

AGENDA

CITY COUNCIL MEETING

MONDAY, NOVEMBER 6, 2023

7:00 p.m.

CITY COUNCIL CHAMBERS, CITY HALL - 45 LYON TERRACE

BRIDGEPORT, CONNECTICUT 06604

Prayer

Pledge of Allegiance

Roll Call

- 138-22** Public Hearing re: Proposed Resolution Authorizing a PILOT and Tax Incentive Development Agreement for the Fuel Cell Development Project located at 1225 Central Avenue.

MINUTES FOR APPROVAL:

Approval of City Council Minutes: September 18, 2023

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

- *93-22** Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition of chronically Vacant and Blighted Properties in accordance with the Hollow Neighborhood Revitalization Zone Plan as amended.
- *94-22** Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition of a chronically Vacant and Blighted Property at 330 Myrtle Avenue in accordance with the South End Neighborhood Revitalization Zone Plan as amended.
- *135-22** Economic and Community Development and Environment Committee Report re: Grant Submission: National Park Service Save America's Treasures – Perry Memorial Arch (#24868).
- *138-22** Economic and Community Development and Environment Committee Report re: Resolution Authorizing a PILOT and Tax Incentive Development Agreement for the Fuel Cell Development Project located at 1225 Central Avenue.
- *117-22** Miscellaneous Matters Committee Report re: Appointment of Charles G. Breland (D) to the Zoning Board of Appeals.
- *128-22** Miscellaneous Matters Committee Report re: Reappointment of James O'Donnell (D) to the Library Board.
- *129-22** Miscellaneous Matters Committee Report re: Reappointment of Kenya Osborne Gant (D) to the Library Board.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR) CONTINUED:

- *131-22** Miscellaneous Matters Committee Report re: Settlement of Pending Litigation in the Matter of Agata Kotapka – Case #3:18-cv-1660-(RNC).

MATTERS TO BE ACTED UPON:

- 136-22** Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Establishment of a Municipal Energy Security Authority (MESA) for the City.
- 132-22** Miscellaneous Matters Committee Report re: Settlement of Pending Litigation in the Matter of Wayne Williams – Docket No. FBT-CV-20-6096034-S.

UNFINISHED BUSINESS:

- *112-22** Miscellaneous Matters Committee Report re: Appointment of Soledad Nunez (D) to the Planning and Zoning Commission.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, NOVEMBER 6, 2023 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT 06604.

NAME

SUBJECT

- | | |
|---|---|
| 1.) John Marshall Lee
30 Beacon Street
Bridgeport, CT 06605 | Improving City Governance. |
| 2.) Joseph Sokolovic
334 Burnsford Avenue
Bridgeport, CT 06606 | Board of Education, etc. |
| 3.) Jorge Cruz, Sr.
249 Black Rock Avenue #2-L
Bridgeport, CT 06605 | Current events of the upcoming elections. |

**CITY COUNCIL MEETING
PUBLIC SPEAKING FORUM
MONDAY, NOVEMBER 6, 2023
City Council Chambers, City Hall
45 Lyon Terrace
Bridgeport, CT 06604**

CALL TO ORDER

Council President Pro Tempore Newton called the Public Speaking session of the City Council to order at 6:38 p.m.

ROLL CALL

The City Clerk Lydia Martinez called the roll.

- 130th District: Scott Burns, Matthew McCarthy
- 131st District: Jorge Cruz, Tyler Mack
- 132nd District: Rolanda Smith
- 133rd District: Aikeem Boyd, Jeanette Herron
- 134th District: Michelle Lyons, AmyMarie Vizzo-Paniccia
- 135th District: Mary McBride-Lee, Rosalina Roman-Christy
- 136th District: Frederick Hodges, Alfredo Castillo
- 137th District: Aidee Nieves, Maria Valle
- 138th District: *Maria Pereira, Samia Suliman*
- 139th District: Ernest Newton

RECEIVED
CITY CLERK'S OFFICE
23 NOV 13 PM 1:50
LYDIA MARTINEZ

A quorum was present. Names shown in italics did not respond when the roll was called.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, NOVEMBER 6, 2023 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT 06604.

NAME

SUBJECT

John Marshall Lee
30 Beacon Street
Bridgeport, CT 06605

City Governance – Cognizant Reporting.

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

Fellow citizens of the Bridgeport City Council, this is the last time I have the opportunity to address you this term. Thank you for your past attention in the two years since COVID reached our community and changed the way things are organized.

Three subjects have occupied many of my conversations with you since the CT Post termed me a “financial watchdog” Two red boots representing the City Operating Budget and Balance Sheet, showing our net worth became famous. Since then, I have concentrated on Mayoral powers, not well exercised in recent years, to appoint neighbors to join good governance on Boards and Commissions. Absence of appointee evaluation, and reliance on service by appointees beyond the expired current term creates conditions unfavorable to good rule.

- I have pointed to specific failures by neglect: Fair Housing and Fair Rent Commissions. As they did not meet quorum requirements for holding meetings with agendas or minutes, they died in place. You did something about part of this concern this year. When the budget you set out and the Fair Rent Commission appointments are completed, why is the program delayed in providing service to the public, today? Special thanks to Council members Jorge Cruz and Tyler Mack for 24 months of meetings and support for the residents of Stratfield Apartments to create a democratic set of by-laws and process for HUD subsidized residents since November 2021.

- Attention to Education Funding- When an important guardian of City youth programs indicates to me that he has seen multiple youths, passing through our primary grades, failing to read beyond first or second grade levels when advanced to the fifth and sixth grades, why is such data denied your financial focus for the broad public? Do we require anything more than confirming that fact for the focus of the entire community to begin to protest such waste? Of youth lives and public funds?

- What action can you take to improve our election process in Bridgeport? Is scandal what we seek? How do we raise and spend about \$1 million to see the results of 20% total voting of a specific party, so far? What can we change about each registered citizen’s duty to inform and share their opinion about candidates every year or so? Do we need additional carrots or sticks to support increasing results of voting?

Good luck tomorrow. Results likely will not answer all our questions. As observers with oversight and legislative powers I have raised the three above issues to those who will return to perform the authentic work of representation. Time will tell.

Joseph Sokolovic
334 Burnsford Avenue
Bridgeport, CT. 06606

Board of Education, etc.

Mr. Sokolovic came forward and greeted the Council Members. He then played an audio recording of one of the Council Members speaking about the Board of Education. He said that the statements that were made by the Council Member were false and then asked the Council Members if they had done any research or reached out to the Board of Education Chairman about the issues. Mr. Sokolovic then stated that the Council Members had not reached out to the Board about the issues. If the Council Members have an issue with the Board, they should reach out to the Board to discuss the matter.

The BOE has power invested by the state to make decisions. He the spoke about an issue concerning a false arrest and would like to have the arrest investigated.

Mr. Sokolovic then went on to speak about the details of the issue and suggested that the Council Members think carefully when they speak about the Board of Education.

Council President Nieves reminded everyone that during Public Speaking, there should be no campaigning even though the election was scheduled for the following day. She noted that Council Member Cruz had indicated that he wished to speak about the upcoming election.

Council Member Jorge Cruz

249 Black Rock Avenue, #2-L
Bridgeport, CT. 06605

Council Member Cruz said that he wanted to talk about the atmosphere in Bridgeport over the elections. It had created a negative atmosphere. He said that he had grown up with neighborhood who were black, but now people call him a racist because he supports a Puerto Rican for Mayor.

He said that he knew that there had been problems with voting for years, but this has come forward because it was videoed.

Council Member Cruz went on to give details of the situation where Council Member Cruz was called a "racist". He said that it was time to stop this nonsense. It's sad that things have come to this.

Larry Hunter
79 Williams Street
Bridgeport, CT

V.A. building condition

Mr. Hunter came forward and greeted the Council Members. He said he was a Vietnam veteran and was at 752 East Main Street. The building has been condemned for over 15 years. While they say that they support veterans, they have allowed them to stay in the building that needs many repairs. A female volunteer was hurt recently when she fell in the building. The Council Members say they support the veterans but they don't do anything about the situation. The Council Members know about this, but don't do anything about it. The veterans are all right in front of the Council but the Council still does nothing. He said that he doesn't understand why this is. None of the Council Members have come into the building.

Jermaine Rogers
1188 Main Street
Bridgeport, CT

F.O.I.

Mr. Rogers came forward to speak about the FOI documents. The City Attorney's Office has a large budget but they still haven't addressed the 2,000 requests for documentation that have been submitted. The Council is letting the City Attorney's Office violate the residents' civil rights. The Council Members can go and protest. What the Council does is a reflection of the residents. He

said that there should be black power in Bridgeport and have someone who lives in Bridgeport. come to advocate the residents rather than the officials. It's time to make a change.

George Torres
333 Vincelette St.
Bridgeport, CT

Veterans Building

Mr. Torres came forward and greeted the Council Members. He said that he was a Navy veteran. The veterans dedicated their lives to protect the citizens. There is so much opportunity to support the veterans. They need help and don't want to be abandoned. The Health Department says that the funds were unavailable to repair the building where the Veteran's Affairs Office is. Veterans suffer from PTSD and they have lived together and died together.

Mr. Torres asked the Council Members what they would have to do to address the problem. They have been in an abandoned and condemned building. They need to be moved from the building into a safe place. This is sad. Don't forget the veterans. While the Council Members were home sleeping, the vets were fighting wars.

Eve Parsons
Dewey Street
Bridgeport, CT

City Concerns

Ms. Parson came forward said that while she heard what the Council President said, but the residents have the right to speak. She said that when people go to the Police Department to protest what they saw, it affects everyone. She said that she was ashamed to say that she lives in Bridgeport. Don't prey on the vulnerable. She is in her community doing what the community needs. She asked what people were afraid of and there were people who were in need of help. God is watching each and every one.

Denise Ellis
Carroll Street
Bridgeport, CT

Ms. Ellis said that she had been here it was about parking for a handicapped person. She said that Ms. Martinez had helped her with the Handicapped application. When she went to file the application, she had to go to the Veteran's Office. There were mouse dropping, water stained ceilings and cracked walls. The City can do better than this.

Council Member Mary McBride-Lee
125 Hillcrest Road
Bridgeport, CT

Council Member Mary McBride-Lee came forward and said that she usually doesn't speak at meetings. In 1964, she was with Dr. Martin Luther King in Selma. She believes in equality and she never said that anyone was guilty or innocent. She said that she felt offended, disrespected and not appreciated. She said that no one has the right to question her role.

City of Bridgeport
City Council
Regular Meeting
November 6, 2023

Rev. Willie Medina

Iglesia Bautista El Calvario
Bridgeport, CT

Rev. Medina came forward and said that they had sworn an oath to protect the country from enemies both foreign and domestic. He said that he had concerns about the video that was released from the Police Department. There were people at the Board of Education meeting and made foolish statements. The Board of Education has an elected Chairperson for a reason. The BOE will do better and will work with the new Mayor, Council and other. Officials. He thanked Council President Nieves for speaking from her heart, with honor, and respect and dignity. There were others who made threats.

ADJOURNMENT

Council President Nieves closed the public session at 7:16 p.m.

Respectfully submitted,

Telesco Secretarial Services

**CITY OF BRIDGEPORT
CITY COUNCIL MEETING
MONDAY, NOVEMBER 6, 2023
7:00 PM**

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

CALL TO ORDER

Council President Nieves called the Regular Meeting of the City Council to order at 7:00 p.m.

PRAYER

Council President Nieves asked Council Member Hodges to lead those present in prayer.

PLEDGE OF ALLEGIANCE

Council President Nieves asked Council Member Vizzo-Paniccia to lead those present in reciting the Pledge of Allegiance.

At the conclusion of the Pledge of Allegiance, Council Member Vizzo-Paniccia requested a moment of silence in honor of retired Bridgeport Police Detective Sabatino "Sam" Cortello.

Council Member McBride-Lee requested a moment of silence to honor two of her nephews who recently passed away in a short span of time.

Council Member Hodges requested a moment of silence in honor of a Bridgeport resident who passed away on November 3rd.

ROLL CALL

The City Clerk Lydia Martinez called the roll.

- 130th District: Scott Burns, Matthew McCarthy
- 131st District: Jorge Cruz, Tyler Mack
- 132nd District: Rolanda Smith
- 133rd District: Aikeem Boyd, Jeanette Herron
- 134th District: Michelle Lyons, AmyMarie Vizzo-Paniccia
- 135th District: Mary McBride-Lee, Rosalina Roman-Christy
- 136th District: Frederick Hodges, Alfredo Castillo
- 137th District: Aidee Nieves, Maria Valle
- 138th District: *Maria Pereira, Samia Suliman*
- 139th District: Ernest Newton

A quorum was present.

PUBLIC HEARING

138-22 Public Hearing re: Proposed Resolution Authorizing a PILOT and Tax Incentive Development Agreement for the Fuel Cell Development Project located at 1225 Central Avenue.

Council President Nieves opened the public hearing at 7:29 p.m.

Council Member Newton said that he supports the project and felt that this was a good use for the property. He said that it would be good to train Bridgeport residents to work in Bridgeport. He displayed a copy of a document about the project.

Mr. Keith Williams came forward and said he was the president of the East End NRZ. This project would give jobs to the community. He hopes that people would see that it gives potential to the community.

Council Member McBride-Lee said that she was supporting this project.

Council Member Burns said that he had been on the Council and had discussions about the property. He was supporting the project.

Council Member Herron said that McBride Electric hires local people and trains them. She supports this project.

Council Member Castillo said that this would be the third fuel cell in the City and Bridgeport has the most fuel cells in the nation. He said that McBride Electric takes care of the City.

Council Member Hodges said that he knew McBride for a long time and that Willie McBride works with the Second Chance program.

Council Member Lyons said that she felt that this project speaks for itself. If the City had more people like Wille McBride, the City would be in a better place.

Council President Nieves closed the public hearing at 7:38 p.m.

MINUTES FOR APPROVAL:

• **September 18, 2023**

**** COUNCIL MEMBER CASTILLO MOVED TO APPROVE THE MINUTES OF THE SEPTEMBER 18, 2023 MINUTES.**

**** COUNCIL MEMBER LYONS SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 18, 2023 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

***93-22 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition of chronically Vacant and Blighted Properties in accordance with the Hollow Neighborhood Revitalization Zone Plan as amended.**

***94-22 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition of a chronically Vacant and Blighted Property at 330 Myrtle Avenue in accordance with the South End Neighborhood Revitalization Zone Plan as amended.**

***135-22 Economic and Community Development and Environment Committee Report re: Grant Submission: National Park Service Save America's Treasures – Perry Memorial Arch (#24868).**

***138-22 Economic and Community Development and Environment Committee Report re: Resolution Authorizing a PILOT and Tax Incentive Development Agreement for the Fuel Cell Development Project located at 1225 Central Avenue.**

***117-22 Miscellaneous Matters Committee Report re: Appointment of Charles G. Breland (D) to the Zoning Board of Appeals.**

***128-22 Miscellaneous Matters Committee Report re: Reappointment of James O'Donnell (D) to the Library Board.**

***129-22 Miscellaneous Matters Committee Report re: Reappointment of Kenya Osborne Gant (D) to the Library Board.**

***131-22 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation in the Matter of Agata Kotapka – Case #3:18-cv-1660-(RNC).**

Mayor Ganim joined the meeting at 7:41 p.m.

Council President Nieves asked if anyone would like to remove an item from the Consent Calendar. Council Member McCarthy requested that Agenda Item 131-22 be removed.

It was then noted that Agenda Items 117-22, 128-22 and 129-22 were votes involving appointments to Boards and would require a roll call vote.

The City Clerk then read the following consent agenda items into the record:

***93-22 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition of chronically Vacant and Blighted Properties in accordance with the Hollow Neighborhood Revitalization Zone Plan as amended.**

***94-22** Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition of a chronically Vacant and Blighted Property at 330 Myrtle Avenue in accordance with the South End Neighborhood Revitalization Zone Plan as amended.

