	<b>High School Graduate</b>	<b>29.1%</b>
Wholesale Trade	2.5%	GED/Alternative Credential	5.0%
Retail Trade	14.2%	Some College, No Degree	15.6%
Transportation/Utilities	3.2%	Associate Degree	3.0%
Information	2.6%	Bachelor's Degree	6.3%
Finance/Insurance/Real Estate	3.3%	Graduate/Professional Degree	4.3%
Services	44.1%	Total Number	5,651
Public Administration	1.3%		
Total Number	4,061		

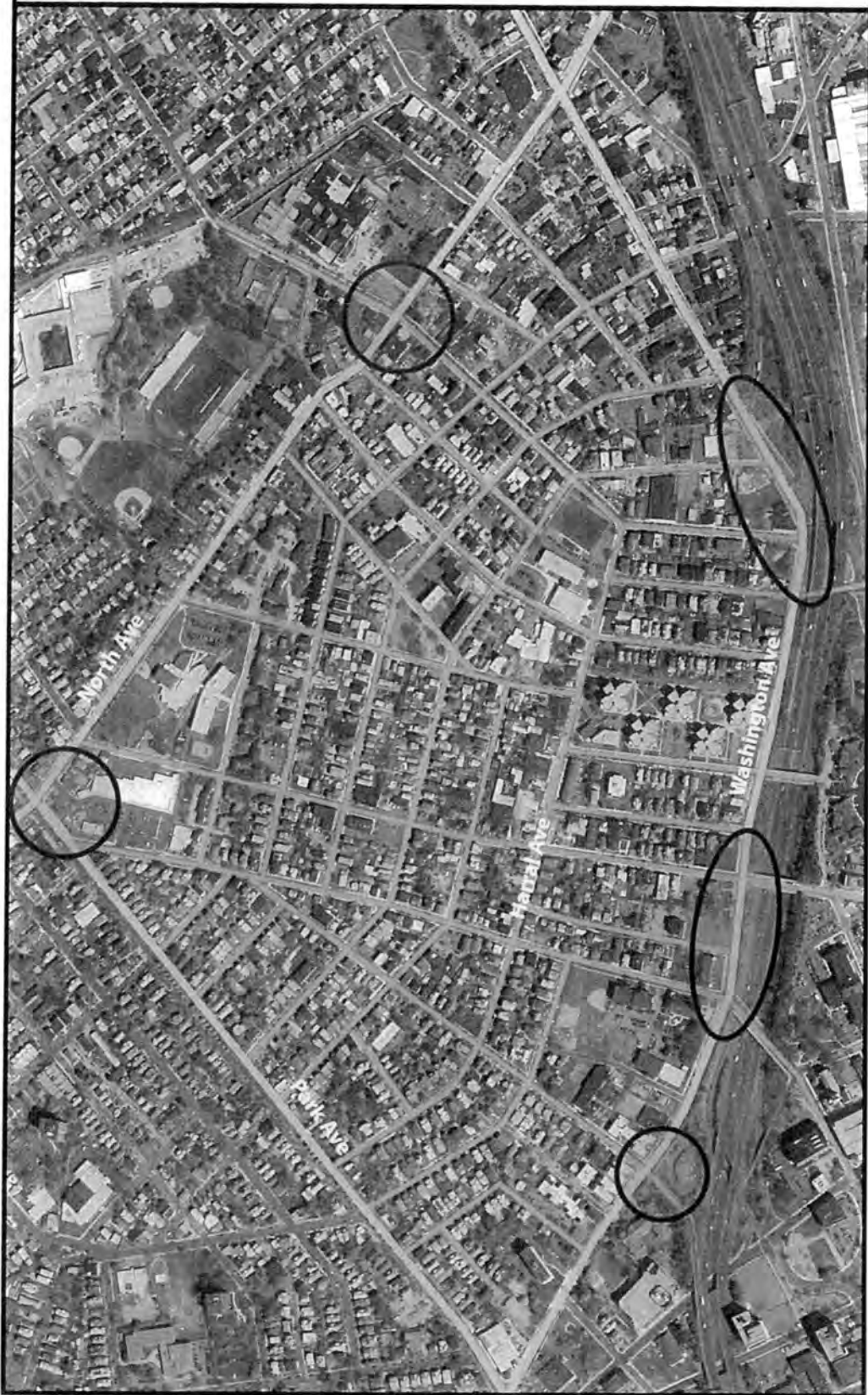
## B. Physical Development and Existing Conditions

### 1. Gateways to the NRZ

The NRZ neighborhood is bordered by three major roads: Washington Avenue to the east, Park Avenue to the south and North Avenue to the northwest. Existing transportation infrastructure, institutions with large land areas, and topography effectively limit the number of streets that enter the community. As a result, there are no roadways that actually pass through the entire neighborhood, but those that cross the perimeter roads lead to the center of the community. These roadways connect the NRZ to the rest of the city and as one crosses into the neighborhood there is a noticeable change to the street and block pattern, housing orientation and land use. Because the community edge is well defined, this shift from one community to another can be accentuated with subtle changes to signage, landscaping, street lighting and paving patterns to further distinguish the NRZ from the surrounding neighborhoods of Bridgeport.



# Gateways



Map indicates "gateways" that might be enhanced by signage and landscaping.

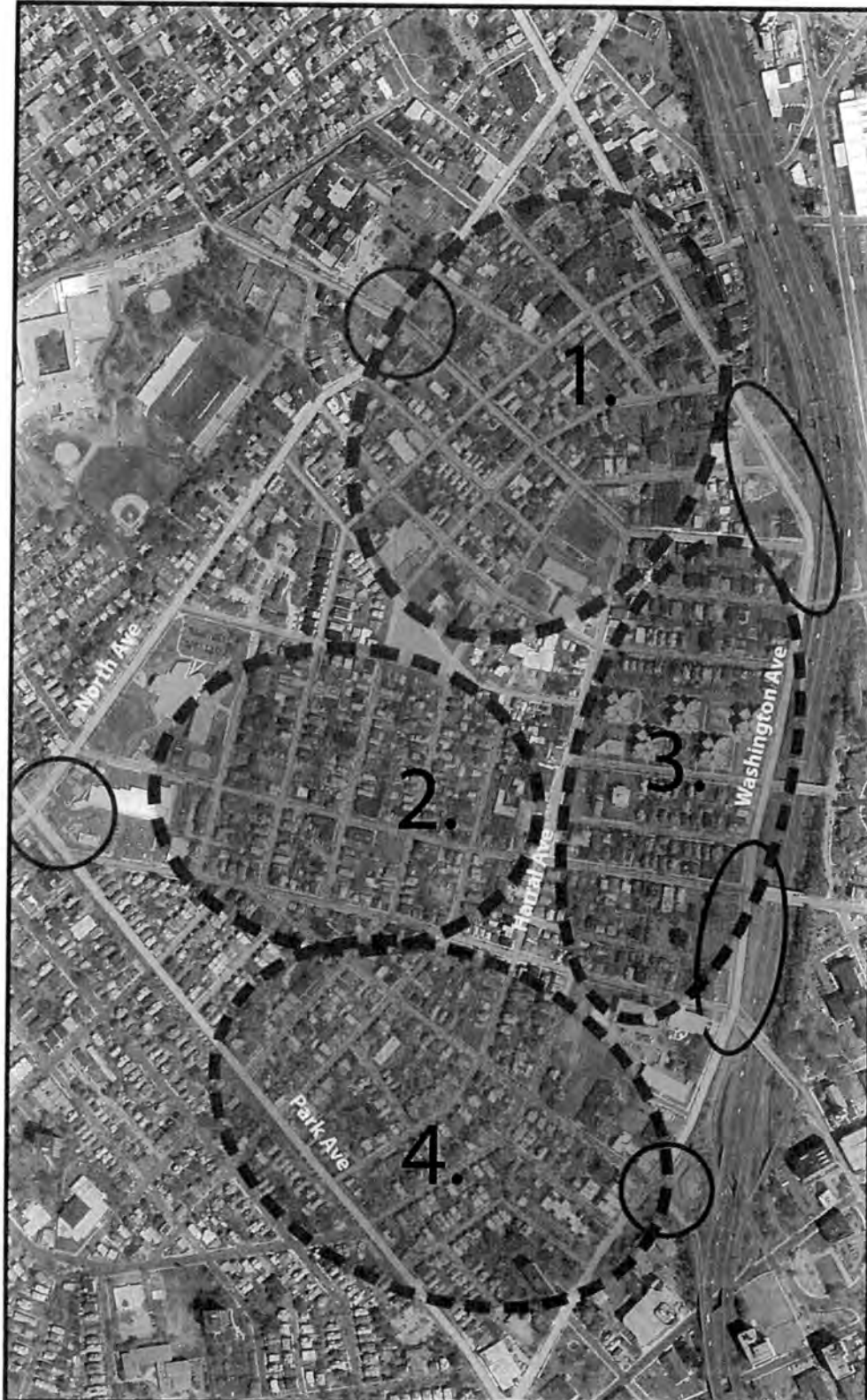
## 2. Lafayette / Nannygoat Park

Lafayette/Nannygoat Park is the apparent middle of the community. It is the only significant public green space in the neighborhood. Other community focal points include numerous schools and churches, that include their own associated open space, but as the largest public space located at the center of the community, Lafayette/Nannygoat Park is unequalled as a symbolic and physical community 'town square'. Despite its prominence, the edges of the park are not well defined – there are vacant buildings along the northern boundary, and the architectural character is not much different from any particular side street in the area. By focusing on the edges, this area could be more established as the “center” of the community.



### 3. Community Sub-Districts

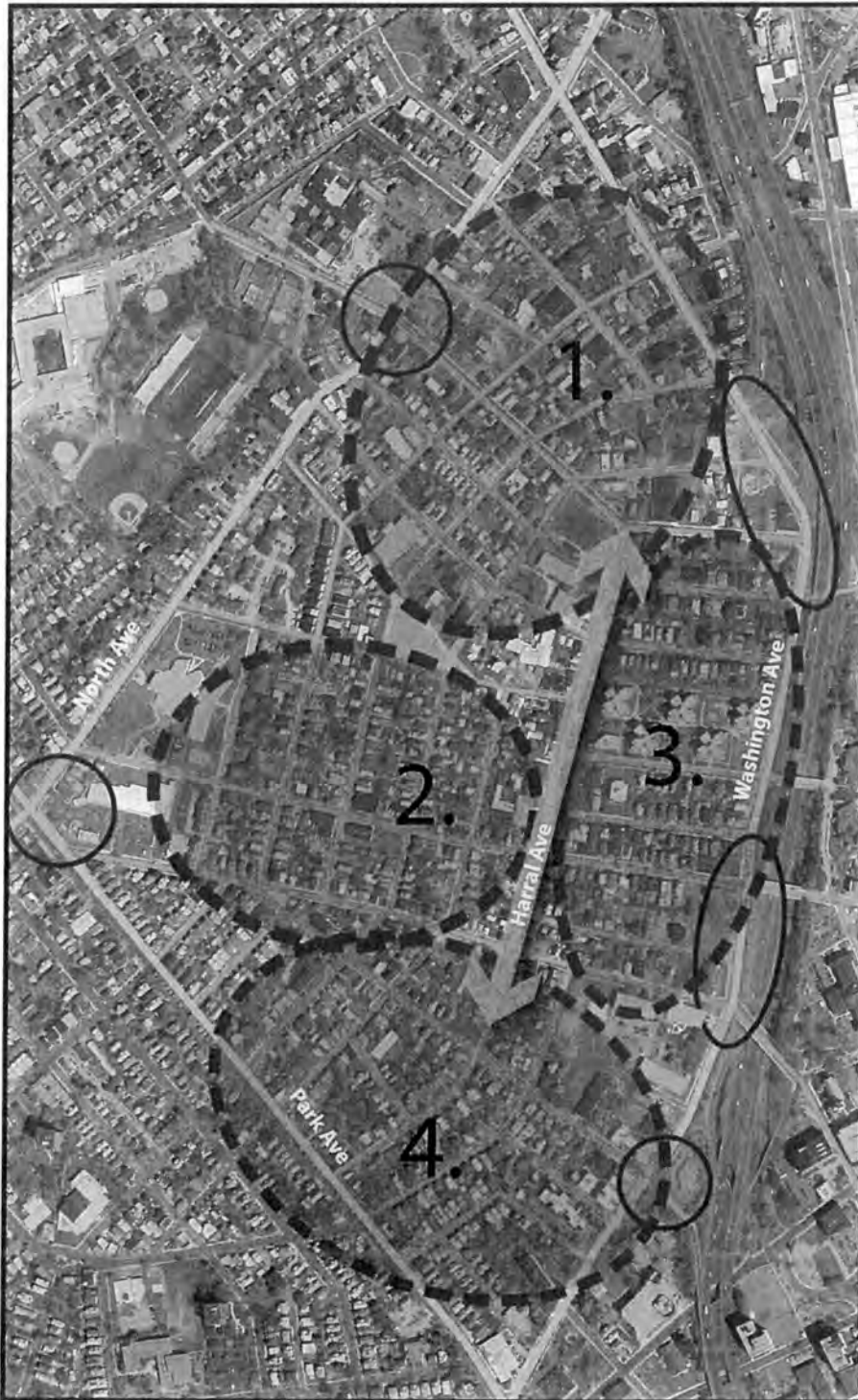
The Hollow NRZ area is an angled shape that is a result of the different streets, topography, and historical block patterns. These patterns yield markedly different characteristics that can be seen in the block lengths, frequency of intersections, solar orientation, minimal greenery, street continuity and view sheds. The angled street patterns yield four identifiable sub-districts that show different orientations and special attributes that distinguish these areas.





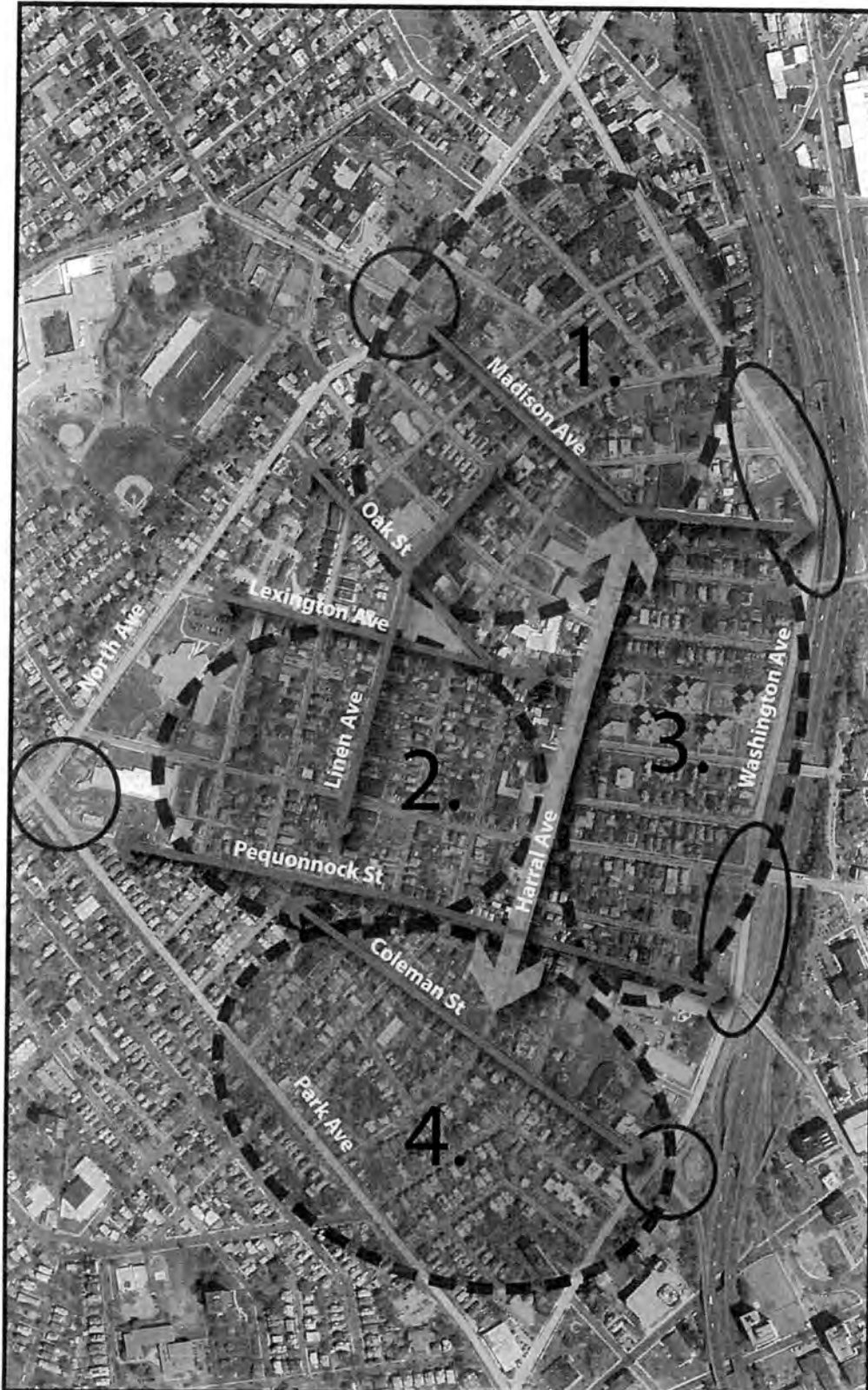
#### 4. Primary Corridor

Harral Avenue is one of the longest straight streets in the entire neighborhood and effectively connects all four sub-districts in the NRZ. It is also indirectly connected to nearby Lafayette Park at its midpoint via Lexington Avenue. It contains an unusual juxtaposition of land uses and a variety of building types that changes in character from block to block. The inconsistency of a recognizable urban design is a result of topographical changes; a mix of commercial, institutional and residential uses; and, the lack of a building and landscape similarity along its length. However, it's heavy daily use is truly a seam between the different sub-districts. In this way it emerges as the major locally used roadway, and as a mixed-use corridor at the middle of the NRZ.



## 5. Secondary Corridors

The roadways that lead to Lafayette Park, the NRZ gateways, Harral Avenue, and link the neighborhood together, generally run east-west. With the exception of Linen Avenue, which runs past the western edge of Lafayette Park, all other secondary roadways intersect with Harral Avenue. These secondary streets also suggest places for public realm improvements such as new street trees, special pedestrian lighting, and green infrastructure improvements.





## 6. Density and Open Space Measurements

With 9,687 residents in .42 square miles, the Hollow has the highest population density of all the neighborhoods in Bridgeport. In view of these numbers there is a notable lack of open space with only one park located in the center of the neighborhood. The map below shows a single triangular green space in the center of the Hollow: Lafayette Park. It is also known locally as Nanny Goat Park.

Coupled to the open Lafayette Park are the recently renovated Columbus Elementary School turf playfield and the adjacent splash pad that is open in the warmer months.



## 7. Stormwater Management

Because the overall topographic shape and elevation of the Hollow, there appears to be little or no flood risk. Having said that, the entire NRZ is dependent upon catch basins and municipal storm water lines. This may have been adequate for previous decades; however, that system was built with combined sewage and stormwater lines that, in times of heavy rain, surge and help overflow the capacity of the municipal waste treatment facility. The city is presently trying to fund as many system storm water improvement techniques as possible. One way for the Hollow to contribute to this effort would be to help support the installation of bio-swales and rain gardens where storm water is first filtered with native wetland plants, and allowed to infiltrate into the soil. In public areas, these devices take curbside drainage and let it drain through adjacent gardens. UCONN is one of the leading proponents of this work and offers a cell-phone app for designing rain gardens: <http://nemo.uconn.edu/tools/app/raingarden.htm>.



### A. Rain Gardens & Bio-swales

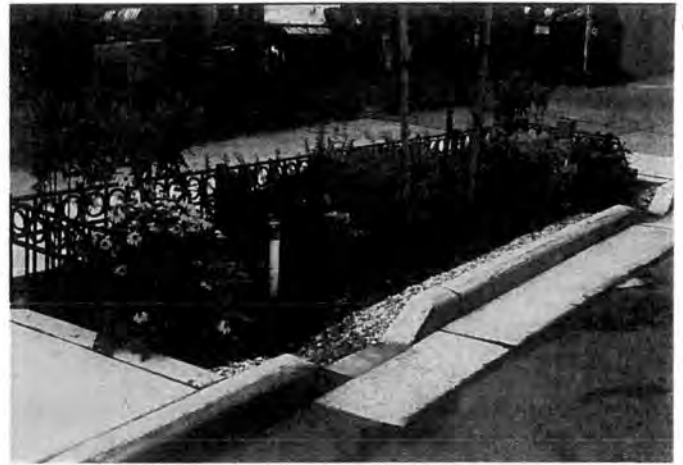
A simple statement of wanting environmental improvements in our neighborhoods is only the beginning statement of a long and involved process. We need to provide the opportunities at all levels of our community improvements to enhance the qualities of our neighborhoods. An awareness of environmental quality comes from understanding the extent the environment supports us. We need education given to our children where they can see little things that help their lives in the places that they live.

The Hollow has several restrictions on any number of community improvements: narrow sidewalks, little or no publically available land, old houses set very close to the sidewalk, a heavy demand for parking spaces, a large percentage of the community that is rental. In such a place as the Hollow, one very important piece of streetscape greenery that fits within its limits and can readily help improve stormwater runoff conditions is the use of rain gardens or more technically designed bio-swales.

Whereas the rain garden is made more to accommodate typical storm water coming off a building roof, the bio-swales are often made to help filter the water running down the street gutters. In the following five images we can see how these elements can contribute to the Hollow:



1) The potential for color along our streets with plantings that are a minimum of 3' wide.



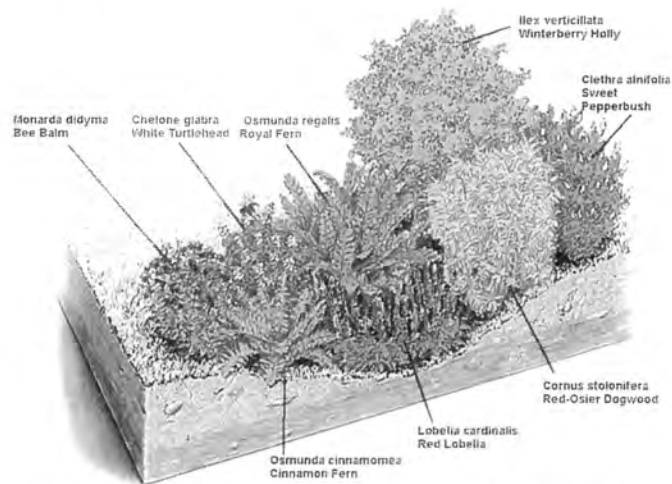
2) Here is shown the curb profile that lets gutter water detour into a planter where it can infiltrate or deposit pollutants and suspended solids (clay, sand, gravel, etc.).



3) This image shows a rain garden or bio-swale emptying water that is filtered during a heavy downpour.



4) A typical bio-swale for Bridgeport



A Typical rain garden or bio swale with Red Lobelia & Royal Fern occupying the lowest, & wettest zone

5) A sketch showing plants that could easily grow throughout the Bridgeport.

## C. Municipal Infrastructure

1. Perhaps the most obvious examples of infrastructure are the ones we use every day, but yet don't think about. Part of the reason we don't see them is because they aren't moving, but they frequently help people move. Our streets are the biggest single infrastructure component and they help support what's above and below them. Electrical lines held high above the street and the gas lines buried beneath them are inaccessible for safety, but bring us our energy for heating and lighting; drinking water, sewers, and storm water lines are also buried to protect them, but also to allow gravity to help collect our waste or unwanted water. Future forms of energy that come from solar or wind energy are beginning to change not only how we think of our communities, but also how they affect them. Utility poles, catch basins, man holes, and street lights are only some of our infrastructure elements that are now being augmented with solar panels, wind turbines, and rain gardens. In the next generation even the Hollow will change it's character as both environmental and economic pressures help us change our environment.

### 2. Streetscape & Parking

The main parking accommodation in the Hollow is parking along both sides of the street. There are a few private businesses that store or repair cars that are parked on private land, but in general, there is a shortage of available parking for residents. Coupled with the minimal parking is the absence of street trees, and that many sidewalks and curbs are damaged from renegade and illegal parking.

In the study of the Hollow, the NRZ team, lead by PRE/view Landscape Architects, looked at parking alternatives that examined alternate side parking, "on and off street" parking, as well as resident permit-only parking. The review, comments, and possible layouts offer the city and residents more questions but also offer a possible solution for the Hollow. The following is a summary of the 3 possible alternatives for added parking.

Studied Parking Alternatives	Pros	Cons
1. Resident Permit-Only Parking	Limits on street vehicles	Bureaucratic operation Expense to operate Expensive to enforce A hassle for residents, visiting guests, etc. Service vehicle access
2. Off Street Parking	Adds more spaces for residents	Purchase of private land Expense to monitor users Added Costs to users for maintenance Potential security risk



### 3. On Street Parking

Adds more spaces for residents  
No land to purchase  
No added annual Costs  
Faster Police/Fire Access & Visibility  
Easier Snow Removal  
Easier Street Cleaning  
No Daily Changes  
No Annual Permits  
More Business Parking  
Closer House Parking

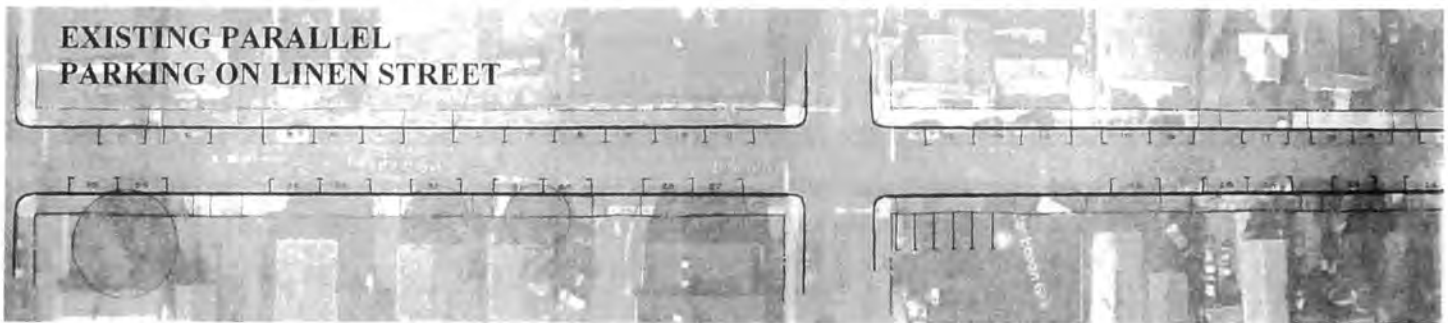
Backing into traffic  
Roads may not be wide enough in all areas  
Service Vehicle Access versus side of street

---

### Parking on Linen Street

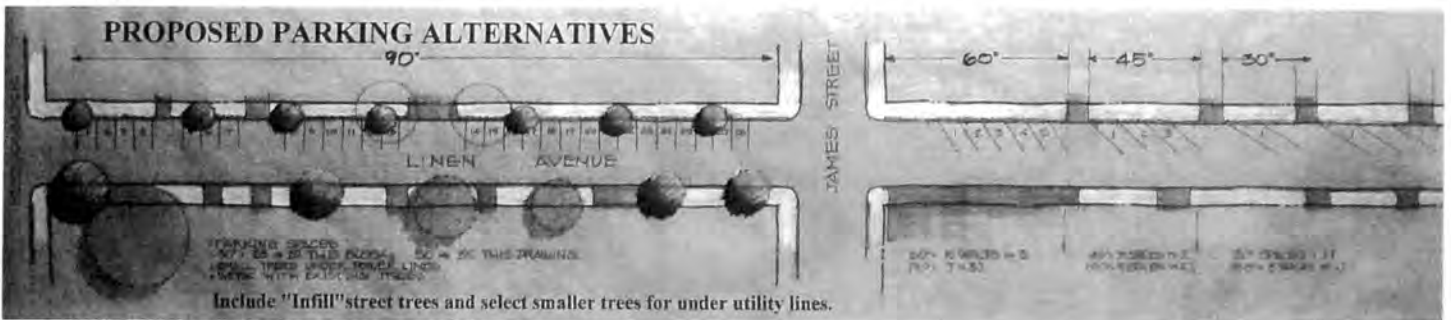
#### Existing

Upon reviewing the alternatives it was decided that a likely alternative, would include minimal cost to the city as well as residents of the Hollow.



This is the existing theoretical maximum parking (35 spaces) in the area shown; however, fire hydrants, setbacks, etc. reduce actual parking quantities.

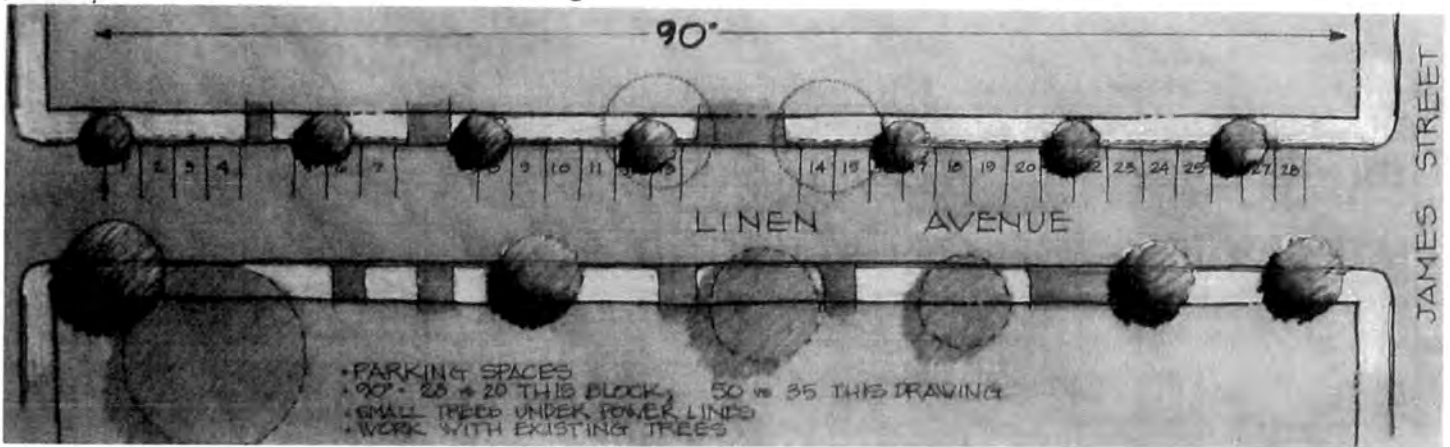
#### Potential



This example of possible parking alignments shows that 90° angle could accommodate as many as 50 cars in approximately the same space. The other angled alignments offer fewer spaces and actually more restrictions on use (e.g., single preferred approach direction). Also note that planting trees in the roadway (the planting space between a curb and walkway) will impact the available space for parking.

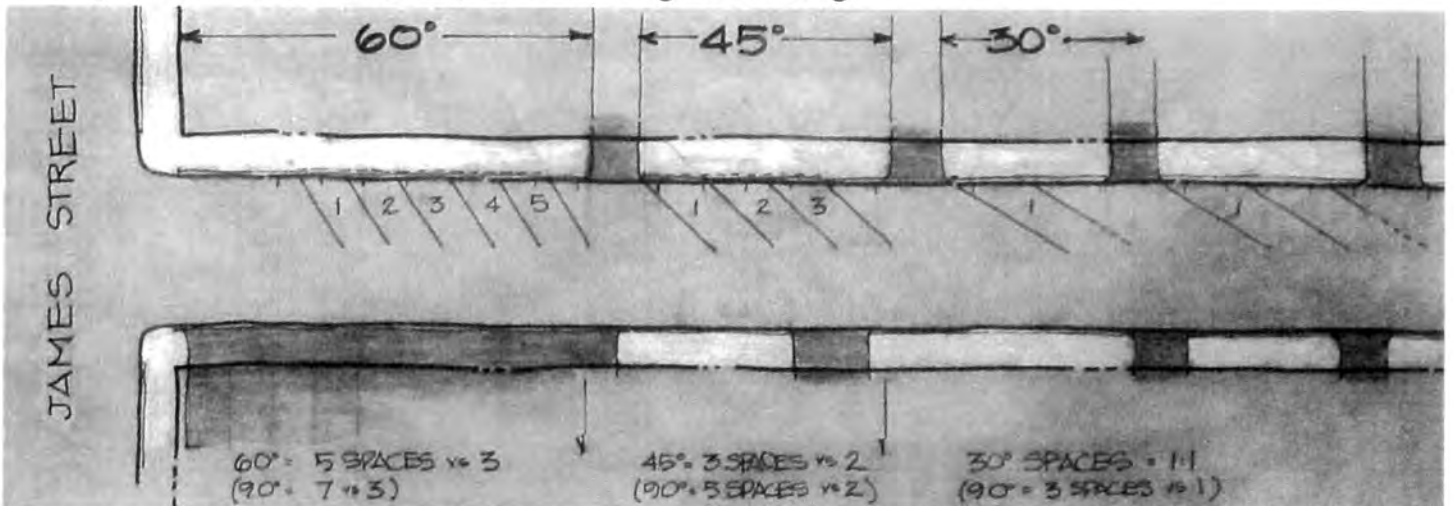


## Enlarged Detail (Possible) 90° Parking



In this drawing, the smaller trees (under power lines) are shown placed at the measured position between two spaces in order to accommodate the vehicle overhang. However, this still leaves them vulnerable to being hit, damaged, and eventually killed.

## Enlarged Detail (Possible) 60°, 45° & 30° Angled Parking



Although no trees are shown in this portion of the studied plan, the trees in angled parking areas may have a better chance of surviving because when the passenger-side tires hit a restraint, it prevents an increasing amount of the vehicle from overhanging the curb and accidentally hitting a tree.

## PARKING CALCULATIONS

(BASED ON FIELD ESTIMATES)

LINEAR FEET OF STREETS WITHIN HOLLOW	50,000 LF
EXCLUDE BOUNDARY STREETS	-13,900 LF
EXCLUDE MINOR STREETS	-5,900 LF
STUDIED ROADWAY (CAD BASED ZONING MAP)	30,900 LF (One Side)
DRIVEWAY OCCURRENCE & SETBACKS*	-20% to 25%
RESTRICTED NO PARKING (HYDRANTS, ETC)*	-5%
INTERSECTIONS & SETBACKS*	-10%
DIMENSIONS WHERE FULL SPACE MAY NOT FIT**	-5%
STUDIED ROADWAY MINUS LOSSES	17,000 LF

# HOW MANY VEHICLES CAN FIT IN 17,000 LF

---

## EXISTING PARKING SPACES

ESTM. PARALLEL PARKING @ 23'-0"=	750 CARS
90° PARKING IN STUDIED AREA	
ESTM. RIGHT ANGLE PARKING @ 9'-0"=	1889 CARS
60° PARKING IN STUDIED AREA	
ANGLE PARKING @ 80% OF 90° SPACES	1510 CARS
45° PARKING IN STUDIED AREA	
ANGLE PARKING @ 60% OF 90° SPACES	1130 CARS
30° PARKING IN STUDIED AREA	
ANGLE PARKING @ 50% OF 90° SPACES	945 CARS

Parking Calculations provided by PRE/view Landscape Architects

\* All estimates, made by PRE/view Landscape Architect, are based on field observations, 20 JAN 2017.

\*\* Because vehicles are either parking on an angle, or the increment of each full parking-stall-width totals less than the available curb lengths between restrictions (driveways, fire hydrants, etc.), the cumulative 17,000 LF will need to be adjusted with actual field measurements. Lastly, the varying angles are shown with an approximate percent of "vehicles in an equal area of 90 degree parking."

## D. Neighborhood Physical Characteristics and Assets

### 1. Landscape and Structures



*This attractive stone house sits hidden in plain sight on Pequonnock Street between Harral Avenue & Olive Street and appears to be approximately 100+ years old. In keeping with the skillful masonry building material are a number of carefully built tapered top-stone fence pillars that are topped with pebble & shell encrusted mailbox-like planters.*

## Historical Character

i. Perhaps a simplified description of the area would define the Hollow as in transition from 19th & early 20th Century low and moderate income housing to lower income housing with opportunistic start up businesses that, for the most part, provide local services. There are 2 or 3 construction or manufacturing companies that provide both local and regional sales or service, but these are atypical and show signs of declining businesses. Coupled to the use-changes is the fact that there are far fewer trees remaining in this area than the previous decades. Whether it was urban pollution or the residents wanting to park more vehicles closer to their house (convenience and security), the removal of trees is one of the major life quality concerns for this area.

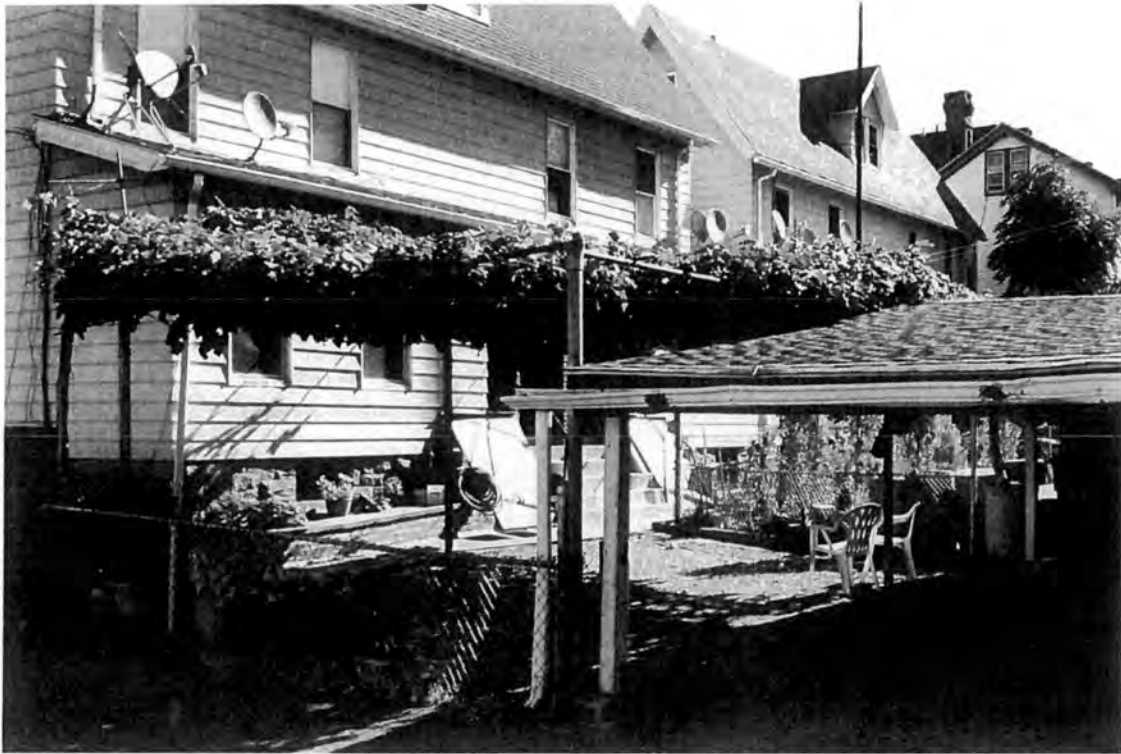
Accompanying the small typically single lot business are makeshift building additions and high chain link fences (many with barbed wire or razor tape). Whereas the small businesses (frequently automobile repair) are mixed in among converted multi-family residential buildings they provide some jobs and economic aid to the community. We suspect that the area will continue to see an increase in larger multifamily housing units as well as the existing businesses growing and providing more employment. The downside to the commercial growth is that many sites appear to have un-policed zoning violations (outside equipment and material storage, signs, etc.).

### ii. Uniqueness & Private Site Improvements

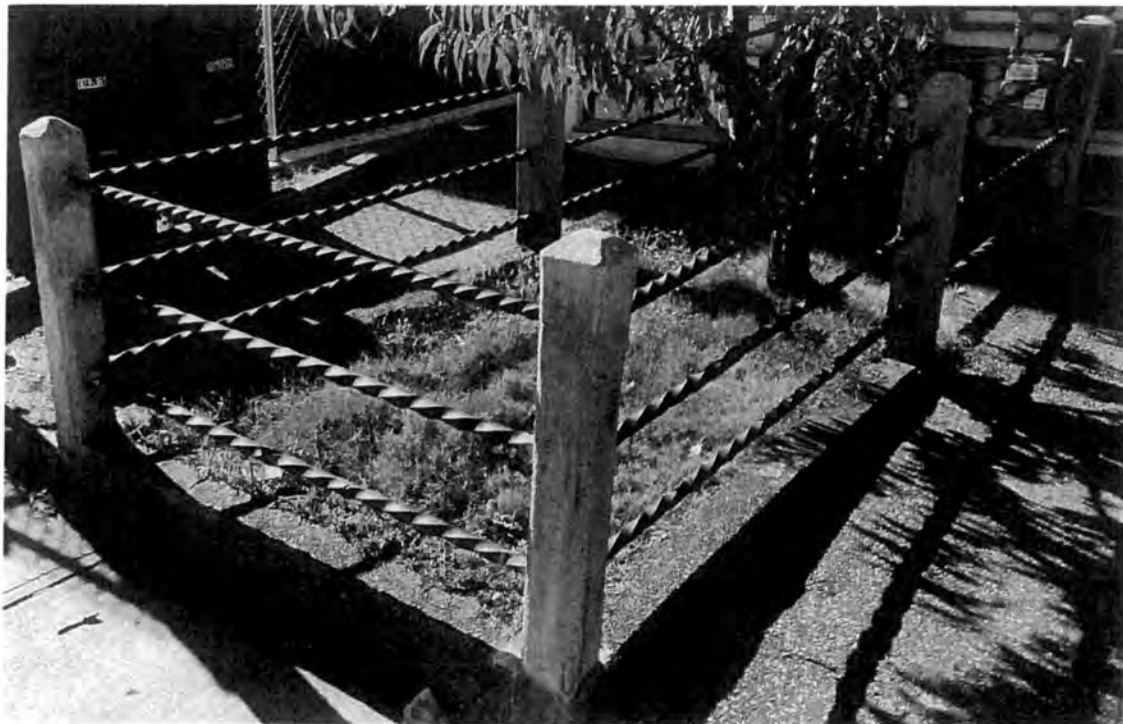
Part of the charm of the Hollow lies in finding historical elements that are indicative of the previous residents in this area of Bridgeport. Throughout the area are grape arbors that were planted by Italian and Portuguese residents. Before them were Irish workers that added stone and concrete details. Some are set with beach stones and shells. These details are now guarded and used by newer immigrants as they too see this area of Bridgeport as a stepping stone for their future.



*With the houses and garages often relatively close to the streets, so too are many of the arbors. They are a welcome addition of green to a hard urban space and frequently provide summer shade & protection for automobiles.*



*Backyards, although often used as parking space, are also provided a shade opportunity as well as frequently providing a large amount of table & wine grapes.*

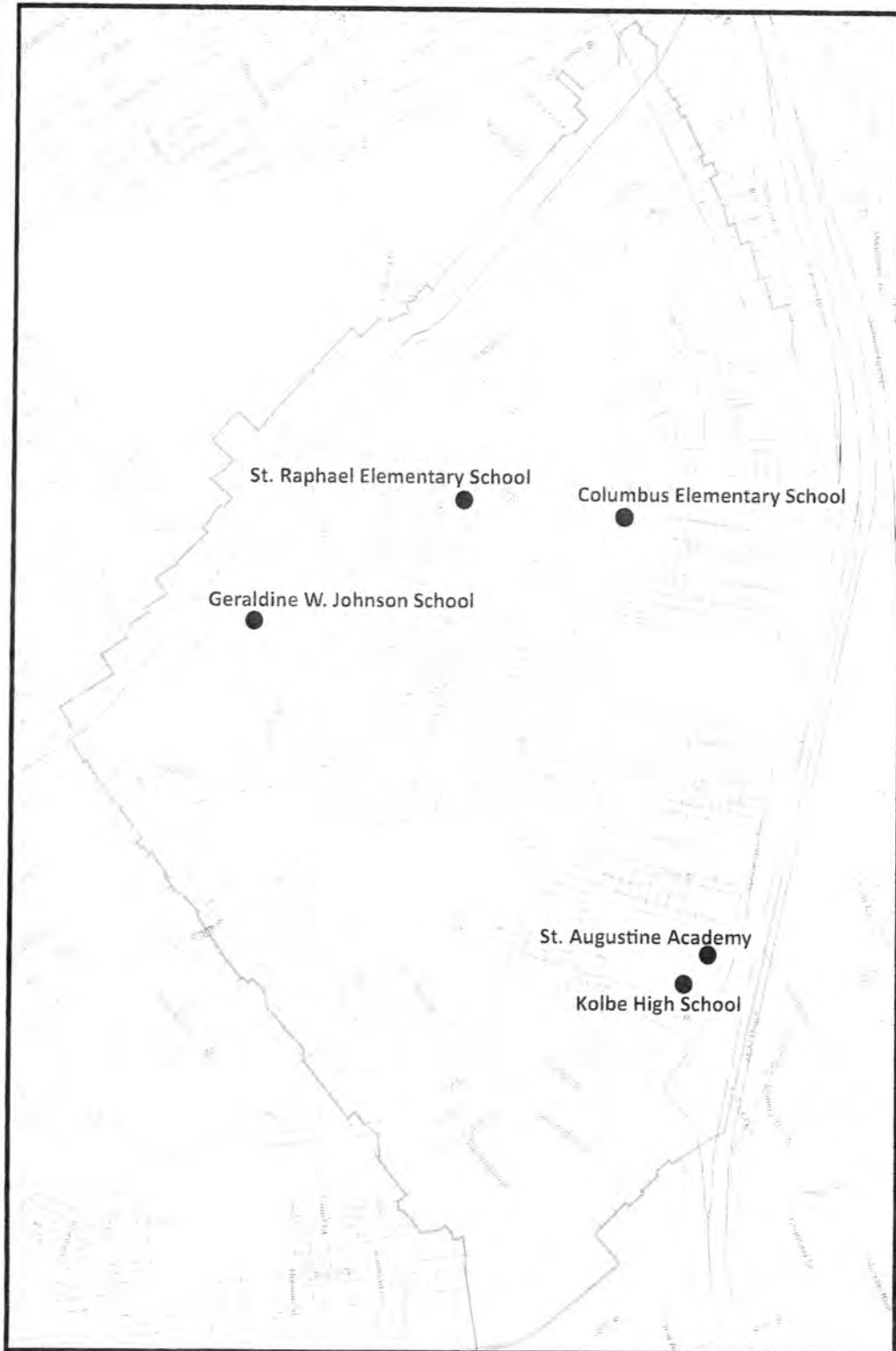


*About ten years ago, the excavation for a house in BPT hit a buried foundation of a 100 year old structure that had this same twisted steel rebar for reinforcing. Perhaps at the same time it was installed for fences to protect the front yards of two large multifamily houses on Madison Avenue between Frank and George Streets. Today this small section is helping protect a peach tree.*



## 2. Schools

In general, the Hollow has two categories of schools: public (Columbus Elementary School, Geraldine Johnson Elementary School) and parochial (St. Augustine Academy - elementary, Kolbe High School). However, within a couple blocks of the Hollow NRZ is Central High School – one of the largest public high schools in Bridgeport. As a separate note, it appears the Diocese of Bridgeport may be closing St Raphael church. It is not clear if the school will also be closed. The school is presently part of the Diocesan Academy system and houses pre-K through 3rd grade students with a Catholic-based education of literacy, science, and mathematics.





### 3. Religious Facilities

A lot can be inferred from the number and size of religious facilities that exist in the Hollow. If you stood at the southernmost tip of Hollow NRZ area, near the intersection of Fairfield and Park Avenues, within about 1 block you can see 6 religious buildings. Of the 6 buildings, perhaps the largest building is the gray granite St. John's Episcopal Church. Looking south from St. Johns and within one block are the front steps of a brick church - the former United Congregational Church. It was recently sold to the Islamic Community in Bridgeport for conversion to a mosque. To the east of St. John's about one block is the brownstone First Baptist Church that Google shows as the home of Hope Home Care, LLC.

A block north of St. John's on Park Avenue is the home of New Hope Missionary Baptist Church. The building itself is now a mix of brick, stucco, polished stone and concrete. At the peak of the roof are tablets of the 10 Commandments with Hebrew inscription. Further north and within the New Hope Missionary Baptist Church block is a storefront church: Oasis de Vida Centro Christiana. It is partially covered with a banner asking if you "Need a Miracle?" Lastly, the cross street that borders to the north of St. John's is Laurel Avenue. Within that first block is the cream yellow brick & stucco church: Inglesia Pentacostal Primera Casa de Oracion.