***135-22** Economic and Community Development and Environment Committee Report re: Grant Submission: National Park Service Save America's Treasures – Perry Memorial Arch (#24868).

**** COUNCIL MEMBER CASTILLO MOVED THE FOLLOWING CONSENT AGENDA ITEMS:**

***93-22 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION AUTHORIZING THE ACQUISITION OF CHRONICALLY VACANT AND BLIGHTED PROPERTIES IN ACCORDANCE WITH THE HOLLOW NEIGHBORHOOD REVITALIZATION ZONE PLAN AS AMENDED.**

***94-22 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION AUTHORIZING THE ACQUISITION OF A CHRONICALLY VACANT AND BLIGHTED PROPERTY AT 330 MYRTLE AVENUE IN ACCORDANCE WITH THE SOUTH END NEIGHBORHOOD REVITALIZATION ZONE PLAN AS AMENDED.**

***135-22 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: GRANT SUBMISSION: NATIONAL PARK SERVICE SAVE AMERICA'S TREASURES – PERRY MEMORIAL ARCH (#24868).**

***138-22 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION AUTHORIZING A PILOT AND TAX INCENTIVE DEVELOPMENT AGREEMENT FOR THE FUEL CELL DEVELOPMENT PROJECT LOCATED AT 1225 CENTRAL AVENUE.**

**** COUNCIL MEMBER HERRON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The following items were then read by the City Clerk. City Attorney Anastasi announced that the items would require a roll call vote and would need 11 members of those present to approve in order to pass.

***117-22** Miscellaneous Matters Committee Report re: Appointment of Charles G. Breland (D) to the Zoning Board of Appeals.

***128-22** Miscellaneous Matters Committee Report re: Reappointment of James O'Donnell (D) to the Library Board.

***129-22** Miscellaneous Matters Committee Report re: Reappointment of Kenya Osborne Gant (D) to the Library Board.

**** COUNCIL MEMBER MCCARTHY MOVED TO COMBINE THE FOLLOWING ITEMS IN A ROLL CALL VOTE:**

***117-22 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF CHARLES G. BRELAND (D) TO THE ZONING BOARD OF APPEALS.**

***128-22 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: REAPPOINTMENT OF JAMES O'DONNELL (D) TO THE LIBRARY BOARD.**

***129-22 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: REAPPOINTMENT OF KENYA OSBORNE GANT (D) TO THE LIBRARY BOARD.**

**** COUNCIL MEMBER BOYD SECONDED.**

**** THE MOTION TO APPROVE THE COMBINED ITEMS PASSED UNANIMOUSLY.**

131-22 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation in the Matter of Agata Kotapka – Case #3:18-cv-1660-(RNC).

**** COUNCIL MEMBER BOYD MOVED AGENDA ITEM 131-22 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: SETTLEMENT OF PENDING LITIGATION IN THE MATTER OF AGATA KOTAPKA – CASE #3:18-CV-1660-(RNC).**

**** COUNCIL MEMBER VIZZO-PANICCIA SECONDED.**

**** THE MOTION PASSED WITH FIFTEEN (15) IN FAVOR (BURNS, CRUZ, MACK, SMITH, HERRON, BOYD, LYONS, VIZZO-PANICCIA, MCBRIDE-LEE, ROMAN-CHRISTY, HODGES, CASTILLO, VALLE, NIEVES, AND NEWTON) AND ONE (1) OPPOSED (MCCARTHY).**

Council Member Burns said that he would like a moment of personal privilege and mentioned the intern that had worked with him to create many reports.

Council Member Newton agreed and said that the intern was able to sort out a number of key items. He said that this is an example of what could happen if they had a proper staff. He said that they wanted to hire someone to help the Council move forward.

MATTERS TO BE ACTED UPON:

136-22 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Establishment of a Municipal Energy Security Authority (MESA) for the City.

**** COUNCIL MEMBER BURNS MOVED THE ITEM.**

**** COUNCIL MEMBER CRUZ SECONDED.**

A staff member came forward and presented a friendly amendment for Agenda Item 136-22 as follows:

**AMENDMENT
To
Proposed Resolution
Item 136-22**

WHEREAS, MESA (Municipal Energy Security Authority) a public benefit corporation to be established by City of Bridgeport as the first municipal energy security authority in the nation with a mission to make clean energy and investment accessible to underserved ratepayers in high-cost urban areas subject to climate risk and carbon impact; and

WHEREAS, MESA is about deploying clean energy and clean technology rather than maximizing profits and recycles energy savings back to institutions that install and consume clean energy; and

WHEREAS, MESA's mission is to accelerate clean energy transition to reduce monthly utility costs, mitigate climate risks and reduce carbon impact within vulnerable, lower-income neighborhoods of municipalities; and

WHEREAS, MESA accelerates the transition to clean energy by using limited public dollars to attract multiples of private capital investment. In doing so, clean energy is more affordable and accessible; and

WHEREAS, MESA directs public-private partnerships and market-based programs, sustainable financing, that result in energy security for a municipality as cost savings, resiliency, sustainability, and workforce; and

WHEREAS, MESA expects to identify and secure U.S. Department of Energy resources committed by the Inflation Reduction Act (GHGR Fund) as signed by President Joseph Biden which is the largest climate investment in U.S. history, designated to mobilize private capital to achieve U.S. climate goals; and

WHEREAS, MESA is recognized by the City Council as an essential tool for the City of Bridgeport to meet its climate goals as aligned with The Paris Climate Agreement. The Paris Agreement is an international treaty on climate change that was adopted in 2015. The agreement

covers climate change mitigation, adaptation, and finance. It sets out a global framework to avoid dangerous climate change; and

WHEREAS, MESA is the only green authority within United States that officially recognizes The Paris Climate Agreement for its solutions toward climate change specifically in its impact on urban populations who are underserved, or vulnerable and residing in municipalities unprepared and threatened by expected crisis; and

WHEREAS, MESA recognizes the importance of diversity and inclusion and voice in all representations, and as such, is committed to transparency, accountability and reporting to City Council and Mayor's Office; and

WHEREAS, MESA manages the Green Energy Market Securitization (GEMS) Program in the State of Connecticut. <https://energy.hawaii.gov/wp-content/uploads/2014/GEMS-FAQs-general-updated-2.5.25.pdf>

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIDGEPORT THAT

RESOLVED, to make clean energy and investment accessible to high-cost, underserved ratepayers who are subject to climate risk and carbon impact in Bridgeport, that the Committee on Economic and Community Development and Environment establish a public benefit corporation which will be a Municipal Energy Security Authority (MESA) for the City of Bridgeport; and

BE IT FURTHER RESOLVED that the Sustainability Office along with the Office of the City Attorney assist the Committee on Economic and Community Development and Environment in developing an [sic] implementing strategy for the creation of a public benefit corporation which will be a Municipal Energy Security Authority (MESA) for the City of Bridgeport; and

BE IT FURTHER RESOLVED once the framework is develop [sic] by that the Sustainability Office and the Office of the City Attorney, and paperwork associated with the development of the Municipal Energy Security Authority (MESA) shall be presented to the City Council for final approval prior to the filing and/or distribution of the formation paperwork.

Council Member Vizzo-Paniccia noted a grammatical error in the final paragraph of the resolution.

**** COUNCIL MEMBER HERRON MOVED TO AMEND THE DOCUMENT BY SUBSTITUTING REFERENCES TO THE "OFFICE OF ECONOMIC DEVELOPMENT" WITH "OFFICE OF SUSTAINABILITY".**

**** COUNCIL MEMBER CASTILLO SECONDED.**

Council Member McCarthy asked City Attorney Anastasi to speak. City Attorney Anastasi said that he had a concern with the first resolve which appears to establish a Board when it was intended to be an advisory entity.

Council Member McCarthy said that this appears to be creating an independent entity like the WPCA that the residents will have to pay for. Discussion followed regarding whether the Council should wait until after the election to approve the item.

Council Member Suliman joined the meeting at 8:04 p.m.

Council President Nieves noted that the business of the City continues despite the fact that the election is the following day.

A discussion followed regarding a number of changes to the document.

**** COUNCIL MEMBER CASTILLO MOVED TO APPROVE AGENDA ITEM 136-22 ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE REPORT RE: RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A MUNICIPAL ENERGY SECURITY AUTHORITY (MESA) FOR THE CITY WITH THE AMENDMENTS AS DISCUSSED.**

**** COUNCIL MEMBER BOYD SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Council Member Burns reminded everyone that there were a number of other green energy initiatives in the City.

Council Member Castillo said that minorities are often mistreated. He said that this was for his people, not for Black Rock. He said that the Hispanic and blacks were the majority in the Council and they would take out the Black Rock representatives.

Council Member McCarthy requested a roll call vote.

**** THE MOTION TO APPROVE WITH THE AMENDMENTS AS DISCUSSED PASSED WITH THIRTEEN (13) IN FAVOR (CRUZ, SMITH, HERRON, BOYD, LYONS, MCBRIDE-LEE, ROMAN-CHRISTY, HODGES, CASTILLO, VALLE, NIEVES, SULIMAN AND NEWTON) AND FOUR (4) OPPOSED (BURNS, MCCARTHY, MACK, VIZZO-PANICCIA).**

132-22 Miscellaneous Matters Committee Report re: Settlement of Pending Litigation in the Matter of Wayne Williams – Docket No. FBT-CV-20-6096034-S.

**** COUNCIL MEMBER VIZZO-PANICCIA MOVED AGENDA ITEM 132-22 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: SETTLEMENT OF PENDING LITIGATION IN THE MATTER OF WAYNE WILLIAMS – DOCKET NO. FBT-CV-20-6096034-S.**

**** COUNCIL MEMBER SMITH SECONDED.**

**** THE MOTION PASSED WITH SIXTEEN (16) IN FAVOR (BURNS, CRUZ, MACK, SMITH, HERRON, BOYD, LYONS, VIZZO-PANICCIA, MCBRIDE-LEE, ROMAN-CHRISTY, HODGES, CASTILLO, VALLE, NIEVES, SULIMAN AND NEWTON) AND ONE (1) OPPOSED (MCCARTHY).**

UNFINISHED BUSINESS:

112-22 Miscellaneous Matters Committee Report re: Appointment of Soledad Nunez (D) to the Planning and Zoning Commission.

**** COUNCIL MEMBER CRUZ MOVED AGENDA ITEM 112-22 MISCELLANEOUS MATTERS COMMITTEE REPORT RE: APPOINTMENT OF SOLEDAD NUNEZ (D) TO THE PLANNING AND ZONING COMMISSION.**

**** COUNCIL MEMBER SULIMAN SECONDED.**

Council Member Vizzo-Paniccia announced she had received notification that the pending litigation had been settled. It was announced that a 2/3rd majority would be needed in order for approval. A roll call vote was taken.

**** THE MOTION PASSED WITH SIXTEEN (16) IN FAVOR (BURNS, MCCARTHY, CRUZ, MACK, SMITH, HERRON, BOYD, LYONS, VIZZO-PANICCIA, MCBRIDE-LEE, ROMAN-CHRISTY, HODGES, CASTILLO, NIEVES, SULIMAN AND NEWTON) AND ONE (1) OPPOSED (VALLE).**

Council President Nieves then announced that Council Members Suliman and Roman-Christy were not running for re-election.

Council Member Boyd then spoke about Council Member Roman-Christy and her leadership as a Co-chair.

Council Member Mack said that Council Member Roman-Christy had received a lot of pressure about the decisions when she was Co-chair. He added that Council Member Roman-Christy had helped him be there for his family.

Council Member Mack said that Council Member Suliman had served the City.

Council Member Lyons thanked Council Member Suliman for her business knowledge. She added that Council Member Roman-Christy had worked hard on Economic Development Committee.

Council Member Vizzo-Paniccia said that Council Member Roman-Christy had worked hard to bring information to the Committee. She also thanked Council Member Suliman.

Council Member Newton thanked both Council Member Roman-Christy and Council Member Suliman.

Council Member Castillo said that when Council Member Roman-Christy was silent, it said a great deal.

Council Member Newton left the meeting at 8:45 p.m.

Council Member McBride-Lee spoke about how she had run against Council Member Roman-Christy at one point in time, but they worked together well.

Council President Nieves presented both Council Member Roman-Christy and Council Member Suliman with flowers and a certificate of appreciation.

ADJOURNMENT

**** COUNCIL MEMBER ROMAN-CHRISTY MOVED TO ADJOURN.**

**** COUNCIL MEMBER MCBRIDE-LEE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:52 p.m.

Respectfully submitted,

Telesco Secretarial Services

**CITY OF BRIDGEPORT
CITY COUNCIL
NOTICE OF PUBLIC HEARING**

A Public Hearing will be held before the City Council of Bridgeport at a regular meeting to be held on **Monday evening, November 6, 2023** beginning at **7:00 p.m.**, in the City Council Chambers, City Hall, 45 Lyon Terrace, Bridgeport, Connecticut, relative to the following item listed below.

- Proposed Resolution Authorizing a PILOT and Tax Incentive Development Agreement for the Fuel Cell Development Project located at 1225 Central Avenue.

Attest:

Lydia N. Martinez
City Clerk

AD ENDS ABOVE LINE

Requires Certification

1 Edition, Connecticut Post:

PLEASE PUBLISH ON (Thursday, November 2, 2023)

Emailed to: Legal Ad Dept. at publicnotices@ctpost.com

Account #: 111171

PO: 23000029

Dated: October 18, 2023

Sent By:

Althea Williams

City Clerk's Office

45 Lyon Terrace

Bridgeport, CT 06604

(203) 576-7205

(203) 332-5608 (Fax)

Ec: City Council Members

Mayor Joseph P. Ganim

J. Hawkins, CAO

D. Shamas, Chief of Staff

T. Gaudett, Deputy Chief of Staff

M. Anastasi, City Attorney

R. Pacacha, Esquire

E. Adams, Dir., Government Accountability & Integrity

T. Gill, Director, OPED

B. Coleman, Deputy Director, OPED

Item# *93-22 Consent Calendar

Resolution Authorizing the Acquisition of Chronically Vacant & Blighted Properties in accordance with the Hollow Neighborhood Revitalization Zone Plan as amended.



Report
of
Committee
on

CE&E Environment

City Council Meeting Date: August 7, 2023

Tabled by full council on August 7, 2023

Re-submitted on October 2, 2023

Tabled by full Council on October 2, 2023

Re-submitted on October 16, 2023

Tabled & Ref'd back to Committee on October 16, 2023

Re-submitted on November 6, 2023

Attest:

Lydia N. Martinez
Lydia N. Martinez, City Clerk

Approved by:

Joseph P. Ganim
Joseph P. Ganim, Mayor

Date Signed : *11/8/2023*

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ATTEST
CITY CLERK



City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport.

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

Item No. *93-22 Consent Calendar

**A Resolution Authorizing the Acquisition of
Chronically Vacant and Blighted Properties
in accordance with
The Hollow Neighborhood Revitalization Zone Plan as Amended.**

WHEREAS, per *Connecticut General Statute Chapter 118*, (the “**Statute**”), and as codified in the *City of Bridgeport Municipal Code of Ordinances, Chapter 8.78* (the “**Ordinance**”), *The Hollow Neighborhood Revitalization Zone* (the “**HNRZ**”) *Plan* (the “**Plan**”) first became effective May 16, 2005 and has been subsequently updated and amended, with the most recent amendment having been approved by the City Council (via Agenda Item #42-21, the “**Amended Plan**” – the excerpt of which is attached as “**Attachment A**”) on April 4, 2022; and

WHEREAS, prior to the City Council’s approval of the Amended Plan, pursuant to Section 7-601(c) of the Statute, the City’s Office of Planning and Economic Development (“**OPED**”) submitted the Amended Plan to the Secretary of Connecticut’s Office of Policy and Management for its review and then subsequently received constructive comment from the State of Connecticut’s Department of Energy and Environmental Protection and from its Department of Transportation and from its Office of Policy and Management via correspondence dated October 19, 2021; and

WHEREAS, prior to the City Council’s approval of the Amended Plan, pursuant to Section 7-601(c) and (d) of the Statute, the Hollow NRZ Planning Committee conducted a duly noticed public hearing on the Amended Plan at its meeting of October 25, 2021; and

WHEREAS, the Hollow NRZ has voted to adopt the Amended Plan; and

WHEREAS, Section 7-600 of the Statute establishes Neighborhood Revitalization Zones (“**NRZ**” or “**NRZ’s**”) in order “to revitalize neighborhoods where there is a significant number of deteriorated property and property that has been foreclosed, is abandoned, blighted, or substandard or poses a hazard to public safety”; and



City of Bridgeport, Connecticut

Office of the City Clerk

Committee on ECD and Environment
Item No. *93-22 Consent Calendar

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WHEREAS, Section 7-603 of the Statute provides the legislative finding that the acquisition of property because of substandard, insanitary or blighted conditions, and the removal of blighted structures and the improvements of such sites, and the subsequent disposition of such property for revitalization are public uses and purposes for which public money may be expended and the power of eminent domain may be exercised; and

WHEREAS, the Hollow NRZ Plan has consistently stressed the need to address chronically vacant and blighted properties; and

WHEREAS, the Hollow NRZ's Amended Plan (see pages 31 and 37) as approved by the City Council on April 4, 2022, reaffirms the goal of addressing chronically vacant and blighted properties and establishes as an objective (toward that goal) the pursuit of the acquisition of such properties when it is the case that the property owner does not "have the desire or the means to redevelop [the property]" in which case "eminent domain powers shall be strategically used"; and

WHEREAS, within the Hollow Neighborhood, located directly across Oak Street from Lafayette Park (aka Nanny Goat Park), and directly across Frank Street from St. Raphael's Elementary School, there exists an area of chronically vacant and blighted property which totals approximately 76,000 square feet (or 1.75 acres) in size, and which comprises almost the entirety of a city block, the vacant and blighted portion of which consists of nine contiguous parcels, which (together with ownership information) are as follows:

304 George Street (owned by Wood Oak Apartments LLC, since 2003)
303 Center Street (owned by Wood Oak Apartments LLC, since 2003)
307 Center Street (owned by 82 Oak Street LLC, since 2013)
335 Frank Street; (owned by 82 Oak Street LLC, since 2013)
329 Frank Street; (owned by 82 Oak Street LLC, since 2013)
60 Oak Street; (owned by 82 Oak Street LLC, since 2013)
74 Oak Street; (owned by 82 Oak Street LLC, since 2013)
82 Oak Street; (owned by 82 Oak Street LLC, since 2013)
92 Oak Street; (owned by 82 Oak Street LLC, since 2013);

(taken together, the "**Chronically Vacant and Blighted Properties**");



City of Bridgeport, Connecticut

Office of the City Clerk

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WHEREAS according to the Connecticut Secretary of State's records, the Chronically Vacant and Blighted Properties are under the ownership of two limited liability corporations with the same principal member, Mr. Albert Gad, and with the same principal business address at 12 East 49th Street, New York, NY, 10017 (the "**Owner**"); and

WHEREAS, the various buildings situated on the Chronically Vacant and Blighted Properties are themselves blighted, vacant and dilapidated, and have been for many years, with one (the Ostermoor Building at 304 George Street) having been vacant for close to two decades, such that it is quite reasonable to conclude that the Owner does not have the desire or the means to redevelop the Chronically Vacant and Blighted Properties; and

WHEREAS, Section 7-601(b) of the Statute provides that an NRZ Plan "may contain an inventory of abandoned, foreclosed and deteriorated property ... located within the revitalization zone...."; and

WHEREAS, the inventory within the Amended Plan specifically includes five contiguous parcels – (60,74,82,92 Oak Street, and 304 George Street) -- of the nine contiguous Chronically Vacant and Blighted Properties cited herein, and identifies as a strategy to remove their blighting influence and to combat their vacancy that the City shall acquire such properties in order to reposition them for redevelopment, a strategy which, given the common ownership and consistent history of indifference and inaction demonstrated by the Owner with respect to the Chronically Vacant and Blighted Properties, may only be pursued successfully via the City's acquisition of both the parcels specifically noted within the Amended Plan as well as of those that are immediately adjacent and cited herein as the Chronically Vacant and Blighted Properties, with such contiguous and transformative acquisition clearly being the intent of the Amended Plan, consistent with the Statute; and

WHEREAS, at its regular meeting of September 21, 2022, the City of Bridgeport's Board of Condemnation voted to condemn and to order the demolition of the Ostermoor building located at 304 George Street and similarly voted to condemn and to order the demolition of the blighted building located at 307 Center Street (the "**Demolition Order**"); and



City of Bridgeport, Connecticut

Office of the City Clerk

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Item No. *93-22 Consent Calendar

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WHEREAS, consistent with the Demolition Order approved by the Board of Condemnation and consistent with the Amended Plan previously approved by the City Council, and consistent with Section 7-603 of the Statute, the City Council hereby finds that the acquisition of the Chronically Vacant and Blighted Properties and the removal of the Ostermoor building, and the removal of the building at 307 Center Street, and the removal of other blighted buildings on the Chronically Vacant and Blighted Properties and the subsequent disposition of the Chronically Vacant and Blighted Properties for revitalization are all actions in the City's best interest and all represent public uses and purposes for which public money may be expended and the power of eminent domain exercised; and

WHEREAS, the City Council has approved a Five-Year Capital Plan for Fiscal Years 2019-2023 that includes funding for duly authorized acquisitions of property as well as for the demolition of blighted structures; and

NOW THEREFORE BE IT RESOLVED that as per the objectives of the Amended Plan, the City's Office of Planning and Economic Development is hereby authorized to gain development control over, and/or to acquire, the Chronically Vacant and Blighted Properties by lease, ground lease, donation, friendly acquisition, property swap, tax lien sale or tax lien swap, foreclosure of demolition liens, foreclosure of anti-blight liens, foreclosure of WPCA liens, tax foreclosure, deed in lieu of foreclosure, eminent domain, or by means of any other normal and customary real estate transaction or administrative action; and

BE IT FURTHER RESOLVED that based upon the representations made herein, the Director of the City's Office of Planning and Economic Development is hereby authorized to execute all documents and to do any and all things necessary to negotiate and conclude the site control and/or acquisition activities herein authorized and to execute such other agreements, and to take such other necessary or desirable actions in furtherance of, and consistent with, this resolution in the best interests of the City, all as subject to the review and approval of the Office of the City Attorney.

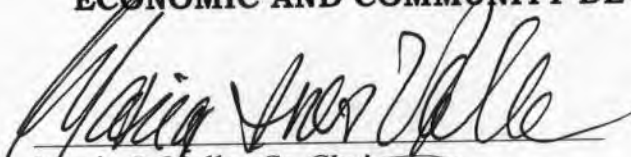


City of Bridgeport, Connecticut
Office of the City Clerk

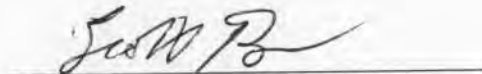
Committee on ECD and Environment
Item No. *93-22 Consent Calendar

-5-

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



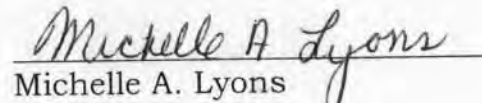
Maria I. Valle, *Co-Chair*




Scott Burns, *Co-Chair*




Rosalina Roman-Christy



Michelle A. Lyons



Mary A. McBride-Lee



Tyler Mack

Rolanda Smith

City Council Date: August 7, 2023
Tabled by Full Council on August 7, 2023
Re-submitted on October 2, 2023 (Tabled by Full Council)
ReSubmitted: October 16, 2023 (Tabled & Ref'd back to Committee)
ReSubmitted: November 6, 2023

ATTACHMENT A - Excerpts of Amendments of 04.04.2022

The Hollow NRZ Plan

Bridgeport, CT



*The
Hollow*

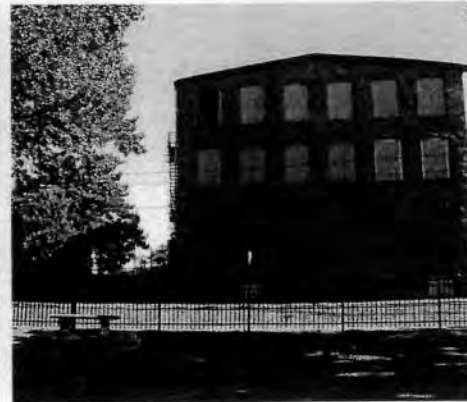
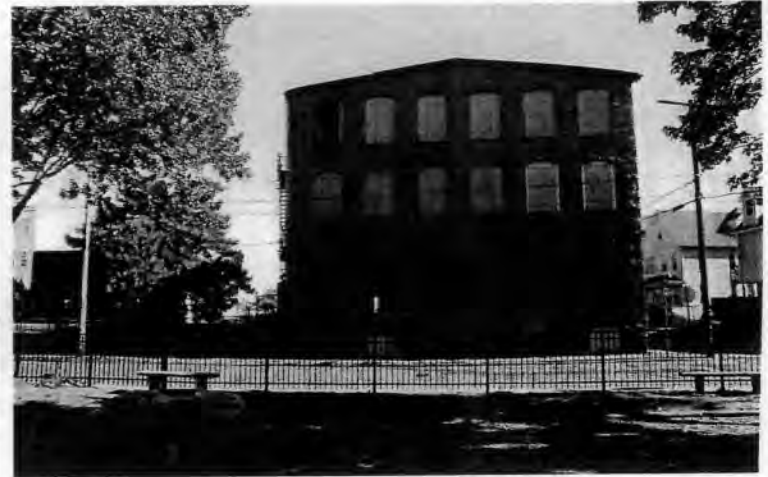
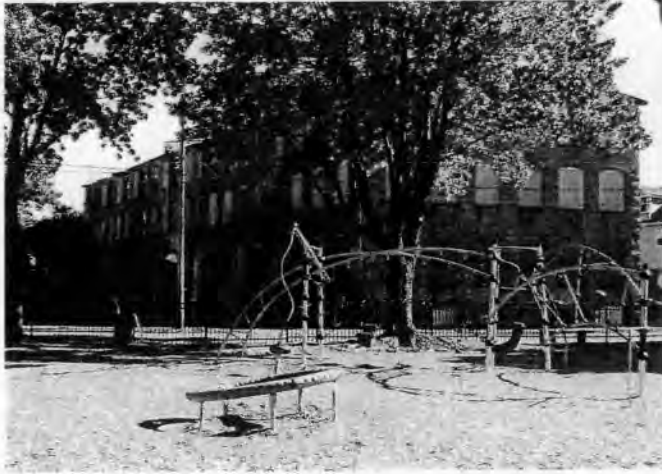


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 - B. Hollow Strategic Planning Process
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 - B. Physical Development and Existing Conditions
 - C. Municipal Infrastructure
 - D. Neighborhood Physical Characteristics and Assets
 - E. Zoning
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 - 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
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 - A. Vision Statement
 - B. Plan Overview – Goals and Objectives
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 5. Performance and Review Standards
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1. Community Survey
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5. Vacant and Underutilized Property

The consulting team conducted a survey of the neighborhood and identified 30 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, also known as Nanny Goat Park.

All vacant and underutilized properties listed below should be performing at their highest and best use. Accomplishing this entails working with the property owners to communicate the NRZ vision; providing assistance in connecting the property owner with developers or entities which will purchase and/or develop the property in accordance with the NRZ Plan; or acquisition of properties by the City.

Details of The Hollow's Vacant and Underutilized Properties

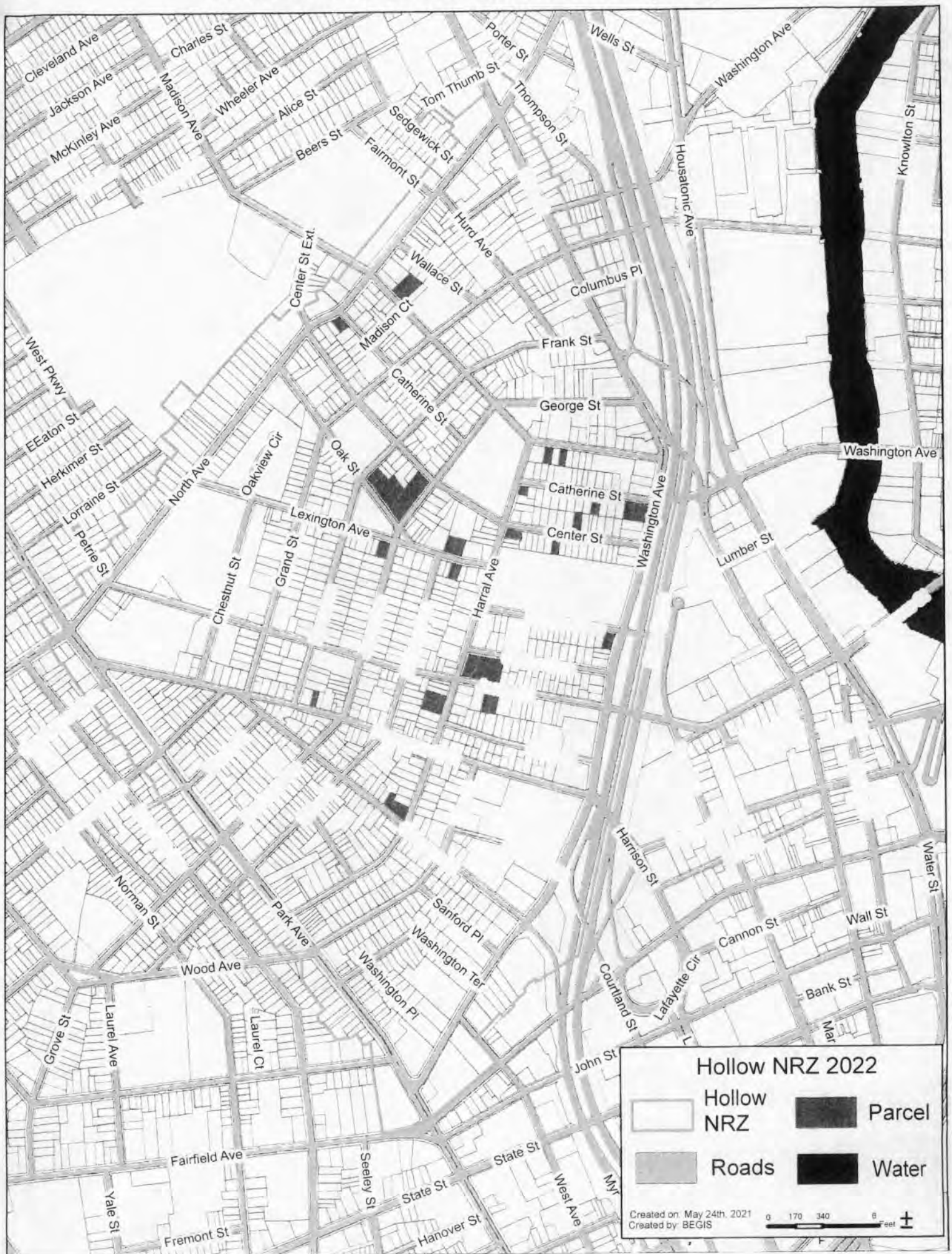
	ADDRESS	UNIT	PARCEL ID	OWNER OF RECORD	OWNER'S ADDRESS	COMMENTS	SIZE (ACRES)
1	394 Madison Avenue	#396	1003-2	Pembroke Laundry & Cleaners	396 Madison Ave, Bridgeport, CT 06604	Unoccupied commercial building	0.26
2	1249 North Avenue	#1255	1005-13A	Pedreira Albertina	1265 North Ave, Bridgeport, CT 06604	Vacant area. Used as parking.	0.14
3	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
4	4 Oak Street	N/A	1025-2	82 Oak Street LLC c/o CT Century Gardens LLC	12 East 49th Street, 39th Fl, New York, NY 10017	Unoccupied warehouse	0.2
5	60 Oak Street	#64	1025-3	82 Oak Street LLC	592 Fifth Avenue, New York, NY 10036	Unoccupied outbuildings and land	0.4
6	304 George Street	N/A	1025-4	Wood Oak Apartments LLC c/o CT Century Garden LLC	12 East 49th Street, 39th Fl, New York, NY 10017	Unoccupied warehouse	0.67