These facilities speak quietly of the influx and change of community members that are no longer here. The community is changing such that the recent wave of immigrants are often not primarily English speaking residents, nor are some Christian. These religious facilities exist within a few blocks of the Roman Catholic, St. Augustine Cathedral, elementary school, Kolbe Cathedral High School, and the outdoor Divine Mercy Shrine.

Clearly religious facilities are numerically the largest single group of cultural facilities in the Hollow. It is recommended therefore, that an effort be made to reach out to all of the facility leaders and try to develop an active set of community links that help to organize activities, requests for municipal services, and greater inter-faith friendships in their neighborhood.



## 4. Land Use



## Land Use - Commercial & Retail Activity in the Hollow

A general land use study was conducted in the Hollow and many changes are underfoot. In addition to increases in multi-family and apparent density, commercial/retail establishments are continuing to spread throughout the neighborhood as this map suggests. While no quantitative survey was conducted, and while traditional businesses continue to operate, many newer businesses, some oriented toward new immigrants, are operating throughout the neighborhood. The northeast corner of the Hollow continues as a solidly-commercial area, but commercial/retail can be found on most corners of the Hollow. Behind multi-family residential and commercial/retail, religious or faith-based institutions are the next largest category of land uses. Public open space continues to be a need in the Hollow.

Touring the neighborhood shows the diversity of land uses within the Hollow. The general categories fall into 4 major groups (in somewhat of a rank order although not specifically counted) and a minor last one (although its impact may be more important than known):

1. Construction services and contractor storage facilities along with their labors' housing and vehicle storage;
2. Motor vehicle sales and services including towing, body repair, and gas stations that probably employ the second most number of area residents;
3. Food and consumable sales including restaurants, convenience stores, cultural organizations, taverns, and package stores;
4. Supplies and sales of fabric, paper, plumbing, paint, and glass products;
5. Financial services including banking, check cashing, loan and pawn shops. After excluding the bank, it becomes clear that the area is supported with businesses that may or may not take advantage of the labor pool, however, the typical higher interest rates and marginal loans or sales (pawn shops) indicates that many of the local residents need or depend on expensive financial services that have an effect of draining some of the economic well being of the community.

Perhaps the most significant fact of the commercial and retail businesses in the Hollow is that although the majority of the area is zoned residential (both B & C), it appears that at least 35% of that area has zoning that has been either issued use variances or is a grandfathered operation within the Hollow area. In any typical residential area in Bridgeport this might become a land use issue, but this fact has created a vibrant setting where new residents live, work and obtain services.

## 5. Vacant and Underutilized Property

The consulting team conducted a survey of the neighborhood and identified 33 vacant and/or underutilized properties in the Hollow. Given the density of development, this is a large number and should be addressed as part of further planning work in the Hollow. Some can be used to alleviate part of the parking issue and others should be used to ensure vacant space is productively used.



There are a few significant underutilized buildings including the Ostermoor site across from Lafayette Park. The owners are willing to sell the building and adjoining properties and the consulting team has been working to find a new buyer.

Additionally, during the NRZ planning process, it was announced that the Norwalk Vault Company located at (391, 425, 439 Herral Avenue) would be moving out of Bridgeport. Presumably this property will be vacant until sold as well.

### Details of The Hollow's Vacant and Underutilized Properties

	ADDRESS	UNIT	PARCEL ID	OWNER OF RECORD	OWNER'S ADDRESS	COMMENTS	SIZE (ACRES)
1	207 Catherine Street	N/A		Housing Authority of the City of Bridgeport	150 Highland Ave. Bridgeport, CT 06604	Vacant area. Enclosed by city fence.	0.08
2	323 Herral	N/A	1037-14	Housing Authority of the City of Bridgeport	150 Highland Ave. Bridgeport, CT 06604	Vacant area. Enclosed by city fence. Used as parking lot and for wood burning.	0.21
3	339 Herral	N/A	1037-15	Curtin Inc.	23 Center Terrace, Stamford, CT 06902	Vacant area. Enclosed by city fence. Used as parking lot and for wood burning.	0.15
4	304 George	N/A	1025-4	Wood Oak Apartments, LLC	589 Fifth Ave. NY NY 10017	Unoccupied industrial building.	0.67
5	117 Catherine Street	#119	1046-18	Carmina Luis	24 Tuckahoe Road, Easton, CT 06612	Vacant area.	0.13
6	84 Center Street	N/A	1046-7A	Cabezas Washington	1440 Madison Ave. Bridgeport CT 06606	Vacant area.	0.13

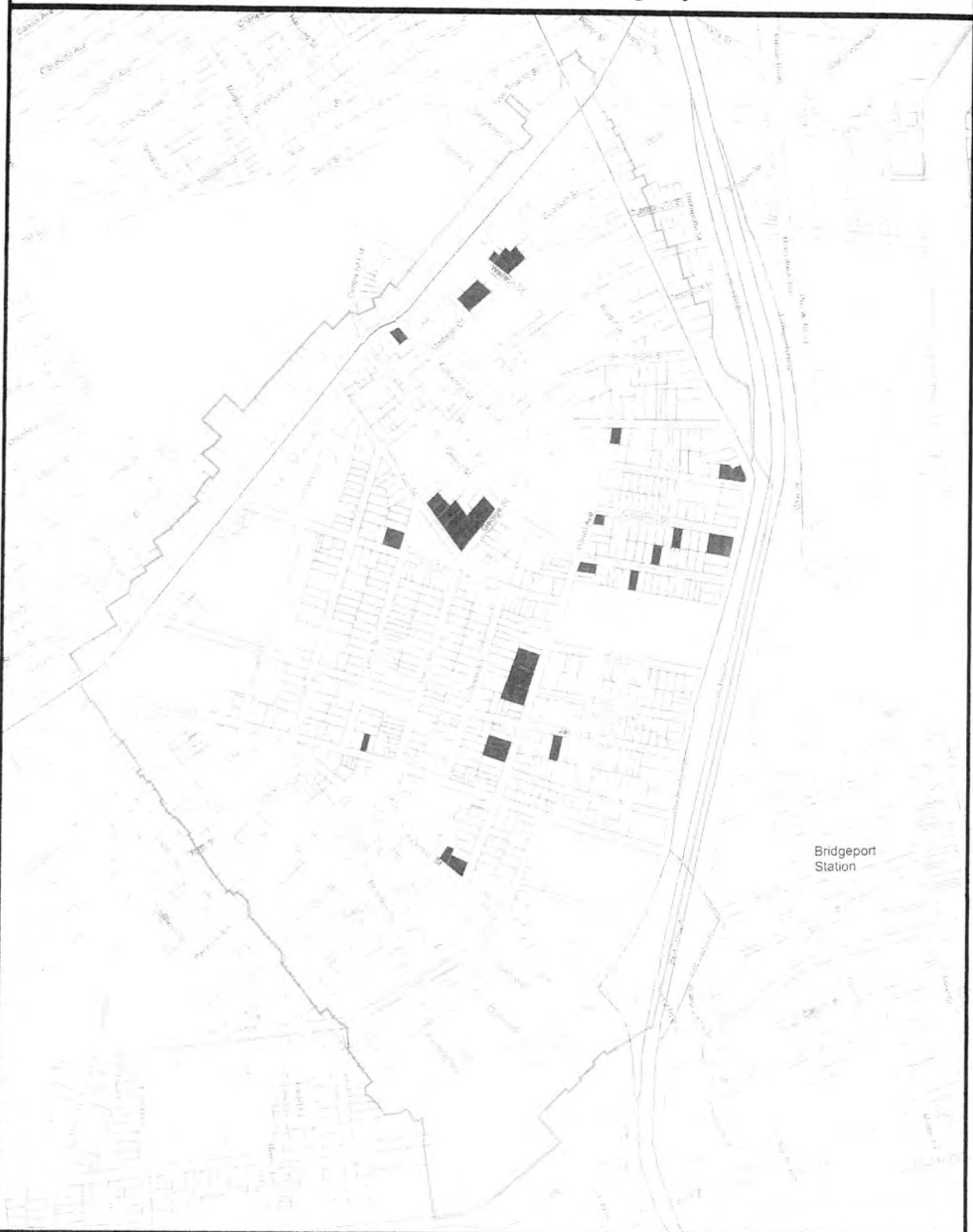
(continued on next page)

## Details of The Hollow's Vacant and Underutilized Properties (continued)

	ADDRESS	UNIT	PARCEL ID	OWNER OF RECORD	OWNER'S ADDRESS	COMMENTS	SIZE (ACRES)
7	121 George Street	N/A	1043-9	Esteves Alfredo	137 George Street, Bridgeport, CT 06604	Vacant area	0.11
8	235 Liner Avenue	N/A	1016-2	Cape Verdean Assoc. BPT	PO Box 6241 Bridgeport, CT 06606	Unoccupied mixed-use building	0.23
9	135 James Street	#139	1051-25	Meja Juan	43 Sherman Street, Stamford, CT 06902	Vacant area	0.16
10	68 Wallace Street	#84	1002-3A	House of Prayer & Deliverance	73 Wallace Street, Bridgeport, CT 06604	Unoccupied warehouse building with vacant area	0.26
11	86 Wallace Street	N/A	1002-2	House of Prayer & Deliverance	73 Wallace Street, Bridgeport, CT 06604	Vacant area	0.05
12	1249 North Avenue	#1255	1005-13A	Pedreira Albertina	1265 North Ave Bridgeport, CT 06604	Vacant area. Used as a parking lot.	0.14
13	775 Washington Avenue	N/A	1046-14	Oppedisano David	26 Frost Hill Road, Trumbull, CT 06611	Unoccupied warehouse building with vacant area	0.37
14	191 Harral Avenue	#187	1034-8	Housing Authority of the City of Bridgeport	150 Highland Ave, Bridgeport, CT 06604	Vacant area	0.16
15	200 Coleman Street	N/A	1034-7	Park City Housing & Development Corporation	Exempt Parcel N/A Bridgeport, CT	Vacant area	0.10
16	552 Harral Street	#560	1047-1	Almonte Luis	1217 Iranistan Avenue, Bridgeport, CT 06611	Vacant area. Former community garden Used as a parking lot.	0.13
17	354 Pequonnock Street	#356	1026-7	Ali José	101 Wordin Avenue, Bridgeport, CT 06605	Vacant area. Enclosed by fence.	0.08
18	103 Center Street	#105	1047-31	Housing Authority of City of Bridgeport	150 Highland Ave, Bridgeport, CT 06604	Vacant area.	0.11
19	1629 Main Street	N/A	1044-8C	Munger Brook Associates LLC	420 East Main Street, Brandford CT 06504	Unoccupied commercial building	0.3
20	92 Oak Street	#98	1025-11	82 Oak Street LLC	592 Fifth Avenue, New York, NY 10036	Vacant area	0.11
21	82 Oak Street	#86	1025-1	82 Oak Street LLC	592 Fifth Avenue, New York, NY 10036	Vacant area with vacant garage and outbuildings	0.11
22	74 Oak Street	N/A	1025-2	82 Oak Street LLC	592 Fifth Avenue, New York, NY 10036	Unoccupied warehouse building	0.20
23	60 Oak Street	#64	1025-3	82 Oak Street LLC	592 Fifth Avenue, New York, NY 10036	Unoccupied outbuildings and land	0.4
24	304 George Street	N/A	1025-4	Wood Oak Apartments, LLC	592 Fifth Avenue, 9th Floor, New York, NY -4707	Unoccupied warehouse building and land.	0.67
25	394 Madison Avenue	#396	1003-2	Pembroke Laundry & Cleaners	396 Madison Avenue, Bridgeport, CT 06604	Unoccupied commercial building	0.26
26	230 Lexington Avenue	#236	1040-7	Paniccia Maria	29 Essex Lane, Trumbull, CT 06611	Vacant area. Light industrial use. Underutilized space	0.11
27	222 Lexington	N/A	1040-8A	Paniccia America	36 Essex Lane, Trumbull, CT 06611	Garage. Light Industrial	0.16
28	217 Lexington Ave	#219	1038-22	Costa Antonio	189 Lexington Ave, Bridgeport, CT 06604	Vacant area. Used as a parking lot.	0.06
29	211 Lexington Ave	#213	1038-21	Costa Antonio	189 Lexington Ave, Bridgeport, CT 06604	Vacant area. Used as a parking lot.	0.08
30	203 Jones Ave	#209	1027-27	Esteves Maria et Al	203 Jones Avenue, Bridgeport, CT 06604	Front area of lot (near Lexington) is underutilized	0.15
31	391 Harral Ave	N/A	1038-12	Black Bear Realty LLC	136 James Street Bridgeport, CT 06604	Former site of Norwalk Vault Co. Unoccupied industrial building	0.31
32	425 Harral Ave	N/A	1038-13	Black Bear Realty LLC	136 James Street Bridgeport, CT 06604	Former site of Norwalk Vault Co. Unoccupied industrial building	0.31
33	439 Harral Ave	N/A	1038-14A	Black Bear Realty LLC	136 James Street Bridgeport, CT 06604	Former site of Norwalk Vault Co. Unoccupied industrial building	0.31



# Vacant and Underutilized Property



## HOLLOW NEIGHBORHOOD REVITALIZATION ZONE (NRZ)

-  Hollow\_Parcel selection
-  Railroad Stations
-  Primary Roads
-  Parcels
-  Municipal Boundaries
-  Hollow NRZ Boundary

### Hollow NRZ Bridgeport, Connecticut












VITA NUOVA LLC  
Restoring Sites, Revitalizing Communities  
PO Box 13, Newtown, Connecticut 06470  
Tel: (860) 308-1750 Fax: (860) 723-7160

## E. Zoning

The Hollow zoning is largely R-C, residential/multi-family while a section is zoned Downtown Transit-oriented Development Village. An analysis of whether zoning matches any particular area or site was not performed as a part of this study.



### Hollow Zones

-  R-A, Residential - A Single Family Zone
-  R-B, Residential - B Two Family Zone
-  R-C, Residential - C Multi-Family Zone
-  MU-LI, Mixed Use - Light Industrial Zone
-  OR, Office/Retail Zone
-  OR-G, Office/Retail General
-  DVD-TOD, Downtown Transit-Oriented Development Village
-  DVD-CIVIC, Downtown Civic Village District
-  DVD-BLVD, Downtown Boulevard Village District

### 3. **Summary of Development Issues, Constraints, and Opportunities** (contains info from the community workshop and walking tour)

#### A. **Public Safety**

Public safety is a common concern for residents, and seems to be centered around a small number of locations and groups of people.

#### B. **Walkability, Sidewalks and Traffic**

Many sidewalks are in states of disrepair, and there is a lack of street trees and landscaping throughout the Hollow. Damage to curbs often comes from shortages in parking, causing drivers to park on sidewalks.

#### C. **Sanitation**

There is a lack of trash cans throughout the neighborhood and no service to pick up litter. Litter is a consistent problem, often concentrated around businesses and restaurants, and blowing into vacant lots.

#### D. **Blight and Vacancies**

There are many vacant lots and buildings that present opportunities for redevelopment.

#### E. **Parking**

There are parking shortages in many areas of the Hollow, especially in more commercial sections.

#### F. **Lack of Community Identity**

Residents feel that there is a lack of community identity in the Hollow. This includes both physical geographic identity and community identity among residents. The large population of renters contributes to this, as these residents do not feel as connected to the neighborhood as home owners.

#### G. **Lack of Community Centers and Outdoor Space**

There are few community centers and spaces for outdoor recreation. Lafayette/ Nanny Goat Park is the only public park, and is often crowded or unsuitable for activities. There is a community center just outside the Hollow, but the interstate presents a barrier to accessing it.

#### H. **Lack of Community Partners**

The NRZ does not have many community partners that are also invested in improving the neighborhood.

### 4. **Hollow NRZ Plan**

#### A. **Vision Statement**

The Hollow NRZ seeks to make their community a safer and more attractive place to live and raise a family.

## **B. Plan Overview – Goals & Objectives**

### **GOAL: Cleaner streets and neighborhood lots**

#### Objectives:

- Organize student and community clean up efforts
- Publicize the efforts and activities to cultural and community groups
- Request help from municipal services to enforce ordinances on trash
- Request police to take notice of littering and uncontained trash

### **GOAL: Improve parking within the community**

#### Objectives:

- Ask the City to confirm the conducted survey findings as part of the NRZ
- Use the parking study report to start discussion with residents and the city
- Petition the city to implement parking controls in The Hollow

### **GOAL: Improve streetscapes and gateways throughout The Hollow to build neighborhood identity**

#### Objectives:

- Establish signs and landscaping to indicate the entrances to The Hollow
- Establish “green teams” to care for public landscaping along various streets
- Seek funding from city and local businesses for streetscape improvements
- Reach out to community, religious, and city-wide non-profits for support

### **GOAL: Build Partnerships throughout the Neighborhood**

#### Objectives:

- Work more closely with police to increase safety and reduce crime
- Create partnerships with religious leaders and communities
- Create partnerships with non-profits and private businesses
- Create a communications plan to promote and educate the community

### **GOAL: Develop a program to address vacant and underutilized properties**

#### Objectives:

- Ask city to request funding for a consultant to inventory and analyze existing vacant and underutilized properties for potential reuse
- Coordinate NRZ meeting with City of Bridgeport, OPED to discuss what potential assistance that owners or future developers could receive in their efforts to bring a productive use to the neighborhood
- Work with building owners around Nanny Goat Park to find developers.

### **GOAL: Advocate with city for funding assistance to improve The Hollow**

#### Objectives:

- Seek housing rehabilitation assistance for existing housing stock
- Seek funding to assist in home ownership
- Seek funding assistance for facade improvements in commercial areas

## Appendices

1. Community Survey
2. Parking Reference Documents



## HOLLOW CONSTITUENT SURVEY CHECKLIST

### Demographic Information

---

- 0-10
- 11- 17
- 18 – 27
- 28 – 50
- 51 – 65
- 66 – older
  
- Male
- Female
  
- Black (African American)
- Hispanic, Latino, Caribbean
- White (Caucasian)
- American Indian, Alaska Native
- Asian
- Native Hawaiian-Other Pacific Islander
- Other

Country of origin:

### YEARS LIVED OR WORKED IN THE HOLLOW

- 1 - 3
- 4 - 7
- 8 - 11
- 12 - 20
- 21+

### BUSINESS or OCCUPATION

NEIGHBORHOOD CONCERNS 1 = Excellent and 10 = Very Bad

How Do You feel about the following:

- Public Safety
- Walkability/sidewalks
- Traffic/congestion
- Vacant Property/ Empty Buildings
- Blight/Graffiti
- Parking
- Litter/Sanitation/Trash Collection
- Trash Can/Places to put waste
- Community or Neighborhood Identity
- Is there a Community Center
- How is outdoor space / recreation

# HOLLOW CONSTITUENT SURVEY CHECKLIST

What are YOUR top 3 CONCERNS with regard to the HOLLOW?

1

2

3

What are YOUR top THREE NEEDS with regard to your business, organization or family in order to thrive in the Hollow?

1

2

3

Would you like to be added to the HOLLOW NRZ email list? \_\_\_\_\_ No Thank You

\_\_\_\_\_ YES, please.

Email Address:

Would you like to become involved with the HOLLOW NRZ planning? \_\_\_ No Thank You

\_\_\_\_\_ YES, please.

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

Is this a cell phone and if yes, say we send Text Messages \_\_\_\_\_ No Thank You

\_\_\_\_\_ YES, please.

## NEXT PUBLIC MEETING

City Hall (Old high school, not downtown)

145 Lyon Terrace

Wheeler Room A & B (Next to the Common council Chambers)

**November 28<sup>th</sup> 6:30 PM**

# Appendix 2: Parking Reference Documents

Data Book for Civil Engineers, E.E. Seelye, very little has changed in over 75 years with regard to the amount of land needed for automobile parking.

12-77

## PARKING — FIELDS

**TABLE A - SELECTED STALL AND AISLE DIMENSIONS FOR HEAD-IN SELF-PARKING FIELDS**

Remarks	See Fig. B					See Fig. B		
	Col. 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	Col. 7	Col. 8
<i>Notes: Dimensions vary with vehicle size, parking function, and degree of activity. Stall and aisle widths generally have an inverse relationship. Dimensions listed are minimum proven effective for U.S. 1958 autos. (When space is no problem, minimum stall width should be 9'-0").</i>								
General All Purpose Standard, 1958	9'-0"	8'-9"	8'-6"	7'-10"	0'-26"	0'-02"	0'-00"	58'-2"
All-day and low-turnover lots (min. COL. 5-23) COL. 6-59"	9'-0"	8'-6"	8'-0"	7'-10"	0'-26"	0'-02"	0'-00"	58'-2"
Large all-day parking lots (Approx. 170 cars acre)	9'-0"	8'-6"	8'-0"	7'-10"	0'-26"	0'-02"	0'-00"	58'-2"
Inadequate room for opening car doors, Rarely used.	9'-0"	8'-0"	8'-0"	7'-10"	0'-22"	0'-00"	0'-00"	64'-2"
Typical pay parking field (high turnover)	9'-0"	8'-6"	8'-0"	7'-10"	0'-27"	0'-03"	0'-00"	59'-8"
Desired dimensions for 8'-0" stalls	9'-0"	8'-6"	8'-0"	7'-10"	0'-29"	0'-05"	0'-00"	61'-2"
Desired dimensions for 9'-0" stalls	9'-0"	9'-0"	8'-6"	8'-0"	0'-27"	0'-03"	0'-00"	59'-2"
Active shopping centers without separate pedestrian walkways and high turnover lots, where angle land is available.	9'-0"	8'-0"	8'-0"	7'-10"	0'-20"	0'-00"	0'-00"	62'-2"
Generally recommended minimum (8'-0" stalls)	6'-0"	8'-6"	8'-12"	7'-10"	0'-18"	0'-00"	0'-00"	57'-8"
Generally recommended minimum (9'-0" stalls)	6'-0"	8'-6"	8'-12"	7'-10"	0'-17"	0'-00"	0'-00"	57'-10"
General all-purpose minimum and in clear open, one-way aisle, self-park garages.	4'-6"	8'-6"	8'-12"	7'-10"	0'-12"	0'-00"	0'-00"	44'-10"
Minimum, for special purposes only.	4'-6"	8'-6"	8'-12"	7'-10"	0'-12"	0'-00"	0'-00"	44'-10"
Minimum for short aisles	4'-6"	8'-6"	8'-12"	7'-10"	0'-11"	0'-00"	0'-00"	44'-10"
Generally recommended minimum (8'-0" stalls)	3'-0"	8'-6"	8'-12"	7'-10"	0'-10"	0'-00"	0'-00"	40'-11"
Generally recommended minimum (9'-0" stalls)	3'-0"	8'-6"	8'-12"	7'-10"	0'-10"	0'-00"	0'-00"	40'-11"

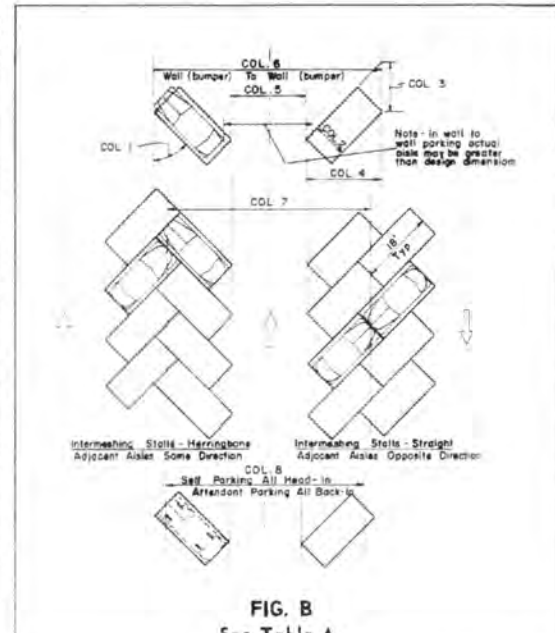


FIG. B

See Table A.

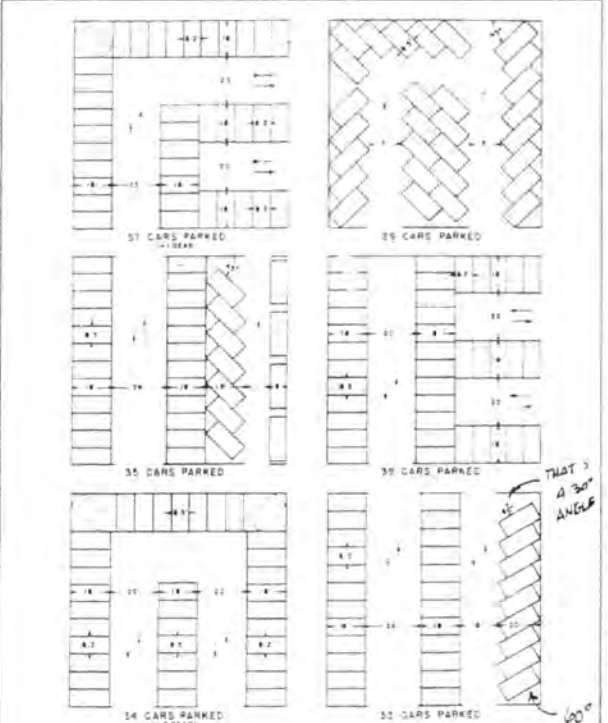


FIG. E - 6 EXAMPLES OF 100' x 100' SELF-PARKING FIELDS

From *Parking* by The Eno Foundation For Highway Traffic Control, 1957.

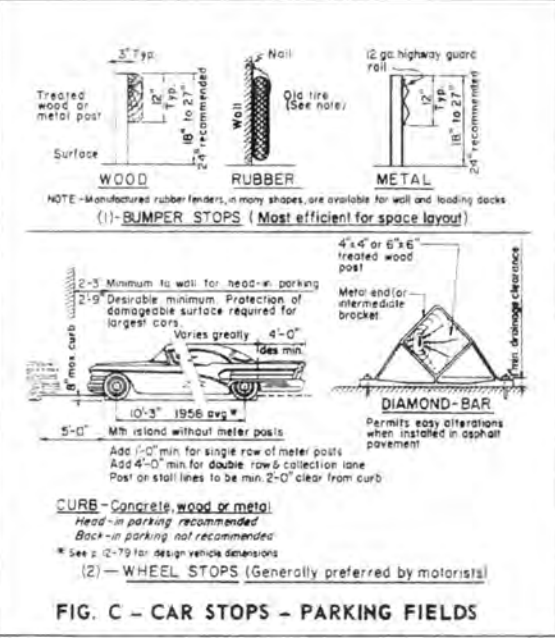


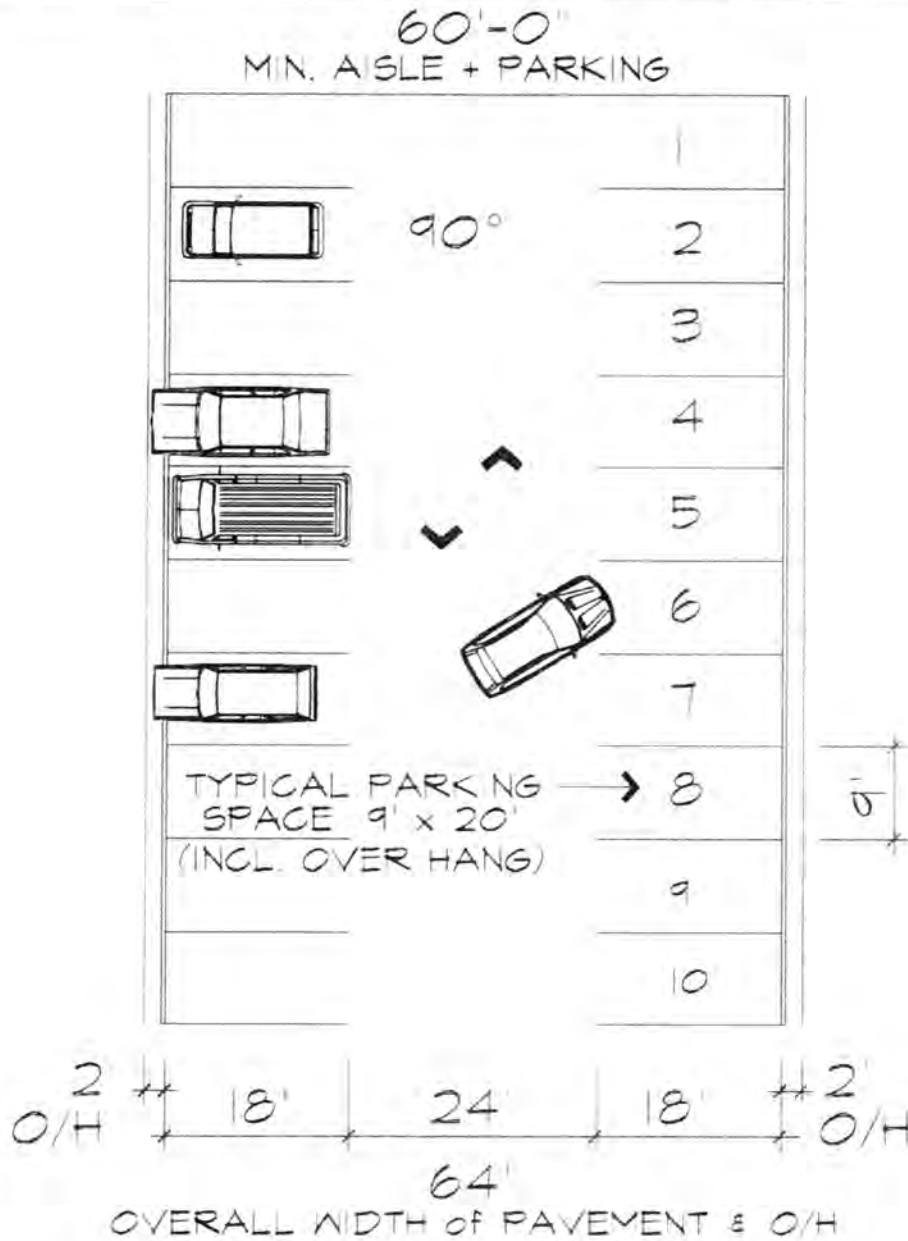
FIG. C - CAR STOPS - PARKING FIELDS

TABLE F - GRADES: PARKING FIELD	TABLE G - TYPICAL RANGE OF 90° PARKING FIELD, GROSS AREA PER CAR
Minimum: As required for drainage	Based on commercial lots with greater than 50-car capacity.
Desirable maximum: 4%	
Maximum transverse to parking stall: 6.5%	
TABLE H - AREA LIGHTING: PARKING FIELD	Parking Type
Desirable minimum: 1/2 to 2 ft.-candies, increase up to 5 ft.-candies for non-attended meter fields.	Attendant, back-in: 300
	Attendant, head-in: 225
	Customer, minimum: 250
	Customer, roomy: 300

(Parking Cont.)

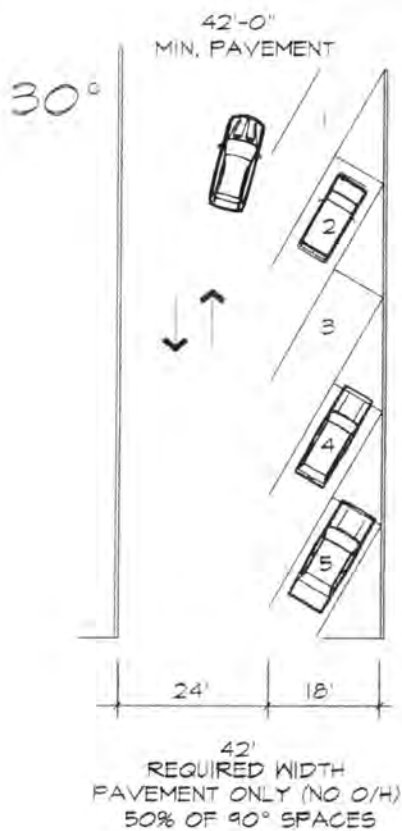
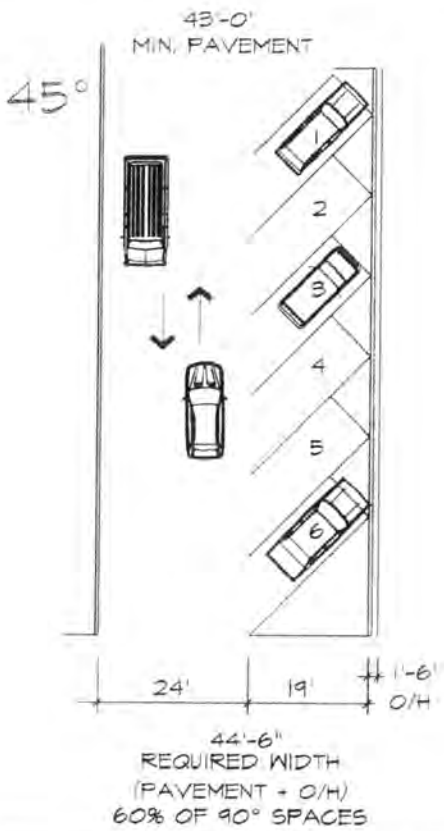
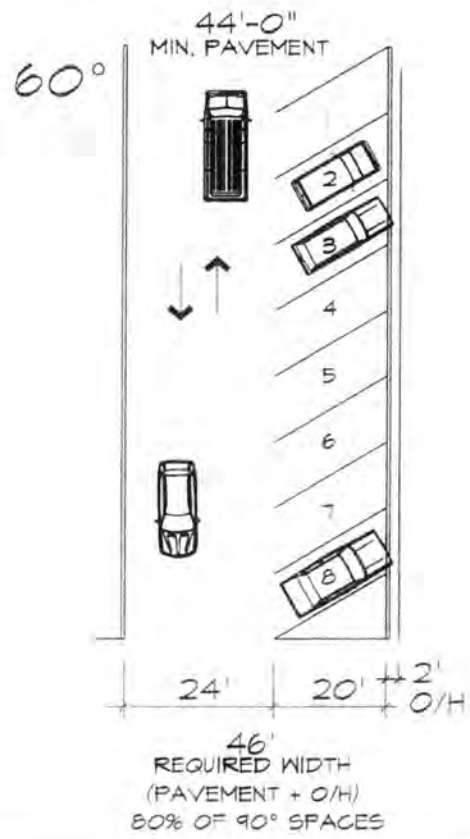
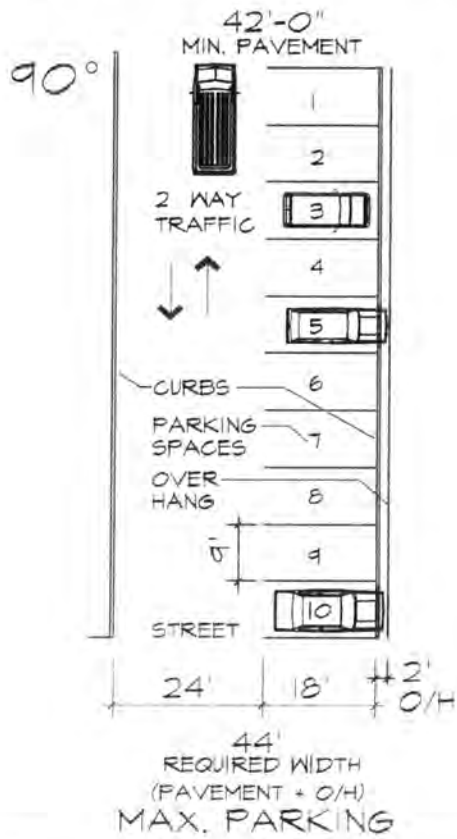
City of Bridgeport Zoning Regulations: The City of Bridgeport recently relaxed some of its standards with regard to overhang and the "Standard Parking Space" being 9' x 20'. In February 2017 they accepted a standard for commercial area parking that was 9' x 18'. This is recognition that more and more automobiles are getting smaller. The accompanying drawings below use the typical 9'x20' space.

TYPICAL 60' WIDE PARKING LOT



(Parking, cont.)

City of Bridgeport Zoning Regulations: Angled parking spaces





Item# \*86-17 Consent Calendar

Resolution authorizing the adoption of the Amended South End Neighborhood Revitalization Plan.



Report  
of  
Committee  
on

CCD and Environment

City Council Meeting Date: July 2, 2018

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

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

Date Signed: 7/19/18

CITY CLERK

10:06 AM 02 JUL 18

RECEIVED  
CITY CLERKS OFFICE



# 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. \*86-17 Consent Calendar**

### **SOUTH END NEIGHBORHOOD REVITALIZATION ZONE UPDATE**

**WHEREAS**, in 1996, the Connecticut Assembly adopted Public Act 340, "An Act Establishing a Neighborhood Revitalization Process," establishing a new model for economic and community revitalization of neighborhoods on the local level; and

**WHEREAS**, the Bridgeport City Council, on May 16, 1996, via Resolution item #111.95, established Neighborhood Revitalization Zones with the City; and

**WHEREAS**, on July 6, 2010, the City Council adopted the South End Neighborhood Revitalization Plan; and

**WHEREAS**, the South End Neighborhood Revitalization Zone Committee, duly convened, voted to amend the South End Revitalization Zone Plan, with such amended plan entitled, "South End Neighborhood Revitalization Plan Update" and dated 2014, (the "Amended South End Neighborhood Revitalization Plan of 2014"), attached hereto by reference and incorporated hereto.

**NOW THEREFORE, BE RESOLVED**, that the City Council hereby adopts the "Amended South End Neighborhood Revitalization Plan of 2014".




# City of Bridgeport, Connecticut Office of the City Clerk

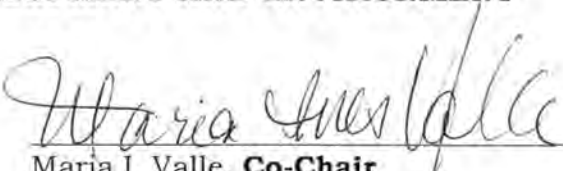
---

**Report of Committee on ECD and Environment  
Item No. \*86-17 Consent Calendar**

-2-

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

  
\_\_\_\_\_  
Mary A. McBride-Lee, **Co-Chair**


  
\_\_\_\_\_  
Maria I. Valle, **Co-Chair**

  
\_\_\_\_\_  
Alfredo Castillo

  
\_\_\_\_\_  
Jeanette Herron

  
\_\_\_\_\_  
Rosalina Roman-Christy

  
\_\_\_\_\_  
Eneida L. Martinez

  
\_\_\_\_\_  
Nessah J. Smith

**City Council Date:** July 2, 2018

# South End Neighborhood Revitalization Zone Strategic Plan

2014



Prepared for the South End Neighborhood  
Revitalization Zone Committee by the City of  
Bridgeport, Office of Planning and Economic  
Development, Division of Community Planning.



**b**  
green

# Acknowledgments

The South End NRZ Planning Committee wishes to extend special appreciation and recognition to the following stakeholders for their participation and contribution in making this planning process a success.

## Mayor Bill Finch

### City Council

Howard Austin, Sr.	Eneida L. Martinez
Jack O. Banta	Lydia N. Martinez
Susan T. Brannelly	Mary A. McBride-Lee
Alfredo Castillo	Thomas C. McCarthy
Richard DeJesus	Richard M. Paoletto, Jr.
Milta I. Feliciano	Richard D. Salter, Sr.
Robert E. Halstead	Patricia Swain
James Holloway	Denese Taylor-Moye
Michelle A. Lyons	Enrique Torres
Michael J. Marella, Jr.	AmyMarie Vizzo-Paniccia

## South End NRZ Planning Committee

Mack Allen	Deidre Perry
Colleen Arthur-Riddick	Effie Riddick
Greg Breland	Ernestine Satawhite
Eva Canales	Hugh Spurgin
Barnabus Duberry	Liz Torres
Donna Hilliard	Dexter Upshaw, Jr.
Carl McCluster	J. C. White
Frances Newby	Marguerite Williams
Carmen Nieves	

**Seaside Park**

Source: theseasides.com, 2014



# City of Bridgeport Office of Planning & Economic Development

David M. Kooris, AICP, Director

Ginne-Rae Clay, Deputy Director

## Project Staff

Parag Agrawal, AICP, Planning Director

Curtis Denton, GIS Administrator

Lynn Haig, Sr. City Planner

Ben Henson, AICP, City Planner (Project Manager)

Deborah Thomas-Sims, Neighborhood Revitalization Director

Angie Staltaro, Neighborhood Coordinator

Jon Urquidi, PE, City Engineer

Marilyn Santacroce, Assistant Project Manager



Fayerweather Lighthouse

Source: City of Bridgeport, 2014

# Contents

---

<b>Executive Summary</b>	<b>6</b>
<b>NRZ Process</b>	<b>8</b>
<b>Community Profile</b>	<b>10</b>
Planning Area	11
History	11
Demographic Profile	11
Business Profile	17
Neighborhood Character	18
<b>Community Engagement</b>	<b>30</b>
Challenges	32
Opportunities	34
<b>Community Vision</b>	<b>36</b>
Strengths, Weaknesses, Opportunities & Threats	37
Vision Statement	39
Four Major Planning Themes	39
<b>Coastal Resilience &amp; Sustainability</b>	<b>40</b>
Goal & Objectives	41
District-Level Strategies	45
Neighborhood-Level Strategies	47
Site-Level Strategies	52
<b>Urban Village Character</b>	<b>54</b>
Goal & Objectives	55
District-Level Strategies	56
Neighborhood-Level Strategies	66

---

# Maps

---

<b>Mobility &amp; Connectivity</b>	<b>70</b>	
Goal & Objectives	71	
Neighborhood-Level Strategies	73	
<b>Cultural Resources</b>	<b>86</b>	
Goal & Objectives	87	
Neighborhood-Level Strategies	87	
<b>Implementation Strategy</b>	<b>92</b>	
Measuring Performance	93	
Coastal Resilience & Sustainability	96	
Urban Village Character	99	
Mobility & Connectivity	102	
Cultural Resources	105	
<b>Appendices</b>	<b>108</b>	
Community Workshop Discussion	109	
SWOT Analyses	111	
Draft Feedback	115	
		1 - South End NRZ Boundary
		2 - Key Assets
		3 - Challenges
		4 - Opportunities
		5 - Flood Hazard Areas, 2010 & 2013
		6 - Planning Districts
		7 - Existing Land Use & Redevelopment Opportunities
		8 - Neighborhood-Level Strategies
		9 - Existing Land Use & Redevelopment Opportunities
		10 - Vehicular Street Network - Existing Conditions
		11 - Vehicular Street Network - Key Recommendations
		12 - Transit Network - Existing Conditions
		13 - Sidewalk Network - Existing Conditions
		14 - Pequonnock River Trail
		15 - Proposed PRT Connection
		16 - Historic Districts

---

# Executive Summary

In June, 2007, the City of Bridgeport and the South End Neighborhood Revitalization Zone (NRZ) Planning Committee began working together to create a comprehensive NRZ designation and strategic plan for the South End. This effort was completed in 2008; however, the Connecticut Office of Policy and Management required substantial updates in order to merit approval. The City of Bridgeport and South End NRZ Planning Committee initiated the update process in March, 2014 and completed it in December, 2014.

The South End NRZ is a peninsula landform on Long Island Sound of approximately 675 acres of land immediately south of Downtown Bridgeport. The South End's most recognizable asset is Seaside Park. Designed by Frederick Law Olmsted and developed by PT. Barnum between 1865 and 1920, Seaside Park is an iconic product of Bridgeport's heritage and contains numerous landmark statues and memorials. The University of Bridgeport, Sikorsky Aircraft and PSE&G energy generation facilities are also in the South End.

The 2010 Census reports a population of 7,321 South End residents. Excluding the 258 acres of land used by Seaside Park, the South End has a population density of 17.6 persons/acre. This population is characterized as young and racially and ethnically diverse. Household incomes and educational attainment levels are lower than those in the surrounding area. The housing stock

is aging, affordable, and diverse in size and type. Two-thirds of the housing is renter-occupied. Thanks in large part to Seaside Park, nearly 40% of the land use in the South End is recreational. Other land uses include industrial (19%), residential (17%), institutional (11%), commercial (7%) and vacant (7%). The lack of commercial uses is a priority concern for the South End.

Through a series of workshops, the community identified many challenges and opportunities. The Vision Statement represents a general summary of how this Plan aims to guide the revitalization:

**Leverage the neighborhood's gorgeous coastal setting, regionally significant institutions and entertainment to attract development that preserves the historic and diverse character of the neighborhood, while increasing neighborhood retail, amenities and employment opportunities; creating safer and more inviting public spaces; and investing in public and private infrastructure that mitigates risks of climate change.**

The Plan is organized into four sections—Coastal Resilience & Sustainability, Urban Village Character, Mobility & Connectivity, and Cultural Resources—which contain broad goals, objectives and recommendations for addressing these challenges.

Two-thirds of the South End is within the FEMA flood hazard area. The South End experiences regular flooding as a result of stormwater runoff, and is vulnerable to storm activity, as evidenced

by the effects of Hurricanes Sandy and Irene. The City of Bridgeport is a property tax dependent municipality of less than 17 sq. mi., of which nearly half is tax-exempt.

## Coastal Resilience & Sustainability

The Plan presents the following conservation and development objectives to mitigate the increasing risks associated with natural hazards without inhibiting necessary economic development:

### DISTRICT-WIDE OBJECTIVES

- Multifunctional Elevated Berm
- Living Shoreline
- Seaside as Buffer Zone
- Stormwater Infrastructure

### NEIGHBORHOOD-LEVEL OBJECTIVES

- Green Street Design
- Tree Planting Program
- Emergency preparedness education and outreach
- Elevated Singer St. & CSO Park

### SITE-LEVEL OBJECTIVES

- Floodplain Development Standards
- Green roofs
- Rain barrels
- Retrofit Program

## Urban Village Character

The South End contains a fascinating mix of nearly every type of land use, a myriad of housing types, a compelling heritage and natural landscape and a demographically diverse residential population in a relatively dense environment—all necessary building blocks of a vibrant urban village neighborhood. The Plan proposes the following neighborhood-wide and district-level objectives to preserve and enhance historic the neighborhood:

### DISTRICT-LEVEL OBJECTIVES

- **Amend zoning to encourage mixed-use development, ensure a mix of housing types and promote preservation**
- **Create a set of design guidelines to preserve and enhance the built environment**
- **Increase enforcement efforts of zoning, building, anti-blight and police**

### NEIGHBORHOOD-LEVEL OBJECTIVES

- **Improve and create gateways**
- **Beautify streetscapes**
- **Establish a collaborative maintenance program with City and residents**
- **Develop a marketing strategy**

## Mobility & Connectivity

The South End is surrounded by water on three sides and separated from Downtown by the I-95 and railroad overpass structures, limiting access to and from the area. The Plan goal is to identify improvements to the transportation network to enhance mobility within, to/from and through the South End NRZ for all citizens and transportation modes; better connect the NRZ and its assets with Downtown and West End/West side; increase safety for all transportation modes; and facilitate redevelopment and infill development at an urban village scale. The following objectives are presented for the neighborhood:

### NEIGHBORHOOD-LEVEL OBJECTIVES

- **Essential roadway improvements**
- **Streetscape improvements for all users**
- **Study traffic patterns and locate connectivity gaps for all users**
- **Repair sidewalks and crosswalks, improve signage and signalization for pedestrians**
- **Enhance traffic signage**
- **Implement traffic calming measures**
- **Develop wayfinding strategy**
- **Evaluate parking needs**
- **Expand bike network and amenities**
- **Connect Pequonnock River Trail to Seaside Park**

## Cultural Resources

The South End is rich with natural, cultural and historic assets. The Plan goal is to identify ways to preserve, enhance and celebrate the cultural resources of the South End and foster community pride and interaction. The Plan presents the following objectives:

### NEIGHBORHOOD-LEVEL OBJECTIVES

- **Preserve historic monuments, enhance facilities and establish active programming at Seaside Park**
- **Establish historic walking tours**
- **Establish community-wide events**
- **Expand community gardens**

## Implementation Strategy

The South End has experienced a renewed interest from developers in the past five years and a number of significant redevelopment projects are currently in the pipeline or under consideration. It is clear the South End is on the cusp of a revitalization and resulting population growth. The Implementation Strategy Chapter organizes the Plan's more than fifty key recommendations into sets of actionable projects and outlines a set of performance measures to help the NRZ measure and evaluate progress being made toward accomplishing Plan goals and objectives and establish a process for amending the Plan over time.



# NRZ Process



# NRZ Process

The Neighborhood Revitalization Zone (NRZ) process was established by the Connecticut General Assembly in 1995 via Public Act Number 95-340. The legislation outlined a process that encouraged community stakeholders to collaborate with all levels of government to improve neighborhoods that were affected by adverse or blighted conditions. The legislation requires the neighborhood stakeholders to work together to determine its priorities and create a plan to revitalize the area. Once the plan is submitted and approved, the neighborhood is designated as an NRZ. The primary benefit of NRZ designation is the ability to legally bypass often onerous regulations and rules that might otherwise impede implementation processes.