(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	92 Oak Street	#96	1025-11	82 Oak Street LLC	592 Fifth Avenue, New York, NY 10036	Vacant area	0.11
8	203 Jones Avenue	#209	1027-27	Esteves Maria Et Al	203 Jones Ave, Bridgeport, CT 06604	Lot area (near Lexington) is underutilized and used for Parking	0.15
9	354 Pequonnock Street	#356	1028-7	Alves Ricardo Et Al	215 Country Hill Drive, West Haven, CT 06516	Vacant area used as parking lot	0.08
10	200 Coleman Street	N/A	1034-7	Park City Housing & Development Corporation	Exempt Parcel N/A Bridgeport, CT	Vacant area	0.1
11	191 Harral Avenue	#197	1034-8	Housing Authority of the City of Bridgeport	150 Highland Ave, Bridgeport, CT 06604	Vacant area	0.16
12	323 Harral Avenue	N/A	1037-14	Housing Authority of the City of Bridgeport	150 Highland Ave, Bridgeport, CT 06604	Vacant area enclosed by fence	0.21
13	339 Harral Avenue	N/A	1037-15	Pro Tech Homes LLC	640 Shelton Rd, Trumbull, CT 06611	Vacant area enclosed by fence	0.15
14	211 Lexington Avenue	#213	1038-21	Costa Antonio	189 Lexington Ave, Bridgeport, CT 06604	Vacant area used as parking lot	0.08
15	217 Lexington Avenue	#219	1038-22	Costa Antonio	189 Lexington Ave, Bridgeport, CT 06604	Vacant area used as parking lot	0.06
16	230 Lexington Avenue	#236	1040-7	Paniccia Maria	29 Essex Lane, Trumbull, CT 06611	Vacant area used as contractor yard	0.11
17	222 Lexington Avenue	N/A	1040-8A	Paniccia Americo	36 Essex Lane, Trumbull, CT 06611	Garage and area used as contractor yard	0.16
18	115 Madison Avenue	N/A	1045-20	Criande Properties LLC	179 William St, Bridgeport, CT 06608	Vacant area used as contractor parking	0.09
19	135 Madison Avenue	#141	1045-21B	WCG12 LLC	97 Catherine St, 2 nd Fl, Bridgeport, CT 06604	Unoccupied 6-family building	0.11
20	207 Catherine Street	N/A	1046-1	Housing Authority of the City of Bridgeport	150 Highland Ave, Bridgeport, CT 06604	Vacant area enclosed by fence	0.08
21	775 Washington Avenue	N/A	1046-14	Oppedisano David	26 Frost Hill Road, Trumbull, CT 06611	Unoccupied warehouse building with vacant area	0.37
22	117 Catherine Street	#119	1046-18	Carrera Luis	24 Tuckahoe Road, Easton, CT 06612	Vacant area used as parking lot	0.13
23	84 Center Street	N/A	1046-7A	Cabezas Washington	1440 Madison Ave, Bridgeport, CT 06606	Vacant area	0.13
24	552 Harral Avenue	#560	1047-1	Almonte Luis	1217 Iranistan Ave, Bridgeport, CT 06604	Vacant area used as parking lot. Former community garden	0.13
25	103 Center Street	#105	1047-31	Housing Authority of the City of Bridgeport	150 Highland Ave, Bridgeport, CT 06604	Vacant area	0.11
26	621 Washington Avenue	N/A	1049-27	NYCT Management LLC	40 Southport Ridge, Southport, CT 06890	Unoccupied commercial building	0.13
27	136 James Street	N/A	1050-1	Fraser II LLC	17 Twin Circle Drive, Westport, CT 06880	Unoccupied industrial building	0.56
28	140 James Street	N/A	1050-1A	Fraser II LLC	17 Twin Circle Drive, Westport, CT 06880	Vacant area	0.21
29	129 James Street	N/A	1051-24	Mejia Juan	43 Sherman Street, Stamford, CT 06902	Vacant area used as parking lot	0.13
30	135 James Street	#139	1051-25	Mejia Juan	43 Sherman Street, Stamford, CT 06902	Vacant area used as parking lot	0.16

Vacant and Underutilized Property



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 Refer below for new Goal or 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

1. Appendices

1. Community Survey
2. Parking Reference Documents

GOAL: Address chronically vacant or blighted properties

Objectives:

- Collaborate with City in outreach to property owners, discussing the need for property (re)development.
- Connect property owners with competent developers.
- Pursue acquisition of parcels where the property owner does not have the desire or means to (re)develop. Eminent domain powers of the City shall be strategically used.

Item# *94-22 Consent Calendar

Resolution Authorizing the Acquisition of Chronically Vacant & Blighted Property at 330 Myrtle Avenue in accordance with The South End Neighborhood Revitalization Zone Plan as amended.

Report
of
Committee
On

CCD& Environment

City Council Meeting Date: August 7, 2023

Tabled by full council on August 7, 2023

Re-submitted on October 2, 2023

Tabled by full Council on October 2, 2023

Re-submitted on October 16, 2023

(Tabled & Ref'd back to Committee on October 16, 2023)

Re-submitted on November 6, 2023

Attest:

Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by:

Joseph P. Ganin
Joseph P. Ganin, Mayor

Date Signed:

11/9/2023

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City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport.

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

Item No. *94-22 Consent Calendar

**A Resolution Authorizing the Acquisition of
A Chronically Vacant and Blighted Property
at 330 Myrtle Avenue in accordance with the
South End Neighborhood Revitalization Zone Plan as Amended.**

WHEREAS, per *Connecticut General Statute Chapter 118*, (the “Statute”), and as codified in the *City of Bridgeport Municipal Code of Ordinances, Chapter 8.97* (the “Ordinance”), the *South End Neighborhood Revitalization Zone* (the “SENZRZ”) Plan (the “Plan”) was first duly adopted on June 7th of 2010 and has been subsequently updated and amended, with the most recent amendment having been approved by the City Council (via Agenda Item #43-21, the “Amended Plan” – see excerpt attached as Attachment A) on April 4, 2022; and

WHEREAS, prior to the City Council’s approval of the Amended Plan, pursuant to Section 7-601(c) of the Statute, via transmittal letter dated September 15, 2021, the City’s Office of Planning and Economic Development (“OPED”) submitted the Amended Plan to the Secretary of Connecticut’s Office of Policy and Management for its review and then subsequently received constructive comment from the State of Connecticut’s Department of Energy and Environmental Protection and from its Department of Transportation and from its Office of Policy and Management via correspondence dated October 20, 2021; and

WHEREAS, prior to the City Council’s approval of the Amended Plan, pursuant to Section 7-601(c) and (d) of the Statute, the South End NRZ Planning Committee conducted a duly noticed public hearing on the Amended Plan, and in accordance with its by-laws, voted to adopt the Amended Plan, at its meeting of November 11, 2021; and

WHEREAS, Section 7-600 of the Statute establishes Neighborhood Revitalization Zones (“NRZ” or “NRZ’s”) in order “to revitalize neighborhoods where there is a significant number of deteriorated property and property that has been foreclosed, is abandoned, blighted, or substandard or poses a hazard to public safety”; and

WHEREAS, Section 7-601(b) of the Statute provides that an NRZ Plan “may contain an inventory of abandoned, foreclosed and deteriorated property ... located within the revitalization zone...”; and



City of Bridgeport, Connecticut

Office of the City Clerk

Committee on ECD and Environment
Item No. *94-22 Consent Calendar

-2-

WHEREAS, Section 7-603 of the Statute provides the legislative finding that the acquisition of property because of substandard, insanitary or blighted conditions, and the removal of blighted structures and the improvements of such sites, and the subsequent disposition of such property for revitalization are public uses and purposes for which public money may be expended and the power of eminent domain exercised; and

WHEREAS, the South End NRZ Plan has consistently stressed the need to address chronically vacant and blighted properties; and

WHEREAS, the South End NRZ's Amended Plan, as approved by the City Council on April 4, 2022, includes an updated inventory of chronically vacant and blighted properties and identifies such properties for acquisition by the City in order to reposition them for redevelopment; and

WHEREAS, the approximately 2.34 acre property known as 330 Myrtle Avenue (the "**Property**"), which contains a building that is approximately 100,000 square-feet in size and 3.5 stories in height (the "**Building**"), has been identified in the Amended Plan as a chronically vacant and blighted property; and

WHEREAS, the Building on the Property has been vacant, blighted, and boarded-up for over sixteen years, during which time the Property has been owned by the same ownership entity, *CT Century Gardens LLC* (the "**Owner**"), which according to the Connecticut Secretary of State's records lists Mr. Albert Gad as its principal member and lists its principal business address as 12 East 49th Street, New York, NY, 10017; and

WHEREAS, at its regular meeting of October 19, 2022, the City of Bridgeport's Board of Condemnation voted to order the demolition of the Building on the Property (the "**Demolition Order**"); and

WHEREAS, consistent with the Demolition Order approved by the Board of Condemnation and consistent with the Amended Plan previously approved by the City Council, and consistent with Section 7-603 of the Statute, the City Council hereby finds that the acquisition of this blighted Property and the removal of the blighted Building and the subsequent disposition of the Property for revitalization are all actions in the City's best interest and all represent public uses and purposes for which public money may be expended and the power of eminent domain exercised; and

WHEREAS, the City Council has approved a Five-Year Capital Plan for Fiscal Years 2019-2023 that includes funding for duly authorized acquisitions of property as well as for the demolition of blighted structures; and



City of Bridgeport, Connecticut

Office of the City Clerk

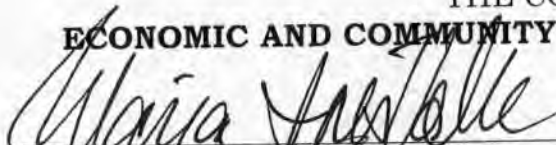
Committee on ECD and Environment
Item No. *94-22 Consent Calendar

-3-

NOW THEREFORE BE IT RESOLVED that as per the objectives of the Amended Plan, the City's Office of Planning and Economic Development is hereby authorized to gain development control over, and/or to acquire, the Property by lease, ground lease, donation, friendly acquisition, property swap, tax lien sale or tax lien swap, foreclosure of demolition liens, foreclosure of anti-blight liens, foreclosure of WPCA liens, tax foreclosure, deed in lieu of foreclosure, eminent domain, or by means of any other normal and customary real estate transaction or administrative action; and

BE IT FURTHER RESOLVED that based upon the representations made herein, the Director of the City's Office of Planning and Economic Development is hereby authorized to execute all documents and to do any and all things necessary to negotiate and conclude the site control and/or acquisition activities herein authorized and to execute such other agreements, and to take such other necessary or desirable actions in furtherance of, and consistent with, this resolution in the best interests of the City, all as subject to the review and approval of the Office of the City Attorney.

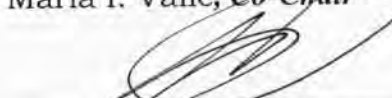
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT



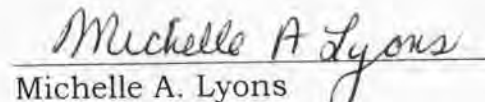
Maria I. Valle, *Co-Chair*




Scott Burns, *Co-Chair*



Rosalina Roman-Christy



Michelle A. Lyons



Mary A. McBride-Lee



Tyler Mack

Rolanda Smith

City Council Date: August 7, 2023
Tabled by Full Council on August 7, 2023
Re-submitted on October 2, 2023 (Tabled by Full Council)
ReSubmitted: October 16, 2023 (Tabled & Ref'd back to Committee)
ReSubmitted: November 6, 2023

ATTACHMENT A

**South End
Neighborhood Revitalization Zone
Strategic Plan**

2014

Amendments of 04.04.2022 (EXCERPTS)



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



Urban Village Character

Key Recommendations

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**

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.

Institutional Campus

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.

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.

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**
11. **Work with City to address chronically vacant or blighted properties**

Planning District Strategies

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:

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.

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.

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 Recommendations

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 building heights, with minimums and maximums
- Encourage outdoor dining in strategic locations
- Encourage and support urban agriculture in strategic locations
- Acquire chronically vacant or blighted properties for redevelopment

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 Recommendations

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-

sidewalks, streets, bike-ped facilities and tree plantings. Tree plantings will have a particularly dramatic impact over time. 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, statue or sculpture at these locations would firmly establish them as memorable gateways.

Key Recommendations

1. **Work with City of Bridgeport, Parks and Recreation and other Stakeholders to implement the Seaside Park Master Plan**
2. **Work with City of Bridgeport and Harbor Yard and Arena Stakeholder to stimulate landscaping and other urban beautification initiatives**
3. **Work with City of Bridgeport and other Stakeholders to identify signage and lighting needs in these areas**
4. **Assist with Volunteer recruitment for associated projects**

Address Chronically Vacant or Blighted Properties

Several properties in the South End are vacant or blighted and have been in this condition for many years. This is often the result of property owners who live elsewhere and are landbanking the sites. Efforts need to be taken to put these properties into productive use so that they enhance, rather than detract from, quality of life for area residents.

A first step would be to contact the property owner for a discussion about the NRZ goals and assess whether the owner has the desire or ability to turn the property around. If the property owner does not have the desire or means to improve the property then acquisition should be pursued.

Property acquisition should be strategic, only pursued when a site specific redevelopment strategy has been identified. If the property owner is unwilling to sell, or demands a price which is significantly higher than appraised value, the City could use its powers of eminent domain. In such cases the City must engage the NRZ in the creation and final approval of a redevelopment strategy, and selection of a developer.

Properties which are chronically vacant or blighted include:

- 526-528 Atlantic Street (blighted)
- 914 Atlantic Street (vacant lot)
- 83 & 95 Garden Street (vacant lots)
- 434 Gregory Street (blighted)
- 181-183 Hanover Street (vacant lot)
- 109-111 Johnson Street (blighted)
- 330 Myrtle Street (blighted)
- 33 Rennell Court (blighted)
- 81 Ridge Avenue (blighted)
- 61 Lewis Street (blighted)

Implementation Strategy

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	

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-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	

UVC-14 Address vacant, blighted or undertutilized properties.

Identify properties and support.

City of Bridgeport, targeted property owners, developers

Local sources.

79

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
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	

Item # *135-22 Consent Calendar

Grant Submission: re National Park Service Save America's Treasures Perry Memorial Arch (#24868).

Report
of
Committee
On

CEQA & Environment

City Council Meeting Date: November 6, 2023

Attest: *Lydia N. Martinez*

Lydia N. Martinez, City Clerk

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

Date Signed: 11/09/2023

RECEIVED
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ATTEST
CITY CLERK



City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport.

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

Item No. *135-22 Consent Calendar

**A Resolution by the Bridgeport City Council
Regarding the
National Park Service
Save America's Treasures
Perry Memorial Arch
(#24868)**

WHEREAS, the **National Park Service** is authorized to extend financial assistance to municipalities in the form of grants; and

WHEREAS, this funding has been made possible through the **Save America's Treasures** grant program; and

WHEREAS, funds under this grant will be utilized to restore the historic Perry Memorial Arch, which serves as a gateway to Seaside Park; and

WHEREAS, it is desirable and in the public interest that the City of Bridgeport submit an application to the **National Park Service** to ensure that this iconic structure remains standing for generations of Bridgeport residents to come.

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 **National Park Service** for the purpose of its **Save America's Treasures** grant program; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee to accept any funds that result from the City's application to the **National Park Service** and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.

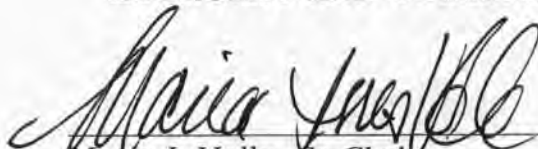


City of Bridgeport, Connecticut
Office of the City Clerk

Committee on ECD and Environment
Item No. *135-22 Consent Calendar

-2-

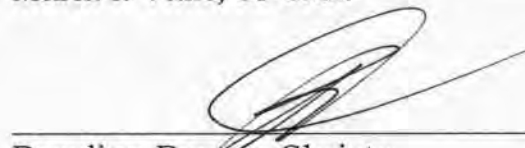
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT



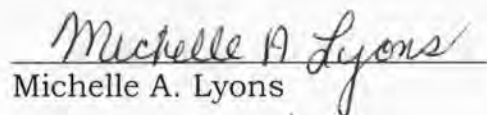
Maria I. Valle, *Co-Chair*



Scott Burns, *Co-Chair*



Rosalina Roman-Christy



Michelle A. Lyons



Mary A. McBride-Lee



Tyler Mack

Rolanda Smith

City Council Date: November 6, 2023



GRANT SUMMARY

PROJECT TITLE: National Park Service Save America's Treasures – Perry Memorial Arch
 (#24868)

DEPARTMENT SUBMITTING INFORMATION: Central Grants Office

CONTACT NAME: Joseph Katz

PHONE NUMBER: 203-576-7732

PROJECT SUMMARY/DESCRIPTION: The Save America's Treasures grant program exists to help preserve a nationwide network of historic sites. Bridgeport's application to the grant program was accepted through a Congressionally Directed Spending earmark. Upon receipt, this funding will be utilized to restore the historic Perry Memorial Arch which serves as a gateway to the City's iconic Seaside Park. The opportunity requires, at minimum, a one-to-one municipal match, which will be provided using existing funds set aside for improvements to the Arch. The City has already contracted with WJE to provide a Condition Assessment of the structure, which will provide the roadmap for this project.

CONTRACT PERIOD: TBD (36-month project period)

FUNDING SOURCES (include matching funds):	
Federal:	\$ 500,000.00
State:	\$ 0
City:	\$ 1,187,940.00
Other:	\$ 0

GRANT FUNDED PROJECT FUNDS REQUESTED	
Construction:	\$ 500,000.00
Materials/Supplies:	\$ 0

MATCH REQUIRED-		
	CASH	IN-KIND
Source: Municipal Funds (#2C727)	\$1,187,940.00 (Construction)	

Item# *138-22 Consent Calendar

Resolution Authorizing a PILOT and Tax Incentive Development Agreement for the Fuel Cell Development Project located at 1225 Central Avenue.

**Report
of
Committee
On**

CEQA & Environment

City Council Meeting Date: November 6, 2023

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

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

Date Signed: 11/9/2023

RECEIVED
CITY CLERK'S OFFICE
23 NOV 13 PM 2:44
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. *138-22 Consent Calendar

Resolution

Authorizing a Tax Incentive Development Agreement for the 1225 Central Avenue Fuel Cell Project

WHEREAS, per Public Act No. 18-50 (An Act Concerning Connecticut's Energy Future, (the "Act")), the State of Connecticut Public Utilities Regulatory Authority ("PURA") requires that electric suppliers and electric distribution companies produce a certain percentage of their electricity from Class 1 Renewable Energy Sources, which include such sources as solar, wind, and fuel cells (each, a "Class 1 Renewable"); and

WHEREAS pursuant to the Act, the United Illuminating Company ("UI") sought to procure the supply of such Class 1 Renewables via a Request for Proposals issued January 21, 2022 (the "RFP") pursuant to the Shared Clean Energy Facility Program ("SCEF"); and

WHEREAS, pursuant to the RFP, UI selected a 4 Megawatt Fuel Cell Installation (the "Project") proposed by VFS LLC located in Clarkston, Michigan (the "Developer") and entered into a SCEF Tariff Terms Agreement (the "SCEF Agreement") with the Developer, which was approved by PURA on May 27, 2022 pursuant to Section 16-244z-- Renewable Energy Tariffs Connecticut General Statutes and pursuant to the PURA Decision of February 18, 2019 in Docket No.19-07-01- Review of Statewide SCEF Program Requirements; and

WHEREAS, the SCEF Agreement has a term of twenty (20) years commencing either from the first day of the month following the Approval to Energize Date listed on United Illuminating issued Approval to Energize letter to the system owner, which shall be a date not later than May 27, 2025 (the "In-Service Date"); and

WHEREAS, all taxes currently due on 1225 Central Avenue, a portion of which, by agreement or other mechanism, includes the proposed Fuel Cell Property (defined below), shall continue to be paid through the In-Service Date; and

WHEREAS, the Developer shall invest approximately Fifteen million (\$15,000,000) dollars in the Project (the "Project Investment") and shall construct and install the Project, which Project shall be located on a portion of the existing approximately 50,000 sq. ft. property located at 1225 Central Avenue (the "Property"); and



City of Bridgeport, Connecticut

Office of the City Clerk

Committee on ECD and Environment
Item No. *138-22 Consent Calendar

-2-

WHEREAS, the Property on which the Project will be located is owned by WC McBride Realty Management LLC (the "Property Owner") and contains within it an area of approximately 17,000 square feet upon which the Project will be developed, all as more particularly depicted on the attached Exhibit A (the "Fuel Cell Property"); and

WHEREAS, the Developer shall be responsible for obtaining approvals consistent with local land use regulations and other applicable law and consistent with the requirements of the SCEF Agreement; and

WHEREAS, in consideration of the Developer making the Project Investment and constructing the Project, the City is willing to enter into this Agreement; and

WHEREAS, the Property Owner shall enter into an agreement with the Developer on terms consistent with the SCEF Agreement for a term of twenty (20) years commencing on the In-Service Date (the "Owner- Developer Agreement"); and

WHEREAS, the Developer will construct this Project on the Fuel Cell Property, which is a former Brownfields site that is currently vacant, in accordance with the SCEF Agreement, and in a way that will improve the appearance of the area; and

WHEREAS the Project will provide clean energy by way of a Class 1 Renewable Energy source, improve the Fuel Cell Property, and will generate renewable energy to the New England power grid, all of which are in the City's best interest; and

WHEREAS, although as a Class 1 Renewable Energy Source, the Project is exempt from property tax under State law, the Property Owner and the Developer have requested that the City authorize the establishment of a fixed annual combined real and personal property tax payment schedule to be in effect for a twenty (20)-year period to correspond with the SCEF Agreement so as to provide the Project with the financial stability and predictability that the Developer requires to attract the capital for the Project's construction and operation; and

WHEREAS, the tax payments made to the City per this tax payment schedule (as more particularly depicted in Exhibit B attached hereto) would total \$1.5 million; and

WHEREAS, included with this resolution, and attached as Exhibit C, is a proposed tax incentive development agreement (the "Tax Incentive Development Agreement") that will be executed substantially in the form attached; and



City of Bridgeport, Connecticut

Office of the City Clerk

Committee on ECD and Environment
Item No. *138-22 Consent Calendar

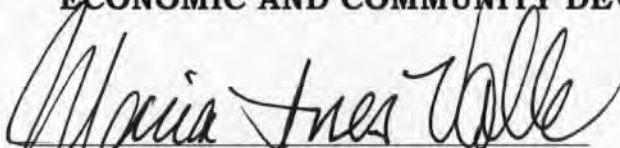
-3-

WHEREAS, the Office of Planning and Economic Development ("OPED") has determined that the Project is eligible for consideration under the City's Tax Incentive Development Program in accordance with Chapter 3.20 of the Bridgeport Municipal Code and in accordance with Section 7-498 of the Connecticut General Statutes; and

NOW, THEREFORE, BE IT RESOLVED, that the Director of the Office of Planning and Economic Development is hereby authorized to enter into the Tax Incentive Development Agreement in accordance with this resolution and the Tax Incentive Development Program; and

BE IT FURTHER RESOLVED THAT the Director of the Office of Planning and Economic Development is authorized to negotiate and execute such other agreements and to take such other necessary or desirable actions in furtherance of the Project and consistent with this resolution in the best interests of the City, subject to the review and approval of the Office of the City Attorney.

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



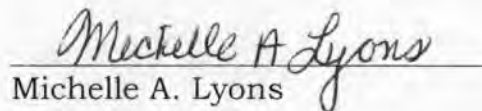
Maria I. Valle, *Co-Chair*



Scott Burns, *Co-Chair*



Rosalina Roman-Christy



Michelle A. Lyons



Mary A. McBride-Lee



Tyler Mack

Rolanda Smith

City Council Date: November 6, 2023

Exhibit A

4 MEGAWATT FUEL CELL POWER PLANT INSTALLATION

BRIDGEPORT, CONNECTICUT 06607

SITE:
 4 MW FUEL CELL POWER PLANT INSTALLATION
 1225 CENTRAL AVE
 BRIDGEPORT, CT 06607

ENGINEER:
 INNOVATIVE CONSTRUCTION & DESIGN SOLUTIONS, LLC
 10 WHITE WOOD LANE
 N. BRANFORD, CT 06471
 (203) 453-8596

PROPERTY OWNER CONTACT:
 WC MCBRIDE REALTY MANAGEMENT, LLC
 WILLIE MCBRIDE
 1027 FARIFIELD AVENUE, 2nd FLOOR
 BRIDGEPORT, CT 06605

GENERATOR OWNER:
 VFS LLC
 5827 TEREX
 CLARKSTON, MI 48346

cd - c m i l l i a y s



INNOVATIVE CONSTRUCTION & DESIGN SOLUTIONS, LLC
 10 WHITE WOOD LANE
 N. BRANFORD, CT 06471
 (203) 453-8596



4 MW FUEL CELL POWER PLANT
 1225 CENTRAL AVENUE, BRIDGEPORT CT 06607

COVER SHEET

Project No.	1225-001
Sheet No.	1.1
Revision No.	001
Scale	AS SHOWN
Date	08/24/2011
Drawn By	W. J. S.
Checked By	W. J. S.
Project Name	4 MW FUEL CELL POWER PLANT

CS1.0

SITE INFORMATION	PERMITTING INFORMATION	CODES	PROJECT DESCRIPTION
<p>MUNICIPAL: BRIDGEPORT PLANNING: BRIDGEPORT PLANNING AND ZONING DEPARTMENT ENGINEERING: BRIDGEPORT ENGINEERING DEPARTMENT UTILITY: CONNECTICUT ELECTRICITY DELIVERY COMPANY WATER: BRIDGEPORT WATER DEPARTMENT</p>	<p>PERMITTING: BRIDGEPORT PERMITTING DEPARTMENT CONTRACTS: BRIDGEPORT CONTRACTS DEPARTMENT INSPECTION: BRIDGEPORT INSPECTION DEPARTMENT</p>	<p>REGULATIONS: BRIDGEPORT REGULATIONS DEPARTMENT ENVIRONMENTAL: BRIDGEPORT ENVIRONMENTAL DEPARTMENT SAFETY: BRIDGEPORT SAFETY DEPARTMENT</p>	<p>PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF THE INSTALLATION OF FUEL CELL POWER PLANT SYSTEMS IN A BUILDING AT 1225 CENTRAL AVENUE, BRIDGEPORT, CT 06607. THE SYSTEMS WILL BE INSTALLED IN THE EXISTING BUILDING AND WILL BE USED TO GENERATE ELECTRICITY FOR THE FACILITY. THE SYSTEMS WILL BE INSTALLED IN THE EXISTING BUILDING AND WILL BE USED TO GENERATE ELECTRICITY FOR THE FACILITY. THE SYSTEMS WILL BE INSTALLED IN THE EXISTING BUILDING AND WILL BE USED TO GENERATE ELECTRICITY FOR THE FACILITY.</p> <p>DRAWING INDEX: 1.01 - GENERAL ARRANGEMENTS 1.02 - ELECTRICAL AND MECHANICAL</p> <p>REFERENCE DOCUMENTS: 1.01 - GENERAL ARRANGEMENTS 1.02 - ELECTRICAL AND MECHANICAL</p>
<p>VICINITY MAP (N.T.S.)</p>			

BLOOM ENERGY FAQ'S

1. WHAT IS A FUEL CELL SYSTEM?
2. HOW DOES A FUEL CELL SYSTEM WORK?
3. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A BATTERY?
4. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A GAS TURBINE?
5. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A DIESEL ENGINE?
6. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A SOLAR PANEL?
7. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A WIND TURBINE?
8. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A HYDROPOWER PLANT?
9. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A GEOTHERMAL PLANT?
10. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A BIOMASS PLANT?
11. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A NUCLEAR PLANT?
12. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A COAL PLANT?
13. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A PETROLEUM PLANT?
14. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A NATURAL GAS PLANT?
15. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A BIOMETHANE PLANT?
16. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A BIOWASTE PLANT?
17. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A BIOMASS GASIFICATION PLANT?
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50. HOW DOES A FUEL CELL SYSTEM DIFFER FROM A BIOMASS TO SOLID FUEL PLANT?

Cabezas DeAngelis
CONSULTING ENGINEERS
705 N. 10th St. #101
Tulsa, OK 74103



NO.	REVISION	DATE
1	DESIGN TEAM REVIEW	7/26/15
2	ADDITIONAL REVISIONS	8/10/15
3	PROPERTY RECORD CORRECTIONS	8/10/15

PROPOSED COMMERCIAL BUILDING & SITE IMPROVEMENTS
FOR PROPERTY LOCATED AT -
1209-1275 CENTRAL AVENUE & 169-175 WILSTON STREET
BRIDGEPORT CT
W.C. MCBRIDE REALTY MANAGEMENT, LLC
107 GARFIELD AVENUE, 1ST FLOOR, BRIDGEPORT, CT 06605

DEMOLITION, EXIST. CONDITIONS AND SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT NO. 2019-17
DATE 30 AUGUST 2019
SHEET NO. C-1

SCALE: 1" = 30'	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
DATE: 7/26/15	DESIGNED BY: [Signature]	CHECKED BY: [Signature]

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SEDMENT AND EROSION CONTROL, NARRATIVE
The construction of a commercial building and site improvements on the property located at 1209-1275 Central Avenue and 169-175 Wiliston Street, Bridgeport, Connecticut, will require the implementation of sediment and erosion control measures. The contractor shall be responsible for the construction of a sediment and erosion control system that will prevent sediment from leaving the construction site and entering the surrounding environment. The contractor shall be responsible for the construction of a sediment and erosion control system that will prevent sediment from leaving the construction site and entering the surrounding environment. The contractor shall be responsible for the construction of a sediment and erosion control system that will prevent sediment from leaving the construction site and entering the surrounding environment.