In 2003, the City of Bridgeport began the process of creating NRZ plans. This effort was initiated to address blighted and vacant properties and other threats to economic development. The South End NRZ planning process began in 2007 and received support from the Community Economic Development Fund (CEDF) and City of Bridgeport Community Development Block Grant (CDBG) matching funds. AMS Consulting, Inc. was hired to conduct comprehensive surveying and analysis to identify issues affecting the South End. The South End Selection Committee selected Philipps Preiss Shapiro Associates, Inc. (PPSA) to produce the South End NRZ Strategic Plan (the Plan) document. City Staff received additional support to facilitate community outreach and engagement.

On April 24, 2007, the South End NRZ planning committee had its first meeting. The process of establishing an NRZ development plan was outlined and stakeholders were urged to participate in the process.

Over the next six months, community planning workshops were held to collect public input. Of universal concern were the issues of safety, physical development and the need for a higher degree of social interaction with area institutions to improve the quality of life in the South End.

The 2008-2010 planning methodology included:

- Stakeholder surveys
- Community and business leader focus groups
- Stakeholder design workshop
- Demographic data gathering and analyses
- Land use and zoning analyses and mapping
- Review of comparable retail areas
- Analysis of housing and retail markets
- Review of best practices

On April 01, 2008, the South End NRZ adopted its official By-Laws thereby creating the City of Bridgeport's fifth neighborhood plan under the guidelines of Public Act 94-240 and Public Act 99-35 of the Connecticut Public Statutes.

The Plan was completed in 2010 and subsequently approved by the South End Planning Committee and the Bridgeport City Council; however, the approved Plan was not formally submitted to the Connecticut Office of Policy & Management (CT OPM) for certification. In order to receive certification, CT OPM required that the Plan be updated to reflect changes which have occurred since the 2010 Plan was completed. City Staff worked directly with the South End Planning Committee to update the Plan. The Plan and this update strive to match, compliment and expand upon the goals and objectives outlined in the following related land use planning documents:

- The City of Bridgeport Master Plan of Conservation and Development, 2008
- BGreen 2020: A Sustainability Plan, 2010
- City of Bridgeport Public Health Emergency Response Plan, 2010
- Parks Master Plan, 2011
- Complete Streets Policy & Action Plan, 2011
- Emergency Preparedness Plan, 2012
- Rebuild By Design Resilient Bridgeport, 2014

# Community Profile

# Community Profile

## Planning Area

The South End neighborhood is one of Bridgeport's 13 residential neighborhoods, as defined in the 2010 Master Plan of Conservation & Development. The South End NRZ is one of eight designated Neighborhood Revitalization Zones. The neighborhood and NRZ boundaries do not precisely align.

The South End NRZ consists of 675 acres of land located south of Downtown and southeast of West End/West Side. It is surrounded by the Cedar Creek, Burr Creek, Black Rock Harbor, Long Island Sound, Bridgeport Harbor and Pequonnock River bodies of water. State Routes 8 & 25 terminate into I-95 which runs east through the NRZ, as do the railroad tracks which facilitate MTA MetroNorth and Amtrak Northeast Regional commuter rail services.

The NRZ boundary runs from the intersection of State St. and Norman St. east to Myrtle Ave.; south to Prospect St.; east along Frontage St./I-95 to the Pequonnock River; south along the Bridgeport Harbor shoreline to Seaside Park; west along the Long Island Sound shoreline to Black Rock Harbor; northeast along the shoreline to and then along the centerline of the Burr Creek and Cedar Creek; northeast from where the Cedar Creek centerline meets land to the intersection of Railroad Ave. and Norman St.; and north back to State St.

## History

The South End was once inhabited by the Paugusette Indians. Bridgeport was subsequently settled by Europeans in 1629, chartered in 1821 and incorporated in 1826. Early development in Bridgeport was heavily influenced by agriculture, aquaculture and water-related industries. In the 1840's, the Naugatuck and New Haven Railroads began operations. The Port Jefferson Steamboat Company was founded in 1883 and established Bridgeport as a regional trade center. It links Long Island and Fairfield County, and it is still running today. PT. Barnum, the prodigious showman, businessman and early Mayor of Bridgeport, was an original stockholder in the company and was instrumental in developing the South End, including Seaside Park and Seaside Beach. A number of structures attributed to him still remain. Despite its past, only a few industrial buildings remain in the South End today.

Though the South End retains a moderately healthy mix of uses and economic activity, the shift away from manufacturing and subsequent loss of jobs forced many to seek employment elsewhere, resulting in significant unemployment. Public housing units have been developed and subsequently demolished. The Marina Park redevelopment is still standing, but slated for industrialized urban centers, the South End has begun recovery with new businesses in the service industries and small light manufacturing shops. Efforts have been made to attract mixed-use development.

## Demographic Profile

Bridgeport is a City of 144,229 residents (Census, 2010). The South End is home to 7,321 of those residents. This figure is projected to increase to 7,708 by 2017. The University of Bridgeport (UB) enrolls 4,842 students (UB, 2014) many of whom call the school's dormitories home for most of the year.

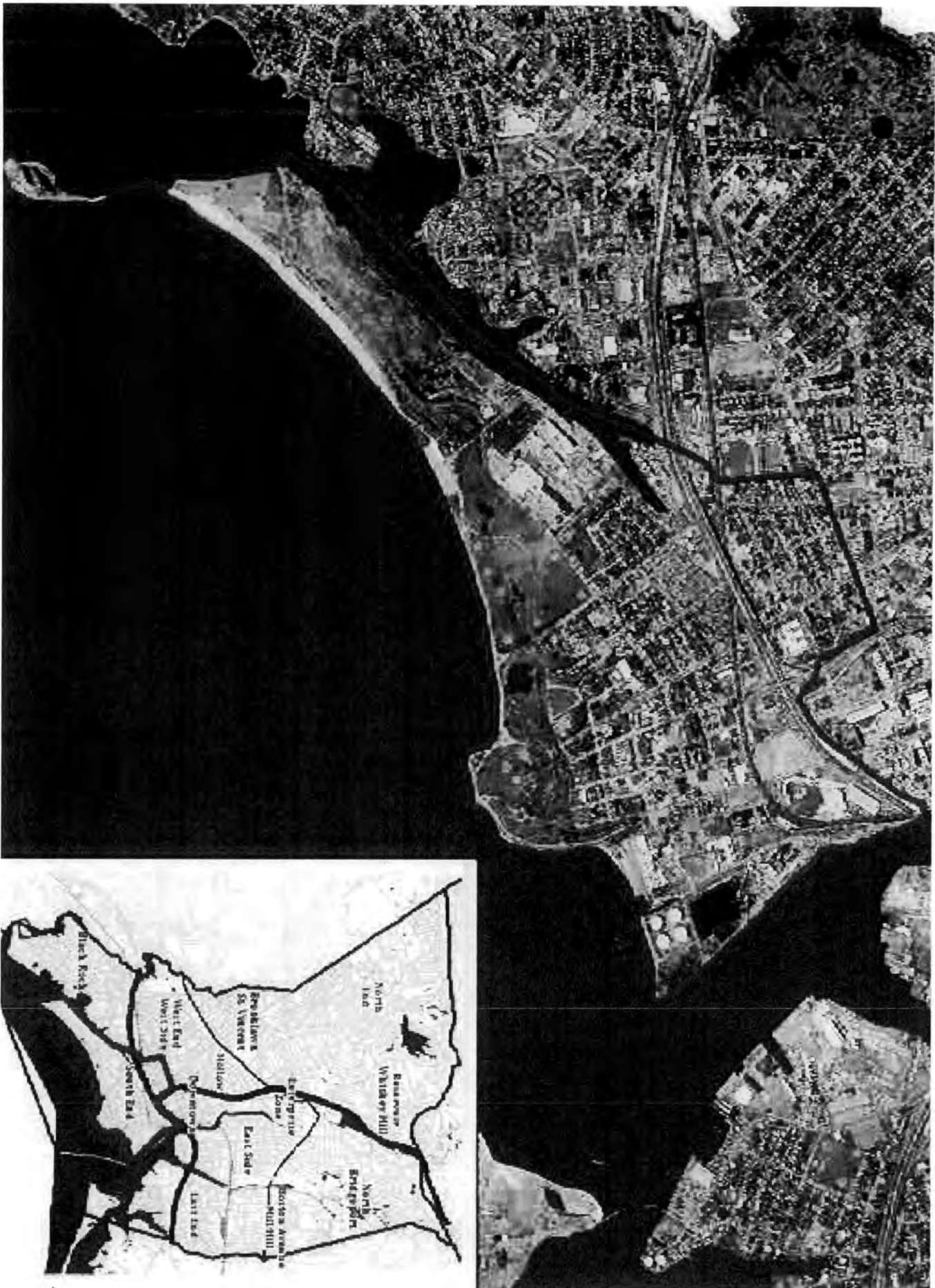
The South End's 2010 female/male population split was 3,757 (51.3%) females and 3,564 (48.7%) males. The UB split is 62% female and 38% male. UB prides itself on being the tenth most racially diverse university in the country. Even without counting UB students, Bridgeport and the South End are much younger and more diverse than Fairfield County and Connecticut.

# 10th

most racially diverse university in the country.



Map 1 - South End NRZ Boundary



# 7,321

South End NRZ population, projected to increase to 7,708 by 2017

The South End's 2010 median age was 26.8 years, much lower than Bridgeport (33.1), Fairfield County (40.0) and Connecticut (40.6). The South End's racial makeup is 34.2% Black, 29.7% White, 13% Asian, 18.4% Other and 4.7% Two or More Races, with 36.6% being of Hispanic origin.

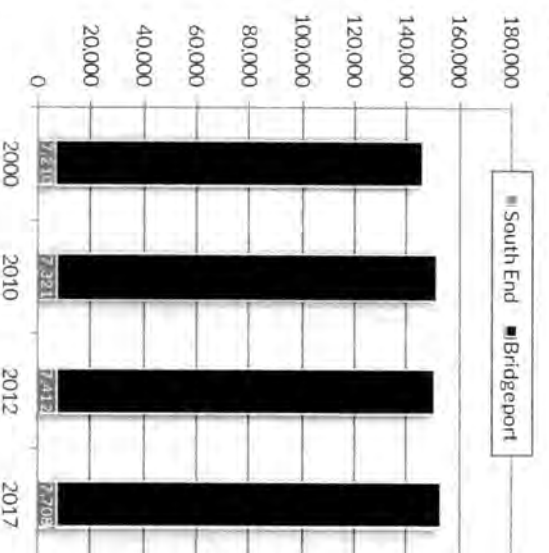
42.2% of the South End NRZ population has graduated high school and attended at least some college, and 26.3% has received some sort of degree. These numbers are lower than the other geographies despite the presence of UB.

The South End and Bridgeport income levels significantly lag behind those of Fairfield County and Connecticut. The 2012 per capita income in the South End is \$16,535. 53% less than that of the State (\$35,247) and 60% less than that of surrounding Fairfield County (\$41,516).

# \$16,535

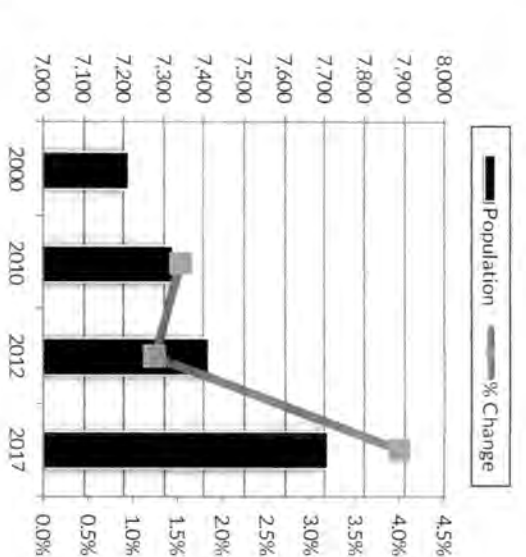
2012 South End NRZ per capita income, 53% less than CT and 60% less than Fairfield County

### Population



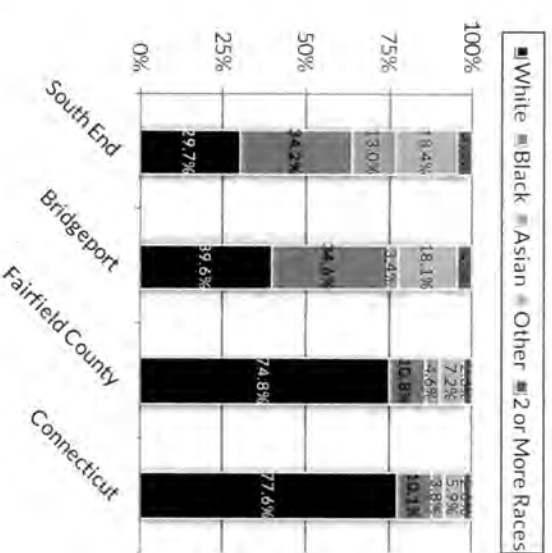
Source: US Census, 2010, City of Bridgeport, 2014

### Population Growth



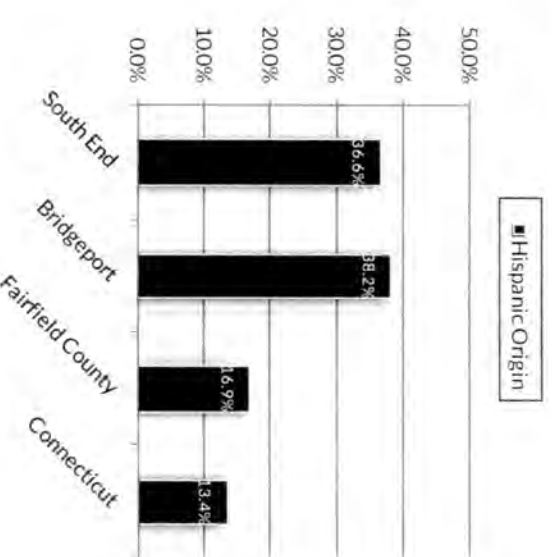
Source: US Census, 2010, City of Bridgeport, 2014

### Race



Source: US Census, 2010, City of Bridgeport, 2014

### Hispanic Origin



Source: US Census, 2010, City of Bridgeport, 2014



# 2.6

average household size in the South End

While the median household income figures for Bridgeport, Fairfield County and Connecticut are roughly double their respective per capita figures, this relationship does not exist in the South End where the median household figure is only 23% higher than the per capita. This indicates that there are fewer earners in South End households.

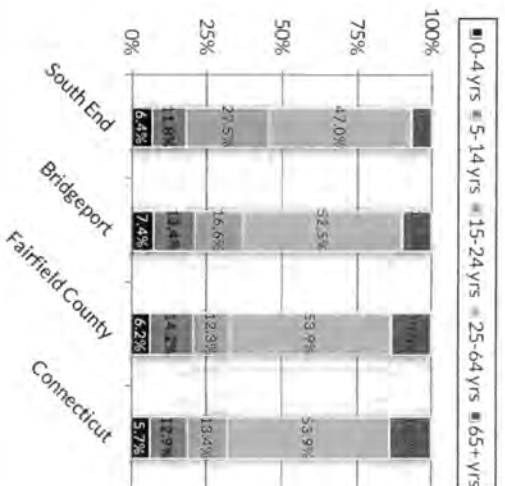
These income levels do translate into high household poverty status levels in the South End. Nearly 40% of South End households were at or below the poverty level during the 2005-2009 American Community Survey (ACS), more than four times the statewide rate of 8.9%.

There are 2,410 households in the South End and the average household size is 2.6 persons. The 2010 homeownership rates in the South End (24.5%) and Bridgeport (38.3%) pale in comparison to those of Fairfield County (63.7%) and Connecticut (62.2%). Conversely, the rate of rental occupancy in the South End (62.2%) is more

# 24.5%

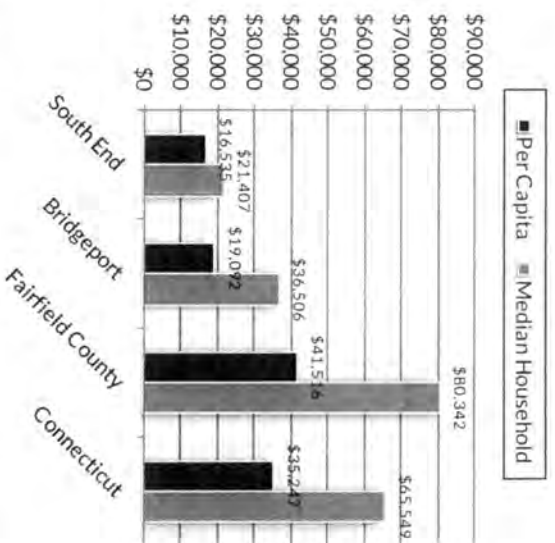
South End homeownership rate pales in comparison to Fairfield County at 63.7%

## Age



Source: US Census, 2010, City of Bridgeport, 2014

## Income



Source: US Census, 2010, City of Bridgeport, 2014

# 13.2%

The residential vacancy rate in the South End

than double the county (29.2%) and state (30%) rates, and the vacancy rate is high at 13.2%.

The robust rental market in South End NRZ is likely a result of a few factors, including the presence of the University of Bridgeport, existing multi-family housing units and a combination of large historic homes and high property taxes which work to incentivize rental conversions.

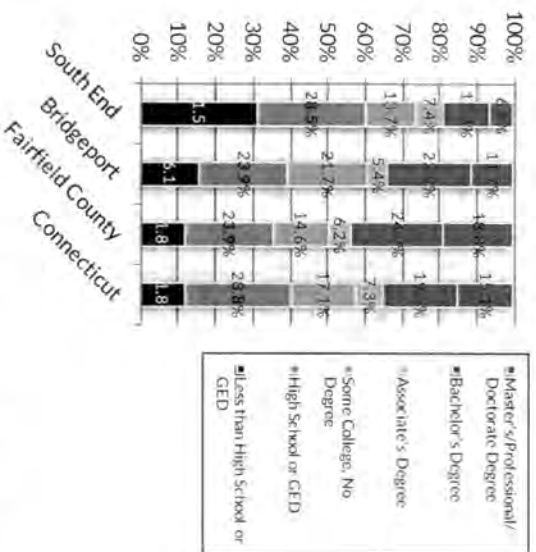
The South End has a very diverse housing stock comprised of 683 (27%) 1-2 unit structures; 840 (33.1%) 3-4 unit structures; 691 (27.2%) 5-19 unit structures and 317 (12.5%) structures with 20 or more units. This makeup is very different than the statewide housing unit stock that is comprised of primarily (59.3%) single-family, detached units and no more than 10% of any other type.

Connecticut was chartered in 1639, the same year the settlements of Fairfield and Stratford (Bridgeport was later founded in 1821 with portions of each) were founded, thus it makes sense that the area and state's housing stock is older than that found elsewhere in the country.

# 66.2%

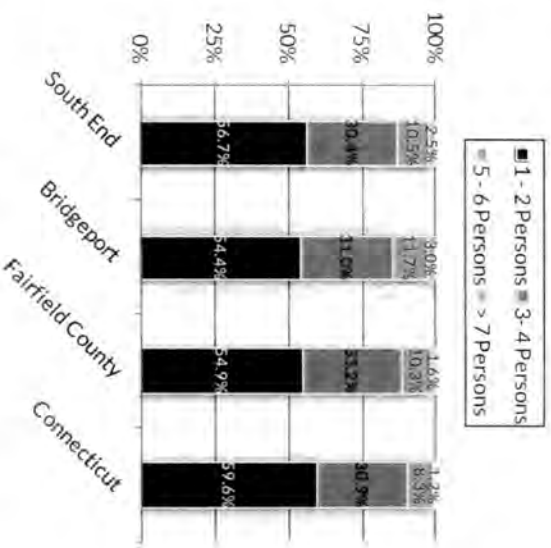
Percentage of structures in the South End built before 1940

## Educational Attainment (Age > 25)



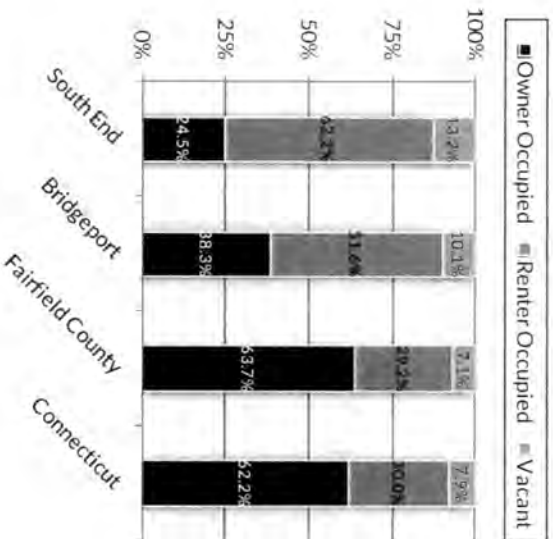
Source: US Census, 2010, City of Bridgeport, 2014

## Households



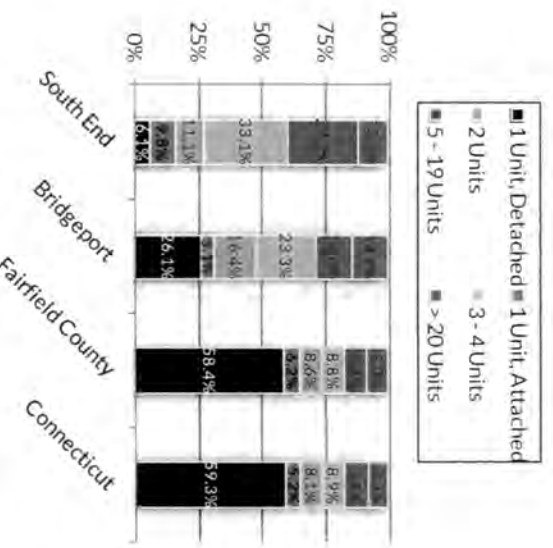
Source: US Census, 2010, City of Bridgeport, 2014

## Household Occupancy Status



Source: US Census, 2010, City of Bridgeport, 2014

## Housing Units by Units in Structure



Source: US Census, 2010, City of Bridgeport, 2014

# 34

Residential units have been built in the South End since 1990

The median years built for structures in the South End, Bridgeport, Fairfield County and Connecticut are 1940, 1949, 1961 and 1962, respectively. An incredible 66.2% (1,679) of the units in the South End were built before 1940, nearly double the rate of Bridgeport and more than three times that of the county and state.

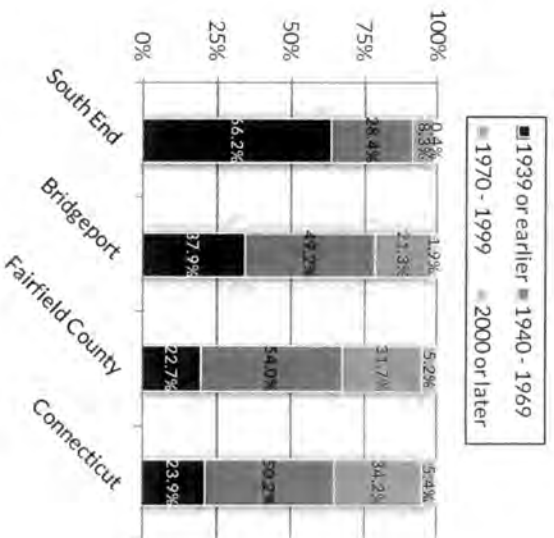
The region experienced a slight post-WWII building boom in the 1950-1959 period, but new residential construction in Bridgeport and the South End has been almost nil since 1990. Only 34 units (1.4%) have been built in the South End since 1990. This isn't surprising considering the South End is built-out with only a handful of vacant properties available and the larger industrial buildings requiring significant investment to convert to multi-unit housing.

Surrounded by expensive Fairfield County real estate (\$400K median home value), Bridgeport (\$178K) trails behind the statewide median home value (\$238K). Homes in the South End NRZ much more affordable at \$124K.

## \$124K

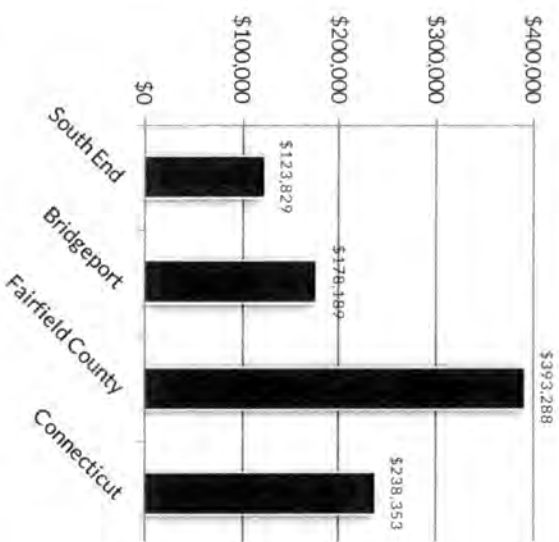
Median home value in the South End, 69% lower than Fairfield County

Housing Units by Year Structure Built



Source: US Census, 2010, City of Bridgeport, 2014

Median Home Value



Source: US Census, 2010, City of Bridgeport, 2014

The median home value in the South End is \$124,000, which is 69% lower than the median home value in Fairfield County, which is \$393,288. The median home value in Bridgeport is \$178,189, which is 44% lower than the median home value in Fairfield County. The median home value in Connecticut is \$238,353, which is 68% lower than the median home value in Fairfield County.

## Business Profile

Historically, the South End neighborhood's economic base was driven through manufacturing, but over the last 50 years the neighborhood has suffered substantial losses of both manufacturing companies and skilled factory employees. The South End cannot support large industrial complexes and must shift to mixed-use corridors that offer opportunities for services, retail shops and light industrial operations with residential units above street level.

### Top Five Employers, by No. of Employees

- University of Bridgeport 875
- Sikorsky Aircraft Corporation 638
- Public Service Enterprise Group, Inc. 186
- Santa Fuel, Inc. 115
- Bridgeport Board of Education 50

Across all industries, there are 227 businesses employing 2,833 employees in the South End NRZ. In terms of the number of businesses, the five primary sectors are: Administrative & Support & Waste Management & Remediation Services; Professional, Scientific & Technology Services; Retail Trade; Construction; and Other Services; however, in terms of jobs or Employees, the primary sectors are Manufacturing, Educational Services; Health Care & Social Assistance; Public Administration; and Other Services.

Comparing percentage of employees across industry sectors amongst geographies, the South End has a considerably higher share of jobs in

Manufacturing (25.9%) and Educational Services (23.3%) than its peer locations, and a considerably lower share of jobs in Retail Trade (3.0%); Finance & Insurance (0.9%) and Professional, Scientific & Technology Services (2.5%). These figures support anecdotal observations that the NRZ is lacking in retail and office activity.

Developers have begun to apply adaptive reuse strategies to rehabilitate empty factory space into condominiums. Once fully developed and occupied, the community will be in an improved position to support new and existing mixed use services. Additional development opportunities are already realized on several sites throughout the NRZ.

### Businesses & Employees, No. and%

	South End		BPT	FC	CT
	Businesses	Employees			
	Number	%	Number	%	
Construction	21	9.4%	122	4.2%	6.8%
Manufacturing	8	3.5%	746	25.9%	10.8%
Wholesale Trade	8	3.6%	23	0.8%	2.8%
Retail Trade	24	10.7%	85	3.0%	8.9%
Transportation & Warehousing	6	2.6%	46	1.6%	2.5%
Information	7	3.1%	28	1.0%	1.0%
Finance & Insurance	2	0.9%	25	0.9%	3.3%
Real Estate, Rental & Leasing	9	3.9%	34	1.2%	3.8%
Professional, Scientific & Technology Services	24	10.4%	73	2.5%	4.9%
Admin & Support & Waste Manage & Remediation	27	11.9%	140	4.9%	7.3%
Educational Services	15	6.7%	672	23.3%	9.3%
Health Care & Social Assistance	13	5.8%	306	10.6%	9.4%
Arts, Entertainment & Recreation	9	3.9%	55	1.9%	1.0%
Accommodation & Food Services	14	6.2%	74	2.6%	3.3%
Public Administration	5	2.3%	255	8.8%	17.9%
Other Services	31	13.7%	191	6.6%	6.8%

Source: Dunn & Bradstreet, 2012

## Neighborhood Character

The South End NRZ is often characterized by its proximity to Long Island Sound and access to its waters via Seaside Park & Beach, but the neighborhood is one of Bridgeport's most diverse in terms of population, land use and building types.

There are five residential historic districts:

Division Street, Seaside Village, Marina Park, Barnum-Palliser and Cottage Development. The University of Bridgeport occupies a large swath of land (nearly 20 blocks) in the heart of the neighborhood. The campus includes classroom, library, student center, dormitory, and office buildings, athletic fields and plazas and open spaces. Large industrial uses such as the power generation plants and Sikorsky aircraft line the eastern and western waterfronts.

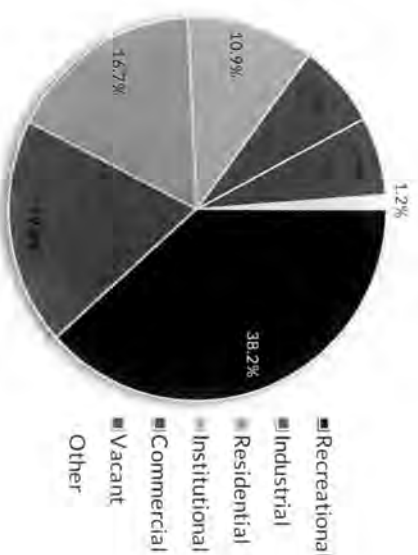
A number of abandoned industrial buildings, vacant lots and blighted properties also contribute to the character of the South End NRZ. Several religious institutions, schools and charitable organizations are located in the South End NRZ. The entire range of housing types—from single-family detached cottages, to the typical Bridgeport 3-4 families, to Seaside Village Coops and Marina village rowhomes to 20+ unit apartment buildings—is present in the South End NRZ. And of course, there is Seaside Park and Beach, a source of deserved pride for the neighborhood, city and region.

### Land Use, Acres

Recreational	258.19
Industrial	130.35
Residential	112.82
Institutional	73.31
Commercial	47.45
Vacant	44.92
Other	8.33
<b>Total</b>	<b>675.38</b>

Source: City of Bridgeport, 2014

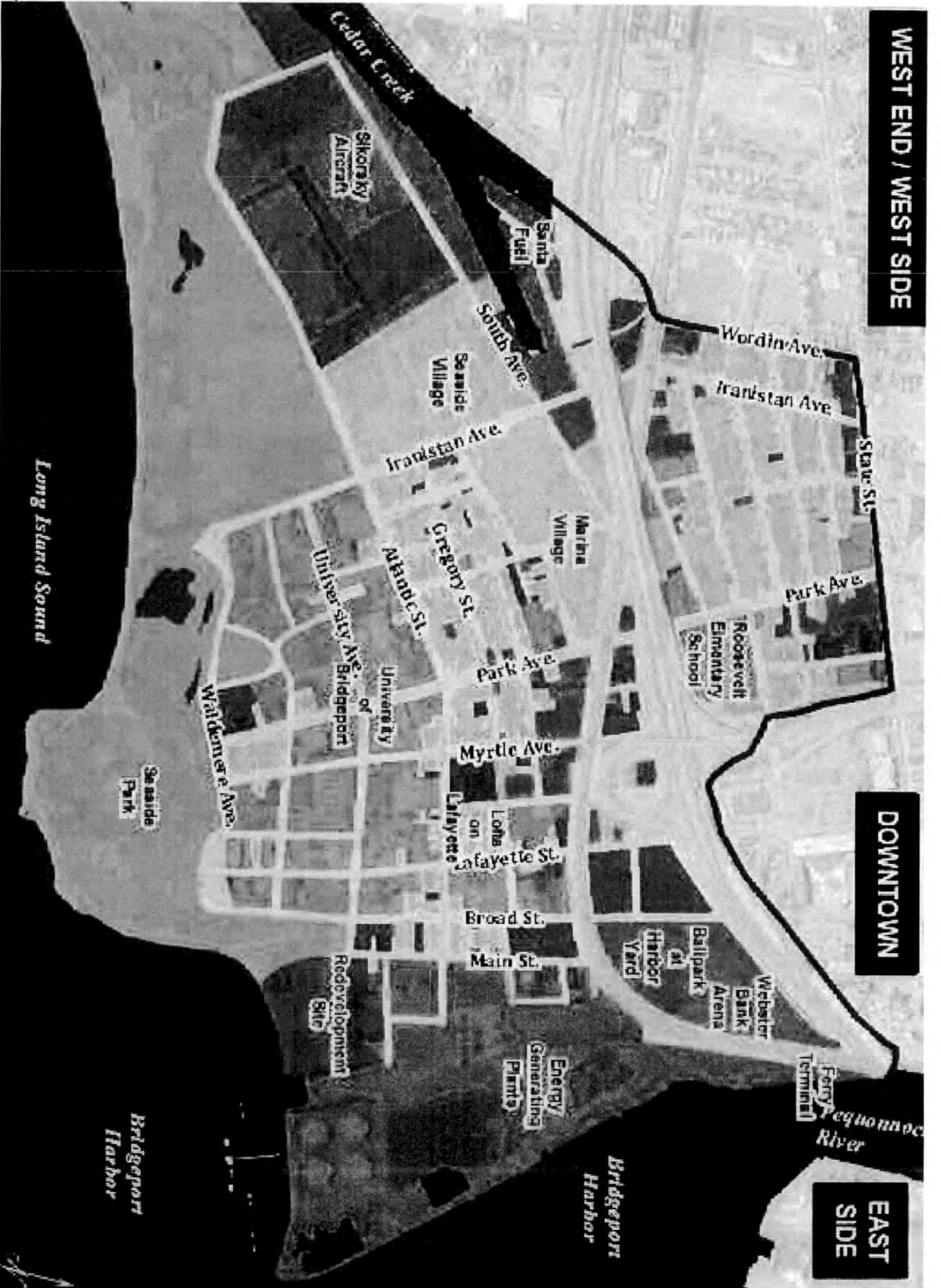
### Land Use, %



Source: City of Bridgeport, 2014

The South End NRZ is also characterized by its proximity to Downtown as well as a feeling of being "cut off" from Downtown by I-95 and the MetroNorth/Amtrak railroad tracks. This is a well-known high-priority issue and will be addressed throughout the Plan. Like most Bridgeport neighborhoods, the South End NRZ is very walkable and bikeable with sidewalks along all block faces. The street network attempts to follow a grid pattern. It is however broken up by multiple large uses such as the University of Bridgeport, power plants, Sikorsky, Seaside and Marina Villages, the ballpark and arena, and Seaside Park and Beach. A profusion of one-way streets also contributes to a confusing traffic pattern. There are; however, a number of distinctly "main" north-south streets such as Park Ave., Iranistan Ave., Broad St. and Main St. which define the South End NRZ.

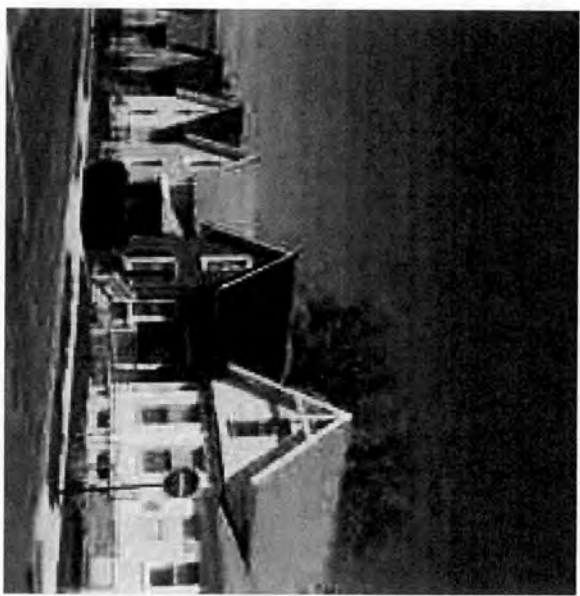




# Residential

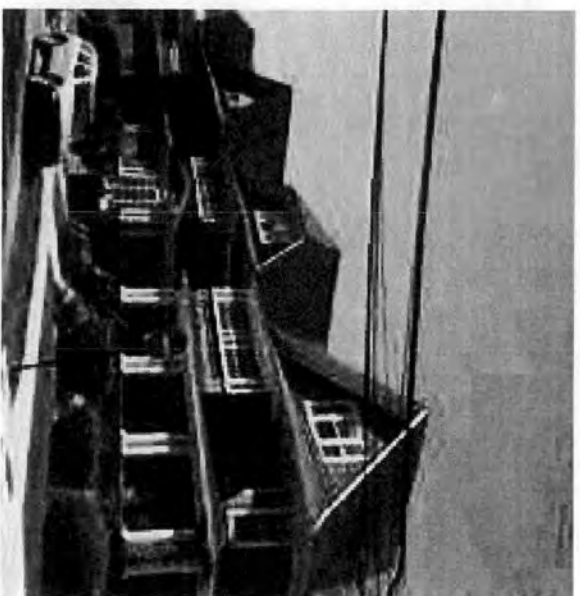
The South End's housing stock is historic in age and character, and diverse in size and type. Essentially, every type of housing is present in the South End: Single-, Two-, Three-, Four-, Five- and Six-Family units; Apartment, Condo and Co-op complexes, Dormitories, and Senior/Assisted Living.

Single-Family Units on Broad St.



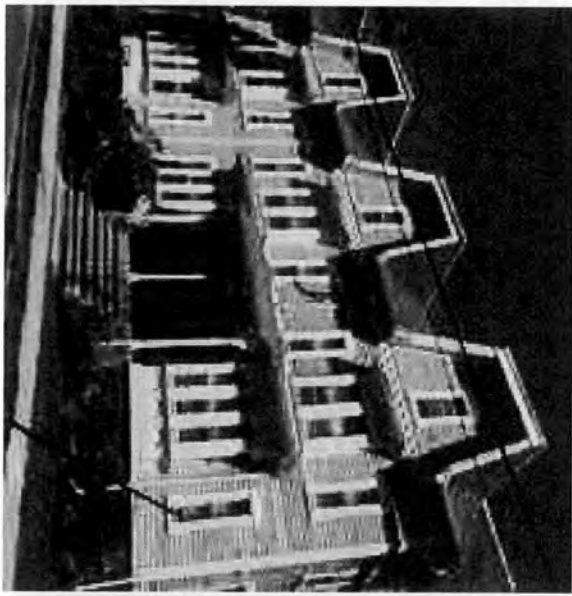
Source: City of Bridgeport, 2014

2-3 Family Units on Myrtle Ave.



Source: City of Bridgeport, 2014

Townhouses on Atlantic St.



Source: City of Bridgeport, 2014

Townhouses on Broad St.



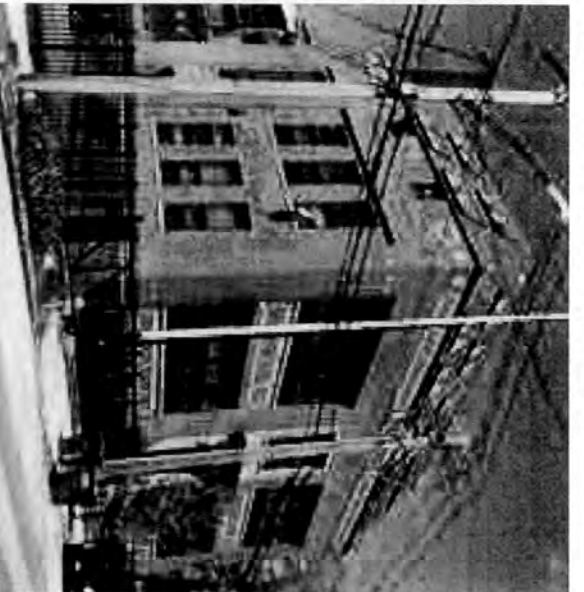
Source: City of Bridgeport, 2014

Co-Op Units in Seaside Village



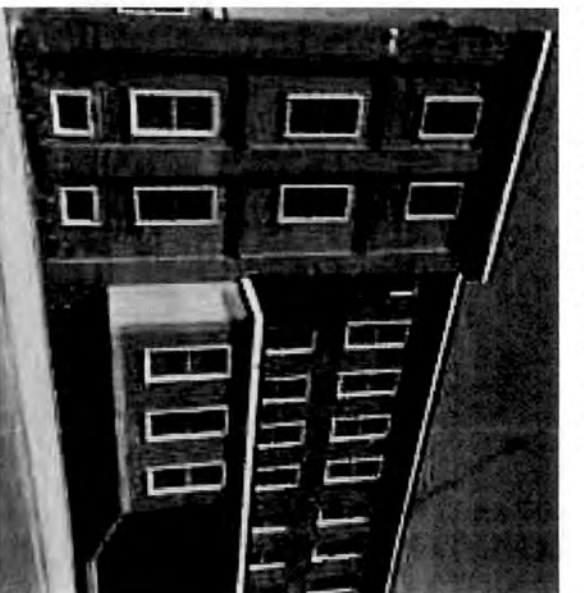
Source: City of Bridgeport, 2014

Condominium Units on Myrtle Ave.



Source: City of Bridgeport, 2014

Condominium Units on Lafayette St.



Source: City of Bridgeport, 2014

Elevated Apartment Units on Broad St.



Source: City of Bridgeport, 2014

Apartment Units on Atlantic St.



Source: City of Bridgeport, 2014

Apartment Units on Atlantic St.

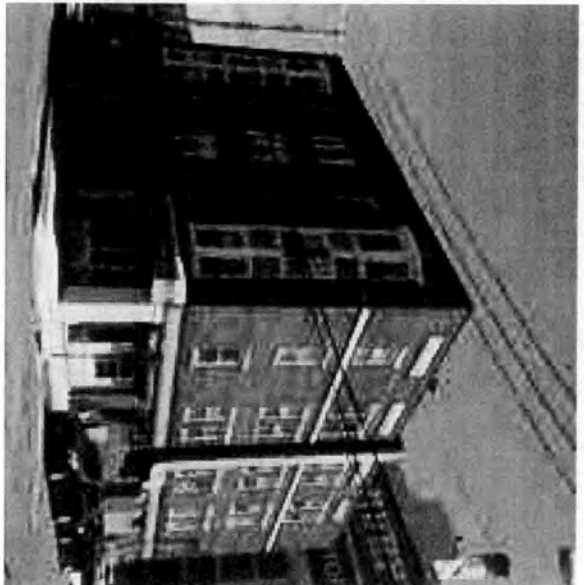


Source: City of Bridgeport, 2014

# Commercial

Commercial uses in the South End NRZ are primarily concentrated along State St. in the northwest corner and along Park Ave. between Railroad Ave. and Gregory St.

Mixed-Use on Main St.



Source: City of Bridgeport, 2014

Mixed-Use on Lewis St.



Source: City of Bridgeport, 2010

Retail on Iranistan Ave.



Source: City of Bridgeport, 2010

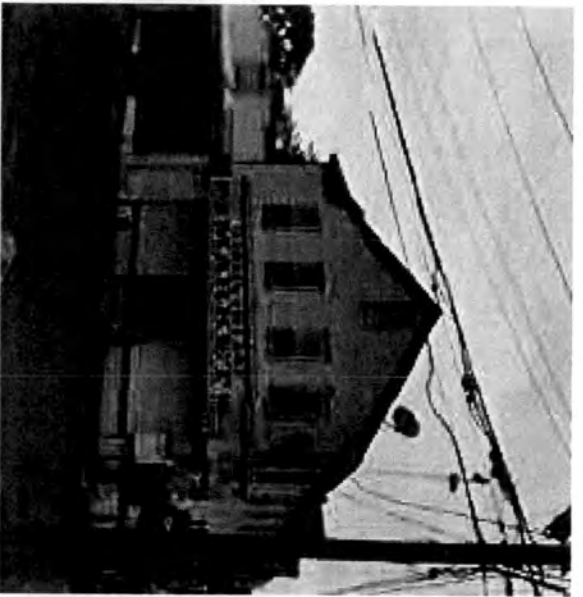
Mixed-Use on Park Ave.



Source: City of Bridgeport, 2010

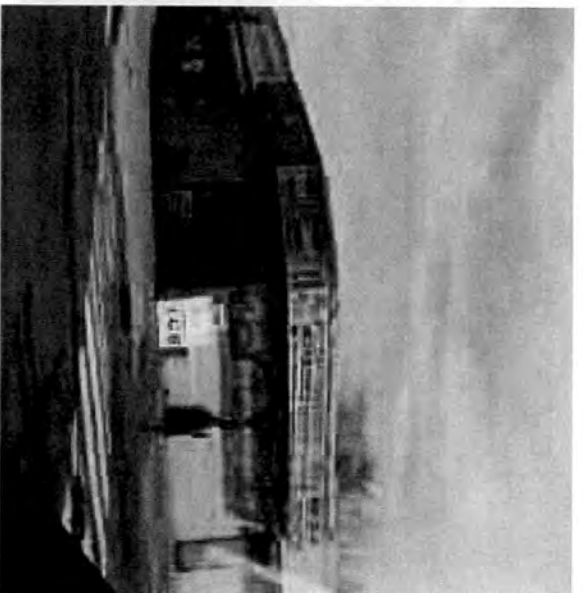


Retail on Columbia St.



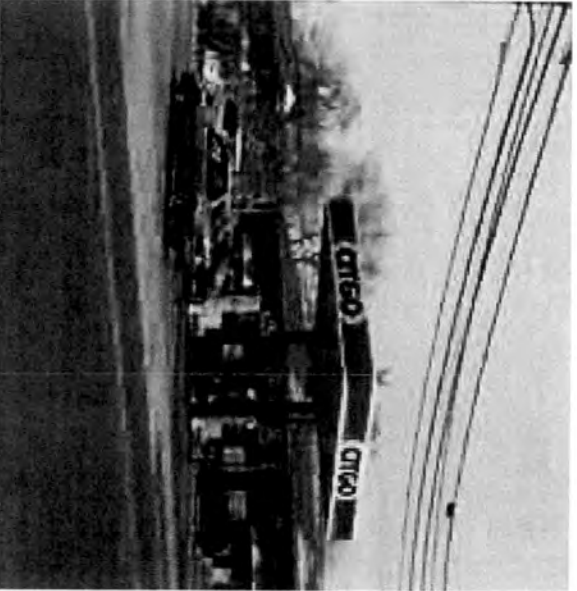
Source: google.com, 2014

Retail on State St.



Source: City of Bridgeport, 2010

Retail on Iranistan Ave.



Source: City of Bridgeport, 2010

Retail on Iranistan Ave.



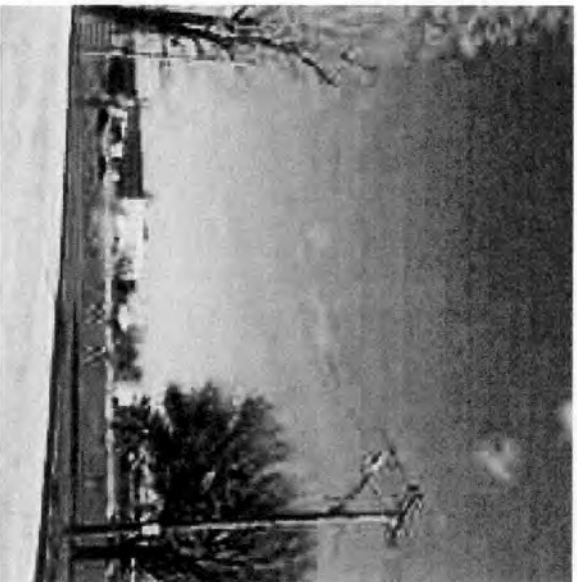
Source: City of Bridgeport, 2010



# Industrial

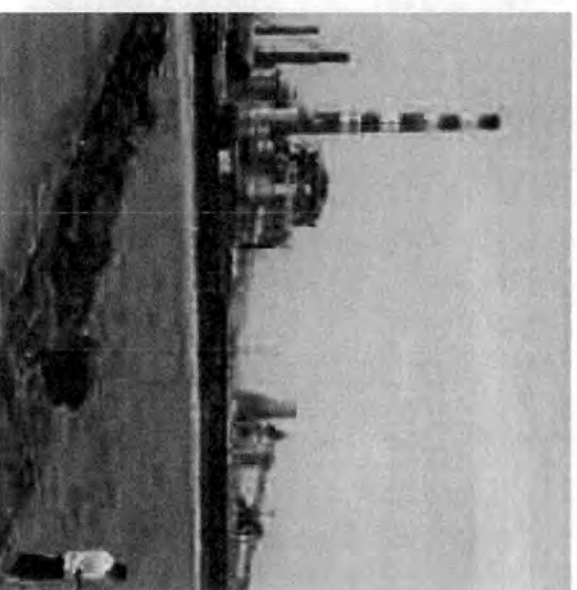
Some of the industrial uses that remain in the South End include Sikorsky Aircraft and the PSE&G, United Illuminating and Bridgeport Energy utilities. The industrial uses are generally located along the Bridgeport Harbor and Cedar Creek waterfronts.

**Sikorsky Aircraft**



Source: City of Bridgeport, 2014

**Power Generation Plant**



Source: City of Bridgeport, 2010

# Institutional

One of the primary land uses in the South End is the University of Bridgeport (UB). The UB campus lies generally south of Atlantic St. and stretches from Iranistan Ave. to the west to Broad St. to the east. Seaside Park surrounds the campus on two sides. It is a very beautiful location for a university. There are also a number of churches, schools and charities operating in the South End. The new Roosevelt Elementary school is currently under construction, scheduled to open for the 2015 school year.

University of Bridgeport



Source: City of Bridgeport, 2014

University of Bridgeport



Source: City of Bridgeport, 2010

Bridgeport International Academy



Source: City of Bridgeport, 2014

Walters African Methodist Episcopal Zion



Source: City of Bridgeport, 2014

## Open Space & Recreation

The South End is blessed with one of the most magnificent public parks and beaches in New England. Comprised of 258 acres, Seaside Park makes up 38% of the land area in the South End NRZ. The park has numerous baseball and soccer fields, basketball courts, playgrounds, beach volleyball courts, a skate park, grilling and picnicking facilities, a band shell, a multi-use trail, open spaces, beaches, sculptures, monuments, a fishing pier and the Fayerweather Lighthouse providing abundant active and passive recreational opportunities for the South End, Bridgeport and the entire Region. Multiple large events call Seaside home, including the Gathering of the Vibes summer music festival, Puerto Rican Day Parade of Fairfield County, portions of the Barnum Festival, and others as well as countless sports league games and tournaments.

The Webster Bank Arena and Ballpark at Harbor Yard is home to the Bridgeport Sound Tigers AHL Hockey team and the Fairfield University Stags NCAA Men's and Women's Basketball teams. The arena hosts community and private events and world-class concerts and entertainment events throughout the year. The Ballpark at Harbor Yard is home to the Bridgeport Bluefish unaffiliated baseball team and also holds a number of events such as the annual Harbor Brew Fest.

**Seaside Park Bandshell**



Source: City of Bridgeport, 2014

**Gathering of the Vibes at Seaside Park**



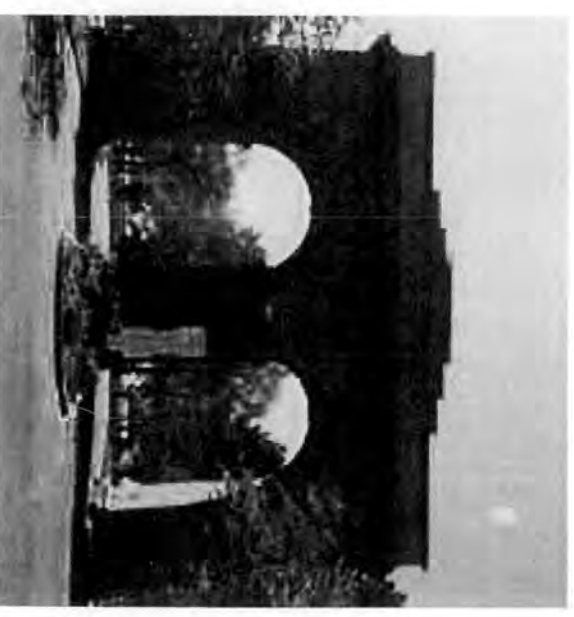
Source: City of Bridgeport, 2014

**Seaside Park Bike Route**



Source: City of Bridgeport, 2014

**Perry Memorial Arch at Seaside Park**



Source: City of Bridgeport, 2014

Harbor Brew Fest at the Ballpark



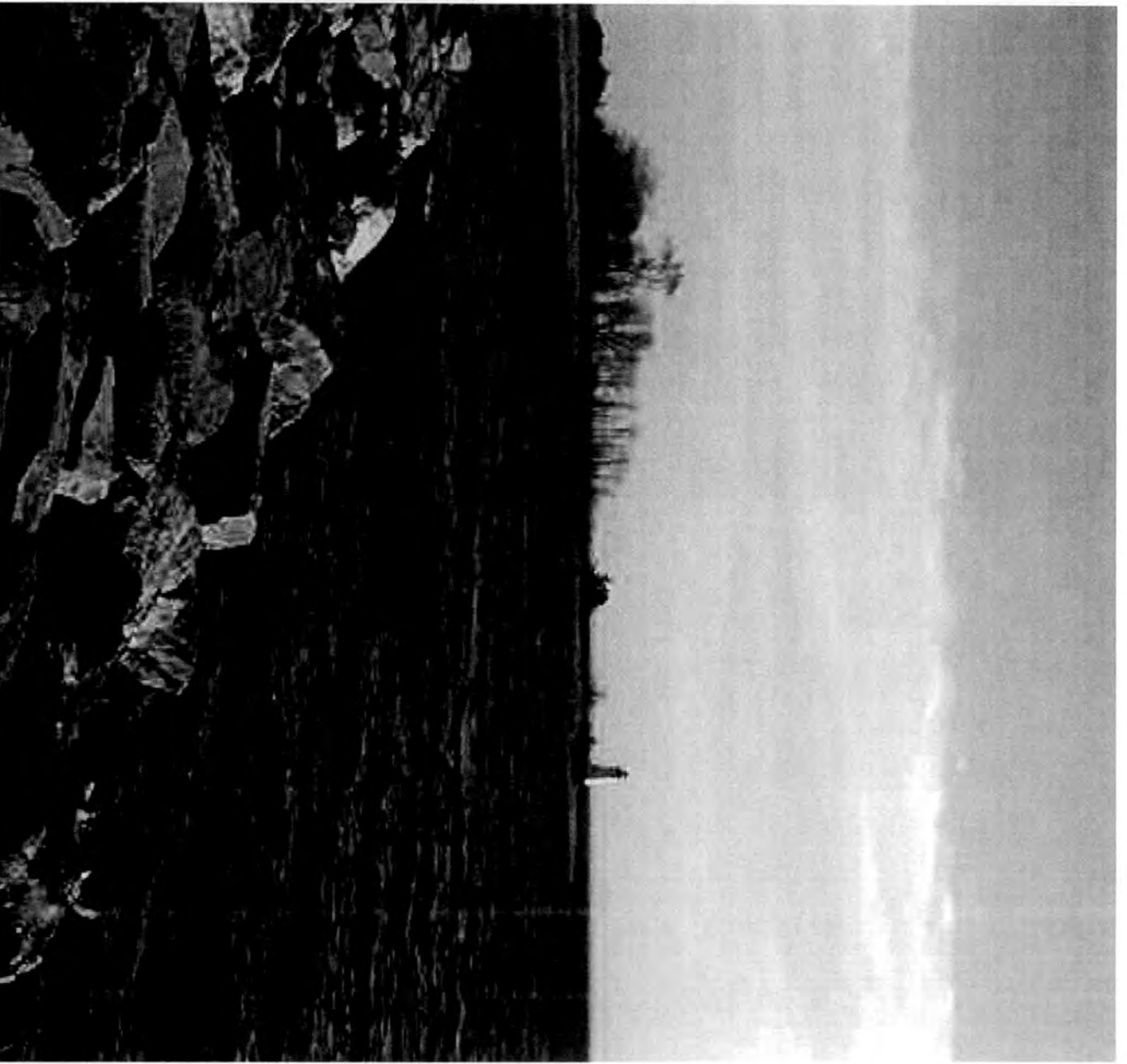
Source: City of Bridgeport, 2014

Sound Tigers game at the Arena



Source: City of Bridgeport, 2014

Fayerweather Lighthouse



Source: City of Bridgeport, 2014

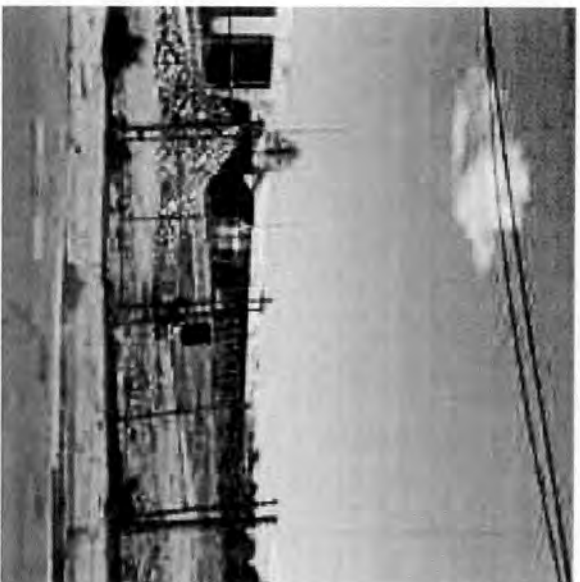


## Vacant, Abandoned or Blighted Properties

Over the last two decades, the substantial loss of manufacturing jobs and facilities has compelled the labor force to seek work elsewhere thereby reducing the population and the skilled labor force. Additional population loss resulting from the demolition of the Pequonnock apartments further reduced the economic recovery capacity of the South End. Though many South End industrial structures yet remain vacant without prospect of attracting new industry, adaptive reuse in the form of housing is replacing prior industrial uses. Land use reform is necessary to facilitate economic and community development efforts in the South End.

The South End is presently home to numerous abandoned and underutilized industrial lots between Railroad Avenue, Myrtle Avenue, Atlantic Street and Broad Street, and along the southern portion of Railroad Avenue. Properties located on these blocks are presently zoned heavy and light industrial. The growth in housing units and the loss of industrial complexes has rendered much of the South End zoning obsolete. Amendments to Zoning are necessary to facilitate the South End's evolution from a primarily industrial, institutional and residential neighborhood to more of a mixed-use commercial/residential neighborhood.

Remington Shaver Site



Source: City of Bridgeport, 2014

Warnaco Site



Source: City of Bridgeport, 2014

Vacant Lot on Main St.



Source: City of Bridgeport, 2014

Vacant Lot on Atlantic St.



Source: City of Bridgeport, 2014

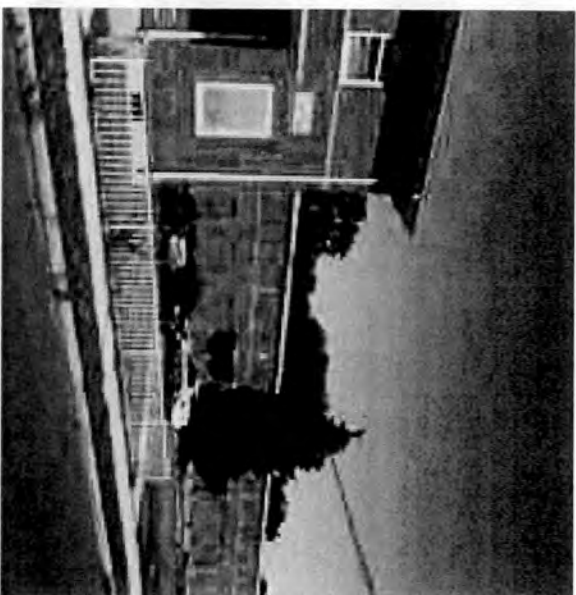


**Abandoned Conte's Site**



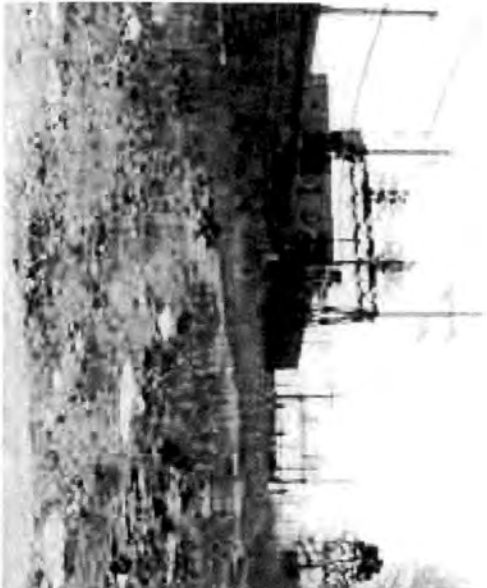
Source: City of Bridgeport, 2014

**Partially Vacated Marina Village Buildings**



Source: City of Bridgeport, 2014

**Vacant Lot on Railroad Ave.**



Source: City of Bridgeport, 2014

**Blighted House**



Source: City of Bridgeport, 2014

# Community Engagement

# Community Engagement

During the 2008-2010 planning process, three public meetings were held. The objectives of the first meeting were to introduce the public to the NRZ process, present existing conditions analysis, and gather the gamut of issues, assets and concerns affecting the South End community. After the first meeting, a master-list of issues, assets and concerns were compiled and divided into topic areas and given to the NRZ Committee for review, comment before the second meeting. The Committee used this to create a vision statement that will guide development in the South End over the next 20 years.

A second public workshop was held Saturday, October 27, 2007 at the University of Bridgeport where a list of South End Neighborhood issues, assets and concerns were organized into more specific topics and presented to the South End stakeholders (residents, business owners, institutions, et al) for discussion. The purpose of this workshop was to set objectives and action items for each topic area. With stakeholders divided into small break-out groups, the objectives and action items were more clearly identified and prioritized.

At the final meeting, the draft NRZ strategic plan was presented to the public. Stakeholders at the meeting had the chance to suggest modifications to the list; emphasis or themes to ensure that the emergent options and themes are consistent with

the longstanding point of view and priorities of the NRZ. Topics such as land use, capacity, sustainable growth and numerous neighborhood linkages were discussed.

A fourth public workshop was held at the Roosevelt Swing Space on March 8, 2014 with a focus on the following five objectives:

- Provide background regarding the 2014 plan update process
- Discuss current development in the NRZ
- Conduct a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis
- Allow the Rebuild By Design team to outline aspects of their work which relate to the South End NRZ
- Facilitate breakout sessions for gathering input on urban design issues

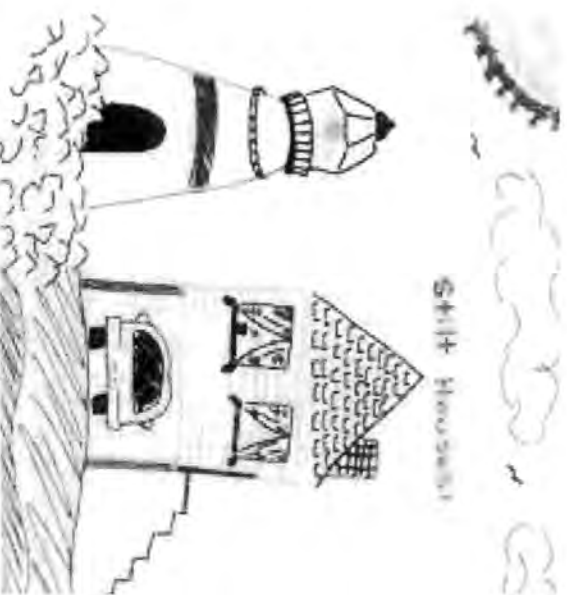
The following pages outline challenges and opportunities according to the South End community.

2014 Community Workshop



Source: City of Bridgeport, 2014

2014 Community Workshop



Source: City of Bridgeport, 2014

# Challenges

## Coastal Resilience

1. Expanding Flood Hazard Area
  - Impervious Surface Land Coverage
  - Aging Stormwater Infrastructure

## Mobility & Connectivity

2. Highway & Railroad Separation
  - One-way & Dead-end Streets
  - Dangerous Intersections
  - Roadway Conditions
  - Traffic Enforcement
  - Event-related Traffic & Parking

## Neighborhood Character

3. Vacant/Abandoned Properties
  - Highway & Railroad Underpasses
  - Retail Conditions

## Housing & Development

4. Aging Housing Stock
  - Limited Retail & Dining Options
  - Proximity to Industrial Uses & Vacant/Abandoned Properties

1. Vacant/Abandoned Properties



Source: City of Bridgeport, 2014

2. Highway & Railroad Separation



Source: City of Bridgeport, 2014

3. Aging Housing Stock



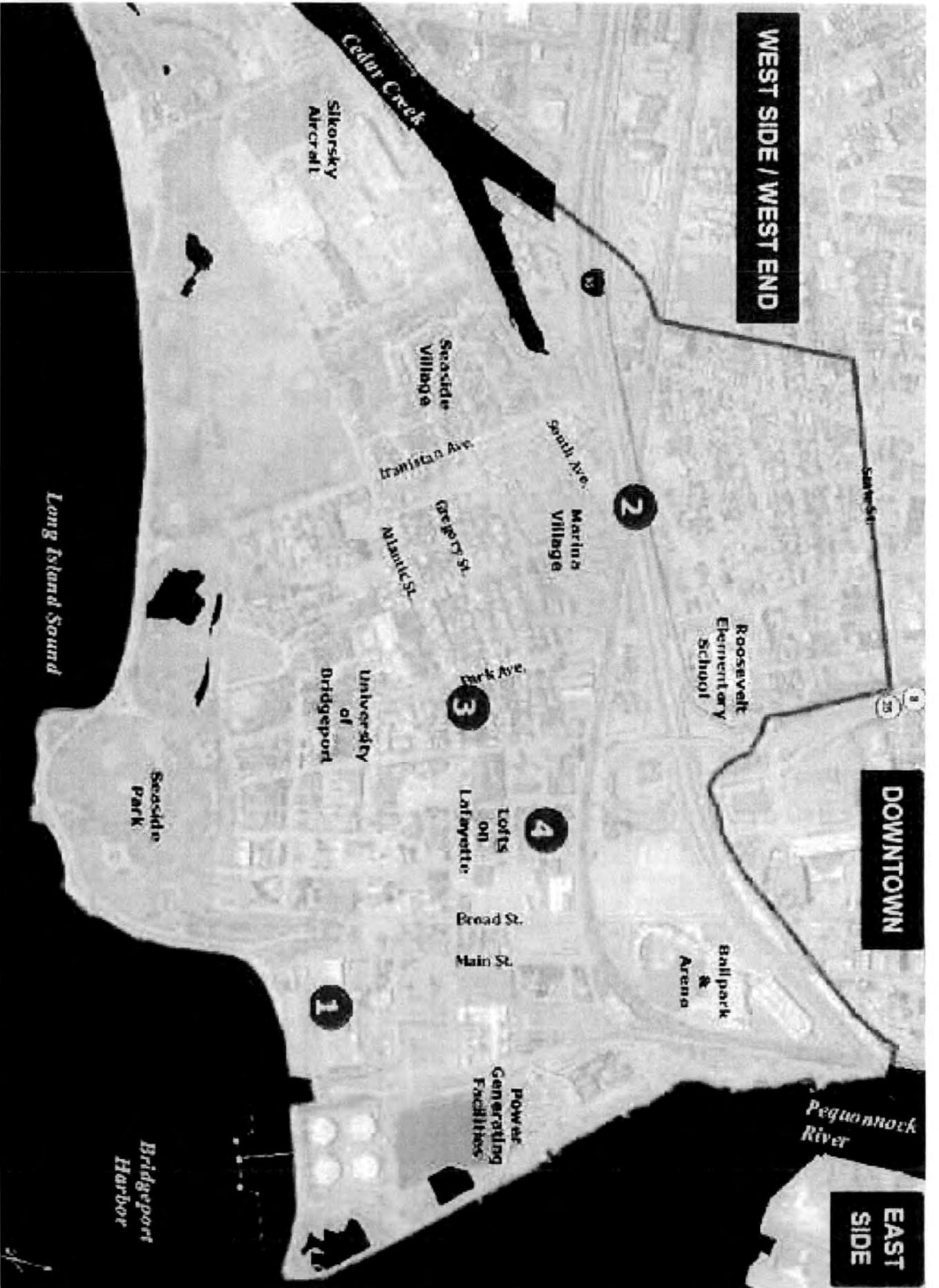
Source: City of Bridgeport, 2014

4. Expanding Flood Hazard Area



Source: City of Bridgeport, 2014







# Opportunities

## Coastal Resilience

1. Green Street & Building Design
  - Green Roofs
  - Rain Barrels
  - Retrofit Program

## Mobility & Connectivity

2. Proximity to Downtown
  - Multi-modal Access
  - Bicycling & Pedestrian Network

## Neighborhood Character

3. Seaside Park & Waterfront Location
  - Increased Programming and Facilities at Seaside Park
  - Urban Beautification & Gateways

## Housing & Development

4. Redevelopment Opportunities
  - Infill Opportunities
  - Historic Preservation
  - Mixed-Use
  - Affordability

1. Seaside Park & Waterfront Location



Source: City of Bridgeport, 2014

2. Proximity to Downtown



Source: City of Bridgeport, 2014

3. Redevelopment Opportunities

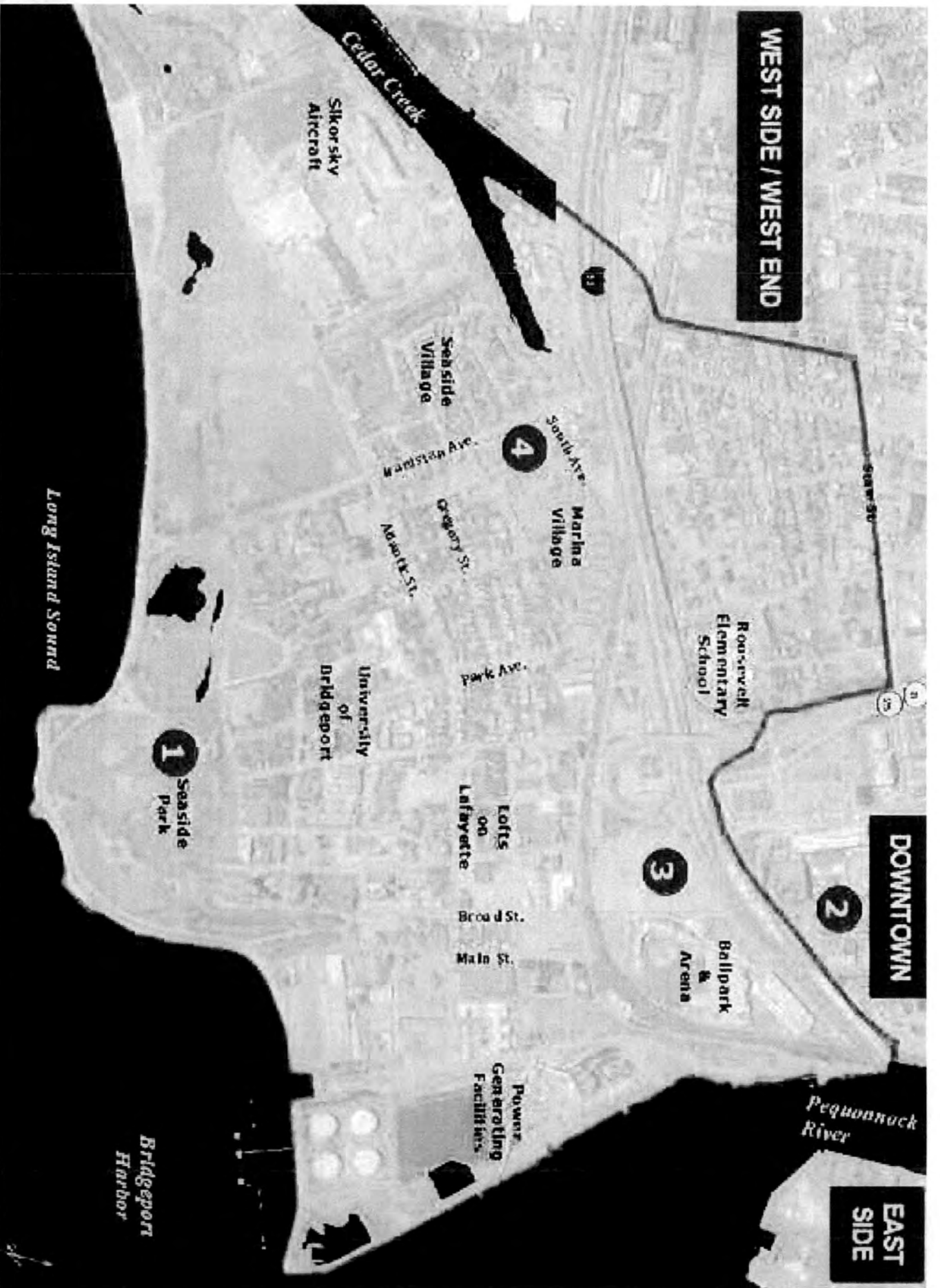


Source: City of Bridgeport, 2014

4. Green Street & Building Design



Source: City of Bridgeport, 2014



# Community Vision

# Community Vision

The community vision is comprised of findings from the 2008-10 and 2014 community outreach efforts; a vision statement that summarizes the overall path the Plan charts; and a set of actionable goals and objectives to improve the South End NRZ.

## Strengths, Weaknesses, Opportunities & Threats

The following bullet lists expand further upon the summarized results of the S.W.O.T. analysis conducted with the South End community and NRZ Planning Committee illustrated in the previous section. See Appendix for full results.

### Strengths

- Seaside Park & Waterfront Access
- Historic Districts, Buildings & Landmarks
- Proximity to Downtown
- Community Gardens
- University of Bridgport
- Ballpark & Arena
- Multimodal Accessibility
- Park Ave.
- Neighborhood Character

### Weaknesses

- Abandoned, Blighted & Vacant Properties
- Highway & Railroad Underpasses & Intersections
- Lotterring

- Speeding
- Retail Conditions
- One-Way Streets
- Separation from Downtown
- Flooding
- Impervious Surface Land Cover

### Opportunities

- Major Redevelopment Opportunities
- Scattered Infill Opportunities
- Urban Beautification & Gateways
- Tree Plantings
- New Facilities & Programming at Seaside Park
- Broad, Railroad, Iranian & State
- Improve Roadways & Sidewalks
- Create & Improve Bike Facilities
- Community Events
- Partnerships & Engagement
- Increased Enforcement

### Threats

- Parking Issues
- Expected Increase in Storm Events
- Market Conditions/Economy
- Difficulty Identifying Resources
- Difficult to Agree Upon Common Goals
- Not Acknowledging All Voices
- Opposition to Increasing Population
- Drivers Threatening Bicyclists
- Flood Insurance Costs

The community outreach efforts reveal a somewhat consistent set of findings with regard to the issues facing the South End NRZ. To summarize, the area is historically significant and the residents are proud of the structures still standing which help define their neighborhood. Vacant lots and abandoned buildings are viewed as positively

for their redevelopment potential as much as they are negatively for their current impact. There are abundant recreation and entertainment options, but they serve the entire city and region beyond the South End NRZ, which would benefit from the presence of a local community center of its own. There is also an expressed shortage of small-scale recreational opportunities outside Seaside Park/Beach. Basketball courts, a dog park/run and playground equipment for young children were specifically identified as desirable amenities.

The street network is functional, but compromised by an over-prescription of one-way streets, inconsistent street widths, too many stop signs and signals, lack of street lights, event-related traffic and parking problems, poor roadway maintenance, and lack of enforcement with regard to speeding, stopping, parking and driving on the wrong side of the street. The NRZ is blessed with a comprehensive sidewalk network, but many walkways and crosswalks are in need of repaired and/or enhancement. Due to its many amenities, proximity to Downtown, and network of neighborhood streets, the South End NRZ is a great place to ride bikes, but would benefit from biking-related improvements such as the creation of a network of dedicated on-street bike lanes. The South Ends NRZ is adjacent to Downtown—one can walk from the center of Downtown to the Long Island Sound shore in Seaside Park in less than 20 minutes—but the real distance seems much greater due to the presence of I-95 and its imposing system of support structures and underpasses; the MetroNorth/Amtrak railroad tracks, which are raised atop somewhat of a "great stone wall" broken only by small underpasses; and the large vacant lots adjacent to the ballpark and are-



na entertainment complex, which are currently used for surface parking. Combined, this physical landscape creates a vast visual and spatial void between the highway and train tracks, or between Downtown and the South End NRZ. Poor lighting, narrow sidewalks and confusing crosswalks exacerbate this connectivity issue.

Flooding is a chronic issue for South End NRZ residents. Basements, streets and parking facilities regularly flood, causing property damage and health concerns. Hurricane Irene and Superstorm Sandy, major flooding events which occurred in 2013, served to highlight how vulnerable the South End is and the issue of coastal resiliency has emerged to the forefront of community discussions.

The South End NRZ is proud of the presence of the University of Bridgeport and the other educational institutions, and is eager to connect with them, but is unsure how to best do so. It is clear that the University of Bridgeport's increased investment in its facilities, grounds and surrounding streetscape has had a stabilizing effect on the community.

There are excellent housing opportunities in the South End NRZ, with many different types and styles of housing available in a range of affordable costs. Homeowners, renters and students contribute to an eclectic population mix. Proximity to Downtown and highway, bus, train and ferry facilities provides excellent access to employment throughout the region. There is not a great amount of commercial activity, though, and loitering, vagrancy and crime are persistent issues, most notably along Iranistan Ave. and Gregory St.

The community feels that existing police presence and enforcement in these areas should be improved as should the City's blight remediation efforts.

The South End NRZ is a strong, vibrant, diverse neighborhood steeped in history and pride. There are considerable assets to build upon and issues to address. There is a strong desire to preserve elements of its past and invest in its future, and there are opportunities to do both.



**Park Ave Streetscape Improvements**

Source: City of Bridgeport, 2014



**Gathering of the Vibes**

Source: City of Bridgeport, 2014



# Vision Statement

The vision statement is a general summary of the overall intent and purpose of the Plan.

- 1. Capitalize on the neighborhood's waterfront setting, historic and cultural amenities and regionally significant institutions, entertainment and public spaces to attract neighbor hood-scale infill and redevelopment that:**
  - Preserves and enhances neighborhood character
  - Improves the overall quality of the neighborhood
  - Increases population, retail options & employment opportunities
- 2. Create safe and inviting community space(s)**
- 3. Invest in public and private infrastructure**
- 4. Mitigate risks associated with natural hazards**

# Four Major Planning Themes

By applying the planning process; objectively assessing the South End NRZ's demographic, housing, and business profiles and its neighborhood character; seeking, gathering and compiling the community's subjective input; and examining other relevant planning documents, this document aims presents an informed set of goals and objectives centered around four major planning themes:

- Coastal Resiliency & Sustainability
- Urban Village Character
- Mobility & Connectivity
- Cultural Resources

These themes are explored and illustrated in subsequent sections. Each planning theme includes goals and objectives, which begin to form the base of an actionable implementation strategy.



The Urban Village Character of the South End

Source: City of Bridgeport, 2014



Community Garden Volunteers

Source: City of Bridgeport, 2014

# Coastal Resilience & Sustainability

# Coastal Resilience & Sustainability

Sea level and coastal hazards are rising, placing communities like the South End at increasing risk. Coastal resilience means adapting communities to thrive within the context of these changes. The South End NRZ experiences periodic flooding as a result of high rainfall, low land elevation, outdated wastewater infrastructure, and a proliferation of impervious surface land cover (buildings, streets, sidewalks, parking facilities, etc.), but is also susceptible to coastal flooding as a result of major storm events. Sea level at Bridgeport is currently rising by 0.1 inch/year (BGreen, 8). It is imperative to take measures to mitigate the increasing risks associated with such natural hazards and climate change in order to protect the community's human, built and natural resources.

In 2013, the Federal Emergency Management Agency (FEMA)'s National Flood Insurance Program (NFIP) updated the Federal Insurance Rate Map (FIRM), which is the official map of a community on which FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community, including flood risk zone boundaries, floodways and base flood elevations (BFEs). The Flood Hazard Areas, 2010 & 2013 map shows how the hazard area boundaries (A, AE, AO or VE flood zones) have been expanded throughout the South End NRZ as part of the update. There are 935 parcels in the South End NRZ covering 677 acres. The 2010

flood hazard area was 358.9 acres, covering 53.0% of the NRZ. The 2013 update increased the flood hazard area by 100.6 acres to 459.5 acres (67.9%). Two-thirds of the South End NRZ is now located FEMA's flood hazard area.

In October, 2012, Hurricane Sandy struck an enormous swath of the United States, affecting states from Maine to Florida. Many areas of the South End were affected by Sandy—many properties experience coastal storm surge flooding—underscoring the area's vulnerability and the importance of increasing its coastal resiliency. The South End NRZ is a nearly built-out neighborhood of nearly 8,000 residents. The built environment consists of aging structures, some of which are abandoned, and scattered vacant lots. The City of Bridgeport is a property tax-dependent municipality of less than 17 square miles of which nearly half is tax-exempt. Limiting development or reducing the population in the South End as part of a hazard mitigation strategy is not feasible. As such, it is essential to incorporate sustainability into development guidelines and strategies for the NRZ.

## Goal

Apply development strategies and natural conservation solutions to mitigate the increasing risks associated with natural hazards and climate change while not inhibiting economic development; protect the community's human, built and natural resources; and reduce and limit stormwater flow into waste treatment facilities.

## Objectives

To improve its coastal resilience, the South End should investigate the feasibility of each of the following District-, Neighborhood- and Site-level strategies:

### District-Level Objectives

- **Multifunctional Elevated Berm**
- **Living Shoreline**
- **Seaside as Buffer Zone**
- **Stormwater Infrastructure**

### Neighborhood-Level Objectives

- **Green Street Design**
- **Tree Planting Program**
- **Emergency preparedness education and outreach**
- **Elevated Singer St. & CSO Park**

### Site-Level Objectives

- **Floodplain Development Standards**
- **Green roofs**
- **Rain barrels**
- **Retrofit Program**



Map 5 - Flood Hazard Areas, 2010 & 2013



Source: FEMA, 2014

## BGreen 2020

In 2010, as a result of the BGreen Bridgeport partnership between the City and the Bridgeport Regional Business Council (BRBC), the BGreen 2020 sustainability plan was released. Part of an ongoing initiative, the plan details 64 actionable local strategies to combat global warming, protect the global environment and stabilize the national economy. Early priorities include:

- Creating an Energy Improvement District (EID) and Eco-Technology Park to support energy efficiency and production
- Adopting a "transit first" transportation policy
- Creating a Conservation Commission to implement strategies in the citywide Parks Master Plan
- Expanding recycling and composting efforts
- Protecting the Region's waterways through enhanced stormwater management
- Incubating developing green industries and training workers via a Green Collar Institute
- Conducting community outreach by way of a youth Conservation Corps

These citywide strategies will have direct and indirect impacts on the coastal resilience of the South End, and influence this and other sections of the Plan.

## Eco-Technology Park

Perhaps the most significant development project called for in BGreen 2020 is the Eco-Technology Park. This is an assemblage of multiple sites in the South End and West Side/West End NRZs, separated by Cedar Creek. This is a strategic location based on its reliable electrical interconnections to the grid, access to natural gas, significant amounts of excess heat and gray water that can be harnessed to serve the district, and incredible transportation access via highway, rail and water.

The early components of the Eco-Technology Park include:

- Renewable Energy Facility, a 9000 solar panels and 2 fuel cells generating 5 megawatts (MW) of power to the grid
- Dominion Clean Energy Facility, a 15 MW fuel cell facility
- University of Bridgeport Fuel Cell
- Tri-State Biodiesel, producing 13 million gallons/year of bio-fuels
- Tri-State Flexi-Pave, permeable pavement distribution and installation center
- Green Depot, sustainable building products supplier
- Park City Green, mattress recycling facility
- District Heating and Cooling Loop
- Green Workforce Housing at Cherry St. Lofts
- Anaerobic Digester for Food Waste
- Anaerobic Digester for Sludge
- Natural Gas Fueling Station
- Hospital Waste Processing Facility, autoclave system which sterilizes medical waste through heat and pressure

## Renewable Energy Park

The 50-acre renewable energy park located on the closed Seaside Landfill site is a key piece of the Eco-Technology Park development. It has the potential to house a 2.2 megawatts (MW) Solar Farm and 2.8 MW Fuel Cell Facility, which will generate power to the grid. New state legislation that the City supported in Hartford was passed in 2011 to allow each of our electric distribution companies in CT to own up to 10 MW of renewable energy in their service territories. United Illuminating Company executives have agreed to make Bridgeport their first investment and is working closely with the State and the City to realize the potential at this site.

## Mattress Recycling Facility

Park City Green, Connecticut's first mattress recycling facility, opened in the South End in 2012. It is a joint venture between the Green Team and Family Re-Entry (two local non-profits), in conjunction with the St. Vincent's DePaul Society of Lane County Oregon. The goal is to deconstruct 100,000 mattresses from around the state and sell the component parts back into the recycled commodities market. Presently, mattresses are either incinerated or shipped to remote landfills in Ohio and Pennsylvania, resulting in needlessly large carbon footprints. In 2013, the Connecticut General Assembly passed the first mattress stewardship program in the United States. This legislation requires manufacturers to pay for the recycling of mattresses they sell in Connecticut and is expected to be implemented in 2015.



# University of Bridgeport Fuel Cell

With help from the Center for Sustainable Business Growth, the University of Bridgeport is now installing a 1.4 MW fuel cell power plant on its campus in conjunction with FuelCell Energy of Danbury. The project will reduce carbon emissions by 7,000 tons—equivalent to 1,220 vehicles—per year and save UB an estimated \$3.5 million in energy costs over 12 years. The fuel cell generates energy using natural gas and its exhaust heat will be used to generate hot water and offset consumption of natural gas for heating and air conditioning for the adjacent Wheeler Recreation Center and its pool, University Place Apartments and Schine Hall.

# South Avenue Green Infrastructure Improvements

Improvements have been made to Iranian Ave. north of South Ave. This project will extend similar improvements along South Ave. and include pervious sidewalk materials and extensive tree plantings, with the intention to beautify the streetscape, increase stormwater runoff capture, and mitigate the urban heat island effect.

# Rebuild By Design

In 2014, Bridgeport was selected to formulate a proposal for funding as part of Rebuild By Design, a collaborative initiative of the President's

Hurricane Sandy Rebuilding Task Force that included NYU's Institute for Public Knowledge, Municipal Art Society, Regional Plan Association, and Van Alen Institute as Partners. The Bridgeport team was comprised of Waggonner and Ball, unabridged Architecture, the Gulf Coast Community Design Studio, Yale University's Urban Ecology and Design Laboratory, and ARCADIS. The City of Bridgeport provided assistance throughout the process, which

# Eco-Technology Park

resulted in the Resilient Bridgeport: Claim the Edge, Connect the Center proposal document. The proposal identified the South End as the "most vulnerable geography of the city" (RBD, 24) and called for the following improvement projects geared toward preparedness, protection and response, which will improve the coastal resilience of the South End.



Source: BGreen, 2020

# District-Level Strategies

District-level strategies are large-scale projects which impact an area greater than the South End.

## Multifunctional Elevated

### Berm

The elevated berm is designed to be integrated into the existing Seaside Park landscape and would replace Waldemere Ave. It would be designed with a gradual grade, armored to provide embankment stability from hydrostatic pressure and hydrodynamic wave loading, and elevated to protect against current "worst case scenario" base flood elevations caused by 17' sea level rise. Since the existing elevation of Waldemere is 8', the berm will need to be 9' tall to prevent 17' sea level rise. Also, there is a 2:1 slope requirement. A bikeway placed atop the berm would serve as a new east-west connection. Considering that the berm would primarily be constructed on City-owned parkland, it increases the project's feasibility.

## Seaside as Buffer Zone

While not entirely retained in a natural undisturbed condition, Seaside Park and Beach provides a tremendous buffer zone between the Long Island Sound shore and the developed and inhabited areas of the South End NRZ. Without the buffer, these areas would be considerably

more vulnerable to storm surge flooding.

Buffer zones are defined as "areas of undeveloped, generally vegetated land which can be retained in its natural undisturbed condition, created to resemble a naturally occurring riparian area, or provided as a carefully designed landscaped amenity" (Urban Design Manual, 4). Seaside Park land is legally protected from extensive development, but the following strategies will enhance it as a buffer zone:

- Limit construction of additional structures, roadways, surface parking facilities and other impervious surfaces
- Incorporate sustainable stormwater management features into existing and future facilities
- Prohibit land disturbing activities that may result in erosion or sedimentation and application of fertilizers, herbicides and pesticides (except as to restore a buffer)
- Maintain public access and recreation opportunities

## Key Strategies

- Increase landscaping with a variety of native species plants and trees

### Multifunctional Elevated Berm



Source: Rebuild By Design, 2014

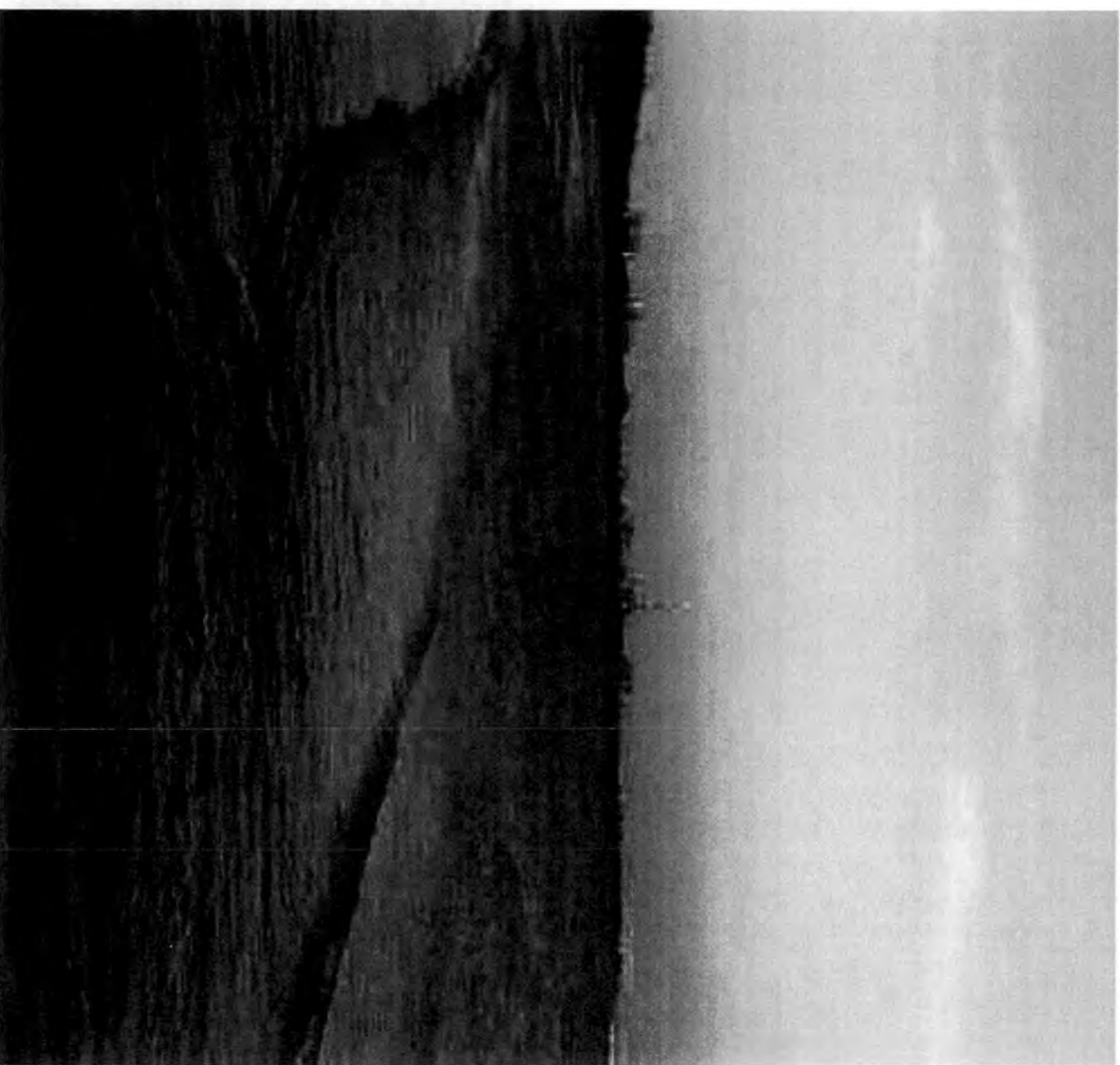
## Stormwater Infrastructure

### Seaside Park

With the exception of Seaside Park, the South End is a built-out urban neighborhood. Land covered by buildings, streets, sidewalks, parking lots and other impervious surfaces requires stormwater infrastructure to adequately drain surface water runoff. This infrastructure is aging. A number of drains regularly clog, vaults fill and the outlets which direct stormwater into nearby waterbodies are no longer adequately elevated. This causes reverse flow issues during high tide storm events.

## Key Strategies

1. Act as a partner in support of a multifunctional elevated berm
2. Assist with project-related community education and outreach
3. Act as a partner in support of potential offshore breakwater structures in Long Island Sound
4. Address storm drainage issues on lower lying streets near elevated highways
5. Work with City of Bridgeport, Parks Department staff and other Stakeholders to increase native landscaping of Seaside Park
6. Assist with Volunteer recruitment efforts related to potential landscaping projects
7. Support development strategies to increase the effectiveness of Seaside Park as a buffer zone
8. Work with City Council Representatives and WPCA Staff to identify non-functioning drains and poorly elevated outlets



Source: City of Bridgeport, 2014

# Neighborhood-Level Strategies

Neighborhood-wide strategies are those which can be implemented throughout the public realm in the South End NRZ, and stand to impact a wide swath of the community.

## Green Street Design

As discussed in other sections of this plan, the South End NRZ would benefit from a variety of roadway improvements, which presents an opportunity to implement sustainable stormwater management infrastructure.

Whereas traditional infrastructure was designed and built to move the largest volumes of water away from a site as quickly as possible, sustainable infrastructure captures water close to the source to reduce CSOs, ponding, flooding and flow into treatment facilities. As it does so, stormwater becomes an asset to improve the urban ecology and aesthetic.

South End NRZ improvements, especially those located within the flood hazard area, should include site-appropriate green infrastructure such as bioswales, flow-through planters, pervious strips, pervious pavement. The South Ave. infrastructure project will include some green street design features. Other streets that logical candidates for similar improvements include: Main St., Broad St., Park Ave., Iranistan Ave., Atlantic St., Gregory St., University Ave. and State St.

## Bioswales

Bioswales are vegetated, shallow, landscaped depressions designed to capture, treat, and infiltrate stormwater runoff as it moves downstream. They are typically sized to treat the first and often most polluted volume of

water resulting from a storm event. The National Association of City Transportation Officials (NACTO) calls them the most effective type of green infrastructure facility in slowing runoff velocity and cleansing water while recharging the underlying groundwater table (NACTO.com). Bioswales can be integrated along curb lines or within the street median.



## Bioswales

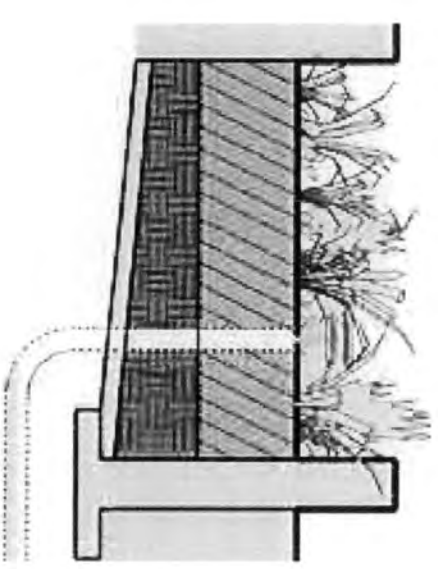
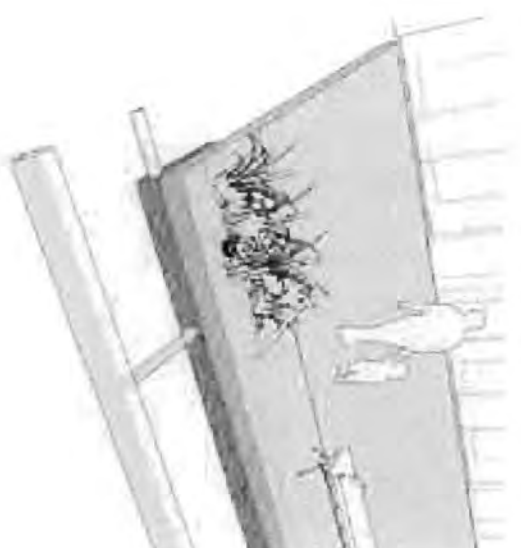
Source: NACTO.org, 2014



Bioswales require a subsurface investigation in order to determine if the site conditions are practical for this type of runoff collection and infiltration. Poor subbase permeability or a potentially high water table may prohibit their use. Such site data should be collected during high tide conditions.

## Flow-through Planters

Flow-through planters are hard-edged stormwater management facilities with an impermeable base, and are appropriate where infiltration of stormwater is unsafe or not possible—typically urban environments. They treat water by allowing runoff to soak through a soil matrix and filter into an underdrain system.