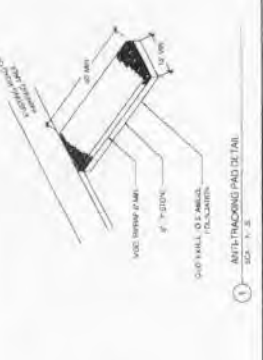
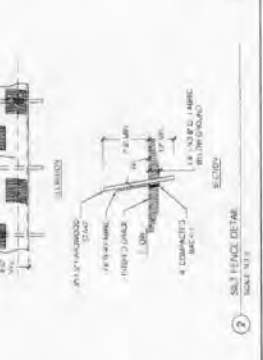
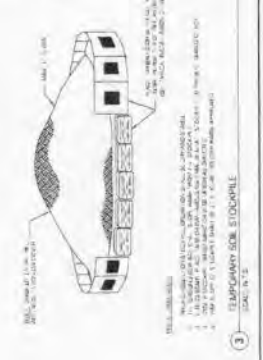
PROJECT DESCRIPTION
The project consists of the construction of a commercial building and site improvements on the property located at 1209-1275 Central Avenue and 169-175 Wiliston Street, Bridgeport, Connecticut. The project includes the construction of a building, parking lot, and site improvements. The contractor shall be responsible for the construction of a sediment and erosion control system that will prevent sediment from leaving the construction site and entering the surrounding environment.

SEDMENT AND EROSION CONTROL NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A SEDIMENT AND EROSION CONTROL SYSTEM THAT WILL PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND ENTERING THE SURROUNDING ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A SEDIMENT AND EROSION CONTROL SYSTEM THAT WILL PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND ENTERING THE SURROUNDING ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A SEDIMENT AND EROSION CONTROL SYSTEM THAT WILL PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND ENTERING THE SURROUNDING ENVIRONMENT.

SEDMENT AND EROSION CONTROL MEASURES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A SEDIMENT AND EROSION CONTROL SYSTEM THAT WILL PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND ENTERING THE SURROUNDING ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A SEDIMENT AND EROSION CONTROL SYSTEM THAT WILL PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND ENTERING THE SURROUNDING ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A SEDIMENT AND EROSION CONTROL SYSTEM THAT WILL PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND ENTERING THE SURROUNDING ENVIRONMENT.

- CONSTRUCTION SEQUENCE**
1. INITIAL PERMITS AND APPROVALS
 2. EXISTING CONDITIONS SURVEY
 3. DEMOLITION OF EXISTING STRUCTURES
 4. SITE PREPARATION
 5. FOUNDATION CONSTRUCTION
 6. FLOOR SLAB CONSTRUCTION
 7. ROOF CONSTRUCTION
 8. EXTERIOR WALL CONSTRUCTION
 9. INTERIOR WALL CONSTRUCTION
 10. MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) INSTALLATION
 11. FINISH WORK
 12. SITE RESTORATION

- GENERAL NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A SEDIMENT AND EROSION CONTROL SYSTEM THAT WILL PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND ENTERING THE SURROUNDING ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A SEDIMENT AND EROSION CONTROL SYSTEM THAT WILL PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND ENTERING THE SURROUNDING ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A SEDIMENT AND EROSION CONTROL SYSTEM THAT WILL PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND ENTERING THE SURROUNDING ENVIRONMENT.
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 3. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CONNECTICUT EROSION CONTROL ACT AND THE CONNECTICUT SEDIMENT CONTROL ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A SEDIMENT AND EROSION CONTROL SYSTEM THAT WILL PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND ENTERING THE SURROUNDING ENVIRONMENT.
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LEGEND AND ABBREVIATIONS

1. EXISTING CONDITIONS
2. PROPOSED BUILDING
3. PROPOSED PARKING LOT
4. PROPOSED SITE IMPROVEMENTS
5. PROPOSED SEDIMENT AND EROSION CONTROL MEASURES

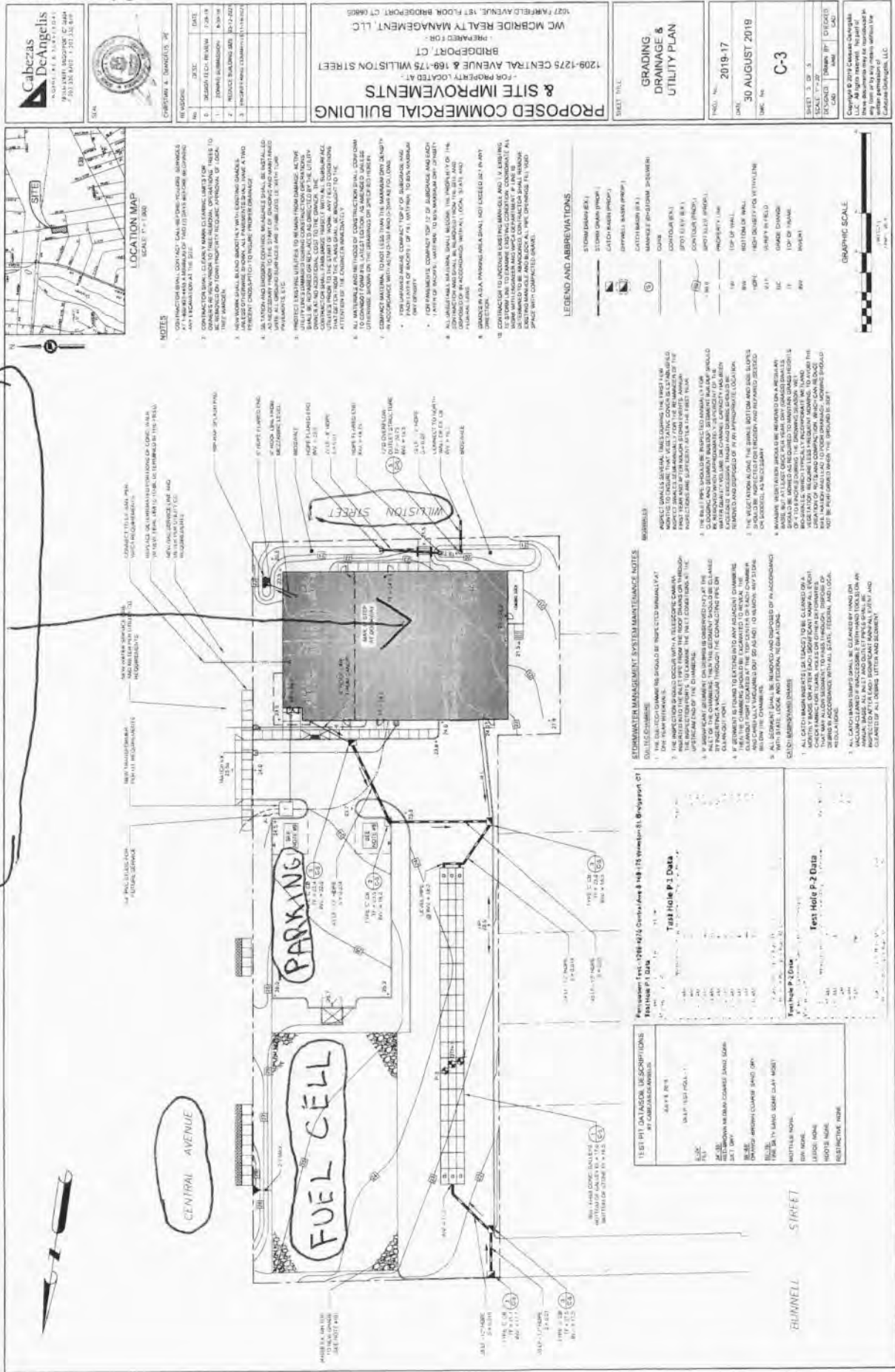
GRAPHIC SCALE

0 10 20 30 FEET

CONSTRUCTION SEQUENCE

1. INITIAL PERMITS AND APPROVALS
2. EXISTING CONDITIONS SURVEY
3. DEMOLITION OF EXISTING STRUCTURES
4. SITE PREPARATION
5. FOUNDATION CONSTRUCTION
6. FLOOR SLAB CONSTRUCTION
7. ROOF CONSTRUCTION
8. EXTERIOR WALL CONSTRUCTION
9. INTERIOR WALL CONSTRUCTION
10. MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) INSTALLATION
11. FINISH WORK
12. SITE RESTORATION

W.C. McBride Electric



NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD THE RESULTS OF ALL UTILITIES AND RECORD THE RESULTS OF ALL UTILITIES.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.
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8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.

LEGEND AND ABBREVIATIONS

STORM DRAIN (S)	CATCH BASIN (CB)	MANHOLE (M)
CONTOUR (C)	PROPERTY LINE	TOP OF WALL
TOP OF GRADE (T)	PROP. 18\"/>	

STORMWATER MANAGEMENT SYSTEM MAINTENANCE NOTES

1. ALL CATCH BASIN CHAMBERS SHALL BE CLEANED ON A REGULAR BASIS AND THE RESULTS OF ALL CLEANINGS SHALL BE RECORDED IN THE PROJECT FILE.
2. ALL CATCH BASIN CHAMBERS SHALL BE CLEANED ON A REGULAR BASIS AND THE RESULTS OF ALL CLEANINGS SHALL BE RECORDED IN THE PROJECT FILE.
3. ALL CATCH BASIN CHAMBERS SHALL BE CLEANED ON A REGULAR BASIS AND THE RESULTS OF ALL CLEANINGS SHALL BE RECORDED IN THE PROJECT FILE.

PROPOSED COMMERCIAL BUILDING & SITE IMPROVEMENTS

FOR PROJECT LOCATED AT
1209-1275 CENTRAL AVENUE & 169-175 WILLISTON STREET
BRIDGEPORT, CT

PREPARED BY:
W.C. McBride Real Estate Management, LLC
1027 FARMFIELD AVENUE, 187 FLOOR, BRIDGEPORT, CT 06605

DATE: 2019-08-30

DESIGNED BY: [Signature]

DATE: 2019-08-30

DRAWN BY: [Signature]

DATE: 2019-08-30

CHECKED BY: [Signature]

DATE: 2019-08-30

PROPOSED COMMERCIAL BUILDING & SITE IMPROVEMENTS

FOR PROJECT LOCATED AT
1209-1275 CENTRAL AVENUE & 169-175 WILLISTON STREET
BRIDGEPORT, CT

PREPARED BY:
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DATE: 2019-08-30

DESIGNED BY: [Signature]

DATE: 2019-08-30

DRAWN BY: [Signature]

DATE: 2019-08-30

CHECKED BY: [Signature]

DATE: 2019-08-30

TEST PIT DATA TABLES

TEST PIT P-1 Data

DEPTH (FEET)	MOISTURE (%)	WATER CONTENT (%)	GRAVIMETRIC WATER CONTENT (%)	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	SHRINKAGE LIMIT (SL)	UNSATURATED SHRINKAGE RATIO (US)
0.00	15.8	23.1	17.3	40	18	12	0.65
1.00	16.2	23.5	17.7	41	19	13	0.67
2.00	16.5	24.0	18.5	42	20	14	0.69
3.00	16.8	24.5	19.0	43	21	15	0.71

TEST PIT P-2 Data

DEPTH (FEET)	MOISTURE (%)	WATER CONTENT (%)	GRAVIMETRIC WATER CONTENT (%)	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	SHRINKAGE LIMIT (SL)	UNSATURATED SHRINKAGE RATIO (US)
0.00	15.5	22.8	17.0	39	17	11	0.64
1.00	15.9	23.2	17.4	40	18	12	0.66
2.00	16.3	23.7	18.0	41	19	13	0.68
3.00	16.6	24.2	18.5	42	20	14	0.70

TEST PIT DATA TABLES

TEST PIT P-1 Data

DEPTH (FEET)	MOISTURE (%)	WATER CONTENT (%)	GRAVIMETRIC WATER CONTENT (%)	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	SHRINKAGE LIMIT (SL)	UNSATURATED SHRINKAGE RATIO (US)
0.00	15.8	23.1	17.3	40	18	12	0.65
1.00	16.2	23.5	17.7	41	19	13	0.67
2.00	16.5	24.0	18.5	42	20	14	0.69
3.00	16.8	24.5	19.0	43	21	15	0.71

TEST PIT P-2 Data

DEPTH (FEET)	MOISTURE (%)	WATER CONTENT (%)	GRAVIMETRIC WATER CONTENT (%)	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	SHRINKAGE LIMIT (SL)	UNSATURATED SHRINKAGE RATIO (US)
0.00	15.5	22.8	17.0	39	17	11	0.64
1.00	15.9	23.2	17.4	40	18	12	0.66
2.00	16.3	23.7	18.0	41	19	13	0.68
3.00	16.6	24.2	18.5	42	20	14	0.70

GA1.0

Project No.	1225
Client	ICDS
Design No.	000022
Design Date	08/14/11
Design By	ICDS
Design Check	ICDS

4 MW FUEL CELL POWER PLANT
 1225 CENTRAL AVENUE, BRIDGEPORT CT 06607



GENERAL ARRANGEMENT
 08d - c 11/11/11

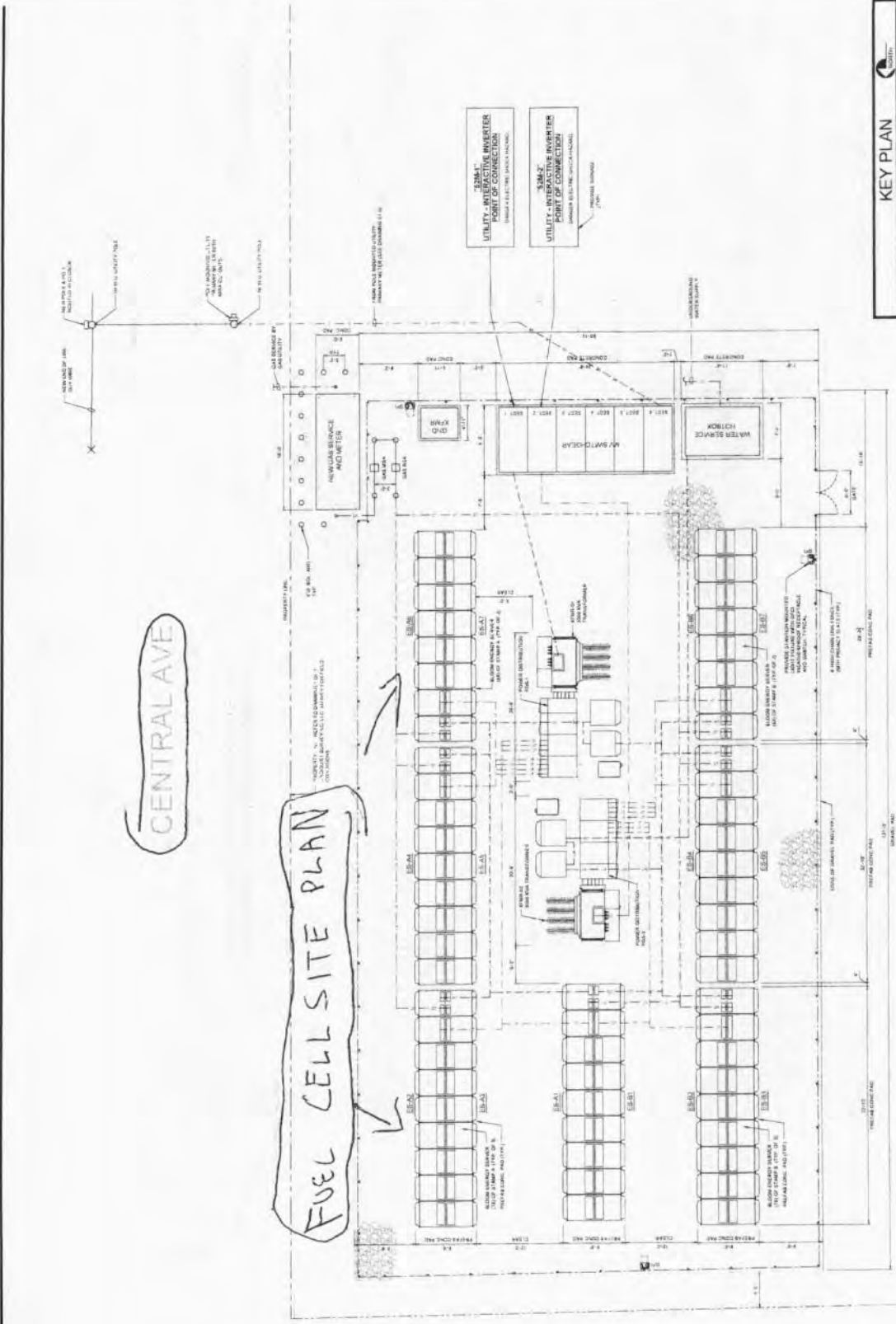


EXHIBIT B

Central Av Fuel Cell

Tax PMT Analysis

Central Av Tax	75000
Central MW	4
Dominion MW	14.9
% comp MW	27%
Dominion Tax	250000