## Flow-through Planters

Source: NACTO.org, 2014



## Porous Pavement

Porous pavement is an excellent best management practice for treatment of stormwater when designed and installed correctly. It can be applied as sidewalks, streetscaping areas, parking lanes, gutter strips or entire roadway surfaces.

The following include State parameters that may prohibit the use of porous pavement:

- A high water table may prevent water infiltration from the porous pavement subbase
- It should not be used in areas prone to inundation to prevent deposits that would clog the system
- It should not be used in areas with high traffic volumes
- Clear signage should be provided to prevent the application of salt or sand and clog the system
- Regular maintenance, such as a vacuum truck service, is required

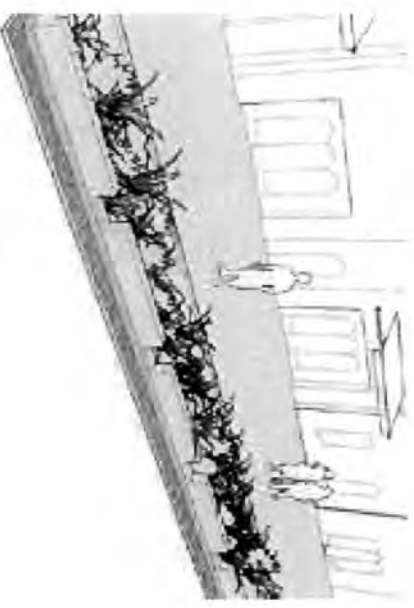
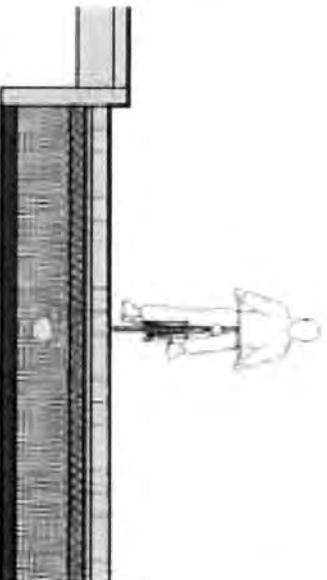
## Porous Strips

Porous strips are long areas of landscaping, pervious pavement or a combination of both. They are less expensive than bioswale systems, but do not provide as much volume or treatment capacity.

Porous Pavement



Porous Strips



## Tree Planting Program

Trees provide a multitude of environmental and community benefits. Recognizing this, the City's Master Plan of Conservation & Development set a goal of planting 3,000 new trees by 2020. In 2012, the Mayor's Office pledged to plant 2,012 in that year alone and surpassed that mark by working with Groundwork Bridgeport and Northeast Horticultural Services to plant 2,441 trees throughout Bridgeport. South End Stakeholders should expand upon these efforts to increase the number of trees in the NRZ by participating in the City's Adopt A Tree program. Individual Stakeholders can even identify areas where they think trees should be placed by utilizing the City's BConnected Citizen Service System, available online, by phone and smartphone app.

A Tree Canopy Report was prepared for the City of Bridgeport in 2013 that identifies the majority of the South End in high to moderately-high "Tree Canopy Opportunity" areas. Park Ave. and the streets within Seaside Village offer great examples of how other streets throughout the NRZ could be lined with trees. Broad St., Main St., Lafayette St., Ridge St., Gregory St. and Atlantic St., to name a few, are examples of streets that would benefit from the addition of street trees, but in general, opportunities to plant trees should be explored throughout the South End NRZ, including Seaside Park. Additionally, development guidelines should require the installation of new street trees along the frontage of public roadways.

Lafayette St. - Before



Source: City of Bridgeport, 2014

Lafayette St. - After



Source: City of Bridgeport, 2014

## Emergency Preparedness Education & Outreach

The City of Bridgeport Emergency Operations Center (EOC)'s South End Neighborhood Disaster Plan outlines strategies and resources to help the neighborhood sustain itself during an emergency until emergency personnel and outside assistance arrives. The Plan contains recommendations for general preparedness before, during and after an emergency event, details an emergency supply kit checklist, shows threats to the area at various likelihood of occurrence and level of impact, identifies key community and human resources, gives tips for coping with disaster and caring for children.

THREAT	LIKELIHOOD OF OCCURRENCE	LEVEL OF IMPACT
Severe Storms / Tornadoes	Likely	Major
Extreme Hot/Cold	Moderate	Minor
Winter Storms / Blizzards	Likely	Major
Transportation	Likely	Major
Flooding	Likely	Moderate
School Emergency	Rare	Major
Hurricanes / Tropical Storms	Moderate	Catastrophic
Civil Disturbance	Rare	Major
Hazardous Materials	Unlikely	Major
Fire	Moderate	Moderate
Earthquake	Rare	Moderate

## Elevated Singer St. & CSO Park

Constructing the multifunctional elevated berm would require elevating Singer St. by three feet and adding a 4' floodwall on its eastern side. There is an existing CSO outfall that currently drains into Bridgeport Harbor during "CSO events" or periods of high rainfall which cause stormwater and sewage to combine and flow together. An open space facility to naturally treat the effluent before it reaches the harbor would help mitigate this activity. Designed correctly, the open space would be an attractive amenity supporting mixed-use development planned on adjacent land.

- Distribute emergency survival kits
- Recruit Volunteers
- 5. Work with Stakeholders to identify funding resources to study the feasibility of elevating Singer St. and constructing a Combined Sewer Overflow open space facility

## Key Strategies

1. Work with Stakeholders to ensure green street design features like bioswales, flow-through planters, pervious strips and pervious pavers, are considered when making roadway improvements
2. Assist with Volunteer recruitment for the City's South End NRZ tree planting program efforts
3. Report tree maintenance or issues using the BConnected platform
4. Work with the City of Bridgeport Emergency Operations Center to:
  - Prepare and conduct community outreach, paying particular attention to communications
  - Host disaster preparedness education and training events

## Site-Level Objectives

Site-level strategies are intended to improve private property and future private development.

## Floodplain Development Standards

A large area of the South End NRZ is within the flood hazard area, thus the City must balance its coastal management requirements, resiliency efforts and economic development progress. It is important to adopt flexible development standards to encourage both. Examples of standards for development in floodplains which would increase the coastal resilience of the South End include:

- **Elevate buildings above Base Flood Elevation (BFE) as per FEMA and City requirements**
- **Measure building heights from the BFE+1' elevation mark**
- **Require use of sound flood proofing materials for habitable space**
- **Require all electrical and mechanical equipment to be located above BFE+1'**
- **Require use of flood shields to prevent water from entering areas below BFE**
- **Prohibit residential use within or below BFE**
- **When flood-resistant construction requires raising the lowest floor, preserve a vibrant streetscape by requiring planting and landscaping buffers, and facade treatments**

Given that over 66% of the homes in the South End were built before 1940, many of which are large multifamily homes, it would require a substantial amount of funding to raise these homes above the FEMA Flood Zone Elevation.

## Green Roofs

A green roof, or rooftop garden, is a vegetative layer grown on a rooftop. Green roofs can be installed on a wide range of buildings, from industrial facilities to private residences. They can be as simple as a 2-inch covering of hardy groundcover or as complex as a fully accessible park complete with trees. Green roofs present many public and private benefits:

- **Aesthetic Improvement**
- **Waste Diversion**
- **Stormwater Management**
- **Moderation of Urban Heat Island Effect**
- **Improved Air Quality**
- **New Amenity Spaces**
- **Local Job Creation**
- **Energy Efficiency**
- **Increased Roofing Membrane Durability**
- **Fire Retardation**
- **Noise Reduction**
- **Marketing**
- **Increased Biodiversity**
- **Improved Health and Well-Being**
- **Educational Opportunities**

Considering the South End's waterfront location; abundance of large flat institutional, industrial, commercial and even residential roofs; and visibility from I-95 and the train, green roofs

are a strategy that stands to greatly benefit the community. The benefits that green roofs provide with regard to stormwater management alone would have a tremendous impact on the quality of living in the South End.

## Green Roof Installation



Source: Lindquist Landscape Design, 2014

## Rain Barrels

A rain barrel is a system that collects and stores rainwater from your roof that would otherwise be lost to runoff and diverted to storm drains and streams. Usually a rain barrel is composed of a 55 gallon drum, a vinyl hose, PVC couplings, a screen grate to keep debris and insects out, and other off-the-shelf items. Garden and lawn watering accounts for 40 percent of residential water use during the summer, according to the U.S. Environmental Protection Agency. Thanks to a rain barrel's water catch, the typical homeowner can save 1,300 gallons of water during the growing season. Rain barrels have a number of benefits:

- **Reduce amount of treated municipal water used for lawn and gardening purposes**
- **Provide reliable water source in times of drought or watering restrictions**
- **Reduce surface non-point source water pollution**
- **Reduce stormwater runoff volume and soil erosion**
- **Reduce household water bills**

## Retrofit Program

In order to retrofit structures to better prepare them to withstand coastal hazards and to meet floodplain development standards, property owners will inevitably incur associated costs.

To encourage improvements and better protect the community, the South End should work with local, State and Federal stakeholders to identify

resources to initiate a coastal retrofit program. There are many ways to fund and structure such a program, and these should be explored in detail.

## Key Strategies

1. **Support the formulation and adoption of effective floodplain development standards**
2. **Conduct community outreach and education regarding the benefits of using green building features**
3. **Explore partnerships with area green building supplies manufacturers, wholesalers and retailers and community organizations to reduce costs for construction and retrofitting projects in the South End NRZ**
4. **Encourage participation in the City of Bridgeport rain barrel program**

The tremendous amount of uncertainty about the future—from the effects of climate change and rising sea levels to the frequency of major environmental events—necessitates action to mitigate the increasing risks associated with such natural hazards and climate change in order to protect the community's human, built and natural resources. The recommendations and strategies outlined in this section are merely a starting point, and are not meant to be an exhaustive list of improvements:

City of Bridgeport Rain Barrel



Source: City of Bridgeport, 2014



# Urban Village Character

# Urban Village Character

In his *The Case for Urban Villages*, Randall Fleming describes urban villages as “a contradiction in place, as they blend the intensity of a city with the intimacy of a village.

Urban villages work because they resolve this contradiction by balancing public interaction and personal privacy; enriching outdoor living with passive open spaces and intense urban places; and by providing diverse living, working, and playing opportunities. The result brings a lot of people together in an urban setting that can accommodate diverse personal and community needs.”

The South End has many of the necessary components to develop into a vibrant urban village neighborhood. This section presents an urban design strategy that targets mixed-use redevelopment and infill development so as to achieve its stated goal and objectives.

mixed uses; and encourage a high standard of land development, construction and beautification focused on maintaining and enhancing the South End NRZ’s walkable, bikeable, and liveable urban village characteristics.

## Objectives

- **ZONING:** Prepare amendments to the **City of Bridgeport Zoning & Subdivision Regulations and Zoning Map to:**
  - Better enable mixed-use developments which are compatible with existing and desired neighborhood form factors
  - Ensure a mix of housing types within all ranges of affordability
  - Focus preservation and enhancement of structures and areas within historic districts and promoting urban village form factors and uses elsewhere that will help increase the neighborhood’s population
- **CREATE CONSERVATION OVERLAY ZONE**
- **CREATE SOUTH END VILLAGE DISTRICT**
- **DESIGN GUIDELINES:** Prepare a set of design guidelines which aggressively preserve and enhance the nature of any development or physical improvements in historic districts and allow for context-sensitive development in the South End
- **GATEWAYS:** Improve gateways as physically attractive and welcoming features
- **STREETSCAPES:** Beautify streets and open spaces via tree planting, landscaping, and streetscaping programs
- **OPEN SPACE:** Care for existing open spaces and seek to provide new opportunities
- **ENFORCEMENT:** Improve the overall health, safety and welfare of the community by increasing the City’s zoning, building, anti-blight and police enforcement efforts
- **MAINTENANCE:** Identify creative ways for the neighborhood to collaborate with the City and local residents, agencies and institutions to proactively care for the neighborhood, like implementing a neighborhood maintenance program
- **MARKETING:** Develop an effective marketing strategy for the South End NRZ

## Goal

Guide development to ensure the preservation and enhancement of historic structures and districts; allow increased densities at appropriate levels and locations; properly guide development in flood hazard areas; enable neighborhood-scale

## District-Level Strategies

### Institutional Campus

Considering existing land use characteristics, the South End NRZ can be organized into six neighborhood planning districts. These generalized areas are meant to help communicate the overall vision for the neighborhood, not to prescribe property-specific strategies or recommendations. The six districts are:

The University of Bridgeport continues to implement its Master Plan and improve its facilities, and a new Roosevelt Elementary School campus is under

construction. These areas will not experience private redevelopment, but do need to be successfully incorporated into the neighborhood fabric.

### Eco-Industrial

Bridgeport's industrial waterfront continues to evolve. These areas will adapt to become communities capable of supporting technological innovation and 21st century light manufacturing with a focus on sustainability and access.

### Neighborhood Residential

These areas are almost exclusively residential, and will remain so. The primary design objective in Neighborhood Residential districts is to preserve and enhance the existing housing stock and require infill development to be of high-quality design and construction that is compatible with surrounding structures. Non-residential land uses will be limited.

### Regional Recreation &

### Entertainment

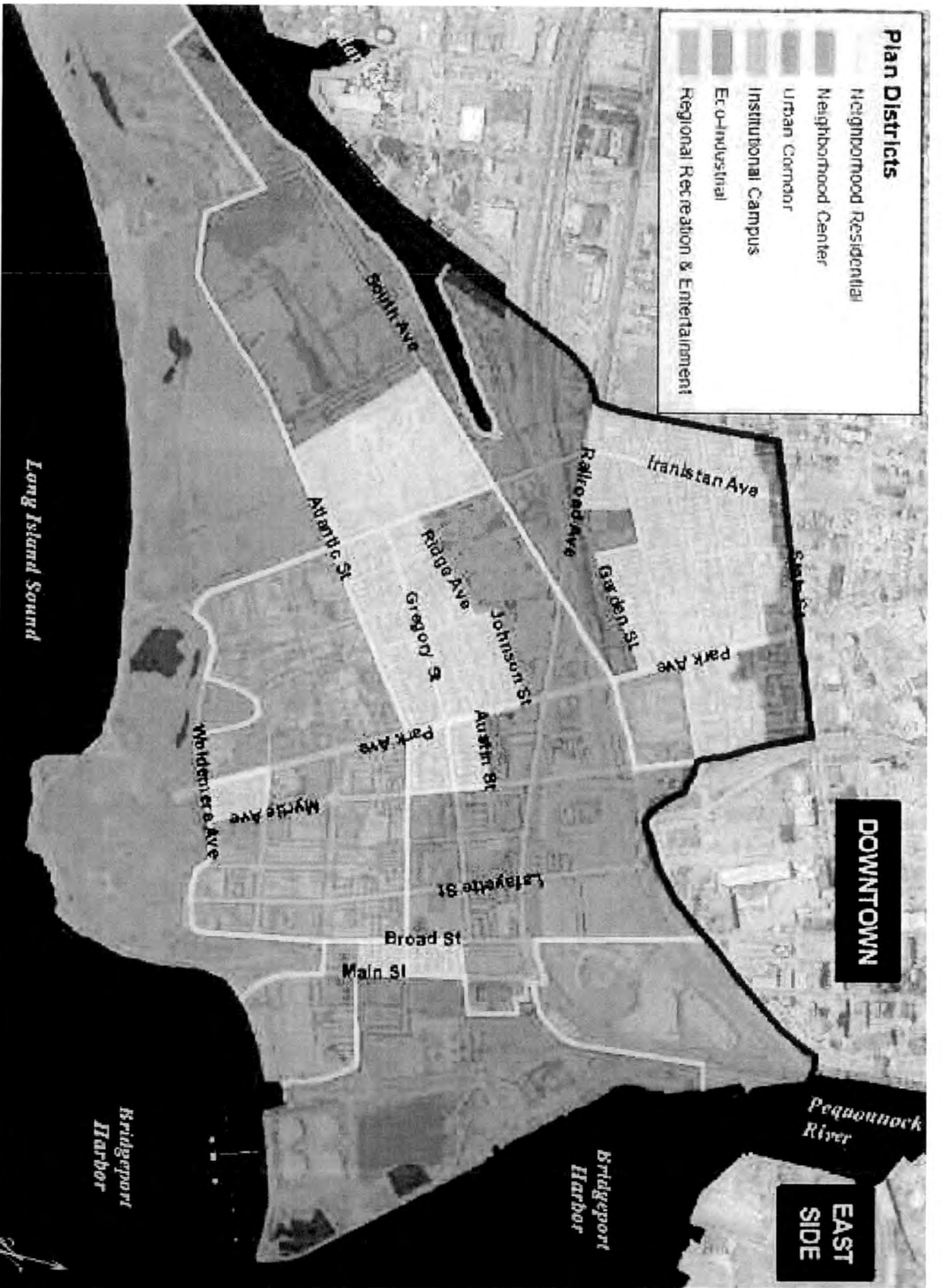
These areas welcome large amounts of visitors from throughout the City and Region, and are sources of considerable pride. They will not be redeveloped, but will become more attractive gateways into the neighborhood.

### Neighborhood Center

Strategically located and comprised of a number of underutilized properties, these areas will transition into high-activity residential, commercial and civic mixed-use centers with a focus on pedestrian and bicycling facilities.

### Urban Corridor

State St. is a high-volume transportation corridor that connects the Black Rock, West Side/West End and South End neighborhoods with Downtown. This area provides an opportunity for larger mixed-uses with a focus on multi-modal transportation facilities.





## Neighborhood Residential

There are four distinctly clustered residential areas in the South End, mostly north of Atlantic St. These areas are generally built-out, with scattered opportunities for infill development. The urban design strategy here is to make sure the existing residential character of these areas is preserved and enhanced and that infill development is compatible with it.

This will be achieved through updated zoning requirements and design guidelines. As outlined in the Cultural Resources section, historic districts which make up the majority of these areas require additional attention to detail. For example, during the 2010 citywide zoning update, the majority of the Cottage Development Historic District was rezoned Office/Retail (OR). To help preserve the desirable character of these residential uses, properties with single-family units should be zoned Residential A (R-A), and those with multi-family units or rowhouses should be zoned Residential C (R-C).

New residential should be scaled and situated similarly to their neighbors, as shown below. As the majority of blocks exhibit consistency with regard to building dimensions, street setbacks and yard sizes, requirements should be dictated by each block's prevailing, or average existing conditions, as shown to the right. By maintaining a consistent building form, developers and home owners have greater flexibility in architectural style and building materials. Requirements should not attempt to force new structures to match the architectural styling of existing ones. These images illustrate that both neo-traditional and modern design are compatible within the existing fabric.

**Infill Development**



Source: City of Bridgeport, 2014

**Infill Example - Before**



Source: Lindquist Landscape Design, 2014

**Infill Example - After (Neo-Traditional)**



Source: Lindquist Landscape Design, 2014

**Infill Example - After (Contemporary)**



Source: Lindquist Landscape Design, 2014



These are residential areas meant to be comfortable places to live. Streets will be narrower and lined with tree plantings and safe sidewalks. Curb cuts, driveways, and all off-street parking facilities will be limited. Permeable materials will be used for the construction of any permitted driveway or surface parking facilities.

## Key Strategies

1. **Work with Stakeholders to identify resources to prepare amendments to the City of Bridgeport zoning ordinance and map which:**
  - Allow only residential uses, as-of-right
  - Encourage and facilitate sensible population growth
  - Aim to preserve and replicate the existing urban form, without limiting architectural style
  - Ensure pedestrian and bicycling safety and encourage healthy activity
  - Do not allow curb-cuts, driveways or off-street parking facilities, as-of-right
  - Require permeable paving materials for any permitted land cover
  - Prohibit demolition or redevelopment of historically significant structures, except in cases of extreme blight
  - Champion an extensive tree planting program

## Neighborhood Center

Despite its diversity and breadth of land uses, the South End lacks a unifying neighborhood center. These areas were identified throughout the planning process as prime opportunities to create a vibrant neighborhood center of mixed residential, commercial and civic uses that seamlessly connects with Downtown and unites the rest of the neighborhood.

These areas are comprised of a number of large underutilized and underperforming properties and uses which, for the most part are outside of the Flood Hazard Area and present an opportunity for transformative redevelopment. The key challenge within the district is to guide that redevelopment along an urban transect that appropriately scales structures and uses within the context of neighboring districts. This will be achieved through zoning.

Broad St. is the primary connection between Downtown and assets in the South End. This corridor is home to a number of very important development opportunities which will redefine the character of the corridor. The scale of these developments will help create a more natural transition from Downtown into the South End, with larger mixed-use buildings and more shallow setbacks.

Considering their proximity to Downtown, visibility and ability to trumpet Bridgeport's revival to the entire region, the two lots next to the Ballpark and Arena are particularly important. They should be developed to accommodate very high-activity mixed commercial and residential uses built tall enough to alter the skyline and take advantage of waterfront and Downtown views. Development standards should allow very

### Neighborhood Center North Design Concept



Source: Lindquist Landscape Design, 2014

### Infill Example - After (Contemporary)



Source: Lindquist Landscape Design, 2014

tall building heights and shallow setbacks. Off-street parking should be permitted and designed to be out-of-sight. These streets will be designed as complete streets facilitating all modes of transportation, with streetscaping and green design features.

Design will emphasize street-level interactivity and upper floor aesthetics. Sidewalks will be wide to accommodate heavy pedestrian traffic and outdoor dining areas. These properties should be zoned Downtown Village District, Neighborhood Village District, or a combination of both. The site at 375 Main St. is an ideal location for medium-density residential with ground-floor retail/office along its Broad St. and Main St. frontages. A maximum height of fifty feet should be permitted, as-of-right, with additional height permissible via special permit.

The two blocks on the western side of Broad St. contain numerous underutilized properties. These development standards should be extended to both of them to encourage redevelopment in accordance with a high-activity mixed-use corridor. These three blocks of land should be zone Neighborhood Center Village District (NCVD) to facilitate these recommendations.

Moving south along Broad St., the district is briefly interrupted by the Neighborhood Residential (Cottage Development Historic District) and Institutional Campus (northwestern corner of UB's campus) districts. While it may be tempting to look at a map view and recommend razing the single- and 3- to 4-family units, and replacing them with more medium-density mixed-use buildings to form a more uniform corridor straight from Downtown

to the UB campus, doing so is very ill advised. The single-family homes, known colloquially as "the cottages", are an incredible example of historic housing stock that has survived as a unit and the rowhouses south of them on Broad St. are some of the most recognizable buildings in all of Bridgeport, emblematic of the era defined by its famous forefather P.T. Barnum. Every effort should be made to preserve and enhance them. Their relative difference in scale from the proposed redevelopment around them makes the entire corridor a more interesting place and emphasizes their cultural relevance.

The southernmost portion of the district is comprised of two very important redevelopment opportunities: the former Conte's Restaurant site at 30 University Ave. and the former Remington Shaver factory site at 60 Main St.

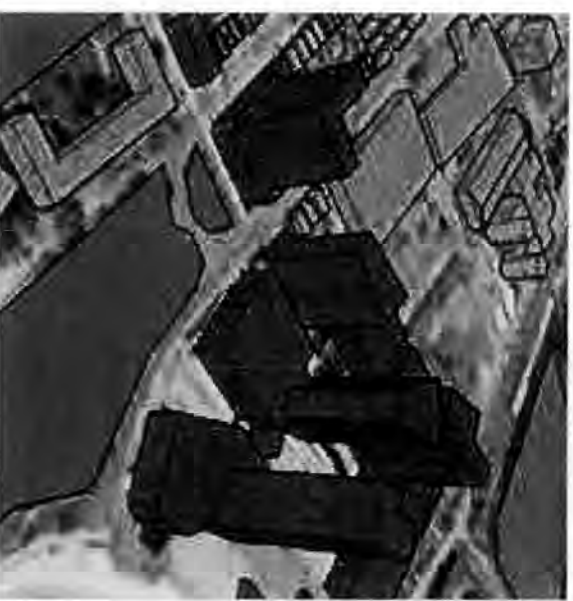
Standing next to the UB campus, and between the Cottage Development Historic District and the very edge of Seaside Park the Conte's site has terrific views of the park and waterfront beyond it. The Remington site enjoys sweeping panoramic views of the Bridgeport Harbor and Long Island Sound. Successful redevelopment of this site stands to alter the image of the entire city. Remington Shaver was once an economic powerhouse employing hundreds of South End and Bridgeport residents—a great source of pride for both. The company long ago shuttered the factory and the abandoned site fell into its current state. The redevelopment of this site into highly visible, landmark quality residential uses will inspire a renewed sense of pride in it. The illustrations show how the development could be

**30 University Ave. & 60 Main St. Design Concept**



Source: City of Bridgeport, 2010

**30 University Ave. & 60 Main St. Design Concept**



Source: City of Bridgeport, 2010

scaled. The site is zoned Mixed-Use Waterfront (MU-W) which permits building heights up to 500 feet or 50 stories.

The properties along the southern side South Ave. and Railroad Ave. are also prime for mixed-use redevelopment. The Marina Village housing units are inadequate for habitation and require replacement. These properties will be redeveloped into neighborhood-scale mixed-income housing, retail and office uses.

This redevelopment should also consider the improvements outlined in the Mobility and Connectivity section which will create a walkable street network to support these new uses and integrate them into the South End's urban fabric. The before and after images below show how a mixed-use redevelopment and streetscaping improvements fit in and improve the urban environment around the intersection of Ridge Ave. and Iranistan Ave.

There is a slight concentration of commercial uses in the vicinity of the Park Ave./Railroad Ave. intersection. As Marina Village is redeveloped with high-quality medium-density mixed-income residential uses, the area will begin to be able to support additional neighborhood retail uses and the likelihood of other properties along Railroad Ave. doing the same increases.

Running from Seaside Park all the way north into the Town of Trumbull, Park Ave. is one of the most visible and important corridors in the City. This area is a natural fit to become a high-activity center capable of fulfilling the community's

desire for a dining district. Requirements should allow mixed-uses with ground floor restaurant facilities on all properties fronting Park Ave. and Railroad Ave. as-of-right. Outdoor dining areas should similarly be allowed as-of-right within setbacks and permitted within the public right-of-way. Design guidelines should encourage the construction of attractive and comfortable outdoor dining facilities. Off-street parking facilities should only be permitted within rear setbacks, unless designed to be shared amongst multiple uses. Curb-cuts and driveways should be limited, but permitted to access parking facilities.

Moving eastward, Railroad Ave. is lined with properties currently being used for light industrial purposes. The community has expressed a desire to see some of these facilities repurposed with a focus on urban agriculture. Urban agriculture refers to food production through plant cultivation and animal husbandry, non-industrial processing, distribution of that food. Advancements in technology and practice have made urban agriculture feasible, and demand for community access to locally-produced fresh and healthy food products is high and not limited to the South End. The existing Mixed-Use Light Industrial (MU-LI) zoning allows urban agriculture, via special permit, and should be examined to see if it needs to be improved in any way to encourage these uses.

The property at 325 Lafayette St.—or half of the former Warraco site—was recently successfully redeveloped as a 140-unit residential condominium complex known as Lofts on Lafayette. The remaining property at 330 Myrtle Ave. is

**Iranistan Ave. & Ridge Ave. - Before**



**Source: City of Bridgeport, 2010**

**Iranistan Ave. & Ridge Ave. - After**



**Source: City of Bridgeport, 2010**



still home to abandoned factory buildings and continues to have a negative impact on the surrounding properties.

Redeveloping 330 Myrtle with market-rate residential and ground floor retail mixed-use will build upon the success of Lofts on Lafayette, facilitate population growth, and positively influence neighboring property values. Built high enough, this building or buildings would enjoy terrific views and considering the surrounding land uses—mainly surface parking lots to the north and south and medium- to high-density residential to the east and west—it likely could be with minimal impact.

Said parking lots and other underperforming uses along Myrtle Ave., Austin St., Warren St., Gregory St. and Lafayette St. should similarly be redeveloped into high-activity mixed-uses with a focus on high-quality residential units above attractive ground-floor retail/commercial uses.

## Key Strategies

1. **Work with Stakeholders to identify resources to prepare amendments to the City of Bridgeport zoning ordinance and map which:**
  - **Allow residential/commercial mixed-use development, as-of-right**
  - **Permit residential/artist studio/light manufacturing mixed-use development, via special permit**
  - **Encourage ground-floor design and uses which engage sidewalk, bike lane and street users**

- **Encourage and facilitate significant population and new business growth**
- **Minimize curb-cuts and driveways**
- **Prohibit off-street parking facilities within front and side setbacks**
- **Facilitate a range of buildings heights, with minimums and maximums**
- **Encourage outdoor dining in strategic locations**
- **Encourage and support urban agriculture in strategic locations**

## Urban Corridor

The Urban Corridor district is comprised of the properties fronting along State St., a major State-owned corridor running from the Town of Fairfield into Downtown Bridgeport. The corridor is anchored by the United Congregational Church and YMCA uses at the intersection of Park Ave., but most of the remaining uses are abandoned or in poor condition and vacant lots are prevalent. This area represents an opportunity to develop a high-activity mixed-use corridor more focused on commercial uses than others in the South End.

Development standards within the Urban Corridor should allow for medium-height (two- to six- story) mixed-use buildings, as-of-right with taller buildings allowed via special permit. Vehicular access should only be permitted from side streets. Off-street parking facilities should be permitted, but designed to not be visible from State St. Adequate buffering with screening and landscaping shall be required between these uses and adjacent residential uses.

The Street is very wide with two one-way directional traffic lanes and two parking lanes. Traffic volume and travel speeds are high and accidents are common. Although the sidewalks are wide, they are in poor condition. The streetscape is void of streetscaping, trees and has inadequate lighting. State St. is unsafe for bicyclists and pedestrians, especially at night

Bump-outs and clearly marked crosswalks will shorten crossing distances and improve pedestrian safety. Street trees and landscaping will improve the urban environment and alter the scale of the street for both drivers and pedestrians, making it more attractive and safer. State St. is a candidate to be converted to two-way directional flow and the City of Bridgeport aims to study the feasibility of doing so. Six Greater Bridgeport Transit bus routes run along State St. Improving bus stops along these routes with well-designed weather-protective facilities would serve dual purposes of distinguishing the corridor and increasing the attractiveness of bus transit.

## Key Strategies

1. **Work with Stakeholders to identify resources to prepare amendments to the City of Bridgeport zoning ordinance and map which:**
  - **Allow residential/commercial mixed-uses, as-of-right**
  - **Encourage and facilitate sensible population growth**
  - **Ensure pedestrian and bicycling safety and encourage healthy activity**
  - **Do not allow curb-cuts, driveways or off-street parking facilities along State St.**
  - **Allow off-street parking facilities, and re-**

- **Champion an extensive tree planting program**
2. **Work with the State of Connecticut and City of Bridgeport to identify necessary safety improvements, like bump-outs and ensure proper maintenance of State St.**
  3. **Work with the City of Bridgeport to prioritize the replacement of the sidewalks along State St.**
  4. **Work with Greater Bridgeport Transit to identify resources for designing and constructing attractive weather-protective bus stops along State St.**

students and residents alike.

Reintegrating its campus back into the urban fabric of the South End will also make it easier for the university to expand its footprint and add new facilities over time. The development site at 250 Waldemere is a good opportunity for the university to do so. It also presents an opportunity to develop new residential units for faculty, students or non-university residents right across the street from Seaside Park. The images to the right show how moderately-scaled buildings can be sited, oriented and built to enhance the character and increase the population of the South End.

## Institutional Campus

Roosevelt Elementary School was demolished in 2013, and a new facility is under construction. The University of Bridgeport campus is comprised of a mix of smaller historic and larger late-20th century buildings. Many of the newer buildings were sited, oriented and built around the periphery of the campus in such a way that walked off the campus and effectively turned its back on the community.

The UB master plan proposes a wealth of changes to the university's campus. As the University continues to expand and invests in its campus, it has an opportunity to redevelop as a community-facing university village. In particular, as buildings along Broad St. are altered or replaced, plans for their replacements should consider the South End NRZ's desire to see Broad St. transformed into an active and attractive mixed-use corridor. As such, uses and their entrances should be oriented toward Broad St. and the northerly strip of Seaside Park. Doing so would benefit the school,

The University should also work with the City of Bridgeport to coordinate streetscape and landscaping improvements along Waldemere Ave., Iranistan Ave., Atlantic St. and Broad St.

## Key Strategies

1. **Work with Stakeholders to ensure adequate crosswalks, streetscaping and tree plantings surrounding the new Roosevelt Elementary School facility**
2. **Build upon existing relationship with the University of Bridgeport to better inform its campus master planning process and receive its input during the South End NRZ planning process**
3. **Work toward integrating the university into the neighborhood**
4. **Work with the City of Bridgeport and University of Bridgeport to coordinate streetscape and landscaping improvements along the periphery of the UB campus**

250 Waldemere Ave. - Before



Source: City of Bridgeport, 2010

250 Waldemere Ave. - After



Source: City of Bridgeport, 2010



## Eco-Industrial

The South End's western and eastern waterfronts are lined with industrial uses in varying states of activity. In the western area, Santa Fuel, Sikorsky Aircraft and Park City Green Mattress stand as the only active uses among a number of large properties lying idle. The properties represent a great opportunity for partners to collaborate and develop an innovation district. "Innovation Districts are areas where leading-edge anchor institutions and companies cluster and connect with start-ups and business incubators. They are also physically compact, transit-accessible, and technically-wired and offer mixed-use housing, office, and retail" (brookings.edu, 2014).

Partners should include the City of Bridgeport, Bridgeport Regional Business Council, Bridgeport Chamber of Commerce, University of Bridgeport and Sikorsky Aircraft and grow to include other area institutions and science- and technology-based businesses which would collaborate to determine the focus of the district and shepherd its development. Facilities should be designed to be flexible to accommodate ever-changing uses shared operations. Culturing a strong startup and entrepreneurial culture is important to the success of the District. Supporting uses such as housing, retail, office and entertainment are as vital to its success.

The eastern properties on the Bridgeport Harbor are nearly exclusively used for power generation-related purposes. The large PSE&G coal-burning facility, a natural gas-burning facility and storage facilities for both are located here. It is important to mitigate the impacts these uses have on the South End neighborhood. At a minimum, extensive buffering with screening and landscaping should be implemented. As these facilities age, they should be replaced with renewable energy

facilities. The land that is freed up as this happens should be reserved for active and passive open space use and—similar to Seaside Park—will serve as a naturalized coastal buffer protecting the neighborhood from coastal flooding hazards.

## Key Strategies

1. **Work with the City, Bridgeport Regional Business Council, Bridgeport Chamber of Commerce, Sikorsky Aircraft and University of Bridgeport to initiate an Innovation District**
2. **Work with Stakeholders to ensure the properties currently used for fossil-fuel energy generation are reused for renewable energy generation and active and passive open space**
3. **Work with the City and Stakeholders to identify locations for tree planting or landscape buffering**

## Regional Recreation & Entertainment

The Ballpark and Arena at Harbor Yard collectively attract more than 300,000 people to the South End each year. Seaside Park and Beach draws, on average, and hosts some of the region's largest events like Gathering of the Vibes, Barnum Festival and Puerto Rican Day Parade. As discussed in the Mobility & Connectivity section, ensuring convenient and safe regional and local access to these venues while mitigating negative impacts on the community is critical. The Ballpark and Arena facilities are relatively new and will not be redeveloped any time soon and development of Seaside Park is prohibited. Improvements in these areas should focus on urban beautification and gateway enhancements. Seaside Park has numerous access points for bicycles

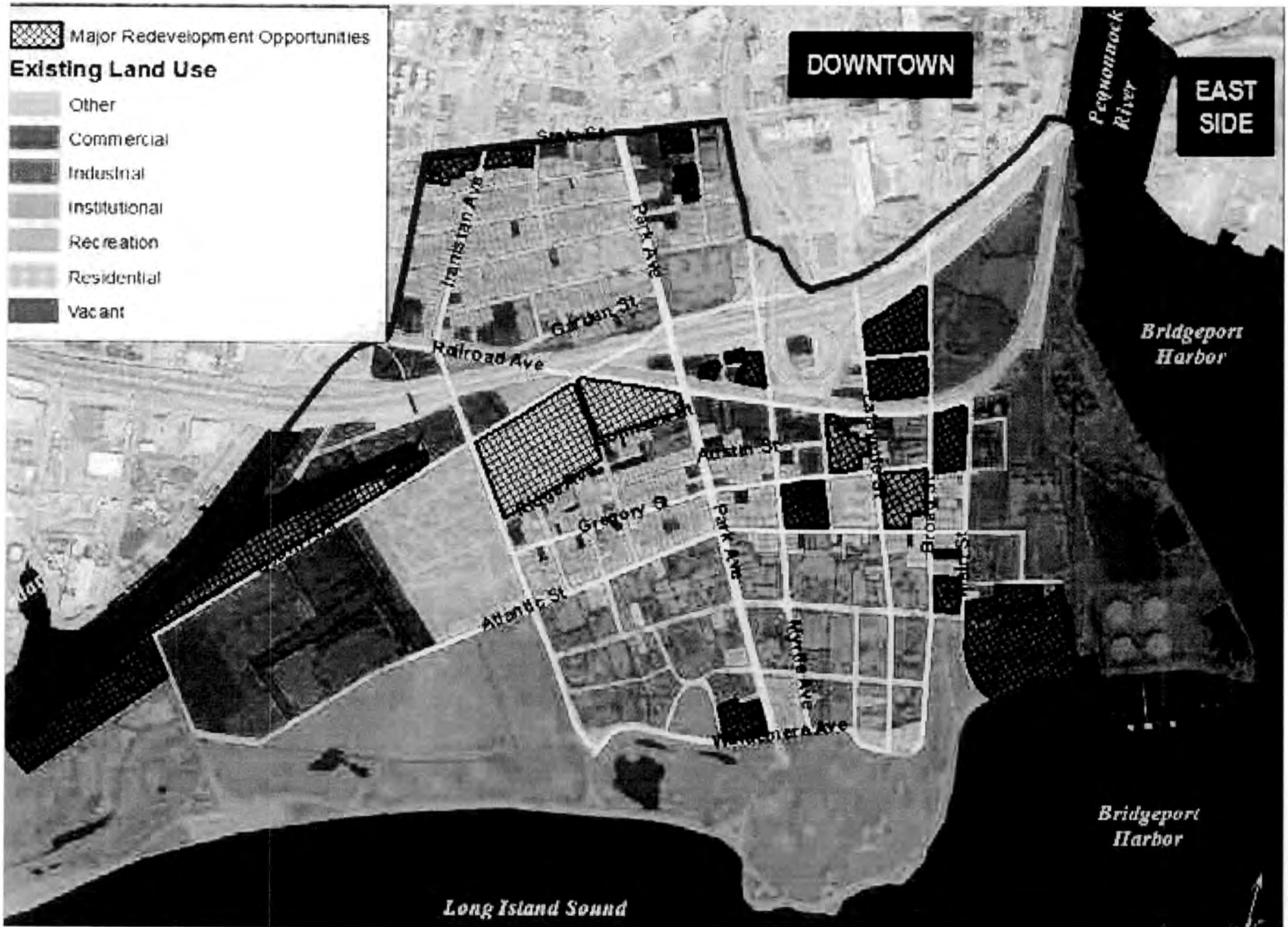
and vehicles, and nothing prohibits pedestrian access; however, one factor that limits the park's role as neighborhood park is that the University of Bridgeport campus sits between it and the majority of the South End's residential uses. UB has applied streetscaping along the stretch of Park Ave. that runs through the campus. This has helped Park Ave. become an attractive and comfortable street for pedestrians and stand apart as a recognizable connection into Seaside Park and through the magnificent Perry Memorial Arch.

Iranistan Ave. and Broad St. do not terminate into Seaside Park in quite as dramatic fashion, but they are important corridors and will benefit from the aggressive pursuit of the improvements identified in the Mobility & Connectivity section as relate to sidewalks, streets, bike-ped facilities and tree plantings. The Iranistan Ave./Gregory St. and Broad St./University Ave. intersections are prime locations for welcoming visitors through the neighborhood and into Seaside Park. Beautification measures such as decorative landscaping, signage and lighting will emphasize their natural gateway roles. Thinking a little bigger; placing a new landmark such as a significantly scaled monument or sculpture would firmly establish them as memorable gateways.

## Key Strategies

1. **Work with City and other Stakeholders to implement the Seaside Park Master Plan**
2. **Work with City, Harbor Yard and Arena to stimulate beautification initiatives**
3. **Work with City and other Stakeholders to identify signage and lighting needs in these areas**
4. **Assist with Volunteer recruitment for associated projects**

Map 7 - Existing Land Use & Redevelopment Opportunities



Source: City of Bridgeport, 2014

## Neighborhood-Level Strategies

The South End NRZ is home to a diverse mix of land uses and related architectural styles and building scale.

Affirming the historic and aging character of the neighborhood, half of the structures were built prior to 1900, and only 15% since 1950; however, the number of redevelopment projects either in progress or planned continues to grow, signaling a renewed interest in the South End.

The University of Bridgeport is also in the early stages of executing its campus master plan. Downtown continues to be redeveloped, and it is clear that the South End is on the verge of a similar surge in activity.

## Land Use & Redevelopment

A primary challenge in the South End NRZ is to balance or rationalize the use, scale, density and design of new development within the context of the existing, considerably historic fabric, and mitigate potential conflicts between adjacent properties.

The South End will strive to increase its overall residential and commercial density in order to accommodate a necessary increase in population and employment. This will be achieved primarily

by altering zoning regulations in order to encourage mixed-use redevelopment and multi-family infill development of vacant land.

The South End's historic districts and properties are valuable assets, and should be preserved and enhanced. Infill development within historic districts shall be designed to be compatible with the character of existing adjacent and surrounding structures.

## Housing

Of the University of Bridgeport's 5,000 students, only 1,200 live on campus in the South End.

Improving nearby rental units to provide additional housing opportunities will result in a number of community benefits. One way to achieve this is through a rental rehabilitation program. The City does not currently operate such a program, but could potentially partner with the University, property owners and other Stakeholders to develop one.

Infill and residential redevelopment will also help attract much-needed commercial uses. As this happens, it is critical to establish an affordable housing policy in the South End. Inclusionary zoning, which requires a certain number or percentage of affordable units to be created when constructing new or rehabbing old units, is one way in which to achieve this. Not all affordable units have to be in new development.

The Bridgeport Housing Authority maintains a considerable number of housing units in this district for low-income residents. To increase the neighborhood's viability as an inclusive

community able to attract mixed-use, retail, office and light industrial uses, it needs to attract more workforce and market-rate housing units. As new units are developed, construction-related employment opportunities will become available to the community.

## Civic Engagement

The University of Bridgeport has become a tremendous asset and the community should explore more opportunities to partner with UB to improve the South End. Other large employers, small businesses, and religious and educational institutions in the South End should also be encouraged to play more active roles.

As the South End NRZ Board continues to build organizational capacity, it should look to build strong, lasting partnerships with these members of the community. Even small projects such as "adopt-a-block", street cleanups, and community events can have profound impacts on the quality of life in a neighborhood.

With Downtown and Seaside both so close by, it is unlikely the South End can attract its own library, post office or large park. This further highlights the need to strategically redevelop areas of the South End with a strong emphasis on connectivity and cohesion. Whether it takes the shape of a new community center facility, a bus terminal, an open space or plaza or finds a home within an existing less-formal facility, a clearly designated civic gathering place will benefit the South End.



# Gateways & Urban Beautification

The South End enjoys waterfront views and access—views from taller buildings and the elevated highway and railroad tracks are especially great—but suffers from a lack of attractive gateways to welcome visitors.

From points north, the South End is blocked entirely from view by the highway and railroad structures, and visitors mostly see parking lots and the scattered light industrial uses along Railroad Ave. Redevelopment will solve this issue over time, and gateway treatments in key locations will help in the short-term.

While they currently act as barriers, the elevated highway's underpass structures can be beautified to become welcoming gateways by working with local Artists and Volunteers, and improving them with painted murals. Locally-created artwork instills pride in both the work and the community.

Such a project was recently completed in New Haven, CT. Dubbed "Under 91", the project was initiated by a group of community members who raised funding, obtained approvals and selected Artists themselves. The project brought the community together and transformed the underpass. The South End should explore similar methods for beautifying the underpass locations. Beautified and properly lit, the underpass locations at Iranistan Ave. & Broad St. will both serve as welcoming gateways into the South End.

Property owners are central to the revitalization

of the South End. Construction, rehabilitation and landscaping efforts should be recognized and celebrated by the community. The South End should develop an award program and incorporate a ceremony into an annual community gathering or reception.

## Key Strategies

1. Work with Stakeholders to identify resources

to prepare amendments to the City of Bridgeport zoning ordinance and map

2. Partner with City Council Representatives, City Staff, UB Staff, private property owners and other Stakeholders to explore the feasibility of creating a rental rehabilitation program

3. Work with Stakeholders to establish an affordable housing policy

4. Work with Developers to match construction-related training and employment opportunities with area residents

5. Build strong, lasting relationships with corporate and institutional members in the South End, and explore ways to work together on:

- Community fair/outreach events
- "Adopt-a-Block" program
- Neighborhood/street cleanups
- Social/entertainment events
- Farmers/Gardeners Market events
- Other

6. Work with City Council Representatives, City Staff, Greater Bridgeport Transit, Bridgeport Public Library and other Stakeholders to identify a feasible community gathering space

7. Work with Stakeholders to identify resources

to initiate a gateways and wayfinding planning and design process

8. Work with Stakeholders to initiate an urban beautification program. Key projects might include murals, sculptures and other public artworks, landscaping and community cleanup efforts

9. Assist with Volunteer recruitment for urban beautification projects

10. Develop a South End property improvement award program

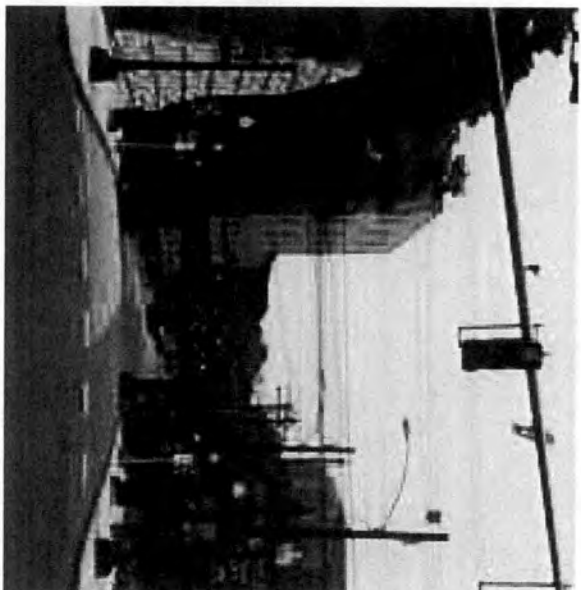


Myrtle Ave. Gateway - Before



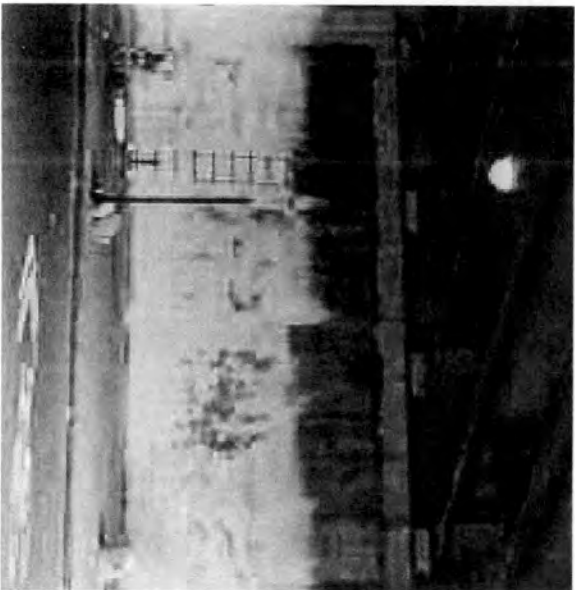
Source: City of Bridgeport, 2010

Myrtle Ave. Gateway - After



Source: City of Bridgeport, 2010

Under91 - Before



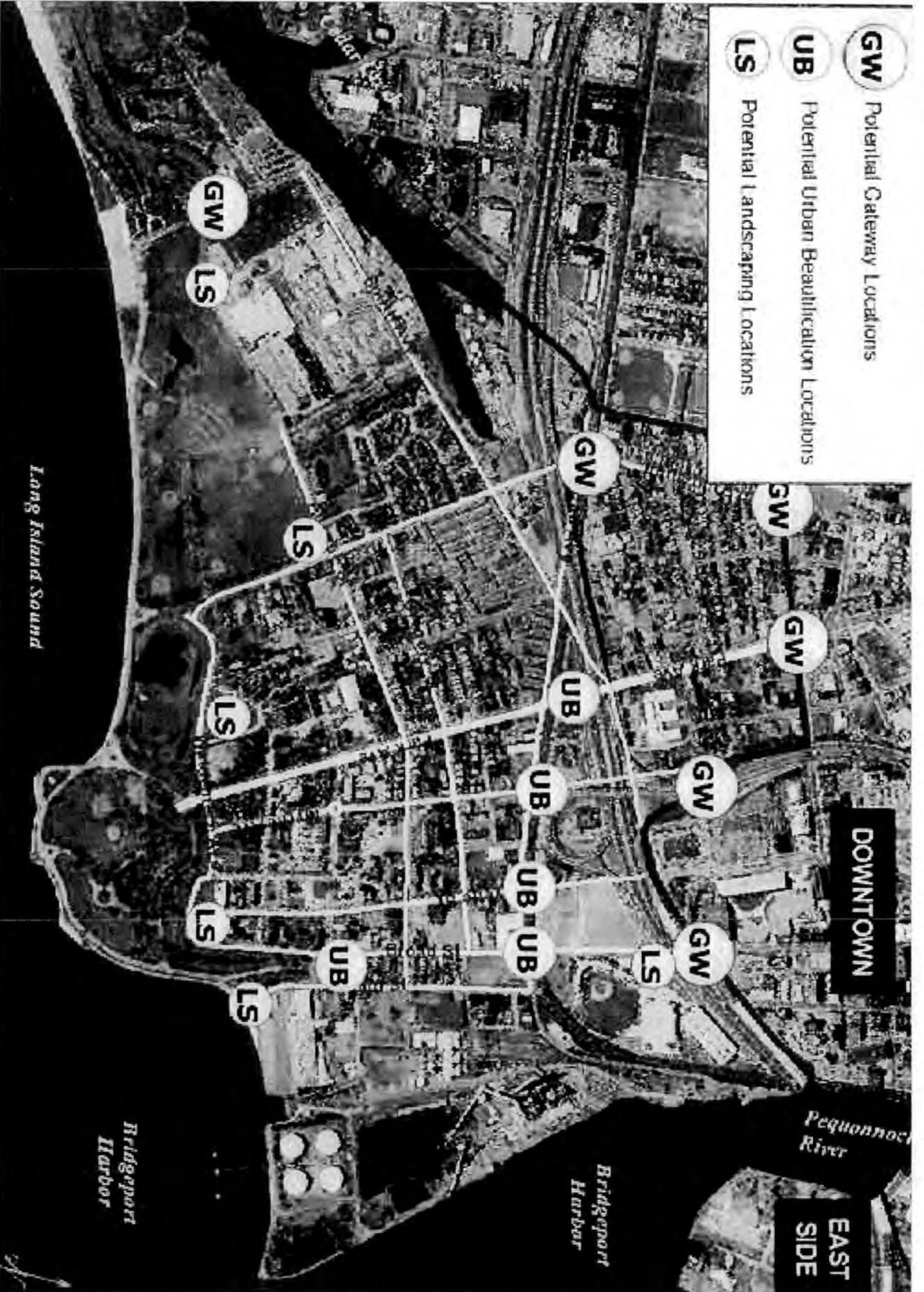
Source: ilovenewhaven.com, 2014

Under91 - After



Source: ilovenewhaven.com, 2014

Map 8 - Neighborhood-Level Strategies



# *Mobility & Connectivity*



# Mobility & Connectivity

The South End is located just south of the Downtown business center and contains two regional activity centers—University of Bridgeport and Seaside Park—of its own. The community workshops revealed that city residents often travel to these destinations without ever stopping in the neighborhood itself. Although one can walk to and from the centers of Downtown and the South End/Seaside Park in under 20 minutes, this experience leaves much to be desired.