<u>Op Year</u>	<u>OPED</u> <u>Fix PMT</u>	<u>If By 27%</u> <u>of MW</u>	<u>Value with</u> <u>Depreciation</u>	<u>Dep</u> <u>Schedule</u>	<u>Assessed</u> <u>70% Val</u>	<u>Hypothetical</u>	<u>Per Statute</u>	
						<u>Version 1</u> <u>Full Tax</u>	<u>Taxes</u> <u>Abated</u>	<u>Version 2</u> <u>Full Tax</u>
#1	75,000	67,114	13,500,000	0.9	9,450,000	410,603	(335,603)	0
#2	75,000	67,114	12,000,000	0.8	8,400,000	364,980	(289,980)	0
#3	75,000	67,114	10,500,000	0.7	7,350,000	319,358	(244,358)	0
#4	75,000	67,114	9,000,000	0.6	6,300,000	273,735	(198,735)	0
#5	75,000	67,114	7,500,000	0.5	5,250,000	228,113	(153,113)	0
#6	75,000	67,114	6,000,000	0.4	4,200,000	182,490	(107,490)	0
#7	75,000	67,114	4,500,000	0.3	3,150,000	136,868	(61,868)	0
#8	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#9	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#10	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#11	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#12	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#13	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#14	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#15	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#16	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#17	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#18	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#19	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
#20	75,000	67,114	3,000,000	0.2	2,100,000	91,245	(16,245)	0
Total Tax	1,500,000	1,342,282				3,102,330	(1,602,330)	0
							-52%	

Notes

MFC Const	15000000
Assessed %	0.7
Divisor	1000
Mill Rate	43.45
Date	10.11.2023

EXHIBIT C

TAX PILOT AND TAX INCENTIVE DEVELOPMENT AGREEMENT BY AND
BETWEEN

THE CITY OF BRIDGEPORT

AND

WC MCBRIDE REALTY MANAGEMENT LLC ("PROPERTY OWNER")

IN COOPERATION WITH VENTURE FUNDING SPECIALISTS LLC
("DEVELOPER")

WHEREAS, the Property Owner owns land located at 1225 Central Avenue, Bridgeport, Connecticut as more particularly bound and described in Schedule A attached hereto and made a part hereof (the "**Property**") and intends to enter into an agreement with Venture Funding Specialists LLC (the "**Developer**"), a fuel cell installation developer located in Clarkston, Michigan to build and operate a Class I Renewable Energy facility in the form of a fuel cell generating approximately 4MW of renewable energy, together with all rights to conduct maintenance, repairs and fuel stack replacements (the "**Project**") on the Property; and

WHEREAS, the portion of the Property on which the Project will be constructed is approximately 17,424 sq. ft. area (the "**Fuel Cell Property**") located on the Property, which is in a deteriorated, light industrial area of the City of Bridgeport; and

WHEREAS, Property Owner's rehabilitation of the Property would be beneficial to the City of Bridgeport ("**City**") by transforming it into a green energy facility; and

WHEREAS, the Developer was selected to develop the Project as a result of a Request For Proposals seeking suppliers of Class 1 Renewable Energy initiated by United Illuminating;

WHEREAS, the Developer and United Illuminating have entered into a tariff agreement (the "**SCEF Agreement**") that has been approved by the Connecticut Public Utilities Regulatory Authority ("**PURA**") pursuant to Sect. 16-244z of the General Statutes and by PURA Decision dated February 18, 2019 (Docket No. 19-07-01);

WHEREAS, the Developer shall be solely responsible for obtaining permits and approvals for the Project through local land use regulations and other applicable law in a manner consistent with the requirements of the SCEF Agreement;

WHEREAS, the Property Owner shall enter into an agreement with the Developer for the use of the Property to construct the Project on the Fuel Cell Property;

WHEREAS, the 20-year term of the SCEF Agreement will be consistent with the term of this Agreement, which shall commence on the first day of the month following the Approval to Energize Date listed on UI's issued Approval to Energize letter to the system owner, that is the Developer, which shall be a date no later than May 27, 2025 (the "**In-Service Date**");

WHEREAS, the Developer will construct the Project, including structures and other improvements to the Property, which would otherwise be subject to real and personal property taxes ("**Taxes**");

WHEREAS, although the Project is exempt from property taxes as a Class 1 Renewable Energy Source, the Property Owner and the Developer nevertheless want to enter into a tax incentive development agreement with the City to ensure a stable and combined real and personal property tax payment schedule, without which the Project would be unable to attract capital sufficient for its construction and operation;

WHEREAS, the Property Owner has applied for a payment-in-lieu-of-taxes ("**PILOT**") arrangement for the Property and the Project in accordance with Ch. 3.28 of the Bridgeport Municipal Code, the City's Tax Incentive Development Ordinance, as amended, which is in conformity with Connecticut General Statutes;

WHEREAS, the Office of Planning and Economic Development ("**OPED**") has determined that the projected level of future Taxes on the Property and the Project under normal assessment and levy practices would make the Developer's proposed project economically infeasible;

WHEREAS, the Property Owner's application for a PILOT has been reviewed by OPED, which has determined that the Project meets the requirements of the Ordinance;

WHEREAS, the parties agree the Property and the Project (collectively, the "**Development Property**") meets the definition of "development property" as defined in Connecticut General Statutes, Section 7-482, and the parties intend for the Development Property to be exempt from Taxes pursuant to Connecticut General Statutes Section 7-498;

WHEREAS, on _____, the Bridgeport City Council adopted a Resolution that authorizes the Director of the Office of Planning and Economic Development to negotiate and execute on behalf of the City this PILOT Agreement for payments in lieu of all Taxes commencing upon the In-Service Date and continuing thereafter for a period of twenty (20) years;

WHEREAS, the City is willing to enter into this agreement based upon the Property Owner's assurances that the Project will be constructed; and

WHEREAS, the scheduled PILOT Payments shall at all times during and following the respective assessment year constitute a valid and legally binding lien on the Project,

with full priority in accordance with applicable Connecticut law as set forth in Connecticut General Statutes Section 12-172,

NOW, THEREFORE, the City and the Property Owner agree as follows:

All of the above recitals are incorporated by reference into the body of this agreement with full legal force and effect.

1. The Property Owner and the City hereby enter into this agreement (the "**PILOT Agreement**") for the Fuel Cell Property, which is a portion of the Property owned by the Property Owner, as provided herein providing for payments at an annual rate of Seventy-Five Thousand (\$75,000.00) Dollars, paid in semi-annual installments of \$37,500.00 each, for twenty(20) years following the In-Service Date (the "**Term**"), as more fully set forth on Exhibit "A" attached hereto, said payments (the "**PILOT Payments**") during the Term of this Agreement being in lieu of all otherwise applicable real and personal property Taxes on the Development Property.

2. The PILOT Payments stipulated under this PILOT Agreement shall be applicable only as defined herein and shall be due and payable in installments consistent with the schedule for tax payments and all PILOT obligations hereunder shall enjoy all the same rights and privileges, including lien priority, as set forth in Connecticut General Statutes, Section 12-172. It is a condition of this PILOT Agreement that all regularly assessed Taxes which become due between the date hereon and the commencement of the PILOT Payments or thereafter, shall be timely paid. Upon commencement of this PILOT Agreement and the PILOT Payments hereunder, if any PILOT Payment is in excess of thirty (30) days late, said outstanding payment shall bear interest at the statutory rate, currently 18% per annum. The City shall have the right to terminate this PILOT Agreement upon written notice to the Property Owner, sent by certified mail, return receipt requested, deposited in a repository of the United States Postal Service upon any of the following: (a) Any PILOT Payment is in arrears and is not cured with full interest paid within 365 days of the date initially due; (b) three (3) or more PILOT Payments have been in arrears in excess of 90 days; and/or (c) the Property Owner is in default of any other material obligations hereunder beyond any applicable cure period. In the event of a default under subsection (c) above not related to the timing of PILOT Payments, the City shall not terminate this PILOT Agreement without thirty (30) days' notice and a reasonable opportunity to cure the same. Termination of this PILOT Agreement shall not invalidate, increase, or otherwise impact previous tax payments made by the Property Owner for the period such payments were made, being a fiscal year period following the In-Service Date beginning July 1 of a year through June 30 of the following year in accordance with this PILOT Agreement while in effect. The Property and Project shall be listed as development property as defined in Connecticut General Statutes, Section 7-482 on the City of Bridgeport Tax Assessor's records, and shall be subject to the provisions of Chapter 205 Municipal Tax Liens, of the Connecticut General Statutes, Sections 12-171 to 12-195g et seq.

3. Any and/or all PILOT Payments which are not paid within the stated grace periods set forth herein shall bear interest at the rate of 18% per annum based upon a 360 day year.

4. Any forbearance or delay by the City in enforcing this PILOT Agreement or in exercising any right or remedy hereunder or in law or in equity shall not be a waiver of nor shall it preclude the City's exercise of any such right or pursuit of said remedy.

5. This PILOT Agreement is separate and distinct from any Water Pollution Control Authority charges that the Property Owner may be obligated to pay.

6. The Property Owner has entered into an agreement with the Developer (the "**Owner-Developer Agreement**") whereby the Developer has agreed to invest approximately Fifteen Million (\$15,000,000.00) Dollars in development of the Project on the Fuel Cell Property.

7. Pursuant to the Owner-Developer Agreement, the Developer has agreed to expeditiously commence and complete all development work related to the construction and completion of the Project contemplated at the Property in a manner consistent with the SCEF Agreement by the In-Service-Date, which shall be a date, which shall be no later than May 27, 2025, observing all the terms and conditions of all applicable federal, state and local laws and regulations throughout the term of this PILOT Agreement (the covenants in Sections 6, and this Section 7, collectively, the "**Project Covenants**").

8. If the Developer shall breach or default in the performance of any of its covenants set forth in the Owner-Developer Agreement, which breach or default the Property Owner shall communicate to the City within fifteen (15) days of the occurrence or of the Property Owner's becoming aware of such breach or default, and such breach or default continues beyond any stated cure period in this PILOT Agreement, then the remedies available to the City in respect of such breach, subject only to the limitations set forth below, shall include terminating this PILOT Agreement and thereby reinstating prospectively against the Development Property the full Taxes in the amount applicable and calculable in the ordinary course as if no PILOT Agreement was in effect for such prospective period of time, foreclosing on the Project to realize on any PILOT Payments and/or Taxes due, and collecting all sums due and owing by the Property Owner.

9. This PILOT Agreement shall be binding upon the City, the Property Owner and the Developer and shall be recorded on the Bridgeport Land Records in order to be effective.

10. This PILOT Agreement may only be modified or amended by a written agreement, duly executed by all the parties hereto, and this requirement may not be modified or waived orally.

11. All notices shall be in writing and sent by certified mail, return receipt requested, postage prepaid, deposited in a repository of the United States Postal Service or by recognized overnight courier addressed to the receiving party at its address specified herein.

All notices to the City: Director
 Office of Planning and Economic Development
 City of Bridgeport
 999 Broad Street
 Bridgeport, CT 06604

with a copy to: City Attorney
 Office of the City Attorney
 City of Bridgeport
 999 Broad Street
 Bridgeport, CT 06604

All notices to the Property Owner:

 WC McBride Realty Management LLC
 1225 Central Avenue
 Bridgeport, CT 06610

All notices to the Developer:

 (name)(title)
 VFS LLC

 Clarkston, Michigan _____

12. PILOT Payments shall be made to the Tax Collector, Bridgeport City Hall, 45 Lyon Terrace, Bridgeport, CT 06604, submitted with a notation to the Tax Collector that said payment is being made in accordance with the "1225 Central Avenue Fuel Cell Tax PILOT". The Property Owner will receive regular tax bills and is required with its PILOT Payments to reference this PILOT Agreement. The Property Owner WILL CONTINUE TO RECEIVE TAX BILLS FROM THE CITY IN THE ORDINARY COURSE BASED UPON THE DEVELOPMENT PROPERTY'S ASSESSED VALUE. THE PROPERTY OWNER, IN ORDER TO EXERCISE THE RIGHTS AND PRIVILEGES SET FORTH HEREIN, IS OBLIGATED TO TIMELY RETURN THE RESPECTIVE PILOT PAYMENT, IN FULL, AND THEREWITH, IN WRITING, NOTIFY THE CITY'S TAX COLLECTOR OF THIS PILOT AGREEMENT.

13. This PILOT Agreement shall be governed by and construed according to the laws of the State of Connecticut without reference to the principles thereof

respecting conflicts of laws. The parties agree to the exclusive jurisdiction of the state and/or federal courts of the State of Connecticut.

14. This PILOT Agreement contains the entire agreement of the parties hereto with respect to the subject matter hereof, and any prior or contemporaneous oral or written agreements are hereby merged herein. This PILOT Agreement shall inure to the benefit of each party's successors or assigns

15. The Property Owner or the Developer may a) grant a security interest in its rights under this PILOT Agreement to an institutional lender and/or b) assign the PILOT Agreement to a subsequent purchaser of the Property and the Project, with notice to but without needing the consent of the City.

16. The Property Owner, the Developer, and their respective successors and assigns shall not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, sex, sexual orientation, mental retardation or physical disability, in the sale, lease, rental, use or occupancy of the Property or any improvements to be erected thereon, or in its employment or contracting practices, shall not effect or execute any agreement, lease, conveyance, or other instrument having a discriminatory intention or effect, and shall comply with all federal, state and local laws, in effect from time to time, prohibiting discrimination. The Property Owner shall not sell, lease or otherwise convey any interest in, or permit use of occupancy of, the Property unless the transferee agrees to be bound to the obligations contained in this paragraph.

17. Except as otherwise expressly set forth herein to the contrary, the Property Owner, the Developer and the City, respectively, shall not be in default of their respective obligations hereunder if either party hereunder is prevented from performing any of its obligations hereunder due to any accident, breakage, strike, shortage of materials, acts of God or other causes beyond said party's reasonable control; provided, however, it is understood and agreed that financial inability to perform is not a reason beyond a party's reasonable control.

18. Upon the Developer ceasing commercial operation, which shall mean permanently shutting down the Project, removing all above-ground equipment, and terminating any agreement between itself and the Property Owner (the "**Shutdown Date**"), no additional PILOT Payments shall be due under this PILOT Agreement (except for the pro-rata portion of the PILOT Payments due preceding the Shutdown Date).

19. MBE Compliance. The Tax Incentive Ordinance establishes minimum requirements for the Developer's employment of minority contractors in connection with the Project. The City has established a Minority Business Enterprise Program Ordinance, Chapter 3.12.130 of the Code of Ordinances ("**MBE Ordinance**"). The Developer's good faith efforts to comply with the requirements and goals of the MBE Ordinance shall be deemed to be compliance with the MBE hiring requirements of the Tax Incentive Ordinance. OPED will administer and determine the Developer's compliance with this provision. The City shall apply and the Developer shall utilize all reasonable efforts in good faith to observe the MBE Ordinance in the following manner for construction contracts for the Project:

(a) All capitalized terms not otherwise defined in this paragraph shall have the meanings ascribed to them in the MBE Ordinance.