The elevated highway and railroad tracks act as immense physical and visual barriers between the Downtown and the South End. The two large vacant tracts of land between the highway and railroad structures also present a barren, listless urban landscape that fails to engage pedestrians or foster a sense of liveliness and security. This section focuses heavily on bridging this divide and establishing efficient, convenient and safe multimodal connections between Downtown and the various assets in the South End NRZ.

Mobility refers to the ability of people of all ages, incomes and capacities to travel to and from locations within and outside the neighborhood. Mobility must be ensured so that people are able to conduct the business of their daily lives—get to and from work and/or school; socialize with friends, family and colleagues; access shopping,

dining, healthcare, entertainment facilities and myriad other aspects of living a fulfilling life. Making sure infrastructure and facilities support multiple transportation modes helps ensure mobility for all members of the community.

Connectivity refers to how the various parts of the transportation network—streets, sidewalks, bicycle and pedestrian facilities, bus routes and stops, and railroads—are connected to one another. Design considerations which contribute to the connectivity of the network include:

- Street scaled at minimum width
- Sidewalk scaled at maximum width
- Two-way street flow for traffic calming
- Street pattern type (conventional grid, curvilinear loop, cul-de-sac, etc.)
- Placement and number of traffic controls (signage, signals, medians, speed bumps/tables, etc.)
- Wayfinding and informational signage
- Surface materials to highlight nonmotorist areas or increase pedestrian visibility
- Public amenities and facility improvements
- Connections between different modes or facilities such as crosswalks, intersections, shared routes, public transit stops and terminals, docking stations, parking facilities, benches and all types of land uses

## Goal

Study the feasibility of improvements to the transportation network to enhance mobility to and throughout the South End NRZ for all citizens and transportation modes; better connect the

NRZ and its assets with Downtown; increase safety; and facilitate redevelopment and infill development at an urban village scale.

## Objectives

- **Make improvements to Broad St., Park Ave. and Railroad Ave. to realize their potential to serve as primary corridors**
- **Make essential roadway repairs, such as filling potholes, repaving and restoring curbs**
- **Evaluate existing street grid and traffic directional flow system to locate missing linkages and identify improvements**
- **Repair, improve or add sidewalks and crosswalks via restriping, signage and/or signalization where necessary**
- **Place and replace new traffic signage and signalization, where necessary**
- **Focus on high-incident intersections and consider more progressive traffic-calming measures such as raised tables and textured pavement materials**
- **Develop an effective wayfinding strategy and make improvements to implement it**
- **Evaluate parking needs and consider a residential parking permit program**
- **Evaluate transit system routes and connections to determine needed improvements**
- **Improve bus stop amenities with concrete pad, shelter, lighting, bike rack, bench, trash can, signage and route information, landscaping and public art**
- **Formalize existing “sharrow”-marked bike routes with improved signage, lane demarcation and separation**
- **Expand on-street bike route network**



Map 9 - Existing Land Use & Redevelopment Opportunities



Source: City of Bridgeport, 2014

# Neighborhood-Level Strategies

## Essential Roadway Repairs

The first step to improving the transportation network in the South End NRZ is to assess the existing conditions of its roadways, walkways and other facilities, and make essential improvements. During the community workshop, potholes were repeatedly cited as a concern. The City recently began leasing the "pothole killer," a vehicle capable of filling 150 potholes a day, three times the City crew's average. The City's BConnected service request platform allows community members to report potholes for quick-response patching.

Community feedback also revealed that portions of Gregory St. and Lafayette need repaving. The South End should work with its City Council Representatives and Department of Public Facilities to add this to the City's repaving budget.

Age, condition and maintenance of storm drains and the retention vaults in which they flow contribute to persistent flooding in the neighborhood. The South End NRZ should work with the Water Pollution Control Authority (WPCA) to identify those drains which are not functioning properly. Again, the BConnected platform allows community members to report non-functioning storm drains and track response efforts.

## Key Strategies

1. **Promote widespread use of the City's BConnected service request platform to report potholes, broken curbs, non-functioning storm drains and request essential roadway repairs**
2. **Work with City Council Representatives and City Staff to prioritize Gregory St. and Lafayette St. paving projects and identify subsequent projects**

## Vehicular Street Network

The vehicular street network in the South End serves essentially every type and scale of land use in a compact and geographically constrained area. The street pattern in the South End is a combination of traditional rectilinear and curvilinear grids. The primary north-south corridors are: Park Ave., Iranistan Ave. and Broad St. Myrtle Ave., Lafayette St. and Main St. are important, but limited north-south corridors. The primary east-west corridors are State St., Railroad Ave., Atlantic St., Gregory St. and Waldemere Ave. Geographically, the South End is on a peninsula; as such, traffic flows into and out of the neighborhood exclusively along its northern border.

To improve flow and calm traffic, the neighborhood promotes the study of one- to two-way conversion of State St., Gregory St., Atlantic St., and a section of Main St. Traffic flow studies or analyses should be performed for any traffic calming projects or proposed one- to two-way conversions. These projects may impact State St., I-95 ramps at Myrtle and Lafayette, and Route 8 ramps at Prospect St. as well.

The street network is extensively built out; however a number of large lot uses reduce overall connectivity: University of Bridgeport campus; PSEG facilities; Sikorsky Aircraft facilities and parking/landing area.

Ballpark/Arena complex and adjacent lots; Marina Village, Lofts on Lafayette and Warracco sites, Seaside Park and the elevated highways and railroad tracks. Due to their tight geometries and low clearances, most delivery and freight vehicles are unable to enter the South End from any access point east of Park Ave. Opportunities for addressing these issues and increasing street connections are limited; however, the South End should study the feasibility of the key recommendations at the end of the section.

The community workshop revealed that signage, signalization, and enforcement should be improved in the South End. Proper geometry and design of facilities also contributes to a safe and efficient network that is easy to use and understand. The railroad underpasses, with poor lighting, reduced sightlines, narrow widths, low clearances, sharp turning radii, and varied topographies result in poor intersections all along Railroad Ave. Commercial vehicles, which require high clearances are not able to access the South End via many of these routes. Biking can be a harrowing experience due to the very poor sightlines. Due to their hazardous design, these intersections are signalized. Anecdotally, it seems the high number of signals and frequency of stops actually causes an increased rate of drivers running red lights along Railroad Ave. Evaluations of traffic signals, especially along Railroad Ave., should be done to determine if they are warranted. The following intersections were identified during community workshops as of high concern with regard to safety:

- **Each Railroad Ave. intersection**
- **Atlantic St. and Broad St.;**
- **Atlantic St. and Lafayette St.;**
- **Atlantic St. and Iranistan Ave.;** and
- **Gregory St. and Iranistan Ave.**

Map 10 - Vehicular Street Network - Existing Conditions



Source: City of Bridgeport, 2014



The community cites Broad St., Lafayette St. and Iranistan Ave. as streets which experience excessive speeding. Intersection curb "bump-outs" with bioswales and/or tree plantings and extensive street tree plantings alter the visual experience for drivers through such open stretches. As the trees mature and produce more shade, the effect becomes more pronounced.

Infill development will have a similar traffic-calming effect as long as it takes place within a shallow neighborhood-scale setback from the street. A texture treatment consists of using bricks, pavers, cobblestones or textured concrete for the four crosswalks and the "box" area in between them instead of typical pavement. These intersections should also be marked with highly visible striping and signage.

While South Ave. has been improved and can accommodate additional uses and traffic, Railroad Ave. requires a number of improvements realize its potential as a mixed-use corridor. At a minimum, it should be widened to support access to and from these properties, and accommodate a protected bike lane and on-street parking facilities.

It should be beautified with streetscaping to create a welcoming, user- and business-friendly atmosphere and improved with tree plantings and other green street design features. Railroad Ave. is highly visible to MetroNorth and Amtrak riders. In its current state, Railroad Ave. contributes to a poor perception of the neighborhood. Improving it carries the added benefit of altering this audience's perception and improving the overall image of the South End.

## Key Strategies

- Work with the City of Bridgeport and other Stakeholders to identify funding resources to examining the feasibility of constructing or implementing the following improvements:
  1. Perform traffic studies and analyses for traffic calming projects or proposed one- to two-way street conversions
  2. Connect Walnut St. to South Ave. and Iranistan Ave. to Park Ave. as part of any redevelopment of Marina Village
  3. Connect South Ave. to Atlantic St. to serve the proximate industrial uses and provide additional access for future development
  4. Convert State Street from one- to two-way street
  5. Convert Gregory and Atlantic Streets from one- to two-way streets
  6. Convert section of Main St. from one- to two-way directional flow
  7. Abandon the unnamed and extraneous roadway connecting Broad St. and Main St.
  8. Convert the intersection of Atlantic and Lafayette from 2-way normal intersection to a 4-way intersection with a texture treatment
    - 9. Railroad Ave.:
      - Widen the street to facilitate redevelopment and construction of a protected bike lane and parallel on-street parking facilities
      - Execute an extensive tree planting program
      - Add traffic and wayfinding signage
      - Implement intersection and crosswalk improvements
      - Add attractive streetscaping amenities
      - Include green street design features
  10. Apply a texture treatment to the intersections of:
    - Atlantic St. and Broad St.
    - Iranistan Ave. and Atlantic St.
    - Iranistan Ave. and Gregory St.
  11. Improve connectivity of sidewalks within the South End and between the Downtown and the South End by leveraging CT DOT's Urban Connectivity Program
  12. Add a combination of the following for Broad and Lafayette Streets:
    - Curb "bump-outs" at intersections
    - Bioswales
    - Tree plantings



Map 11 - Vehicular Street Network - Key Recommendations



Source: City of Bridgeport, 2014

## Transit Network

The Bridgeport Bus Terminal, Bridgeport Train Station and Bridgeport-Port Jefferson Ferry Terminal transit facilities are located one block, respectively, from one another on the eastern edge of Downtown (the Ferry is in the South End NRZ). Since they are so close to one another, they are collectively referred to as the Intermodal Transit Center (ITC).

The South End enjoys walking- and bicycling-distance proximity to the ITC, making it a highly accessible neighborhood. It is served by two Greater Bridgeport Transit (GBT) bus routes. Route 1 runs from the ITC and through the South End via Broad St., Waldemere Ave., and Park Ave. and Route 9 runs primarily along Iranistan Ave. and part of Atlantic St.

UB operates a shuttle service that aligns somewhat with GBT's Route 1, but has additional stops within the campus and Downtown and is free for UB students to use. The South End is very-well served by existing transit routes. The community would like to see a community center and bus stop facility located and constructed jointly in a convenient central location.

In addition, public space amenities could be enhanced at the GBT bus stops along major corridors like Iranistan Ave., Park Ave., and Broad St., and/or at stops with the highest ridership. Bus stop enhancements, such as those listed below in the second strategy, improve the transit system for bus riders. The impetus behind these enhancements is to create places for people that are safe, convenient, comfortable, and provide space for community and social interaction. Public amenity improvements like these are small investments, but they make a big difference to the bus riding experience.

Bus Stop with shelter at Seaside Park



Source: City of Bridgeport, 2014

Bus Stop Enhancements in Lancaster, PA



Source: Red Rose Transit Authority (RRTA), 2014

## Key Strategy

1. Work with Stakeholders to identify funding resources for studying the feasibility of constructing a potential community center/bus stop facility
2. Improve bus stop amenities with:
  - concrete pad
  - shelter
  - lighting
  - bike rack
  - bench
  - trash can
  - signage and route information
  - landscaping
  - public art
3. Install bus bays at busiest stops

Proposed Bus Stop Enhancements in San Francisco, CA



Source: San Francisco County Transportation Authority, 2014

Map 12 - Transit Network - Existing Conditions



Source: City of Bridgeport, 2014



# Pedestrian Network

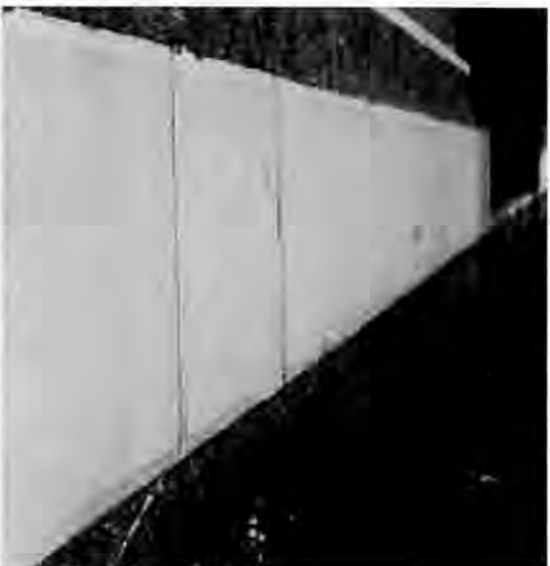
Good sidewalks are essential for a place to thrive as an urban neighborhood. The South End is such a place with a great concentration of various types of uses in walkable proximity to one another and Downtown right next door.

The South End is blessed with an extensive network of sidewalks, and there are very few instances of streets without a sidewalk on both sides. As such, the main priority is to repair segments of sidewalks which are in very poor condition. In some cases, this may mean completely replacing them. The pedestrian ways under the railroad tracks suffer from poor lighting and visibility to motorists. The short distance between crossings with Railroad Ave. North and Railroad Ave. South exacerbates the visibility issue. At a minimum, these facilities should be improved with additional lighting and more visible crosswalks.

As part of the 2014 update, City Staff conducted a windshield survey of the existing conditions of the South End's sidewalks. Sidewalks were rated as being in either Standard, Substandard, or Very Poor condition. Excellent sidewalks are those that meet all of the City Engineer's sidewalk standards and are in excellent condition. Substandard sidewalks show slight signs of cracking, undulation and weathering, or have minimal vegetative growth or debris, but do not meet the City Engineer's standards. Poor sidewalks don't meet the standards and are considerably damaged, eroded, uneven, narrow, overgrown, and/or littered.

A great tool which the community can utilize to support its desires for improvements to the pedestrian network is a complete streets walking audit. Participants walk

**Sidewalk Existing Conditions - Standard**



**Source: City of Bridgeport, 2014**

the streets and rate various elements such as traffic speed and behavior; sidewalk conditions, debris, vandalism and perceived safety; lighting; crosswalk location, striping, signing and signaling; traffic control device location and operability; and intersection widths and ADA compliance as they relate to the ability all members of the community to safely and easily walk the streets. Such an audit was conducted along East Main Street in 2013 by AARP and the Tri-State Transportation Campaign, and the results have enabled stakeholders to develop a clear set of improvements to strive for:

Walking audits can also help planners and community members identify where traffic calming measures should be implemented. Projects that calm traffic and improve safety for pedestrians may include sidewalk widening, street narrowing, curb extensions, pedestrian refuge islands, neckdowns, chicanes, street

**Sidewalk Existing Conditions - Substandard**



**Source: City of Bridgeport, 2014**

**Sidewalk Existing Conditions - Very Poor**



**Source: City of Bridgeport, 2014**

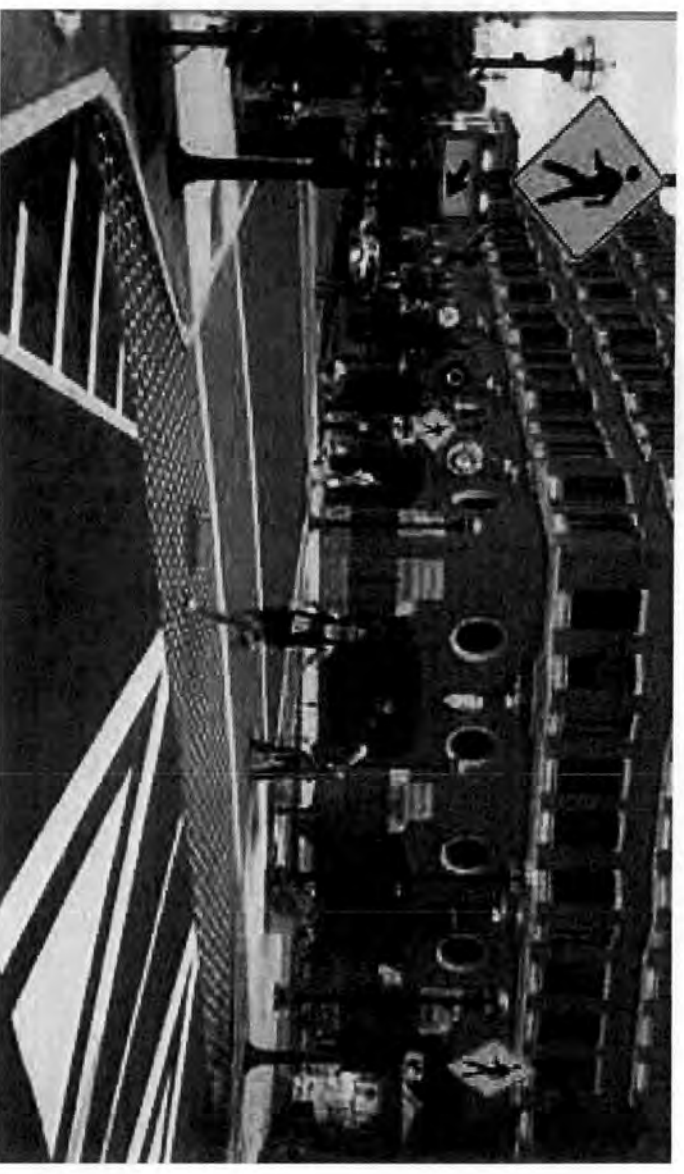


diversion or closure, gateway installation, landscaping treatments, speed humps, raised intersections or new crosswalk surface treatment for increased visibility.

## Key Strategies

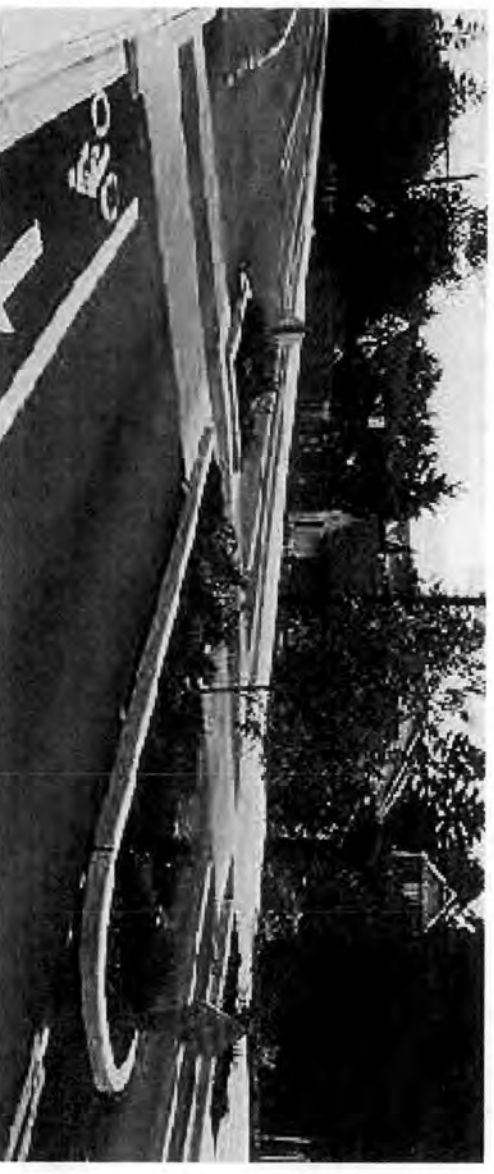
1. Work with City Council Representatives and City Staff to:
  - Address all segments of sidewalks in Very Poor condition as soon as possible
  - Prioritize repair and/or replacement of segments in Substandard condition
  - Improve lighting and visibility of the railroad underpass walkways
2. Conduct an NRZ-wide complete streets walking audit to identify additional deficiencies in the pedestrian network, focusing on crosswalks
3. Identify locations for traffic calming, safety and beautification measures including:
  - sidewalk widening
  - street narrowing
  - curb extensions
  - pedestrian refuge islands
  - neckdowns
  - chicanes
  - street diversion or closure
  - gateway installation
  - landscaping treatments,
  - speed humps
  - raised intersections
  - new crosswalk surface treatment
4. Promote the use of the City's BCConnected services request platform to report deficiencies

Traffic Calming Measures at Whitney and Audubon Street in New Haven, CT



Source: CT Bicycle and Pedestrian Advisory Board, 2015

Safety Benefits of Pedestrian Refuge Islands



Source: Richard Drdul Flickr, 2006

Map 13 - Sidewalk Network - Existing Conditions



## Bicycle Network

Bicycling offers multiple personal and community health benefits including stress relief, decrease in automobile use, convenience, financial savings, and more social interaction and sense of place. It is no wonder that bicycling has reemerged as a highly desired transportation alternative.

There are bicycle trails in Seaside Park, but there are currently no on-street bike facilities, such as bike lanes or protected bike lanes, in the South End. However, the City has marked an informal on-street bike route through the South End with “sharrows” or shared lane markings. This route aims to connect the Downtown, South End, West End/West Side and Black Rock, and is a very scenic way to visit both Seaside Park and St. Mary’s by the Sea. Due to the challenge of varying street geometry over its course, transforming the sharrows into a bike lane or protected bike facility is a long-term goal that will require re-engineering of the street.

## East Coast Greenway

The East Coast Greenway (ECG) is a 2,900 mile urban network of existing and planned shared-use trails linking thousands of destinations between Calais, Maine and Key West, Florida, including Bridgeport, Connecticut and the South End NRZ. Alternate routes add an additional 2,000 miles to the ECG trail system. Currently, 30% of the ECG consists of shared-use trails. On street connections make up the difference as the East Coast Greenway Alliance works with numerous Stakeholders to construct and link additional trails. The Bridgeport stretch of the ECG is mostly on-street, save the stretches of trail through Seaside Park. Once

complete, and properly promoted, the ECG will attract riders from all over the East Coast through Bridgeport.

## Pequonnock River Trail

The Pequonnock River Trail (PRT) is a 16.2-mile regional multi-use trail that begins in Downtown Bridgeport and runs parallel to the Pequonnock River along the path of the abandoned Housatonic Railway, north through Beardsley Park into Trumbull, across the Routes 15/25 interchange area, into Twin Brooks Park, through the Pequonnock River Valley and into Monroe, where it follows the old rail bed through Wolfe Park to the Newtown town line. The City of Bridgeport and the Greater Bridgeport Regional Council secured funding to design and construct the final 3.3 miles of the PRT from its current terminus in Beardsley Park south through Downtown Bridgeport to Seaside Park through a \$1.8 million CMAQ (Congestion Mitigation Air Quality) grant.

**South Ave. - Before**



**Source: City of Bridgeport, 2010**

**South Ave. - After**



**Source: City of Bridgeport, 2010**



## Seaside Park Trail

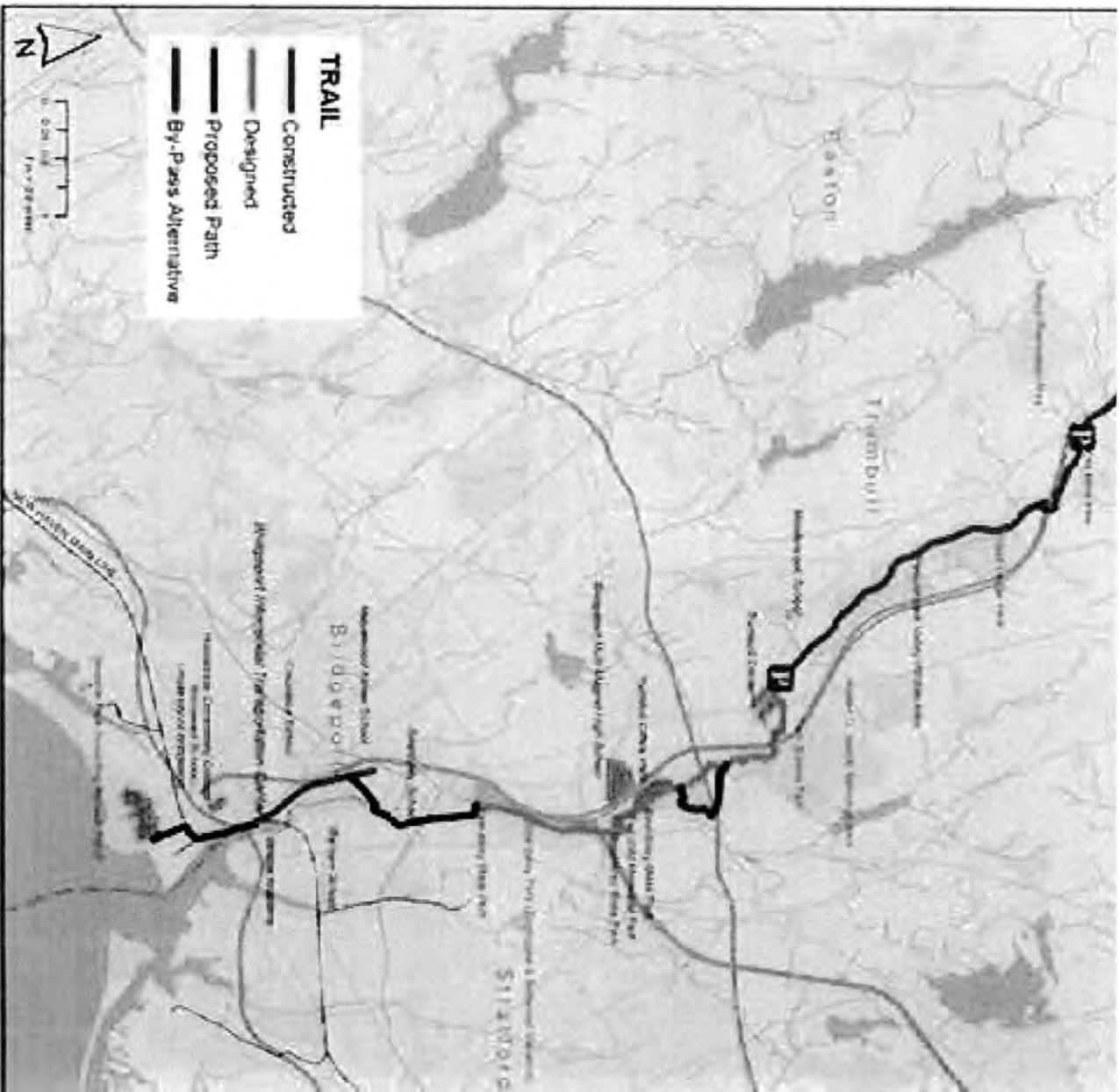
The City's most extensive and well-maintained bicycle facility is a combination of on-street routes and off-street trails running from end-to-end through Seaside Park. Currently, the Seaside Park network is not currently connected to the Pequonnock River Trail, but there is a plan and a design in the process to connect these trails.

Main St. is a secondary street that begins at Seaside Park and runs north, parallel to the busy Broad St., until it meets the railroad tracks. It is a great street for bicycling. The anticipated relocation of the Bridgeport-Port Jefferson Ferry Terminal from its current location in the South End to across the Bridgeport Harbor in the East End provides an opportunity to connect the PRT to the Seaside network via Main St. in a slightly different fashion than shown in turquoise on the map.

This on-street route connection begins at Seaside Park where Soundview Dr. meets Main St; runs north on Main St.; and connects via a right-hand turn onto Ferry Access Blvd. to the Water Street Dock. Here, riders are treated to scenic views of Bridgeport Harbor and the Pequonnock River while connecting, via the Water St. railroad underpass, to the existing terminus of the PRT one block north at the Bridgeport Bus Terminal.

Connecting the PRT to the Seaside Park network greatly increases the efficiency, usability and marketability of the entire unified network; enhances local connections between Seaside Park, UB, the South End and Downtown; makes each much more accessible as Regional destinations; and provides a more equitable and healthy transportation alternative.

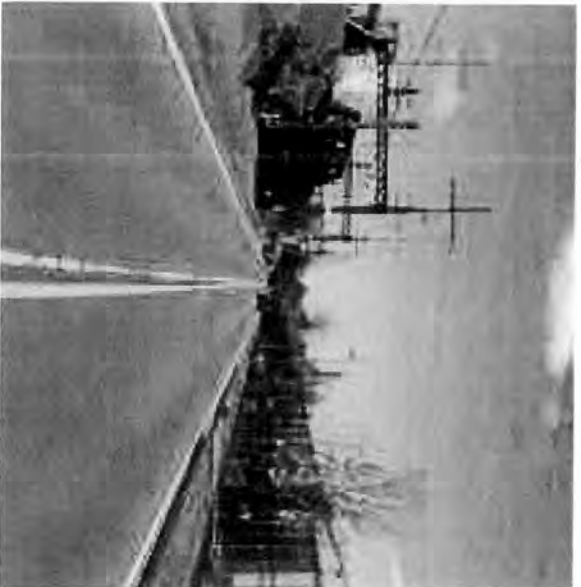
Map 14 - Pequonnock River Trail



Source: Greater Bridgeport Regional Council, 2014



Ferry Access Blvd. - Existing



Source: City of Bridgeport, 2010

## Key Strategies

1. Support the City's efforts to connect the Pequonnock River Trail to the Seaside Park
2. Help identify/ funding resources to study the feasibility of constructing the Main St./Ferry Access Blvd. connection
3. Encourage inclusion of bicycling facilities in key locations
4. Help identify resources to increase bicycling signage and wayfinding
5. Work with the City, East Coast Greenway Alliance and other Stakeholders to consider appropriate improvements to segments of the ECG and help foster and promote its status as a world-class bicycling route

Water St. Dock - Existing



Source: City of Bridgeport, 2010

Map 15 - Proposed PRT Connection



Source: City of Bridgeport, 2014

# Cultural Resources

# Cultural Resources

Cultural resources are those physical and intangible assets which define places and communities. It include architecture, arts, sculptures and memorials, physical landscapes, history, folklore, heritage, past and present members of the community, and programs which provide opportunities to celebrate the past and continue creating new assets for future generations.

## Goal

Inventory, restore, protect and celebrate existing cultural resources for the enjoyment, education and enrichment of current and future generations and develop opportunities to enable the creation of new ones.

## Objectives

- Collaborate with the City of Bridgeport and area arts and cultural organizations to develop a strategy for inventorying, mapping, preserving, and restoring existing cultural resources
- Work with Stakeholders to identify resources and develop a strategy for restoring and maintaining historically significant properties
- Seek champions to promote and host walking tours
- Focus on enhancing programming and

- facilities at Seaside Park
- Plan, coordinate and produce events to celebrate the South End, encourage residents to develop strong neighborhood relationships, and welcome visitors
- Support the NRZ's community gardens

## Neighborhood-Level Strategies

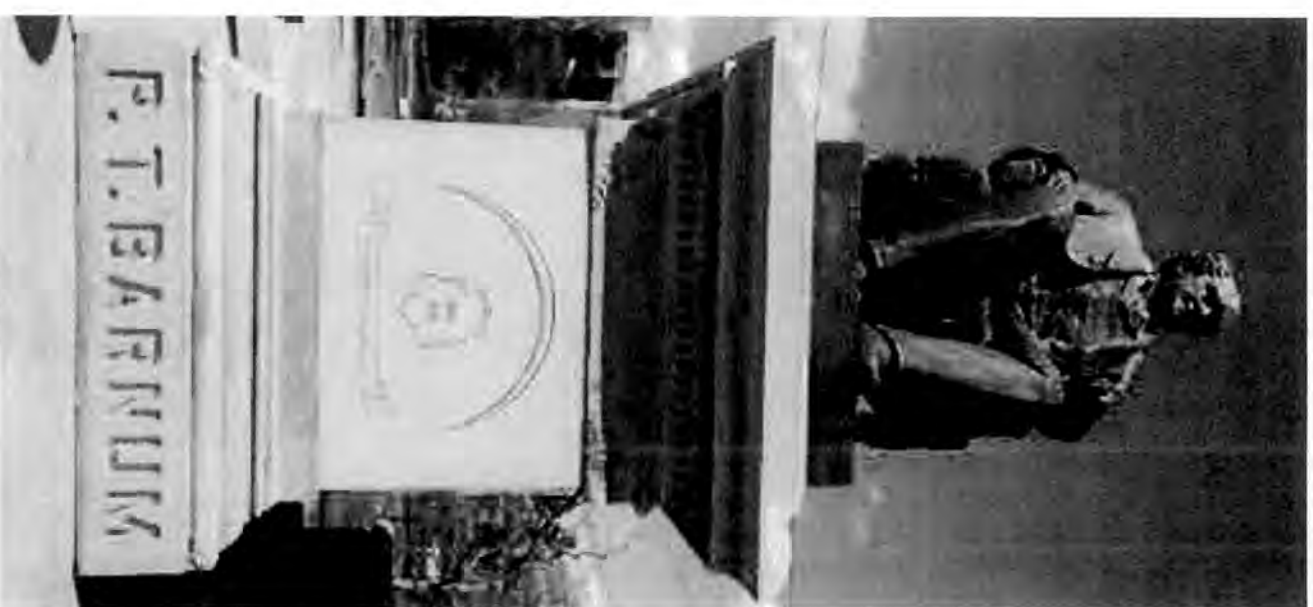
### Seaside Park

Seaside Park, with its sweeping views of and access to the waters of Long Island Sound, is easily the most defining feature of the South End. The park was designed by Frederick Law Olmsted and developed by P.T. Barnum between 1865 and 1920. It is a treasure trove of historic structures and monuments and its recreational facilities have been enjoyed by families for many generations.

### Key Strategies

1. Work with the City of Bridgeport and other key Stakeholders to preserve and maintain the structures and monuments in Seaside Park
2. Work with the City and other Stakeholders to identify resources to support and extend recreational, educational and entertainment programming at Seaside Park
3. Work with the City and other Stakeholders to

PT. Barnum Statue, Seaside Park



Source: City of Bridgeport, 2014



**Perry Memorial Arch**



Source: City of Bridgeport, 2014

**Wayfinding Signage**



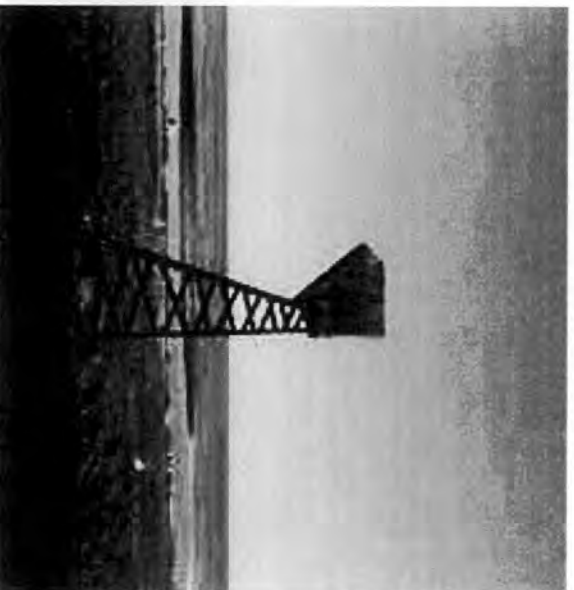
Source: City of Bridgeport, 2014

**Fayerweather Lighthouse & Breakwall**



Source: City of Bridgeport, 2014

**Bird Habitat**



Source: theseasides.com, 2014

- Identify resources to support construction of new recreational facilities such as:
- Basketball, tennis and bocce ball courts
  - Dog run
  - Additional playground areas for young children
  - Splash pad
  - Improved skate park facilities
  - Improved beach volleyball facilities
4. Work with Stakeholders to identify resources to support rehabilitation of the historic bath house and mounted police horse stable facilities
  5. Oppose restriction of public access to Seaside Park

## Historic Districts

Including Seaside Park, there are six designated historic districts in the South End and a collection of individual properties listed on the National Register of Historic Places (NRHP), which are an excellent collective representation of urban life in the mid- to late 19th century. Some individual structures listed include:

- **The Freeman Houses, 352-354 and 358-360 Main Street**
- **The Seaside Institute, 299 Lafayette Street**
- **The Park Apartments, 59 Rennell Street**
- **Tongue Point Lighthouse, Western side of Bridgeport Harbor at Tongue Point**
- **United Congregational Church, 877 Park Ave**
- **The David Perry House, 531 Lafayette Street**

Despite their historic designation, the number of historic properties in need of repair and persistent lack of resources for rehabilitating them is a common high-priority issue cited by the community. Partnerships are necessary to secure the funding required to ensure that these legacy properties are collectively restored and maintained as a strong foundation of the community. These buildings and the character they impart on the South End significantly contribute to the neighborhood's positive image and quality of life and attractiveness to visitors and future residents. Potential sources of rehabilitation resources include historic tax credits, grant program funding and conventional financing.

To help celebrate many of these assets and guide people throughout the neighborhood and Seaside Park, students from the University of Massachusetts at Amherst Planning Department designed three walking tours:

- **Little Liberia Heritage**
- **Statues, Memorials & Monuments**
- **Industry & Architecture**

## Little Liberia Heritage

### Walking Tour

The goal of this walking tour is to reconnect the South End and Bridgeport with the history of Little Liberia. Though there is little physical evidence of Little Liberia remaining, other than the Freeman homes. When used in conjunction with other historic elements of the area, there are ample significant sights to warrant a walking tour to highlight history that otherwise might be slipping away. Significant elements include: Mary and

E Freeman homes (1); Historic Cobblestones Singer St. (2); Walter's Memorial AME Zion Church (3); Little Liberia (4); Cottage Village Historic District (5); Palliser Homes (6); Seaside Park Entrance (7) & Mural (8).

## Statues, Memorials &

### Monuments Walking Tour

This tour highlights the many statues, memorials and monuments throughout Seaside Park and the University of Bridgeport Campus, as well as other major monuments throughout the South End.

## Industry & Architecture

### Walking Tour

This tour begins in Little Liberia and takes people through the five historic districts located in the south end: Cottage Village Historic District, Barnum Palliser Historic District, Marina Park Historic District, Seaside Village Historic and Seaside Park Historic District. This option highlights the architecture of the South End, along with the industry that was formerly located here. Points of interest include the gateway to Marina Park (all that remains of PT. Barnum's last home), The University of Bridgeport, the site of Warner Company (corset maker), and the site of the Seaside Institute (an educational institute begun by the Warner Company for their female employees).

## Key Strategies

1. **Work with Stakeholders to seek volunteers to**

2. **formalize walking tours and design self-guided tour brochures**
2. **Produce and distribute self-guided tour brochures to promote walking tours**
3. **Seek weekend actors and volunteers dressed in period costumes to conduct tours providing commentary and entertainment**
4. **Work with Stakeholders to identify resources to support the planning, design and installation of wayfinding signage to enhance the walking tours and their various stops**

## Community Events

Seaside Park is often used to host large events which attract audiences from throughout the Region. While South End residents certainly enjoy these big events, the community workshop revealed a clear dearth of small events designed to encourage South End residents—neighbors—to meet and mingle with each other. The South End is a diverse community with people of all ages, from all "walks-of-life". Many folks have called the South End home their entire lives and others have just moved in. Some enjoy religious fellowship and/or civic engagement, and others don't. For many of the residents who participated in the community workshop, the workshop was the first opportunity they had to meet and interact with many of their neighbors.

Community events don't have to be centered around a neighborhood planning process to successfully bring people together. Less formal, more social events like community cookouts, neighborhood cleanups, and block parties provide a more relaxed environment for making introductions, sharing backgrounds and

developing relationships. Communities are built upon the solid foundation of relationships amongst residents, business owners, religious and community leaders and other Stakeholders.

## Key Strategies

1. **Plan, promote and produce small community events open and welcoming to the entire South End community**
2. **Encourage Members of the community to plan, promote and produce similar events**
3. **Work with the City of Bridgeport to gain an understanding of permitting, licensing and fees associate with hosting community events in the public realm**
4. **Work with the City of Bridgeport to reduce bureaucratic and accessibility barriers to hosting events**
5. **In the absence of a formal South End Community Center facility, work with Stakeholders to identify a suitable venue or location for hosting meetings and events**

## Community Gardens

A number of private and community groups have established community gardens in the South End, and the community workshop revealed a demand for additional gardens. Community gardens are typically collaborative efforts located on shared open spaces. Participants fully or partially share planning, planting, maintaining and harvesting responsibilities. In an urban village setting such as the South End, community gardens can have profound benefits, such as:

- Active reuse of vacant/abandoned properties
- Beautification
- Fresh and healthy food production
- Educational opportunities
- Physical activity
- Develop and strengthen social connections
- Remedy food desert conditions

As the network of active community gardens and gardeners in the South End continues to grow, it may build the capacity necessary to plan, promote and produce a series of Farmer's Market events. Open to the public, these markets would help attract visitors to the South End and introduce them to parts of the community they may overlook on their way to Seaside Park or the Ballpark and Arena.

## Key Strategies

1. **Work with Stakeholders to locate new community garden opportunities**
2. **Actively seek Volunteers capable of adopting and managing new garden facilities**
3. **Work to build connections between community garden Participants**
4. **Consider organizing a South End Farmer's/ Gardener's Market pilot event**
5. **Work with Stakeholders to help promote community gardens**

Railroad Ave. Community Garden



Source: Urban Roots, 2014

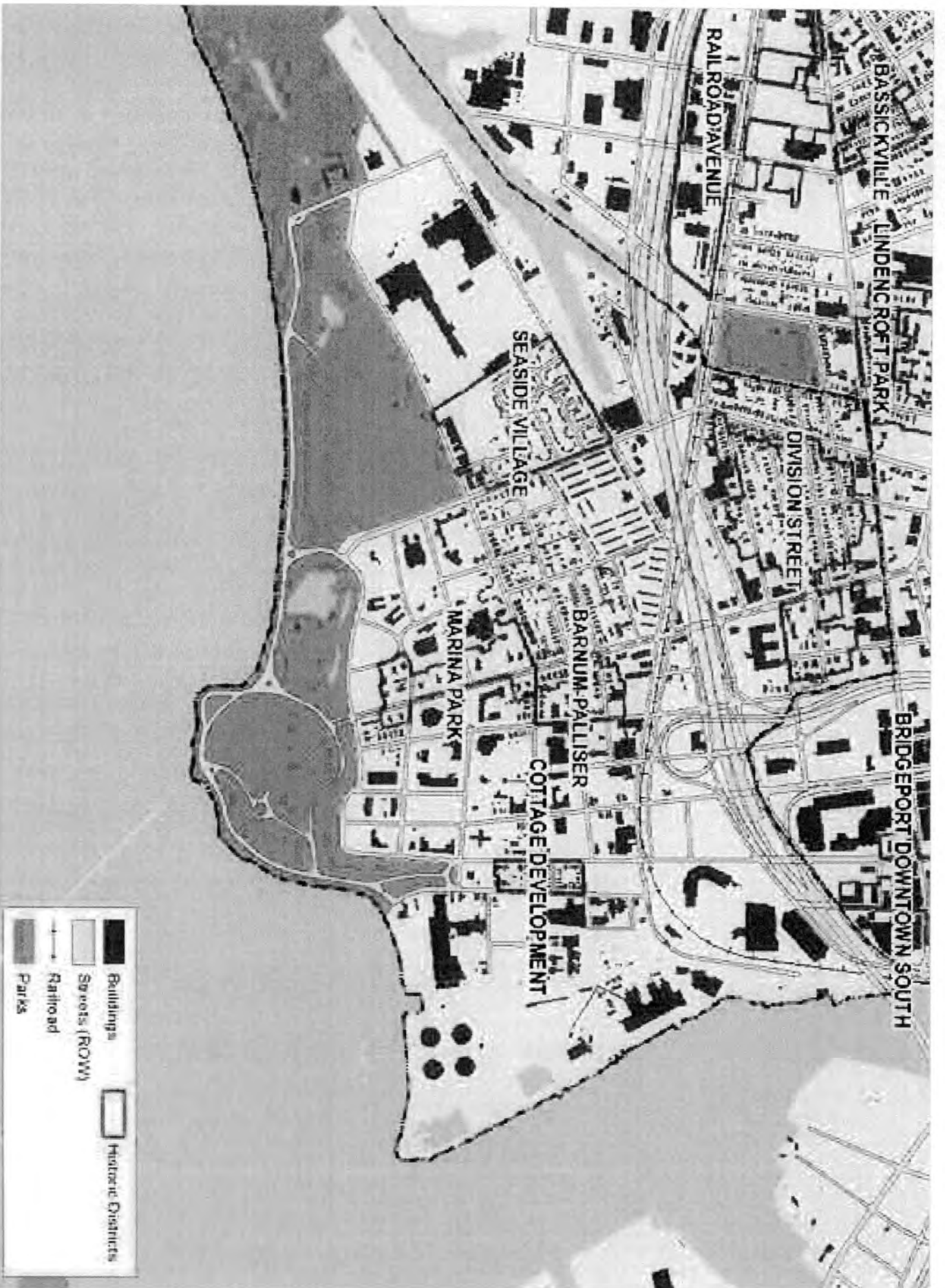
Community Gardeners



Source: Urban Roots, 2014



Map 16 - Historic Districts





# Implementation Strategy

The Plan introduces more than fifty key

recommendations for improving the South End NRZ, organized around the four primary themes of Coastal Resilience & Sustainability (CRS), Urban Village Character (UVC), Mobility & Connectivity (MC), Cultural Resources (CR).

Implementing the recommendations requires partnership with a number of stakeholders, including, but not limited to South End NRZ, City of Bridgeport, State of Connecticut, University of Bridgeport, Greater Bridgeport Regional Council, Greater Bridgeport Transit, South End businesses and property owners, residents, religious and community groups, employees, and students.

## Organization

The project matrices contain lists of potential Partners who will be involved with the implementation of the recommendations, which will likely expand over time.

Each project is identified by a unique project number, and page numbers for referring back to the appropriate location in the Plan where the recommendation is explained in detail. Timeframes of immediate- (less than three years), short- (three to six years), mid- (six to ten years) and long-term (ten to twenty years) have been estimated for each project. These timeframes

are meant to illustrate general expectations with regard to implementation times. Many factors may contribute to advancing or expanding of these estimates.

## Timeline

This section does not identify specific project commencement points. Intended to become a dynamic document, the Plan—and especially the Implementation Strategy—will be continuously updated through collaboration between the South End NRZ, the City and community stakeholders.

The first step in this collaborative approach is to prioritize projects as High-, Medium- and Low-priority. Project prioritization is a qualitative exercise which takes into account criteria such as community needs, desires and preferences, feasibility, timing, political and community will, and available resources. Prioritization helps determine the order in which projects might commence. Complete implementation of all projects is unlikely and over time with ever changing conditions, the Plan will be amended to reflect new priorities.

## Measuring Performance

During the plan implementation stage, it is important to continuously evaluate progress being made toward project completion. Maintaining awareness with regard to what work is being done today helps sustain the effort and provides a basis for marketing the South End NRZ as a community working to improve itself.

Collaborative Planning Studio has prepared sets of standard performance measures (see Appendix) which can be applied to this and future Bridgeport NRZ planning processes. From this effort, each NRZ Leadership group will determine the data sets it finds to be most crucial and beneficial to monitor, and will help determine the appropriate approach to obtaining them and reporting any results.

While each NRZ plan is unique and addresses physical and social issues particular to individual neighborhoods, one overarching goal common to all NRZs is to strengthen the neighborhood's ability to lead and implement revitalization projects. The plan development process brings the neighborhood together to outline a vision for its future and identify projects that can be undertaken to achieve that vision. Upon adoption of the Plan, the NRZ becomes organized and is designated by the City as the body responsible for implementation.

Providing all NRZs with a uniform tool that allows them to monitor progress towards implementing the Plan is an essential step in helping the NRZs celebrate their successes and understand obstacles that may be hindering implementation. At times, technical assistance may be necessary for effective monitoring of progress. Monitoring progress also helps keep the City informed on progress and achievements of the NRZ. The first step towards measuring performance is to establish goals common to all NRZs upon which progress will be tracked. While indicators of the neighborhood's overall success in achieving revitalization would address issues such as improving neighborhood safety, improving

neighborhood standard of living and improving education and employment outcomes, indicators of each NRZ's success as an organization addresses the broader concept of building organizational capacity and social capital within the neighborhood.

With this overarching principle in mind, the following goals are recommended as a framework for measuring the performance of the NRZs:

1. **Build organizational capacity of the NRZ**
2. **Build social networks within the neighborhood**
3. **Strengthen community/police relations**

NRZ Leadership should review the Plan annually, focusing on the Implementation Strategy; evaluate progress being made on priority projects; evaluate project prioritization (as they are completed and community desires and conditions change); and identify next steps. During plan implementation and review, the NRZ should attempt to include City of Bridgeport Leadership and Staff.

## Key Recommendations

1. **Collaborate with the City of Bridgeport and key Stakeholders to prioritize projects**
2. **Collaborate with Stakeholders and project Partners to identify resources for**

## 1. Build Organizational Capacity of the NRZ

Desired Outcome	Measure
NRZ runs meetings independently	<ul style="list-style-type: none"> <li>• NRZ prepares meeting agendas</li> <li>• NRZ takes meeting minutes</li> <li>• # of NRZ Members trained in Roberts Rules of Order</li> </ul>
NRZ has a strong core of dedicated Members	<ul style="list-style-type: none"> <li>• # of Participants at monthly NRZ meetings</li> <li>• # of leadership meetings to plan for regular NRZ meetings and special events</li> </ul>
NRZ effectively communicates with City Staff	<ul style="list-style-type: none"> <li>• # of NRZ Members trained on how to use BConnected platform</li> <li>• # of NRZ Members who have used BConnected platform within the past 12 months</li> <li>• NRZ submits yearly progress report to City Staff</li> </ul>
NRZ is working to implement its Plan	<ul style="list-style-type: none"> <li>• # of Plan projects underway</li> <li>• # of Plan projects completed (annual breakdown)</li> </ul>

## 2. Build Social Networks within the Neighborhood

Desired Outcome	Measure
NRZ Plans and hosts community events	<ul style="list-style-type: none"> <li># of community events sponsored by NRZ</li> <li># of Partners engaged with NRZ in planning community events</li> <li># of Residents in attendance at community events</li> </ul>
NRZ Residents are engaged with the broader neighborhood	<ul style="list-style-type: none"> <li>% Residents participating in other community organizations</li> <li>% Residents regularly utilizing parks, playgrounds and other public open spaces</li> <li>% Students participating in neighborhood after-school programs</li> </ul>

implementing projects  
 3. Determine key performance measures as relate to:

- NRZ Organization
- Plan Implementation
- Neighborhood Revitalization
- 4. Identify parties responsible for monitoring performance and report preparation
- 5. Prepare schedule of meetings to:
  - Facilitate project planning
  - Identify next steps
  - Discuss performance/progress
  - Evaluate and modify the Plan
- 6. Maintain constant and ongoing communications with project Partners

A Performance Measurement Handbook is being developed that will include easy-to-understand instructions for implementing performance measures.

## 3. Strengthen Community - Police Relations

Desired Outcome	Measure
NRZ has a positive relationship with community police	<ul style="list-style-type: none"> <li>Presence of neighborhood police substation</li> <li>NRZ meetings attended by community police</li> <li># of community events jointly hosted by NRZ and community police</li> </ul>
NRZ has a positive relationship with police patrol Officers	<ul style="list-style-type: none"> <li># and frequency of foot patrols</li> <li># NRZ meetings attended by patrol Officers</li> <li># of crime tips reported to police</li> </ul>

# Coastal Resilience & Sustainability

## Immediate (Less than 3 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
CRS-01	Promote Use of BConnected Platform for Coastal Resilience & Sustainability Improvements	Lead neighborhood-wide promotional efforts.	City of Bridgeport Departments, South End Stakeholders	Local public and private sources	57, 58	
CRS-02	Conduct Community Education & Outreach	Assist Partner efforts, upon request.	Project Teams, South End educational institutions, community organizations, businesses and citizens; City of Bridgeport Departments	Local public and private sources	57, 58	
CRS-03	Volunteer Recruitment for Tree Planting & Landscape Efforts	Assist the City of Bridgeport Parks Department with recruitment efforts, upon request.	City of Bridgeport Departments, community organization(s)	Local public and private sources	57, 58	
CRS-04	Emergency Preparedness	Work with the Emergency Operations Center to determine best role.	City of Bridgeport Emergency Operations Center	Local public and private sources	57, 58	
CRS-05	Rain Barrel Program	Help promote the City's rain barrel program.	City of Bridgeport, community Stakeholders	Local public and private sources	59, 60	
CRS-06	Stormwater Infrastructure	Help identify non-functioning drains and poorly elevated outlets. Report issues using BConnected platform.	City Council Representatives, City Staff, WPCA Staff, Save the Sound, Conservation Corps.	Local public and private sources	52	



### Short-term (3-6 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
CRS-07	Floodplain Development Standards	Support and participate in process.	City of Bridgeport Departments, community Stakeholders	Federal, State and local sources	58, 60	
CRS-08	Green Building Features	Support and promote.	City of Bridgeport Departments, community Stakeholders, Industry Partners	Industry Partners; Federal, State and local sources	58-60	
CRS-09	Construction & Retrofitting Cost Reduction	Support and promote.	City of Bridgeport Departments, community Stakeholders, Industry Partners	Industry Partners; Federal, State and local sources	59, 60	
CRS-10	Seaside Park as Buffer Zone (Planning)	Support and participate in planning process.	City of Bridgeport Departments	Federal, State and local sources	51, 52	

### Mid-term (6-10 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
CRS-11	Native Landscaping of Seaside Park	Work with Bridgeport Parks Department to determine role.	City of Bridgeport Departments, South End Volunteers	Local public and private sources	51, 52	
CRS-12	Green Street Design	Support and promote.	City of Bridgeport Departments, CT DOT, Hydraulics and Drainage and Maintenance Offices (for State Street SR 130), Greater Bridgeport Regional Council, other Stakeholders	Federal, State and local sources	52-56, 58	

## Long-term (More than 10 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
CRS-13	Multifunctional Berm	Support and participate in planning process.	City of Bridgeport Departments, CT DEEP, US EPA, Army Corps. of Engineers, Property Owners, Resilient Bridgeport Team	Federal, State and local sources	51, 52	
CRS-14	Offshore Breakwater Structures in Long Island Sound	Support and participate in planning process.	City of Bridgeport Departments, CT DEEP, US EPA, Army Corps. Of Engineers, Resilient Bridgeport Team	Federal, State and local sources	51, 52	
CRS-15	Elevated Singer St. & CSO Open Space	Support and participate in planning process.	City of Bridgeport Departments, Property Owners, CT DOT, Greater Bridgeport Regional Council, other Stakeholders	Federal, State, local and private sources	58	

# Urban Village Character

## Immediate (Less than 3 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
UVC-01	Promote Use of BConnected Platform for Urban Village Improvements	Lead neighborhood-wide promotional efforts.	City of Bridgeport Departments, South End Stakeholders	Local public and private sources		
UVC-02	Develop Civic Partnerships	Lead efforts.	South End Educational institutions, Non-profit organizations, businesses and citizen Stakeholders	Local public and private sources	67, 69	
UVC-03	Initiate Urban Beautification Program	Work with City of Bridgeport to determine role	City of Bridgeport Departments, Stakeholders	State and local public and private sources	67-69	
UVC-04	Conduct Volunteer Recruitment for Urban Village Character Projects	Lead, as necessary.	City of Bridgeport Departments, Stakeholders	N/A	67, 69	
UVC-05	Develop Property Improvement Award Program	Lead efforts.	City of Bridgeport Departments, South End Educational institutions, Non-profit organizations, businesses and citizen Stakeholders	Local public and private sources	67, 69	
UVC-06	Participate in UB Campus Master Planning Process	Support and participate in planning process.	University of Bridgeport	N/A	76	
UVC-07	Identify State St. Improvements	Lobby and support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local sources	75, 76	
UVC-08	Conduct Comprehensive and Ongoing Zoning Ordinance & Map Amendments	Support and participate in planning process.	City of Bridgeport, Office of Planning & Economic Development, Stakeholders	Federal, State and local sources	63-78	

<b>Proj. No.</b>	<b>Project</b>	<b>What is the South End NRZ's primary role in this project?</b>	<b>Who are the potential Partners for implementing this project?</b>	<b>Where will the funding come from?</b>	<b>Page No.</b>	<b>Priority</b>
UVC-10	Promote Roosevelt School Streetscape Improvements	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local sources	76	
UVC-11	Assist with UB Campus - Area Improvements	Work with University of Bridgeport to determine role.	University of Bridgeport, City of Bridgeport Departments	University of Bridgeport, Local and State sources	76	
UVC-12	Assist with Seaside Park Master Plan Implementation	Work with Bridgeport Parks Department to determine role.	City of Bridgeport Parks & Recreation Department, Stakeholders	Federal, State and local public and private sources	77, 78	

### Short-term (3-6 Years)

<b>Proj. No.</b>	<b>Project</b>	<b>What is the South End NRZ's primary role in this project?</b>	<b>Who are the potential Partners for implementing this project?</b>	<b>Where will the funding come from?</b>	<b>Page No.</b>	<b>Priority</b>
UVC-13	Develop an Affordable Housing Policy	Support and participate in planning process.	City of Bridgeport, South End Educational institutions, Non-profit organizations, businesses and citizen Stakeholders	Federal, State and local sources	64, 69	



## Mid-term (6-10 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
UVC-13	Initiate Gateways & Wayfinding Program	Promote and participate in planning efforts.	City of Bridgeport Departments, Stakeholders	Local public and private sources	67-68	
UVC-14	Develop Vocational Training Program	Lobby and support.	Property Owners and Developers, City of Bridgeport Departments, Civic Organizations, Stakeholders	Industry Partners; Federal, State and local sources	64, 69	
UVC-15	Initiate Harbor Yard & Arena Urban Beautification Program	Support and participate in planning process.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Local public and private sources	77, 78	
UVC-16	Initiate Innovation District Planning Process	Support and participate in planning effort.	City of Bridgeport Departments, University of Bridgeport, Bridgeport Regional Business Council, Educational Institutions, Industry Partners, State and local Stakeholders	Federal, State and local public and private sources	77	

# Mobility & Connectivity

## Immediate (Less than 3 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
MC-01	Promote Use of BConnected Platform for Mobility & Connectivity Improvements	Lead neighborhood-wide promotional efforts.	City of Bridgeport Departments, South End Stakeholders	Local public and private sources	83, 90	
MC-02	Prioritize Sidewalk Improvements	Work with Representatives and City Staff.	City of Bridgeport, Department of Public Facilities, Property Owners	Federal, State and local sources	89-91	
MC-03	Complete Streets Walking Audit	Support or lead effort.	City of Bridgeport	Local public and private sources, such as STRTS, LOT-CIP, CMAQ, FTA, etc.	90	
MC-04	Vehicular Directional Flow Changes	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local sources, such as STRTS, LOT-CIP, CMAQ, FTA, etc.	84-86	
MC-05	Gregory St. & Lafayette St. Paving Projects	Support.	City of Bridgeport City Council, City of Bridgeport Departments, Greater Bridgeport Regional Council	Federal, State and local sources	84-86	
MC-06	Abandon Broad St.-Main St. Connection	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local sources	85, 86	
MC-07	Help Promote East Coast Greenway	Support.	East Coast Greenway Alliance, City of Bridgeport Departments, CT DOT, Greater Bridgeport Regional Council	Federal, State and local public and private sources such as STRTS, LOTCIP, CMAQ, FTA, etc.	92, 94	

## Short-term (3-6 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
MC-08	Improve Atlantic St. & Lafayette St. Intersections	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local sources such as STRTS, LOT-CIP, CMAQ, FTA, etc.	83-86	
MC-09	Make Bikeway Improvements	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local public and private sources such as STRTS, LOTCIP, CMAQ, FTA, etc.	92-95	

## Mid-term (6-10 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
MC-10	Make Bicycling Facilities Improvements	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local sources such as STRTS, LOT-CIP, CMAQ, FTA, etc.	92-95	
MC-11	Make Other Intersection Improvements	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local public and private sources such as STRTS, LOTCIP, CMAQ, FTA, etc.	83-86	
MC-12	Identify Location & Funding for Community Center Bus Stop	Lead lobby efforts and participate in planning process.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council, Greater Bridgeport Transit District	Federal, State and local public and private sources such as STRTS, LOTCIP, CMAQ, FTA, etc.	87	

## Long-term (More than 10 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
MC-13	Construct New Streets	Support	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local sources such as STRTS, LOT-CIP, CMAQ, FTA, etc.	83-96	
MC-14	Make Railroad Ave. Improvements	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local sources such as STRTS, LOT-CIP, CMAQ, FTA, etc.	83-86	
MC-15	One to Two-way Conversion of State Street (SR 130)	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local sources such as STRTS, LOT-CIP, CMAQ, FTA, etc.	73	



# Cultural Resources

## Immediate (Less than 3 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
CR-01	Produce South End Community Event Programming	Lead event organizer and fundraiser.	City of Bridgeport Departments, South End Stakeholders	Local public and private sources	100	
CR-02	Support & Expand Seaside Park Programming	Work with City of Bridgeport Parks and Recreation Department to determine role.	City of Bridgeport, Department of Public Facilities, Property Owners	Federal, State and local sources	98, 100	
CR-03	Maintain Public Access to Seaside Park	Support, if necessary.	City of Bridgeport	Local public and private sources	97, 98	
CR-04	Conduct Volunteer Recruitment for Cultural Resources Projects	Lead.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	N/A	97-102	
CR-05	Improve Special Event Permitting	Lobby and work with City Permitting Departments (Police, Fire, Health, Zoning, etc.)	City of Bridgeport City Council, City of Bridgeport Departments, Greater Bridgeport Regional Council	Federal, State and local sources	100	
CR-06	Expand Community Gardens Facilities & Programming	Work with community gardening organizations to determine role.	Bridgeport WPCA, City of Bridgeport Departments, Stakeholders	Local sources	102	
CR-07	Produce South End Gardener's Market Events	Lead event organizer and fundraiser.	City of Bridgeport Departments, Community Gardening Groups	Help Identify Non-Functioning Drains	100, 102	

## Short-term (3-6 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
CR-08	Construct New Seaside Park Recreational Facilities	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local sources	97, 98	
CR-09	Initiate Monuments & Memorials Maintenance & Preservation Program	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local public and private sources	97, 98	

## Mid-term (6-10 Years)

Proj. No.	Project	What is the South End NRZ's primary role in this project?	Who are the potential Partners for implementing this project?	Where will the funding come from?	Page No.	Priority
CR-10	Initiate Neighborhood Historic Preservation Program	Support and help promote.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local sources	99, 100	
CR-11	Rehabilitate Bath House & Mounted Police Facilities	Support.	City of Bridgeport, CT DOT, Greater Bridgeport Regional Council	Federal, State and local public and private sources	98	

# Appendices

# SOUTH END NEIGHBORHOOD REVITALIZATION ZONE COMMUNITY WORKSHOP DISCUSSION

---

## NEIGHBORHOOD CHARACTER

Identify and locate points of cultural assets in the South End. Other than Seaside, what would you show off to visitors?

What areas do you consider to be the center or "heart" of the South End Community?

When you're not working or at home, where do you like to "hang out" in the South End?

Are there any areas in the South End where you feel unsafe? When? How? Be specific.

Do you think that South End is welcoming to visitors? Why? If not, what would help make it more so? Be specific.

What South End building(s) would you consider to be among your favorites? Locate and explain why.

What South End blocks (think more about the streetscape than the buildings) would you consider to be among your favorites. Locate and explain why.

What types of landscape enhancements would benefit the South End most (examples: new street trees, landscaping, parks, community gardens, benches) and where should they occur?

## TRANSFORMATION & CONNECTIVITY

For each of the following, locate and explain problem areas/concerns: walking, biking, transit, carts, parking, signage, signals, enforcement, traffic.

Do you feel connected to or separated from Downtown? If separated, discuss solutions to improve connectivity.

## HOUSING & DEVELOPMENT

What areas of the South End could benefit most from investment and development? Be specific about types and locations.

What types of new uses would you like to see developed in the South End? Where?

Identify uses that hinder the revitalization of the neighborhood and explain.

What areas of the South End should not be changed at all? Explain.

## COASTAL ISSUES

Considering the issue of separating flood zones in the South End, and building codes that require buildings in flood zones to be elevated, discuss: 1) where new uses be located/concentrated and 2) how should design guidelines be drafted to preserve the neighborhood's character.



**SERVICES**

Categorize the level of service for the following as exceptional, sufficient, or needs improvement (record).

	Exceptional	Sufficient	Needs Improvement
Animal/pool control			
Blight remediation			
Community events/activities			
Emergency response			
Lighting			
Maintenance of parks, open space and recreation facilities			
Parking enforcement			
Safety/Security			
Sewerworks			
Signage/wayfinding			
Space removal			
Street cleaning/snow removal			
Traffic enforcement			
Others?			

IF YOU COULD CHANGE ANY ONE THING ABOUT THE SOUTH END, WHAT WOULD IT BE?

# SOUTH END NEIGHBORHOOD REVITALIZATION ZONE SWOT ANALYSIS: Coastal Issues

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Coastal beach and park are tremendous assets</li> <li>• Coastal property is high value</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Regular surface water runoff/ponding issues</li> <li>• Major storm</li> <li>• Most of the South End is at or below sea level / within the 100-year floodplain</li> <li>• Underpasses experience regular flooding</li> <li>• Streets and Marina Village experience regular flooding</li> <li>• Neighborhood is relatively built-out and has considerable amount of impervious surface cover</li> <li>• Concern about the destination of runoff from highways, which does not have tunnels in place</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Chance to develop high-density mixed residential/commercial around floodplain</li> <li>• Record-Bid Design initiative</li> <li>• Recycled surfaces of land that can "return to nature"</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Expected increase in frequency and severity of major storm events</li> </ul>

# SOUTH END NEIGHBORHOOD REVITALIZATION ZONE SWOT ANALYSIS: Housing & Development

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Park Ave. &amp; Railroad area is ideal for mixed use redevelopment</li> <li>• Proximal mix of housing and building types</li> <li>• Array of historic structures</li> <li>• Supply of stable rental and redevelopment sites</li> <li>• Large blocks provide potential for substantial dev. Projects</li> <li>• Little Liberia houses (Newtown House, Franks apartments) ripe for development into historic attraction amenity.</li> <li>• Proximity to Downtown, transportation amenities and Aerial Walkway</li> <li>• Continued US investments</li> <li>• Old Museum</li> <li>• Farmers/Orchard project</li> <li>• Lots on Lafayette have added new population with spending capacity</li> </ul>	<ul style="list-style-type: none"> <li>• Main St. gap between Atlantic and Henry is prime for housing</li> <li>• Lack of encouragement re. active development's good shouldn't occur</li> <li>• Power plant</li> <li>• Vacant lots</li> <li>• Failed/united development projects</li> <li>• Access toward new residents, and new users</li> <li>• Lack of vertical retail</li> <li>• Redeveloped sites</li> <li>• Lack of resources to maintain neighborhood and address blight</li> <li>• Karna Village Housing is in poor condition</li> <li>• Limited access to everyday amenities like a grocery, small grocery?</li> <li>• Lack of outdoor amenities of which's happening in neighborhood</li> <li>• Seniors and the Aerial Walkway being visitors to the neighborhood but there's no shopping or restaurants in the neighborhood to benefit from these visitors</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Encourage intellectual activity</li> <li>• Permit 50' prime for development</li> <li>• Amend zoning regulations and rules</li> <li>• Develop design guidelines</li> <li>• Preserve the creative building on Main St</li> <li>• Redevelop building at SE corner of Finkley and Main as high density residential</li> <li>• Preserve the Little Liberia houses</li> <li>• Develop lots next to Aerial Walkway</li> <li>• Adaptive reuse of old factory building</li> <li>• Shared parking along church side</li> <li>• Add bike share/rental at Seneca</li> <li>• Bike share</li> <li>• Chance to foster a "progressive" community</li> </ul>	<ul style="list-style-type: none"> <li>• Not identifying resources to address maintenance and blight issues</li> <li>• Neighborhood opposition to mixed-use and higher density development</li> <li>• Flooding</li> <li>• Property taxes</li> <li>• Flood insurance</li> <li>• Affordable Landmarks</li> <li>• Historic in time</li> <li>• Throughing multiple scales of development</li> <li>• Traffic, parking, safety issues</li> <li>• Inability to support market-rate retail and/or residential</li> </ul>

# SOUTH END NEIGHBORHOOD REVITALIZATION ZONE SWOT ANALYSIS: Neighborhood Character

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Seaside Park and Beach</li> <li>• Ferry Harbour Area</li> <li>• Seaside Marina and Monuments</li> <li>• Freshman Academy</li> <li>• P. T. Davison's School / Theatre</li> <li>• Historic homes throughout</li> <li>• Seaside Village historic homes - street</li> <li>• Cottage historic home - street</li> <li>• US AEC building</li> <li>• Greenwood houses</li> <li>• Warehouses and P.U. Murphy buildings</li> <li>• Park Ave - Broad St. &amp; Myrtle Ave - see good condition into South End (could be great)</li> <li>• Community gardens (taken over - maintenance)</li> <li>• Welcome Barge Area and Bargeon at Harbor Yard</li> <li>• Location between Long Island Sound Seaside and Downtown</li> <li>• Historic bus station</li> <li>• Physical as a tourist destination</li> <li>• Gathering of the Vines and Puerto Rican Day Parade</li> </ul>	<ul style="list-style-type: none"> <li>• Abundance of abandoned buildings and vacant properties</li> <li>• Clustering around streets along Thurston Ave. &amp; Park Ave</li> <li>• Clustering along Gregory and at intersections with Thurston and Park</li> <li>• Lacking and parking underneath the 1985 structures</li> <li>• Many factors contribute to neighborhood crime</li> <li>• Area around the Seaside Park band shell booth and it often too "seamy" to use</li> <li>• Seaside Park does not have enough play equipment for younger children</li> <li>• Underpasses are poorly lit and not well-maintained</li> <li>• Area bounded by Thurston, Atlantic, Park and Gregory is known to be particularly unsafe</li> <li>• Issues in neighborhood is not as active/welcoming and does not support local needs</li> <li>• Community gardens are not all well-maintained</li> <li>• Too many not enough soccer and baseball fields at Seaside</li> <li>• Not enough basketball or tennis courts in the neighborhood</li> <li>• Seaside Park Beach a draw at night for safety reasons</li> <li>• Not enough business activity</li> <li>• Maintenance in a neighborhood make other more public recreation</li> <li>• Special/religious activity does not contribute positively to the neighborhood</li> <li>• Marina Village is poorly lit</li> <li>• Gathering of the Vines and Puerto Rican Day Parade are nice but cause more damage to the neighborhood than good</li> <li>• Overall, the South End needs to see more "big brand" events</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Improve visually Park Ave. &amp; Broad St. with landscaping &amp; landscaping</li> <li>• Plant trees and landscape wherever possible</li> <li>• Increase lighting wherever possible</li> <li>• Add barriers along Park Ave. &amp; Broad St.</li> <li>• Remediate at future highway projects</li> <li>• Clean up vacant lots</li> <li>• Add safety, building, recycling lessons and mental opportunities at Seaside</li> <li>• Add historical and terra cotta in the neighborhood Seaside</li> <li>• Improve the 1985 underpass? (Charon parking lot?)</li> <li>• Add new golf course at Seaside</li> <li>• South End could become a "food hub" with multiple community gardens, indoor agriculture and a farmers market</li> <li>• Add a dog memorial at Seaside</li> <li>• Get more public awareness campaigns</li> <li>• Restore historic bus station</li> <li>• Enhance public recreation area</li> <li>• Expand Fountains of July fireworks</li> <li>• Add more "major" events to Seaside</li> <li>• Increase every day programming of Seaside</li> </ul>	<ul style="list-style-type: none"> <li>• Not allowing community voices to have equal say on issues</li> <li>• Not listening community engagement</li> <li>• Not supporting art, height restrictions</li> <li>• Unable to collaborate common goals and objectives</li> <li>• AEC shared not functioning as a team</li> <li>• AEC clearing personnel interests above those of the community</li> <li>• Planting trees and services when are not appropriate for the climate</li> <li>• Board of Parks Commissioners not providing</li> </ul>



# SOUTH END NEIGHBORHOOD REVITALIZATION ZONE SWOT ANALYSIS: Transportation & Connectivity

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Walkable/Multiple human scale</li> <li>• Diverse north-south corridor</li> <li>• Proximity to Downtown</li> <li>• Materially accessible (Highway, taxi, bus, ferry, pedestrian and bicycle)</li> <li>• Broad St. as viable complete street candidate</li> <li>• Broad than ideal for connecting Downtown to Seaside First especially bike/ped</li> <li>• Park Ave. ideal level for language, but ideal for automobile corridor w/o Seaside</li> <li>• Blue trail route through Seaside</li> <li>• Park Ave. decorative lights</li> <li>• Complete street sidewalk relations</li> </ul>	<ul style="list-style-type: none"> <li>• Confusing traffic patterns, one-way, intersection alignment</li> <li>• Bus/lane flow is obstructed by UJ and varied lot sizes</li> <li>• Park Ave. throughout neighborhood, especially bad under railroad underpasses</li> <li>• Seaside's throughout neighborhood need repaired</li> <li>• Street lighting is poor throughout neighborhood and park</li> <li>• Real and inconsistent are official emergency services/ calls by ambulance, pedestrians and bicyclists</li> <li>• Numerous intersections along Railroad Ave. and Frontage St. result in too many traffic stops and uncoordinated signals</li> <li>• Sign-warnings and railroad physically separate South End from Downtown and West Side/Village Blvd</li> <li>• Traffic signal timing/leveler at Park Ave. &amp; Frontage St.</li> <li>• Gregory St. is too narrow with dual side-by-side parking</li> <li>• Lafayette St. and Broad St. are unmanageable during Avenida/Sideway events and parking is an issue</li> <li>• Lafayette and Broad are too wide and speeding is an issue</li> <li>• Poor maintenance of Seaside Blue Trail route</li> <li>• Poor enforcement of traffic and parking laws</li> <li>• Traffic coming off 2/25 at Frontage &amp; Wayne is too tight</li> <li>• Traffic and parking on Park Ave. north of 14th (and on Lafayette) are issues due to school and daycare stop-off/pick-up activity</li> <li>• West Ave. traffic moves too fast</li> <li>• On-street parking supply is short throughout the neighborhood, lots on Lafayette, Seaside Village and Villalobos (VJ) areas are especially short</li> <li>• Too few bus routes and stops</li> <li>• Traffic signage and signalization is inadequate (onward)</li> <li>• Snow emergency parking</li> <li>• Missing bilingual connections from Seaside to Downtown</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Address corridors throughout neighborhood</li> <li>• Improve infrastructure and facilities for pedestrians and bicyclists (crosswalks, signals, sidewalks, paths, route, trails, lighting)</li> <li>• Experimental and evidence based parking program in variety of areas/Block</li> <li>• Speed reduction improvements to Broad and Lafayette St's</li> <li>• Corridor sidewalk improvements along Atlantic St. (urban ULL bike lift)</li> <li>• Power signing and add new decorative signs along Park Ave.</li> <li>• Connect Seaside bike path/route to Downtown and the Pequotians trail via West St., Ferry docks and the train station/Village Blvd</li> <li>• Review street grid</li> <li>• Develop or adopt snow emergency (parking areas)</li> <li>• Add new bus stops and use to community meeting spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Competition for right-of-way between automobiles and shared lanes</li> <li>• Poor one-way lane route turns (slows or further than encouraging) more biking</li> <li>• Ferry landing for East Ave</li> <li>• Emergency evacuation routes</li> <li>• Development along Broad St. may preclude existing utility and parking issues</li> </ul>

2014 South End NID Plan Update – Community Input

Greg Beiland – 1/30/2014

Only comment from my group was suggestion to elevate storm drainage pipes that feed into Cedar Creek from Karsten Ave. They won't have problem of back flow or flow stoppage at high tide. This was comment from Jack Beale, City Councilman

On page 50 under South Ave. Infrastructure Improvements, it refers to a "drawing below" but it is not included.

Carmen Nieves – 1/22/2014

The Implementation Strategy does not include a single project aimed at addressing the issue of housing affordability. The State requires this to be included.

What does "programming" mean in the Cultural Resources section when talking about Seaside Park? There was a lot of discussion around this at our meeting. People didn't understand what kind of programming you were talking about or who is supposed to be paying for it and naming it.

Greg Beiland – 1/20/2014

I don't understand last sentence of 2<sup>nd</sup> paragraph, Page 57.

"LIB has its own library, post office, recreational and student center facilities, and sharing them with the non-student population is ideal for neither group."

Does it mean that sharing our facilities with the community is not a good idea?

Also the South End has a community Center on Park Ave in same block as Roosevelt School. So to say it is lacking a community center is inaccurate

Item# \*98-17 Consent Calendar

2018 Neighborhood Assistance Act.



Report  
of  
Committee  
on

EEA and Environment

City Council Meeting Date: July 2, 2018

Attest: *Lydia N. Martinez*

Lydia N. Martinez, City Clerk

Approved by:

*Joseph P. Ganim*, Mayor

Date Signed:

7/19/18

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 20 AM 9:04  
ATTEST  
CITY CLERK



# City of Bridgeport, Connecticut Office of the City Clerk


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

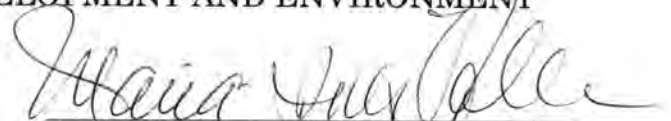
The Committee on Economic and Community Development and Environment begs leave to report; and recommends for adoption the following resolution:

**Item No. \*98-17 Consent Calendar**

**RESOLVED**, That the Mayor of the City of Bridgeport is empowered to enter into and amend contractual instruments in the name and on behalf of this Contractor with the Department of Revenue Services for the 2018 Neighborhood Assistance Act Program and to affix the corporate seal.

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

  
Mary A. McBride-Lee, **Co-Chair**

  
Maria I. Valle, **Co-Chair**

  
Alfredo Castillo

  
Jeanette Herron

  
Rosalina Roman-Christy

  
Eneida L. Martinez

  
Nessah J. Smith

*City Council Date: July 2, 2018*



CITY OF BRIDGEPORT  
2018 CONNECTICUT NEIGHBORHOOD ASSISTANCE ACT  
ORGANIZATION PROGRAM AMOUNT

- 1. **Big Brothers Big Sisters of SW Ct, Inc.** One to One Mentoring  
\$150,000.00
- 2. **Bridgeport Public Education Fund, Inc.** Bridgeport Public Education  
Education Fund Enrichment Program  
\$150,000.00
- 3. **Bridgeport Public Education Fund, Inc** College Fund Access Programs  
\$150,000.00
- 4. **Central Ct Coast YMCA** YMCA School Readiness Program  
\$50,000.00
- 5. **Junior Achievement of Western Ct, Inc.** Junior Achievement programs  
\$50,000.00
- 6. **Mercy Learning Center** Literacy and Life Skills Program  
\$150,000.00
- 7. **Wakeman Memorial Asst, Inc.** Smilow Burroughs Clubhouse Energy  
Eff/Ugd  
\$30,273 11
- 8. **Bridgeport Neighborhood Trust** East End Community Initiative  
\$150,000.00
- 9. **Habitat for Humanity of Coastal Fairfield County** Habitat CFC Program  
\$150,000.00
- 10. **Hall Neighborhood House, Inc** Hall Senior Center  
\$30,000.00

ATTEST  
CITY CLERK  
18 JUN 21 AM 9:09  
RECEIVED  
CITY CLERKS OFFICE

11. <b>School Volunteer Association of Bridgeport</b>	School Volunteer Programs
\$12,000.00	
12. <b>Southwestern Area Health Education Center, Inc</b>	Community Health Worker Core Competency Training
\$10,000.00	
13. <b>Cardinal Shehan Center</b>	Computer, photography, Stem & Cooking Program
\$150,000.00	
14. <b>Boys Club &amp; Girls Club of Bridgeport, CT</b>	Operating and Capital Campaign
\$150,000.00	
15. <b>Bridgeport Economic Development Corporation</b>	Bridgeport Brownfields Reclamation
\$25,000.00	
16. <b>Bridgeport Economic Development Corporation</b>	Bridgeport Innovation Places Strategic Plan
\$50,000.00	
17. <b>Connecticut Zoological Society</b>	Greenhouse energy Conservation
\$115,000.00	
18. <b>Ct Institute for Refugees &amp; Immigrants</b>	Plumbing Remediation & Improvement
\$8,425.00	
19. <b>Continuum of Care, INC</b>	BPT Crisis Program Exterior House Paint
\$10,000.00	
20. <b>McGivney Community Center</b>	McGivney Youth Programs
\$130,000.00	
21. <b>Bridgeport Rescue Mission</b>	Roof Replacement

\$150,000.00

22. **The Connection Fund, INC**

Energy Conservation Window  
Upgrades

\$96,000.00

23. **March for Education Foundation INC**

Summer Enrichment Program

\$150,000.00

24. **Boys Club & Girls Club of Bridgeport, CT**

Orcutt Club Programs Administration

\$150,000.00

25. **Bridgeport Hospital Foundation**

Transformation of Bridgeport Hospitals  
Primary Care Center

\$150,000.00

RECEIVED  
CITY CLERKS OFFICE  
18 JUN 21 AM 9:09  
ATTEST  
CITY CLERK

**Item# \*101-17 Consent Calendar**

Grant Submission: re Grant Submission: re U.S.  
Consumer Product Safety Commission for the Pool  
Safety Grant Program. (#19269)



**Report  
of  
Committee  
on**

**CEA and Environment**

City Council Meeting Date: July 2, 2018

Attest:

*Lydia N. Martinez*

Lydia N. Martinez, City Clerk

Approved by:

Joseph P. Ganim, Mayor

Date Signed:

7/19/18

RECEIVED  
CITY CLERKS OFFICE

18 JUL 20 AM 9: 04

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. \*101-17 Consent Calendar**

A Resolution by the Bridgeport City Council  
Regarding the  
U.S. Consumer Product Safety Commission  
Pool Safety Grant Program (#19269)

WHEREAS, the U.S. Consumer Product Safety Commission is authorized to extend financial assistance to municipalities in the form of grants; and

WHEREAS, this funding has been made possible through the Pool Safety Grant Program; and

WHEREAS, funds under this grant will be used to prevent drowning and drain entrapments of children in pools and spas; and

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Health Department, submits an application to the U.S. Consumer Product Safety Commission to request funding used to prevent drowning and drain entrapments of children in pools and spas; Now, therefore be it hereby

**RESOLVED BY THE CITY COUNCIL:**

1. That it is cognizant of the City's grant application to and contract with the U.S. Consumer Product Safety Commission for the purpose of the Pool Safety Grant Program; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee, the Director of the Health Department, to execute and file such application with the U.S. Consumer Product Safety Commission Pool Safety Grant Program and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.




# City of Bridgeport, Connecticut Office of the City Clerk

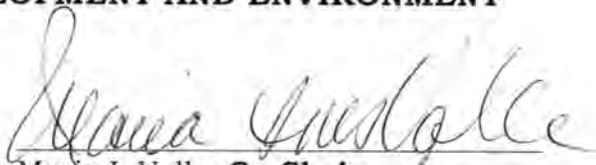
---


Report of Committee on ECD and Environment  
Item No. \*101-17 Consent Calendar

-2-

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

  
\_\_\_\_\_  
Mary A. McBride-Lee, **Co-Chair**


  
\_\_\_\_\_  
Maria I. Valle, **Co-Chair**

  
\_\_\_\_\_  
Alfredo Castillo

  
\_\_\_\_\_  
Jeanette Herron

  
\_\_\_\_\_  
Rosalina Roman-Christy

  
\_\_\_\_\_  
Eneida L. Martinez

  
\_\_\_\_\_  
Nessah J. Smith

**City Council Date:** July 2, 2018

Item# \*106-17 Consent Calendar

Grant Submission: re Southwestern CT Agency on Aging (SWCAA) Title III Funding Older Americans Act Grant Program - Bridgeport Senior Center Recreational Activities Program. (#19533)



**Report  
of  
Committee  
on**

**CEA and Environment**

City Council Meeting Date: July 2, 2018

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by:

A large, stylized signature in black ink, appearing to read "Joseph P. Ganim".

Joseph P. Ganim, Mayor

Date Signed:

7/19/18

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 20 AM 9:04  
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. \*106-17 Consent Calendar**

**A Resolution by the Bridgeport City Council  
Regarding the  
Southwestern CT Agency on Aging (SWCAA)  
Title III Funding Older Americans Act Grant Program (#19533)**

**WHEREAS**, the **Southwestern Connecticut Agency on Aging (SWCAA)** is authorized to extend financial assistance to municipalities in the form of grants; and

**WHEREAS**, this funding has been made possible through the **Title III Funding Older Americans Act Grant Program**; and

**WHEREAS**, funds under this grant will be used to support Bridgeport senior center recreation activities; and

**WHEREAS**, it is desirable and in the public interest that the City of Bridgeport submits an application to the **Southwestern Connecticut Agency on Aging (SWCAA)** to support recreational activities at the city's senior centers.

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

1. That it is cognizant of the City's grant application to and contract with the **Southwestern Connecticut Agency on Aging (SWCAA)** for the purpose of its **Title III Funding Older Americans Act Grant Program**.
2. That it hereby authorizes, directs and empowers the Mayor or his designee, the **Central Grants Director**, to execute and file such application with the **Southwestern Connecticut Agency on Aging (SWCAA) Title III Funding Older Americans Act Grant Program** and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.



# City of Bridgeport, Connecticut Office of the City Clerk

Report of Committee on ECD and Environment  
Item No. \*106-17 Consent Calendar

-2-

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

Mary A. McBride-Lee, **Co-Chair**

Maria I. Valle, **Co-Chair**

Alfredo Castillo

Jeanette Herron

Rosalina Roman-Christy

Eneida L. Martinez

Messah J. Smith

**City Council Date:** July 2, 2018



Item# \*107-17 Consent Calendar

Grant Submission: re Southwestern CT Agency on Aging (SWCAA) Title III Funding Older Americans Act Grant Program - Elderly Hispanic Program. (#19270)



Report  
of  
Committee  
on

CEA and Environment

City Council Meeting Date: July 2, 2018

Attest:

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

Approved by:

*Joseph P. Ganim*  
Joseph P. Ganim, Mayor

Date Signed:

*7/19/18*

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 20 AM 9: 04  
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. \*107-17 Consent Calendar**

**A Resolution by the Bridgeport City Council  
Regarding the  
Southwestern Connecticut Agency on Aging (SWCAA)  
Title III Funding Older Americans Act Grant Program (19270)**

**WHEREAS**, the **Southwestern Connecticut Agency on Aging (SWCAA)** is authorized to extend financial assistance to municipalities in the form of grants; and

**WHEREAS**, this funding has been made possible through the **Title III Funding Older Americans Act Grant Program**; and

**WHEREAS**, funds under this grant will be used to support the Elderly Hispanic Program; and

**WHEREAS**, it is desirable and in the public interest that the City of Bridgeport submits an application to the **Southwestern Connecticut Agency on Aging (SWCAA)** to support the provision of information and assistance to low-income, Hispanic, older adults aged 60+ in Bridgeport.

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

1. That it is cognizant of the City's grant application to and contract with the **Southwestern Connecticut Agency on Aging (SWCAA)** for the purpose of its **Title III Funding Older Americans Act Grant Program**.
2. That it hereby authorizes, directs and empowers the Mayor or his designee, the **Central Grants Director**, to execute and file such application with the **Southwestern Connecticut Agency on Aging (SWCAA) Title III Funding Older Americans Act Grant Program** and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.



# City of Bridgeport, Connecticut Office of the City Clerk

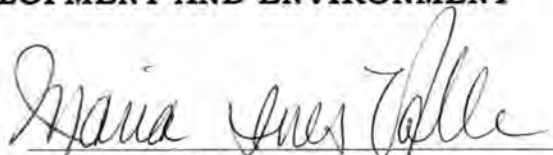
---

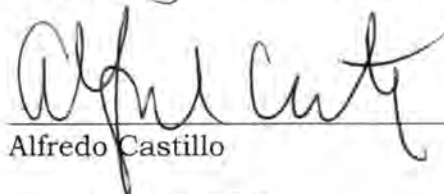
**Report of Committee on ECD and Environment  
Item No. \*107-17 Consent Calendar**

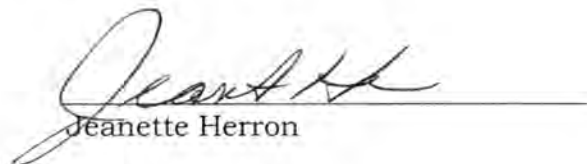
-2-

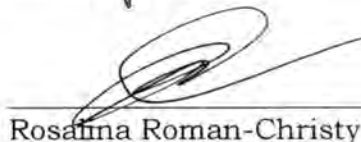
**RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT**

  
Mary A. McBride-Lee, **Co-Chair**


  
Maria I. Valle, **Co-Chair**

  
Alfredo Castillo

  
Jeanette Herron

  
Rosalina Roman-Christy

  
Eneida L. Martinez

  
Nessah J. Smith

**City Council Date:** July 2, 2018

Item# \*119-17 Consent Calendar

Approval of a New Job Classification with LIUNA for a Geographical Information Systems (GIS) Technician.



Report  
of  
Committee  
on

Miscellaneous Matters

City Council Meeting Date: July 2, 2018

Attest:

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

Approved by:

*[Signature]*  
Joseph P. Ganim, Mayor

Date Signed:

*7/19/18*

RECEIVED  
CITY CLERKS OFFICE  
19 JUL 20 AM 9:04  
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. \*119-17 Consent Calendar**

**RESOLVED**, that the attached Agreement with LIUNA, for a new job classification Geographical Informational Systems (GIS) Technician be, and hereby is, approved, ratified and confirmed.

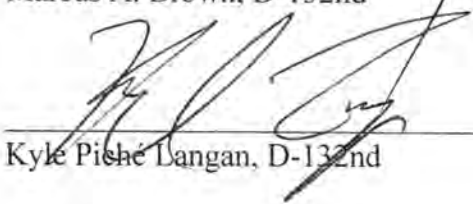
RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
**MISCELLANEOUS MATTERS**


*Absent due to NYC Conference*  
AmyMarie Vizzo-Paniccia, D-134<sup>th</sup>, *Co-Chair*

  
Nessah J. Smith, D-138<sup>th</sup>, *Co-chair*

  
Marcus A. Brown, D-132nd

Thomas C. McCarthy, D-133rd

  
Kyle Piche Langan, D-132nd

  
Denese Taylor-Moye, D-131st

  
Maria Zambrano Viggiano, D-136th

*City Council Date: July 2, 2018*





## AGREEMENT

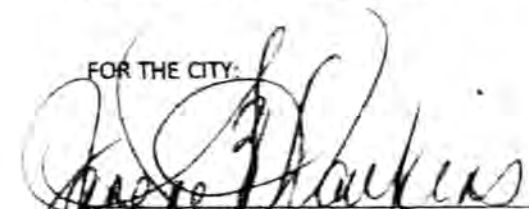
This agreement is between the City of Bridgeport (hereinafter the "City") and Laborer's International Union of North America (LIUNA, Local 1224) (hereinafter the "Union").

The parties hereby agree as follows:


1. The attached job description is a new job description. This position and its duties shall be affiliated with LIUNA, Local 1224 bargaining unit. The attached job description and the below salary scale are official and accepted for the Geographical Information Systems (GIS) Technician position.
2. The annual salary for the Geographical Information Systems (GIS) Technician shall be established at \$52,603.00. This position will be eligible for all across the board union negotiated cost of living increases.
3. The attached job description and listed salary shall establish a new classification within job group 4 (Information Systems Technicians); and will be the official job description and salary for this position as of the signing of this agreement.

This agreement shall not constitute a practice or precedent under the collective bargaining agreement between the City and the Union. The Union will not cite or otherwise utilize this Agreement, or any of its substantive terms, in any grievance, arbitration (either grievance or binding interest), or any proceeding, except on to enforce this Agreement.

FOR THE CITY:

  
\_\_\_\_\_  
Janene W. Hawkins, JD  
Director of Labor Relations  
5/1/18  
\_\_\_\_\_  
Date

FOR THE UNION:

  
\_\_\_\_\_  
Tara Romano  
Deputy Supervisor, LIUNA, Local 1224  
5/1/18  
\_\_\_\_\_  
Date

## JOB DESCRIPTION

Job Title: **Geographical Information Systems (GIS) Technician**  
Union: LIUNA  
Reports To: GIS Administrator; Department Authority/Designee  
Prepared Date: April 2, 2018

### GENERAL STATEMENT OF DUTIES

Entry level position. Performs technical work in the development and maintenance of the Bridgeport Enterprise GIS (BEGIS), conducts exploratory spatial analysis, provides training on GIS interfaces and workflows for non-GIS staff, develops high quality cartographic visualizations, and assists the GIS Administrator with related tasks as required. This position will interface and work closely with other City departments, such as the Office of Planning and Economic Development, Police Department, Fire Department, Health Department, Engineering, and Public Facilities.

**SUPERVISION RECEIVED** Supervision provided by the GIS Administrator

**SUPERVISION EXERCISED** None

### ESSENTIAL DUTIES AND RESPONSIBILITIES (common to this job title)

The essential functions or duties described below are the primary functions and duties of the position. There may be other types of work that may be performed and the omission of a particular duty or function does not exclude that duty or function from the position provided the duty or function is similar in work, related to the work, or logically assigned to the position.

- Assist in development and maintenance of the Bridgeport Enterprise GIS (BEGIS) ArcGIS databases, which includes but is not limited to, property lines, address points, sanitary sewer, storm water, street centerline, and neighborhood assets.
- Assist with performing research of City, state and other record sources for information to revise and update BEGIS which includes but is not limited to, interpreting engineering plans, surveys, plat maps, and legal descriptions.
- Ensure the integrity, quality, and accuracy of the data to conform to BEGIS data standards.
- Perform exploratory analysis on spatial and tabular data, including generating charts, maps, and interactive visualizations for reports and presentations.
- Collaborate in the development of adhoc and production maps for internal and external use.
- Compile information for GIS data requests for internal and external use.
- Conduct GPS data collection/coordination with field staff.
- Perform other duties as required.

### MINIMUM EDUCATIONAL REQUIREMENTS

BA or BS in GIS, Geography, Computer Science or related discipline is required.

### EXPERIENCE

- Minimum one (1) year of practical GIS experience using the ESRI GIS product suite in the production of maps and database creation & management.

## **KNOWLEDGE, SKILLS, AND ABILITIES**

- Working knowledge of computer systems including Microsoft based software and software used for GIS.
- Basic knowledge of ArcGIS software processes and enterprise geodatabase creation/editing/maintenance.
- Basic knowledge of enterprise GIS architecture with the ability to provide general support for GIS Power Users.
- Basic knowledge of GIS software processes of developing mapping services.
- Proficiency in cartography and map design, including coordinate systems, projections, and map scales.
- Understanding and knowledge of methods and techniques used in spatial analysis and network analysis.
- The following skills are desired, but not required: ArcGIS Server, Python scripting, and Parcel Fabric.

## **LICENSES AND CERTIFICATIONS**

Valid Connecticut Driver's License

## **PHYSICAL DEMANDS**

Refer to the attached sheet.

This job description is not, nor is it intended to be, a complete statement of all duties, functions, responsibilities and qualifications which comprise this position.

**Physical & Cognitive Demands**

Date: 3/2/2018

Position Title: GIS Technician

Position #:

Physical Demands	Comment	Frequency (select one)			
		Rarely	<1/3	1/3 < 2/3	>2/3
Standing		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sitting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use of hands/fingers		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walking		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Climbing		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kneeling		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bending / Stooping		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lifting	Up to 35 pounds	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Talking		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hearing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seeing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tasting / Smelling		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle operation	Type:Automobile (Non-CDL)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Cognitive Demands	Level (select one)
Communication	<input type="checkbox"/> Comprehend and use basic language, either written or spoken, to communicate information and ideas <input checked="" type="checkbox"/> Comprehend and use technical or professional language, either written or spoken, to communicate complex ideas
Calculation	<input checked="" type="checkbox"/> Perform numerical operations using basic counting, adding, subtracting, multiplying or dividing <input type="checkbox"/> Perform complex quantitative calculations or reasoning using algebra, geometry, statistics, or abstract symbols
Problem Solving	<input checked="" type="checkbox"/> Formulate and apply appropriate course of action for routine or familiar situations <input type="checkbox"/> Use logic to define problem, collect information, establish facts, draw valid conclusions, interpret information and deal with abstract variables for unique or unfamiliar situations

*The above list is intended to be a fair representation of the 'typical' physical and cognitive demands of the position. It is not, nor is it intended to be, a comprehensive listing of all physical or cognitive demands encountered in this position.*

# CIVIL SERVICE COMMISSION REGULAR MEETING

May 8, 2018 at 2:00 p.m.  
City Hall, 45 Lyon Terrace, Bridgeport, CT 06604  
Wheeler Rooms A and B

## MINUTES

Commissioner Guedes called the regular meeting of the Civil Service Commission to order at 2:15 p.m. Present were Commissioners Rodgers, Plummer, Emanuel and Falberg; Personnel Director David Dunn; Clerk to the Commission Deborah Brelsford; Linda Thorne, Civil Service; Atty. John Mitola; Bridgeport Fire Chief Richard Thode; Bridgeport Deputy Fire Chief Lance Edwards; Adam Heller, ITS Director; Lynn Haig, OPED; Curtis Denton; Richard Sobczak; Jose Santiago; Tyrone Allen, Joseph Cruz

### **1. Meeting Minutes**

The Minutes from the regular monthly Civil Service Commission meeting on April 4, 2018 are submitted for review.

**\*\* COMMISSIONER RODGERS MOVED TO APPROVE THE MINUTES FROM THE REGULAR MONTHLY CIVIL SERVICE COMMISSION MEETING ON APRIL 4, 2018.**

**\*\* COMMISSIONER FALBERG SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES FROM THE REGULAR MONTHLY CIVIL SERVICE COMMISSION MEETING ON APRIL 4, 2018 AS SUBMITTED PASSED UNANIMOUSLY.**

**2. Vacancy Report** – There was no vacancy report at this time.

**3. Merit Increases – CERTIFIED FOR PAYROLL**

### MERIT RAISES – MAY 2018 MEETING

---

#### POLICE

<b>Laura Azevedo-Rasuk</b>	<b>Police Detective</b>	<b>STEP 1 \$73,728.00 TO STEP 2 \$77,312.00 TOP</b>
<b>Sean Curran</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Jonathan Mendez</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Jason Goncalves</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Mark Pappas</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>



<b>Jammal Vaughn</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Gianni Capozziello</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Michael Teixeira</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Jesse Jimenez</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Rondell Jones</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Dialma Perez</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Edgar Vidaurre</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>John Staples</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Christian Kaplan</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP2 \$57,574.00</b>
<b>Michael Dinihanian</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Devin Polite</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Justin Rosado</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>William Reilly</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Vincenzo Palma</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Roxana Orengo</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>

<b>James Motasky</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Peter Impellizeri</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>David Garcia</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Arlindo Dossantos</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>
<b>Nicole Colon-Jones</b>	<b>Police Officer</b>	<b>STEP 1 \$52,061.00 TO STEP 2 \$57,574.00</b>

**MERIT INCREASES May 2018**

**BUILDING**

65252 – Bruce Nelson      Building Official      \$112,818.00 (Step 1) to  
\$113,383.00 (TOP)\*  
**\*Retroactive to January 1,  
2016.**

**BOE FACILITIES**

41988 – Benny Hatchett      Custodian IV      \$50,689.00 (Step 1) to  
\$56,495.00 (Step 4)\*  
**\*Retroactive to July 1, 2015**

90528 – Jason Leonzi      Custodian IV      \$50,689.00 (Step 1) to  
\$52,640.00 (Step 2)\*  
**\*Retroactive to July 1, 2017**

**PUBLIC FACILITIES**

1323 – Samuel Adams      Maintainer III      \$43,948.00 (Step 4) to  
\$45,943.00 (Step 5)\*  
**\*Retroactive to January 1,  
2018.**

**MERIT INCREASES June 2018**

214025 – Joseph Estephan      Maintainer IV      \$47,168.00 (Step 4) to  
\$49,312.00 (Step 5)

**STEP INCREASES DECEMBER 27, 2017**

<b>Dept</b>	<b>Employee</b>	<b>Position</b>	<b>Increase</b>
School Crossing Guards	Elizabeth Espinal	School Crossing Guard	\$30.50/Day (1) to \$32.89/Day (2)
School Crossing Guards	Ivonne Latorre	School Crossing Guard	\$30.50/Day (1) to \$32.89/Day (2)
School Crossing Guards	Carolina Quinteros	School Crossing Guard	\$30.50/Day (1) to \$32.89/Day (2)
School Crossing Guards	Dialma Robles	School Crossing Guard	\$30.50/Day (1) to \$32.89/Day (2)
School Crossing Guards	Lashalyz Torres	School Crossing Guard	\$30.50/Day (1) to \$32.89/Day (2)
School Crossing Guards	Joshua Vazquez	School Crossing Guard	\$30.50/Day (1) to \$32.89/Day (2)

**STEP INCREASES MARCH 15, 2018**

<b>Dept</b>	<b>Employee</b>	<b>Position</b>	<b>Increase</b>
School Crossing Guards	William Nieves	School Crossing Guard	\$30.50/Day (1) to \$32.89/Day (2)
School Crossing Guards	William Ramirez	School Crossing Guard	\$30.50/Day (1) to \$32.89/Day (2)

**4. Permanent Appointments – CERTIFIED FOR PAYROLL**

<b>PERMANENT APPOINTMENTS</b>			
<b>Dept</b>	<b>Employee</b>	<b>Position</b>	<b>Effective</b>
Emergency Operations	Kathleen Summ-Brooks	Public Safety TCO	10/2/2017
Housing & Community Development	C. Obiora Nkwo	HOME Program Specialist	1/25/2017
Housing & Community Development	Austin Owen	Mngr. Of Housing Construction	7/30/2017
Library	Monika Anton	Librarian I	3/16/2018
School Crossing Guards	Zulmari Toledo	School Crossing Guard	7/6/2015
School Crossing Guards	Ollie Kingwood Jr.	School Crossing Guard	2/5/2018

**5. Request for New Position**

The Commission has received a request from the Planning and ITS Departments who have coordinated to establish a new position, GIS Technician.

Ms. Haig came forward and distributed copies of a print out from the GIS system to the Commissioners. She said that the GIS map is the basis for many of the projects that the City uses. There are numerous layers which show different maps. Right now there is only one person maintaining it and the department is looking for a GIS Technician.

Commissioner Guedes asked about the job description. Mr. Denton came forward and gave a brief overview. Commissioner Guedes asked how they would be advertising for the position. Mr. Denton explained that they would use professional publications and other similar venues.

Commissioner Plummer asked if this would replace going to the Engineering Department for a map. Ms. Haig said that this would not replace a survey grade map, but there have been thousands of clicks on the site since it was launched.

Commissioner Guedes asked if it would be part of the permitting process. Mr. Dunn said that there had been some engineering upgrades made also to move the process forward.

Mr. Dunn said that Mr. Denton was the 2017 Employee of the Year.

Mr. Dunn then spoke about how the Department was now uploading a new program called NexGen. The officers will be able to file and print tickets from the patrol cars.

Commissioner Emanuel expressed concerns about the fact that the description was somewhat vague. Atty. Mitola said that he was comfortable with the description.

**\*\* COMMISSIONER FALBERG MOVED TO APPROVE THE REQUEST FROM THE PLANNING AND ITS DEPARTMENTS WHO HAVE COORDINATED TO ESTABLISH A NEW POSITION, GIS TECHNICIAN.**

**\*\* COMMISSIONER PLUMMER SECONDED.**

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

#### **6. Request for Approval of Updated Police Officer Job Description**

The Commission has received a request from Mr. Dunn for approval of the updated entry level Police Officer job description.

Mr. Dunn reviewed the changes in the proposed job description update with the Commissioners.

**\*\* COMMISSIONER FALBERG MOVED TO APPROVE THE REQUEST FROM MR. DUNN REGARDING THE UPDATED ENTRY LEVEL POLICE OFFICER JOB DESCRIPTION.**

**\*\* COMMISSIONER RODGERS SECONDED.**

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

#### **7. Termination – Mr. Richard Sobczak (Tabled from February 26, 2018)**

There will be a tripartite vote regarding Mr. Sobczak's termination of employment as an Information Technology Specialist from the City of Bridgeport.

Mr. Dunn gave an overview of the situation. He said that it was discovered that Mr. Sobczek did not have the necessary certification for the job. Mr. Heller said that when they had discovered that Mr. Sobczek did not have the certification, they required that he be terminated. Mr. Heller said that while he had followed through, he disagreed with the termination because Mr. Sobczek was doing the job and did it well.

Mr. Sobczek said that he had worked for a company that had given all the employees the test and he had passed the test. He was issued a card and carried it in his wallet for 18 years. When they went to check on that, the company claimed that the card was altered. They also said that their records did not go back to 2000. When Mr. Heller asked the company how the card was altered, Mr. Heller was never given a clear answer. However, the company did indicate that they believed the card was issued under another name.

A discussion followed about the timeline of events. Atty. Mitola said that he would like to have Labor Relations present to explain their position.

**\*\* COMMISSIONER EMANUEL MOVED TO TABLE THE TERMINATION OF RICHARD SOBCZAK TO THE JUNE MEETING.**

**\*\* COMMISSIONER RODGERS SECONDED.**

**\*\* THE MOTION TO TABLE THE TERMINATION OF RICHARD SOBCZAK TO THE JUNE MEETING PASSED UNANIMOUSLY.**

#### **8. Appeal – Ms. Tanya Evans**

The Commission has received a request from Ms. Tanya Evans regarding seasonal employment. Ms. Evans was not present at the meeting.

**\*\* COMMISSIONER EMANUEL MOVED TO DENY THE APPEAL FROM MS. TANYA EVANS REGARDING SEASONAL EMPLOYMENT.**

**\*\* COMMISSIONER FALBERG SECONDED.**

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

#### **9. Appeal – Mr. Jose Santiago**

The Commission has received a request from Mr. Jose Santiago regarding his termination from seasonal employment.

Mr. Santiago was asked if he wished to have the hearing held in Public Session or in Executive Session. He opted for public hearing. Mr. Dunn said that Mr. Santiago had failed his medical exam. Mr. Santiago said that he had taken the test last year with no problem when he was working for the City last year at Fairchild Wheeler. This year, he was let go after three days because of the results of the medical exam. Mr. Santiago said that he does not drink or use drugs.

**\*\* COMMISSIONER FALBERG MOVED TO DENY THE APPEAL FROM MR. JOSE SANTIAGO REGARDING SEASONAL EMPLOYMENT.**

**\*\* COMMISSIONER EMANUEL SECONDED.**

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

#### **10. Appeal – Mr. Tyrone Allen**

The Commission has received a request from Mr. Tyrone Allen regarding his termination from seasonal employment.

Mr. Allen was asked if he wished to have the hearing held in Public Session or in Executive Session. He opted for public hearing. Mr. Allen said that he had a medical marijuana card. Mr. Dunn said that the City has a policy that those employees who handle heavy equipment should not test positive for marijuana.

Commissioner Emanuel pointed out that Mr. Allen's felony would not have allowed to him work for the City. Mr. Allen pointed out that the felony happened many years ago. Mr. Dunn said that the City has a policy that does not allow employees who have failed the medical exam to be hired because of liability issues.

**\*\* COMMISSIONER GUEDES ASKED THE COMMISSIONERS TO VOTE:**

**COMMISSIONER RODGERS VOTED TO DENY THE APPEAL.**

**COMMISSIONER EMANUEL VOTED TO DENY THE APPEAL.**

**COMMISSIONER FALBERG VOTED TO DENY THE APPEAL.**

**COMMISSIONER PLUMMER VOTED TO DENY THE APPEAL.**



**\*\* THE COMMISSION UNANIMOUSLY DENIED THE APPEAL REQUEST FROM MR. TYRONE ALLEN REGARDING HIS TERMINATION FROM SEASONAL EMPLOYMENT.**

**11. Request from Fire Union**

The Commission has received a request from Mr. Robert Whitbread, Fire Union President, regarding Step 3 for grievances 2017-9 Lieutenant seniority.

Mr. Dunn said that a request to table the matter had been submitted.

**\*\* COMMISSIONER FALBERG MOVED TO TABLE THIS MATTER TO THE JUNE MEETING.**

**\*\* COMMISSIONER EMANUEL SECONDED.**

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

**12. Request to add an item to the agenda regarding a request for a termination from Fire Academy.**

The Commission has received a request from Fire Chief Thode regarding the termination Mr. Joseph Cruz from Fire Academy. This would require a tripartite vote.

**\*\* COMMISSIONER EMANUEL MOVED TO ADD AN ITEM TO THE AGENDA REGARDING A REQUEST FOR A TERMINATION FROM FIRE ACADEMY.**

**\*\* COMMISSIONER FALBERG SECONDED.**

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

Chief Thode explained that Mr. Joseph Cruz was currently a candidate enrolled at the Fire Academy. Chief Thode said that he had received a letter from the Academy Training Instructor informing Chief Thode that Mr. Cruz would not be graduating with the class. Chief Thode then reviewed the details. Mr. Cruz was asked to come down for a meeting with Chief Thode and Deputy Chief Edwards.

Mr. Cruz then presented his viewpoint about the classes and training exercises that he missed. He said that he does not really know what the proper procedures were to file the complaint.

Commissioner Emanuel asked about the email regarding Mr. Cruz's comments on the active shooter simulation. Mr. Cruz said that he was uncomfortable going into a situation with police officers he doesn't know.

Chief Thode pointed out that Mr. Cruz would not be graduating from the Academy.

**\*\* THE TRIPARTITE VOTE REGARDING THE TERMINATION OF MR. JOSEPH CRUZ FROM FIRE ACADEMY WAS APPROVED BY FIRE CHIEF THODE, PERSONNEL DIRECTOR DUNN AND CIVIL SERVICE COMMISSIONERS GUEDES, PLUMMER, FALBERG AND EMANUEL.**

## RECESS

Commissioner Guedes announced a recess at 4:04 p.m. She reconvened the meeting at 4:12 p.m.

Commissioner Guedes announced that Commissioner Plummer was resigning from the Civil Service, effective immediately. Bishop Plummer said that he had been honored to serve the City under five or six Mayors starting with Thomas Bucci. He said that he started working with the City as Affirmative Action Coordinator. He has enjoyed being on the Commission. His past illness this winter was nothing serious. However with his heavy schedule, Commissioner Plummer said he has to resign. Commission Guedes and those in attendance thanked Commissioner Plummer for his service.

### **13. Personnel Director's Report**

- **Police Chief Exam** – The selection process for the Police Chief is underway. The consultant has scheduled a number of public sessions. This will be followed by a meeting with several of the local Police Chiefs. The consultant will then create a profile, which the City must review and then the formal search process begins. Mr. Dunn also reviewed the Charter requirements along with the public sentiments that the educational requirements should be changed to a Bachelor's degree.

- **Fire Inspector Exam** – The exam has been given and results should arrive shortly. There were 12 candidates on first day, and only 10 candidates attended on the second day.

- **Police Officer Exam** – The date for the exam has been announced and the first CHIP test is May 26th followed by the written exam on June 23rd and a second time on the 30th for military who were on duty on June 23rd.

- **Custodian 1 Exam** – There are 40 provisional Custodian 1's currently working for the City. They will be given the exam first. There will be a open competitive exam for the general public after that.

The next regular meeting will be on June 12th.

*Commissioner Guedes left the meeting at 4:30 p.m. Commissioner Plummer assumed the chairmanship.*

### **14. Legal Report.**

## EXECUTIVE SESSION

**\*\* COMMISSIONER EMANUEL MOVED TO ENTER EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION. COMMISSIONER RODGERS SECONDED.**

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

The Commissioners, Mr. Dunn, Ms. Brelsford and Atty. Mitola entered into Executive Session to discuss pending litigation at 4:36 p.m.

The Commission returned to public session at 4:55 p.m. No action was taken during the Executive Session.

**ADJOURNMENT**

**\*\* COMMISSIONER EMANUEL MOVED TO ADJOURN.**

**\*\* COMMISSIONER FALBERG SECONDED.**

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

The meeting adjourned at 5:00 p.m.

Respectively submitted,

S. L. Soltes

Telesco Secretarial Services

Item# \*120-17 Consent Calendar

Settlement of Pending Litigation with Robinette Walker.



Report  
of  
Committee  
on

Miscellaneous Matters

City Council Meeting Date: July 2, 2018

Attest:

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

Approved by:

*Joseph P. Ganim*  
Joseph P. Ganim, Mayor

Date Signed:

*7/19/18*

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 20 AM 9:06  
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. \*120-17 Consent Calendar**

**WHEREAS**, a lawsuit in the following name was filed against the City of Bridgeport and/or its employees and investigation disclosed the likelihood on the part of the City for which, in the event of suit and trial, the City might be held liable, and

**WHEREAS**, negotiations with the Plaintiff's attorney has made it possible to settle this suit for the figure set forth below, and the City Attorney, therefore, recommends the following settlement be accepted, Now, Therefore be it

**RESOLVED**, That the Comptroller be, and hereby is authorized, empowered and directed to draw his order on the City Treasurer payable as follows:

<u>NAME</u>	<u>ATTORNEY</u>	<u>NATURE OF CLAIM</u>	<u>SETTLEMENT</u>
Robinette Walker	Gordon & DeNicola 1087 Broad Street Bridgeport, CT 06604	Motor Vehicle	High/Low Binding Arbitration of

**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. \*120-17 Consent Calendar

-2-

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
MISCELLANEOUS MATTERS

*absent due to NLC Conference*

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

Nessah J. Smith, D-138<sup>th</sup>, **Co-chair**

Marcus A. Brown, D-132<sup>nd</sup>

Thomas C. McCarthy, D-133<sup>rd</sup>

Kyle Piché Langan, D-132<sup>nd</sup>

Denese Taylor-Moye, D-131<sup>st</sup>

Maria Zambrano Viggiano, D-136<sup>th</sup>

*Council Date: July 2, 2018*

Item# \*121-17 Consent Calendar

Settlement of Pending Litigation with Rayford Scott.



**Report  
of  
Committee  
on**

Miscellaneous Matters

City Council Meeting Date: July 2, 2018

Attest:

*Lydia N. Martinez*

Lydia N. Martinez, City Clerk

Approved by:

A large, stylized signature in dark ink, appearing to read "J. Ganim".

Joseph P. Ganim, Mayor

Date Signed:

*7/19/18*

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 20 AM 9: 04  
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. \*121-17 Consent Calendar**

**WHEREAS**, a lawsuit in the following name was filed against the City of Bridgeport and/or its employees and investigation disclosed the likelihood on the part of the City for which, in the event of suit and trial, the City might be held liable, and

**WHEREAS**, negotiations with the Plaintiff's attorney has made it possible to settle this suit for the figure set forth below, and the City Attorney, therefore, recommends the following settlement be accepted, Now, Therefore be it

**RESOLVED**, That the Comptroller be, and hereby is authorized, empowered and directed to draw his order on the City Treasurer payable as follows:

<u>NAME</u>	<u>ATTORNEY</u>	<u>NATURE OF CLAIM</u>	<u>SETTLEMENT</u>
Rayford Scott	Glen L. Formica, Esq. 195 Church Street 11th Floor New Haven, CT 06510	Civil Liability	50,000.00

**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. \*121-17 Consent Calendar

-2-

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
**MISCELLANEOUS MATTERS**

*absent due to NHC Conference*

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

Nessah J. Smith, D-138<sup>th</sup>, **Co-chair**

Marcus A. Brown, D-132<sup>nd</sup>

Thomas C. McCarthy, D-133<sup>rd</sup>

Kyle Piche Langan, D-132<sup>nd</sup>

Denese Taylor-Moye, D-131<sup>st</sup>

Maria Zambrano Viggiano, D-136<sup>th</sup>

*Council Date: July 2, 2018*

Item# \*125-17 Consent Calendar

Appointment of Vincent Albaladejo (D) to the Ethics Commission.



Report  
of  
Committee  
on

Miscellaneous Matters

City Council Meeting Date: July 2, 2018

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

Approved by: *[Signature]*  
Joseph P. Ganim, Mayor

Date Signed: 7/19/18

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 20 AM 9:04  
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. \*125-17 Consent Calendar**

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

**NAME**

**TERM EXPIRES**

Vincent Albaladejo (D)  
161 Louisiana Avenue  
Bridgeport, CT 06610

December 31, 2018

\*This will fill a vacancy.

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
**MISCELLANEOUS MATTERS**

\_\_\_\_\_  
AmyMarie Vizzo-Paniccia, D-134<sup>th</sup>, **Co-Chair**

\_\_\_\_\_  
Nessan J. Smith, D-138<sup>th</sup>, **Co-chair**

\_\_\_\_\_  
Marcus A. Brown, D-132<sup>nd</sup>

\_\_\_\_\_  
Thomas C. McCarthy, D-133<sup>rd</sup>

\_\_\_\_\_  
Kyle Piché Langan, D-132<sup>nd</sup>

\_\_\_\_\_  
Denese Taylor-Moye, D-131<sup>st</sup>

\_\_\_\_\_  
Maria Zambrano Viggiano, D-136<sup>th</sup>

*Council Date: July 2, 2018*

Item# \*127-17 Consent Calendar

Appointment of Anthony R. Paoletto (D) to the Port Authority of Commissioners.



Report  
of  
Committee  
on

Miscellaneous Matters

City Council Meeting Date: July 2, 2018

Attest:

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

Approved by:

*Joseph P. Ganim*  
Joseph P. Ganim, Mayor

Date Signed:

*7/19/18*

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 20 AM 9:07  
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. \*127-17 Consent Calendar**

**RESOLVED**, That the following named individual be, and hereby is, appointed to the Port Authority of Commissioners in the City of Bridgeport and that said appointment, be and hereby is, approved, ratified and confirmed.

**NAME**

**TERM EXPIRES**

Anthony R. Paoletto (D)  
321 Lynne Place  
Bridgeport, CT 06610

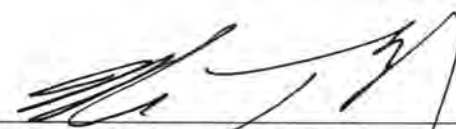
November 30, 2019

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
**MISCELLANEOUS MATTERS**

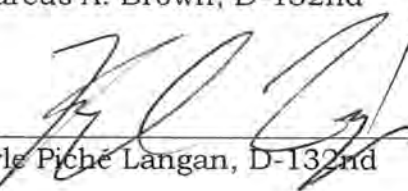
*Absent due to NLC Conference*

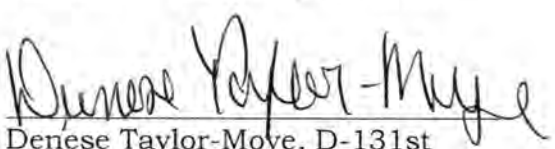
AmyMarie Vizzo-Paniccia, D-134<sup>th</sup>, **Co-Chair**

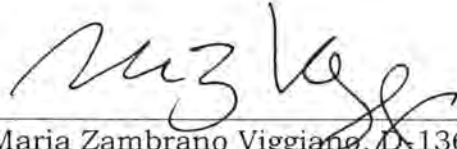
  
Nessah J. Smith, D-138<sup>th</sup>, **Co-chair**

  
Marcus A. Brown, D-132<sup>nd</sup>

Thomas C. McCarthy, D-133<sup>rd</sup>

  
Kyle Piche Langan, D-132<sup>nd</sup>

  
Denese Taylor-Moye, D-131<sup>st</sup>

  
Maria Zambrano Viggiano, D-136<sup>th</sup>

*Council Date: July 2, 2018*

Item# \*128-17 Consent Calendar

Appointment of Arturo R. Gravina-Hernandez (U) to the Planning & Zoning Commission.



**Report  
of  
Committee  
on**

Miscellaneous Matters

City Council Meeting Date: July 2, 2018

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

Approved by: *[Signature]*  
Joseph P. Ganim, Mayor

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

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 20 AM 9:04  
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. \*128-17 Consent Calendar**

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

#### **NAME**

#### **TERM EXPIRES**

Arturo R. Gravina-Hernandez (U)  
31 Doreen Drive  
Bridgeport, CT 06604

December 31, 2019

\*This will fill a vacancy

RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
**MISCELLANEOUS MATTERS**

*Absent due to NHC Conference*

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

Nessah J. Smith, D-138<sup>th</sup>, **Co-chair**

Marcus A. Brown, D-132nd

Thomas C. McCarthy, D-133rd

Kyle Piché Langan, D-132nd

Denese Taylor-Moye, D-131st

Maria Zambrano Viggiano, D-136th

*Council Date: July 2, 2018*



Item# \*108-17 Consent Calendar

Program Year 44 Annual Action Plan:  
Community Development Block Grant (CDBG)  
Homeless Emergency Solution Grant (HESG)  
HOME Investment Partnership Program  
Housing Opportunities for Persons with AIDS (HOPWA)



Report  
of  
Special Committee  
On  
CDBG

City Council Meeting Date: July 2, 2018

Attest: *Lydia N. Martinez*

Lydia N. Martinez, City Clerk

Approved by:

Joseph P. Ganim, Mayor

Date Signed:

7/19/18

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 20 AM 9:04  
ATTEST  
CITY CLERK



# City of Bridgeport, Connecticut Office of the City Clerk

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

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

**Item No. \*108-17 Consent Calendar**

## **PROGRAM YEAR 44 ANNUAL ACTION PLAN RESOLUTION**

### **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM HOMELESS EMERGENCY SOLUTIONS GRANT PROGRAM HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM HOME INVESTMENT PARTNERSHIP PROGRAM**

**WHEREAS**, the City of Bridgeport, Connecticut (the "City") is required to prepare and submit to the U.S. Department of Housing and Urban Development ("HUD") an *Annual Action Plan* which presents a vision statement of guidance, "to develop viable urban neighborhoods through comprehensive funding of programs that have the largest benefit to the City, and aid in the provision of a suitable living environment and expanded economic opportunities principally for low- and moderate-income persons"; and

**WHEREAS**, the City of Bridgeport has developed a proposed *Program Year 44 ("PY 44") Annual Action Plan* and anticipates the following allocation of federal funds from the U.S. Department of Housing & Urban Development for FY 2018-2019.

Community Development Block Grant Program	\$ 3,208,903
Homeless Emergency Solutions Grant Program	\$ 258,173
HOPWA	\$ 958,450
HOME	\$ 1,182,820

**WHEREAS**, two joint public hearings were held, by the Citizen's Union and the Special Committee on Community Development Block Grant (CDBG) of the City Council on May 30 and May 31, 2018. The Citizen's Union deliberated and voted on June 5, 2018, the Special Committee on CDBG deliberated and voted on June 6, 2018; the Draft Annual Plan was published on July 14, 2018. That public comment period will end on June 29, 2018 and;

**WHEREAS**, the City Council of the City of Bridgeport accepts the *PY 44 Annual Action Plan* (as attached) as part of the City's *Five Year 2013-2018 Consolidated Housing and Community Development Plan* in order for the City to apply for, and receive funds under the following four formula grant programs: Community Development Block Grant ("CDBG") Program; HOME Investment Partnerships ("HOME") Program; the Homeless Emergency Solutions Grant ("HESG") Program and the Housing Opportunities for Persons with AIDS ("HOPWA") Program; and



# City of Bridgeport, Connecticut Office of the City Clerk

Report of Committee on Special Committee on CDBG  
Item No. \*108-17 Consent Calendar

-2-

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor of the City of Bridgeport, and/or his designee, the Deputy Director of the Office of Planning and Economic Development, is/are hereby authorized and empowered to sign the required certifications and any necessary documents and/or agreements required by the Secretary of the U.S. Department of Housing and Urban Development to accept and execute the Community Block Grant Program, Homeless Emergency Solutions Grant Program, HOME Program, Housing Opportunities for Persons with AIDS Program and to present to HUD for approval.

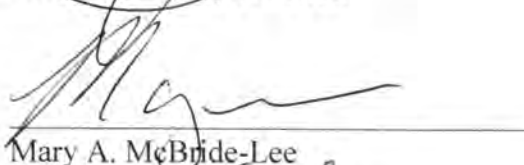
RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
**SPECIAL COMMITTEE ON CDBG PROGRAM**



Neshari Smith, *Co-Chair*

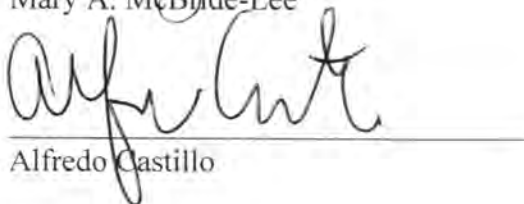


Ernest E. Newton, *Co-Chair*



Mary A. McBride-Lee

Christina B. Smith



Alfredo Castillo

Thomas C. McCarthy

Rosalina Roman-Christy

App #	Agency Name	PY 44 Request	PY44 Citizen's Union Recommendation	PY44 Special Committee Recommendations
	<b>CDBG - Public Service</b>			
053	ACCESS Educational	\$ 20,000.00	\$15,000.00	\$15,000.00
036	Applied Behavioral Rehab Institute, Inc (ABRI) - HOME for the Brave	\$ 29,264.00	\$15,000.00	\$10,000.00
049	Blue Spruce Farm	\$ 50,000.00	\$0.00	\$0.00
003	COB: Dept. on Aging - Senior Programs	\$ 28,620.00	\$20,000.00	\$20,000.00
023	COB: OPED - Citywide Youth Fitness	\$ 50,000.00	\$0.00	\$5,000.00
032	Council of Churches	\$ 25,000.00	\$0.00	\$5,000.00
038	Hall Neighborhood House - Senior Center	\$ 49,570.00	\$0.00	\$0.00
040	Hall Neighborhood House - Youth Coordinator	\$ 51,240.00	\$0.00	\$0.00
055	NOURISH BRIDGEPORT, Inc - Food Center Programs	\$ 31,500.00	\$0.00	\$0.00
010	NOURISH BRIDGEPORT, Inc - Farmers Market Collaborative	\$ 15,545.00	\$15,545.00	\$5,545.45
004	Bridgeport Caribe Youth	\$ 50,000.00	\$15,000.00	\$20,000.00
051	Bridgeport Organization for Youth Sports (BOYS)	\$ 25,000.00	\$25,000.00	\$20,000.00
021	Bridgeport YMCA - South End Community Center	\$ 20,000.00	\$5,000.00	\$10,000.00
011	Center for Family Justice	\$ 18,250.00	\$0.00	\$0.00
022	Central CT Coast YMCA - Ralphola Taylor Center Staff Expansion	\$ 35,000.00	\$15,000.00	\$15,000.00
042	Children In Placement	\$ 25,000.00	\$20,000.00	\$18,000.00
005	COB - Public Facilities - Mayors Conservation Corp	\$ 80,000.00	\$62,000.00	\$50,000.00
008	COB - Public Facilities - E. Side Senior Center (Program)	\$ 25,000.00	\$10,000.00	\$10,000.00
009	COB - Public Facilities - E. Side Senior Center (Rental)	\$ 56,000.00	\$56,000.00	\$56,000.00
007	COB - Social Services - Utility Shut Off Protection	\$ 15,000.00	\$7,500.00	\$7,500.00
015	COB: Youth Services/Lighthouse Program	\$ 43,500.00	\$43,500.00	\$43,500.00
060	COB: Office of the CAO - MIRA	\$ 45,000.00	\$35,000.00	\$40,000.00
019	COB: OPED - N. End Senior Summer Program	\$ 20,000.00	\$5,000.00	\$5,000.00
024	COB: OPED - CT Against Violence (CAV)	\$ 50,000.00	\$25,000.00	\$15,000.00
066	Cook and Grow	\$ 15,000.00	\$0.00	\$0.00
050	CT Institute for Refugees and Immigrants	\$ 11,808.00	\$5,000.00	\$5,000.00
035	GBAPP, Inc	\$ 41,600.00	\$0.00	\$0.00
034	Greater Bridgeport Symphony Society, Inc	\$ 18,828.00	\$7,500.00	\$7,500.00

RECEIVED  
CITY CLERKS OFFICE  
18 JUN 28 PM 3:37  
ATTEST  
CITY CLERK

CDBG, HESG, HOPWA and HOME

App #	Agency Name	PY 44 Request	PY44 Citizen's Union Recommendation	PY44 Special Committee Recommendations
058	Jewish Home for the Elderly	\$ 18,500.00	\$0.00	\$0.00
057	Klein Memorial Auditorium Foundation	\$ 37,108.70	\$20,000.00	\$20,000.00
061	March for Education	\$ 150,000.00	\$0.00	\$0.00
028	McGivney Community Center	\$ 15,000.00	\$15,000.00	\$15,000.00
056	Neighborhood Studios of Fairfield	\$ 10,430.00	\$0.00	\$5,000.00
044	Orcutt Boys & Girls Club	\$ 98,910.00	\$0.00	\$23,290.00
062	Sickle Cell Disease Assoc. of America Southern CT	\$ 25,000.00	\$10,000.00	\$5,000.00
059	St Mark's Day Care Center, Inc	\$ 39,500.00	\$0.00	\$0.00
013	Village Initiative Project, Inc	\$ 35,000.00	\$34,290.45	\$30,000.00
	Public Service Total Requests	\$ 1,334,624.00	-	-
	Total Public Service Funds are capped at 15% of total CDBG allocation	\$ 481,335.45	\$481,335.45	\$481,335.45
	<b>CDBG - Public Facilities</b>			
037	Cardinal Shehan Center - Locker Room Upgrades (Facility Upgrades)	\$ 52,823.00	\$60,000.00	\$52,823.00
052	COB: Park and Rec Dept. - Tree Planting Program	\$ 75,000.00	\$25,000.00	\$46,583.00
026	COB: Public Facilities - Wind Solar Off-Grid Lighting Solutions	\$ 58,000.00	\$0.00	\$0.00
031	Iglesia de Christo, Inc/Church of Christ - Side Walks	\$ 46,865.00	\$0.00	\$0.00
027	McGivney Community Center - Bathrooms (Facility Upgrades)	\$ 16,922.00	\$20,000.00	\$16,922.00
029	Boys and Girls Village Inc. - Site Improvements - Sidewalks, landscaping, plantings	\$ 25,000.00	\$0.00	\$0.00
033	COB: Health & Social Services - Healthy Corner Store	\$ 20,000.00	\$10,000.00	\$20,000.00
002	COB: OPED/NRZ's - Beauty Bridgeport	\$ 30,000.00	\$30,000.00	\$30,000.00
025	COB: Public Facilities - Senior Center Renovation (Firehouse)	\$ 250,000.00	\$500,000.00	\$500,000.00
001	COB: Public Facilities - Park City Pickin It Up - Anti Litter	\$ 30,000.00	\$30,000.00	\$30,000.00
047	Downtown Special Service District	\$ 40,000.00	\$40,000.00	\$30,000.00
030	Green Village Initiatives, Inc	\$ 15,000.00	\$25,000.00	\$25,000.00
39	Hall Neighborhood House - Playground	\$ 14,272.00	\$0.00	\$14,272.00
041	Hall Neighborhood House - HVAC Upgrades	\$ 84,750.00	\$30,000.00	\$40,000.00
046	Life Bridge Community Services - WITHDRAWN	\$ -		
043	Orcutt Boys & Girls Club Facility Upgrades	\$ 925,000.00	\$0.00	\$135,489.45
048	Ralphola Taylor Center YMCA - Locker Room Upgrades	\$ 35,000.00	\$60,000.00	\$60,000.00



App #	Agency Name	PY 44_ Request	PY44 Citizen's Union Recommendation	PY44 Special Committee Recommendations
016	Recovery Network of Programs - Energy Efficient - Windows	\$ 43,050.00	\$43,050.00	\$43,050.00
018	Recovery Network of Programs - Roof Replacement - Operation Center	\$ 20,000.00	\$0.00	\$0.00
064	Russell Temple CME Church - Parking Lot Repave; Repair Sidewalks	\$ 30,000.00	\$0.00	\$0.00
	<b>Public Facilities Total Requests</b>	<b>\$ 1,864,682.00</b>	<b>-</b>	<b>-</b>
	<b>Public Facilities Funds Awarded</b>		<b>\$873,050.00</b>	<b>\$1,044,139.45</b>
	<b>CDBG - Housing</b>			
12	CoB: Bridgeport Lead Free Families - Match to Lead Poison Prevention Grant	\$ 25,000.00	\$25,000.00	\$25,000.00
	CoB: OPED/HCD Homeowner Rehab	\$ -	\$500,000.00	\$390,000.00
	CoB: OPED/HCD Housing Delivery Costs	\$ 100,000.00	\$200,000.00	\$100,000.00
020	Alpha Community Services YMCA - Clinton Ave Kitchen Renovations (12)	\$ 15,000.00	\$25,000.00	\$25,000.00
014	CoB: Fire Depart -Free Smoke Detectors	\$ 52,000.00	\$100,000.00	\$100,000.00
017	Recovery Network of Programs - Smoke Detectors Upgrades (5 locations) 189 total	\$ 18,828.00	\$18,828.00	\$18,828.00
045	Second Stone Ridge Cooperative - Sidewalk/ Drainage	\$ 661,234.00	\$0.00	\$100,000.00
006	Trashbusters, Inc of Bridgeport and Mill Hill NRZ - Neighborhood ID Program	\$ 10,000.00	\$0.00	\$9,400.00
	<b>Housing Total Requests</b>	<b>\$ 882,062.00</b>	<b>-</b>	<b>-</b>
	<b>Housing Funds Awarded</b>		<b>\$868,828.00</b>	<b>\$768,228.00</b>
	<b>CDBG - Economic Development</b>			
054	Bridgeport Neighborhood Trust - Social Enterprise Initiative	\$ 50,000.00	\$0.00	\$0.00
	<b>Total Economic Development Funds Awarded</b>			<b>\$0.00</b>
	Total Public Facilities/Housing/Econ. Development Requested	\$ 2,796,744.00		
	Total Public Facilities/Housing/Econ. Development Available for Allocation		\$1,741,878.00	\$1,812,367.45
	**Total Reprogramming Amount Available for PF/Housing (estimate)			
	<b>Section 108</b>	<b>\$ 273,419.50</b>	<b>-</b>	<b>\$273,419.50</b>
	<b>CDBG - Planning/Administration</b>			
	Administration	\$ 641,780.60	-	\$641,780.60
	<b>Total Admin Funds Awarded</b>	<b>-</b>	<b>-</b>	<b>\$641,780.60</b>
	<b>Total CDBG Funding Awarded</b>			<b>\$2,567,122.40</b>
	<b>Total CDBG ADMIN</b>			<b>\$641,780.60</b>
	<b>To Be Awarded</b>			
	<b>Total CDBG Allocation</b>			<b>\$3,208,903.00</b>

App #	Agency Name	PY 44 Request	PY44 Citizen's Union Recommendation	PY44 Special Committee Recommendations
<b>HESG - Emergency Solutions Grant</b>				
<b>Street Outreach</b>				
204	New Reach, Inc.	\$ 10,000.00	\$10,000.00	\$11,508.37
208	Helping Hands Outreach	\$ 50,000.00	\$10,000.00	\$11,508.37
207	St. Johns Family Center	\$ 10,000.00		
	Total Street Outreach Awarded	-	\$20,000.00	\$23,016.74
<b>Emergency Shelter</b>				
202	Alpha Community Services - Families In Transition	\$ 70,000.00	\$54,759.83	\$56,268.19
205	GBAPP Inc.	\$ 39,936.00		
	Total Emergency Shelter Awarded	-	\$54,759.83	\$56,268.19
<b>HMIS</b>				
	CT Coalition: Homeless Mgmt. Info Systems	\$ 25,000.00	\$25,000.00	\$25,000.00
	Total HMIS Awarded	-	\$25,000.00	\$25,000.00
<b>Homeless Prevention</b>				
200	COB: Health & Social Services - Rental Assistance	\$ 70,000.00	\$50,000.00	\$51,508.37
206	ABDC Inc. - Emergency Energy Assistance	\$ 75,000.00	\$30,000.00	\$31,508.37
203	Bridgeport Tabernacle	\$ 25,800.00	\$0.00	\$0.00
	Total Homeless Prevention Awarded		\$80,000.00	\$83,016.74
<b>Rapid Rehousing</b>				
200	United Way Opening Doors - Rapid Rehousing	\$ 80,000.00	\$50,000.00	\$51,508.36
	Total Rapid Rehousing Awarded	-	\$50,000.00	\$51,508.36
	Total HP/RR Requests Received	\$ -		
	HP/RR Available (35% of total after admin)	\$ -		
	Total HESG Awarded	-	\$229,759.83	\$238,810.03
	Administrative (7.5% a of allocation)	\$ -	-	\$19,362.98
	Total HESG Funding Allocation	-	-	\$258,173.00
<b>HOPWA - Housing Opportunities for People With HIV/AIDS</b>				
303	APEX Community Care	\$ 140,086.00	\$152,501.10	\$152,501.10
300	CASA Inc.	\$ 219,607.00	\$232,022.10	\$232,022.10

CDBG, HESG, HOPWA and HOME

App #	Agency Name	PY 44 Request	PY44 Citizen's Union Recommendation	PY44 Special Committee Recommendations
302	Inspirica, Inc	\$ 198,000.00	\$210,415.10	\$210,415.10
304	Mid Fairfield Aid Project	\$ 169,816.00	\$182,231.10	\$182,231.10
305	Recovery Network	\$ 140,112.00	\$152,527.10	\$152,527.10
Total HOPWA Awarded		\$ 867,621.00	\$ 929,696.50	\$929,696.50
Administrative (3% of allocation)				\$28,753.50
Total HOPWA Funding Allocation				\$958,450.00
<b>HOME Program</b>				
Administration (10% of allocation)				\$118,282.00
Total Available for Affordable Housing Development				\$1,064,538.00
HOME Program Funding Allocation				\$1,182,820.00
<b>TOTAL CDBG ENTITLEMENT ALLOCATION</b>				
TOTAL CDBG ENTITLEMENT ALLOCATION		\$ 3,208,903.00		
Planning and Administrative		\$ 641,780.60		
Public Service		\$ 481,335.45		
Section 108		\$ 273,419.50		
Total CDBG for Public Facilities/Housing/Econ. Dev		\$ 1,812,367.45		
<b>TOTAL HESG ENTITLEMENT ALLOCATION</b>				
TOTAL HESG ENTITLEMENT ALLOCATION		\$ 258,173.00		
Administrative		\$ 19,362.98		
Total HESG to be awarded		\$ 238,810.03		
<b>TOTAL HOPWA ENTITLEMENT ALLOCATION</b>				
TOTAL HOPWA ENTITLEMENT ALLOCATION		\$ 958,450.00		
Administrative		\$ 28,753.50		
Total HOPWA to be awarded		\$ 929,696.50		
<b>TOTAL HOME ENTITLEMENT ALLOCATION</b>				
TOTAL HOME ENTITLEMENT ALLOCATION		\$ 1,182,820.00		
Administrative		\$ 118,282.00		
Total HOME to be awarded		\$ 1,064,538.00		

**Due to a disclosed conflict of interest, the following City Council Members must abstain from voting on the CDBG. Each member must stand and leave the council chambers prior to the vote**

**The following Members must abstain now:**

- Christy
- Martinez
- Lyons
- Herron
- Jackson
- Valle
- Viggiano\* - we did not collect a conflict of interest form from (Maternity Leave)
- DeFilippo\* - should not vote. We do not have a conflict of interest form.

RECEIVED  
CITY CLERK'S OFFICE  
18 JUL 9 AM 9:40  
ATTEST  
CITY CLERK

**Motion to accept the recommendations for funding activities of the Special Committee on CDBG for PY44 (July 1, 2018 – June 30, 2019).**

**With this motion, the Special Committee wishes to note that the Office of Housing and Community Development has been instructed that no contract for PY44 funds shall not be executed unless all required, necessary and mentioned documentation has been provided to confirm eligibility. If documentation is not provided, the Office of Housing and Community Development shall immediately reprogram the funds.**

Item# 126-17

Reappointment of Willie A. Dyer (R) to the Water Pollution Control Authority Commission.



**Report  
of  
Committee  
on**

Miscellaneous Matters

City Council Meeting Date: July 2, 2018

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

Approved by: *[Signature]*  
Joseph P. Ganim, Mayor

Date Signed: 7/9/18

RECEIVED  
CITY CLERKS OFFICE  
18 JUL 20 AM 9:04  
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. 126-17**

**RESOLVED**, That the following named individual be, and hereby is, Reappointed to the Water Pollution Control Authority Commission in the City of Bridgeport and that said Reappointment, be and hereby is, approved, ratified and confirmed.

**NAME**

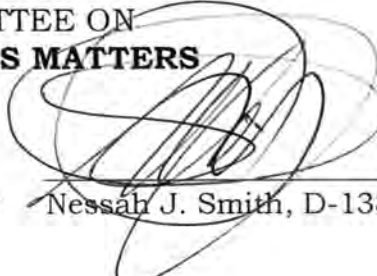
**TERM EXPIRES**

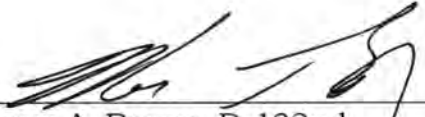
Willie A. Dyer (R)  
103 Douglas Street  
Bridgeport, CT 06606

December 31, 2020


RESPECTFULLY SUBMITTED,  
THE COMMITTEE ON  
**MISCELLANEOUS MATTERS**

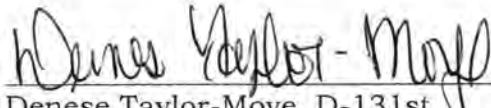
*absent due to NLC Conference*  
\_\_\_\_\_  
AmyMarie Vizzo-Paniccia, D-134<sup>th</sup>, **Co-Chair**

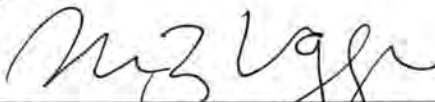
  
\_\_\_\_\_  
Nessah J. Smith, D-138<sup>th</sup>, **Co-chair**

  
\_\_\_\_\_  
Marcus A. Brown, D-132nd

\_\_\_\_\_  
Thomas C. McCarthy, D-133rd

  
\_\_\_\_\_  
Kyle Piché Langan, D-132nd

  
\_\_\_\_\_  
Denese Taylor-Moye, D-131st

  
\_\_\_\_\_  
Maria Zambrano Viggiano, D-136th

*Council Date: July 2, 2018*