(b) The City's mandatory requirement for construction contracts is established at six percent (6.0%) of the value of each construction contract ("**Mandatory Requirement**") for African-American subcontractors.

(c) The City's attainable goal for all construction contracts is established at an additional nine percent (9.0%), assuming the Mandatory Requirement is met, for MBE subcontractors ("**Attainable MBE Goal**") (15% total when combined with percentage of the Mandatory Requirement and, to the extent that the Mandatory Requirement is not achieved or is partially achieved, shall include 9% plus the amount of the Mandatory Requirement not achieved so that the entire 15% total MBE goal is achieved).

(a) The City's attainable goal for the Project is established at fifteen percent (15.0%) for WBE subcontractors ("**Attainable WBE Goal**").

(b) The Developer shall publish all bids on the City's electronic bidding website, www.bidsync.com.

(c) The Developer will place an advertisement in the Connecticut Post newspaper seeking an "open house" for MBE contractors.

(d) The Developer will cooperate and communicate with the City's MBE Administrator (defined below) so that minority trade organizations and media outlets are aware of the subcontracting opportunities available to MBE subcontractors.

(e) The Developer will coordinate its bidding activities with the City's Small & Minority Business Resource Office, 999 Broad Street, 1st Floor ("**MBE Administrator**").

(f) The Developer shall require every prime contractor to name its MBE subcontractors and the value of the contract to be awarded to each at the time that the prime contractor submits its bid. No substitutions of an MBE subcontractor shall thereafter be made without notice to the City, a demonstration of good cause shown, and receipt of the City's written consent in the exercise of its commercial business judgment (which consent shall not be unreasonably withheld, conditioned or delayed).

(g) The Developer shall submit monthly certified payrolls to the MBE Compliance Office demonstrating its compliance with the MBE Ordinance.

(h) The MBE Administrator will make all clarifications and determinations concerning compliance with the MBE Ordinance, and the Developer may appeal such clarifications and determinations to the City's Chief Administrative Officer.

(i) In all other respects, the Developer shall adhere to the principles and practices of the MBE Ordinance and the Official Policies adopted by the City with respect to the administration thereof.

20. Local Hiring Compliance. The Bridgeport City Council adopted City Ordinance Ch. 3.29 – Employment Opportunities with Developers Fostering Economic Development (Item 136-17) on September 18, 2018, which requires that the Developer agrees to pursue in connection with the construction of the Project pursuant to the following provisions:

(a) The Developer agrees and warrants that during the development of this Project pursuant to the terms of this PILOT 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 meets 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 established under Municipal Code Sec. 3.12.130 with such information requested by said office 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, the 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.

21. Excusable Delay. The parties hereto, respectively, shall not be in default of their respective obligations under this Tax Incentive Agreement if either is unable to fulfill, or is delayed in fulfilling, any of its obligations hereunder, or is prevented or delayed from fulfilling its obligations, in spite of its employment of reasonable best efforts and due diligence, as a result of natural disasters, catastrophic events, casualties to persons or properties, war, governmental preemption in a national emergency, enactment of a law, rule or regulation or a change in existing laws, rules or regulations that prevents any party's ability to perform its respective obligations hereunder, or actions by other persons beyond the exclusive control of the party claiming hindrance or delay. If a party believes that a hindrance or delay has occurred, it shall give prompt written notice to the other party of the nature of such hindrance or delay, its effect upon such party's performance under this Tax Incentive Agreement, the action needed to avoid the continuation of such hindrance or delay, and the adverse effects that such hindrance or delay then has or may have in the future on such party's performance. Notwithstanding notification of a claim of hindrance or delay by one party, such request shall not affect, impair or excuse the other

party hereto from the performance of its obligations hereunder unless its performance is impossible, impractical or unduly burdensome or expensive, or cannot effectively be accomplished without the cooperation of the party claiming delay or hindrance. The occurrence of such a hindrance or delay may constitute a change in the obligations of the parties and may result in the need to modify the agreement accordingly.

NEXT PAGE IS THE SIGNATURE PAGE

IN WITNESS THEREOF, the parties have executed this agreement as of this _____ day of _____, 2023.

CITY OF BRIDGEPORT

by: _____
Name:
Title:

PROPERTY OWNER

by: _____
Name:
Title:
duly-authorized

DEVELOPER

by: _____
Name:
Title:
duly-authorized

STATE OF CONNECTICUT)

) ss. Bridgeport

COUNTY OF FAIRFIELD)

Personally appeared _____, _____ of _____, signer and sealer of the foregoing instrument, and acknowledged the same to be his/her free act and deed in such capacity and the free act and deed of the City of Bridgeport before me.

Commissioner of the Superior Court
Notary Public
Commission Expires:

STATE OF _____)

COUNTY OF _____) ss. at: _____)

Personally appeared _____, _____ of _____, signer and sealer of the foregoing instrument, and acknowledged the same to be his/her free act and deed in such capacity and the free act and deed of _____ before me.

Commissioner of the Superior Court
Notary Public
Commission Expires:

STATE OF _____)

COUNTY OF _____) ss. at: _____)

Personally appeared _____, _____ of _____, signer and sealer of the foregoing instrument, and acknowledged the same to be his/her free act and deed in such capacity and the free act and deed of _____ before me.

Notary Public
Commission Expires:

EXHIBIT "A"

Schedule of PILOT Payments

ABSENT EARLIER TERMINATION, FULL PAYMENT OF ALL REGULARLY ASSESSED PROPERTY TAXES BECOME DUE AND OWING COMMENCING ON THE IN-SERVICE-DATE SET FORTH IN THE PILOT AGREEMENT, OR NO LATER THAN MAY 27, 2025, WHICHEVER OCCURS FIRST, AT THE RATE OF \$75,000.00 PER YEAR, FOR EVERY YEAR DURING THE TERM AS DEFINED IN THE PILOT AGREEMENT, AS FOLLOWS.

FIRST HALF PAYMENT DUE:	\$37,500.00
SECOND HALF PAYMENT DUE:	\$37,500.00

SCHEDULE A

LEGAL DESCRIPTION OF THE PROPERTY AND THE FUEL CELL PROPERTY

Item# *117-22 Consent Calendar

Appointment of Charles G. Breland (D) to the Zoning Board of Appeals.



**Report
of
Committee
on**

Miscellaneous Matters

City Council Meeting Date: November 6, 2023

Attest:

Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by

Joseph P. Ganim

Joseph P. Ganim, Mayor

Date Signed:

11/9/2023

RECEIVED
CITY CLERK'S OFFICE
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CITY CLERK



City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport:

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

Item No. *117-22 Consent Calendar

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

NAME


TERM EXPIRES

Charles G. Breland (D)
267 Myrtle Avenue
Bridgeport, CT 06604

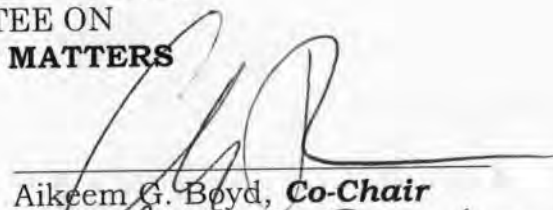
December 31, 2026

This will fill a vacancy.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

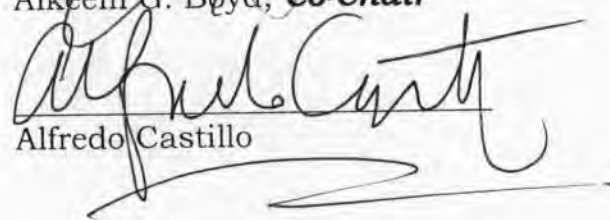


Amy Marie Vizzo-Paniccia, **Co-Chair**



Aikeem G. Boyd, **Co-Chair**

Rolanda Smith



Alfredo Castillo

VACANT

Matthew McCarthy



Samia Suliman

City Council Date: November 6, 2023

Item# *128-22 Consent Calendar

Reappointment of James O'Donnell (D) to the Library Board.



Report
of
Committee
on

Miscellaneous Matters

City Council Meeting Date: November 6, 2023

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

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

Date Signed: 11/9/2023

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City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport.

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

Item No. *128-22 Consent Calendar

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


NAME

TERM EXPIRES


James E. O'Donnell (D)
505 West McKinley Avenue
Bridgeport, CT 06606

June 30, 2026


RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS



Amy Marie Vizzo-Paniccia, **Co-Chair**



Aikeem G. Boyd, **Co-Chair**



Rolanda Smith



Alfredo Castillo

VACANT



Matthew McCarthy

Samia Suliman

City Council Date: November 6, 2023

Item# *129-22 Consent Calendar

Reappointment of Kenya Osborne-Gant (D) to the Library Board.



Report
of
Committee
on

Miscellaneous Matters

City Council Meeting Date: November 6, 2023

Attest: Lydia N. Martinez

Lydia N. Martinez, City Clerk

Approved by:

Joseph P. Ganim
Joseph P. Ganim, Mayor

Date Signed:

11/9/2023

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CITY CLERK



City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport:

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

Item No. *129-22 Consent Calendar

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

NAME

TERM EXPIRES

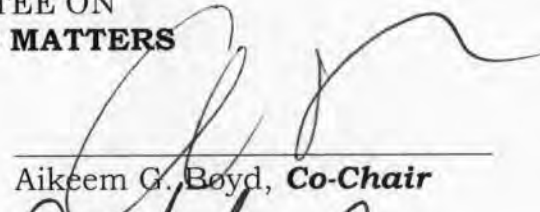
Kenya Osborne-Gant (D)
87 Hickory Street
Bridgeport, CT 06610

June 30, 2026

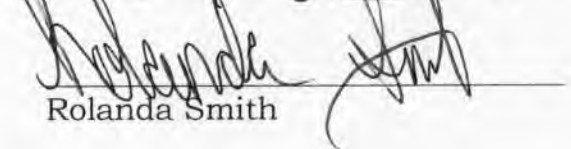
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS



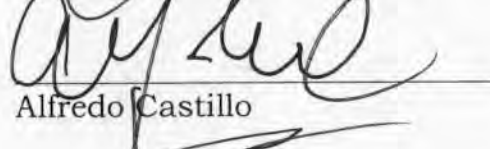
Amy Marie Vizzo-Paniccia, **Co-Chair**



Aikeem G. Boyd, **Co-Chair**




Rolanda Smith



Alfredo Castillo

VACANT



Matthew McCarthy

Samia Suliman

City Council Date: November 6, 2023

Item# *131-22 Consent Calendar

Settlement of Pending Litigation in the matter of Agata Kotapka Case #3:18-cv-1660 (RNC).



Report
of
Committee
on

Miscellaneous Matters

City Council Meeting Date: November 6, 2023

Attest:

Lydia N. Martinez
Lydia N. Martinez, City Clerk

Approved by:

Joseph P. Ganym
Joseph P. Ganym, Mayor

Date Signed:

11/9/2023

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ATTEST
CITY CLERK



City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport:

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

Item No. *131-22 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

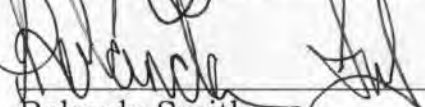
RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his order on the City Treasurer payable as follows:

<u>Name</u>	<u>Nature of Claim</u>	<u>Plaintiff's Attorney</u>	<u>Settlement</u>
Agata Kotapka	Sex Discrimination	Thomas W. Bucci, Esq. Willinger, Willinger & Bucci, P.C. 1000 Bridgeport Ave, Suite 501 Shelton, CT 06484	\$150,000.00


RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS



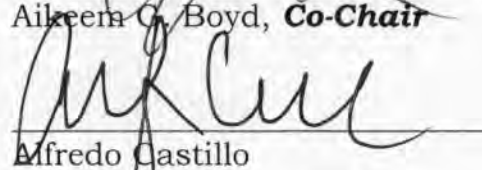
Amy Marie Vizzo-Paniccia, **Co-Chair**



Rolanda Smith

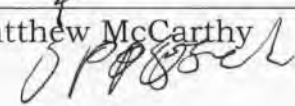


Aikeem G. Boyd, **Co-Chair**



Alfredo Castillo

VACANT

Matthew McCarthy


Samia Suliman

City Council Date: November 6, 2023

Item# 136-22

Resolution Authorizing the Establishment of a
Municipal Energy Security Authority (MESA) for the
City of Bridgeport.

Report
of
Committee
On

CEQA & Environment

City Council Meeting Date: November 6, 2023

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

Approved by: 
Joseph P. Manning Mayor

Date Signed: 11/9/2023

RECEIVED
CITY CLERKS OFFICE
23 NOV 13 PM 2:44
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. 136-22

Resolution for Establishment of a Municipal Energy Security Authority (MESA) for the City of Bridgeport (Amended)

WHEREAS, MESA (Municipal Energy Security Authority) a public benefit corporation to be established by City of Bridgeport as the first municipal energy security authority in the nation with a mission to make clean energy and investment accessible to underserved ratepayers in high-cost urban areas subject to climate risk and carbon impact; and

WHEREAS, MESA is about deploying clean energy and clean technology rather than maximizing profits and recycles energy savings back to institutions that install and consume clean energy; and

WHEREAS, MESA's mission is to accelerate clean energy transition to reduce monthly utility cost, mitigate climate risks and reduce carbon impact within vulnerable, lower-income neighborhoods of municipalities; and

WHEREAS, MESA accelerates the transition to clean energy by using limited public dollars to attract multiples of private capital investment. In doing so, clean energy is more affordable and accessible; and

WHEREAS, MESA directs public-private partnerships and market-based programs, sustainable financing, that result in energy security for a municipality as cost savings, resiliency, sustainability, and workforce; and

WHEREAS, MESA expects to identify and secure U.S. Department of Energy resources committed by the Inflation Reduction Act (GHGR Fund) as signed by President Joseph Biden which is the largest climate investment in U.S. history, designed to mobilize private capital to achieve U.S. climate goals; and



City of Bridgeport, Connecticut

Office of the City Clerk

Committee on ECD and Environment
Item No. 136-22

-2-

WHEREAS, MESA is recognized by the City Council as an essential tool for the City of Bridgeport to meet its climate goals as aligned with The Paris Climate Agreement. The Paris Agreement is an international treaty on climate change that was adopted in 2015. The agreement covers climate change mitigation, adaptation, and finance. It sets out a global framework to avoid dangerous climate change; and

WHEREAS, MESA is the only green authority within United States that officially recognizes The Paris Agreement for its solutions toward climate change specifically in its impact on urban populations who are underserved, or vulnerable and residing in municipalities unprepared and threatened by expected crisis; and

WHEREAS, MESA recognizes the importance of diversity and inclusion and voice in all representations, and as such, is committed to transparency, accountability and reporting to City Council and Mayor's Office; and

WHEREAS, MESA manages the Green Energy Market Securitization (GEMS) Program in the State of Connecticut. <https://energy.hawaii.gov/wp-content/uploads/2014/11/GEMS-FAQs-general-updated-2.5.15.pdf>; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIDGEPORT THAT

RESOLVED, to make clean energy and investment accessible to high-cost, underserved ratepayers who are subject to climate risk and carbon impact in Bridgeport, that the Sustainability Office and the Office of the City Attorney explore the possible development of a public benefit corporation which will be a Municipal Energy Security Authority (MESA) for the City of Bridgeport; and

BE IT FURTHER RESOLVED that the Sustainability Office along with the Office of the City Attorney assist the Committee on Economic and Community Development and Environment in developing an implementation strategy for the creation of a public benefit corporation which will be a Municipal Energy Security Authority (MESA) for the City by the Bridgeport; and

BE IT FURTHER RESOLVED once the framework is developed that the Sustainability Office and the Office of the City Attorney, and paperwork associated with the development of the Municipal Energy Security Authority (MESA) shall be presented to City Council for final approval prior to the filing and/or distribution of the formation paperwork.

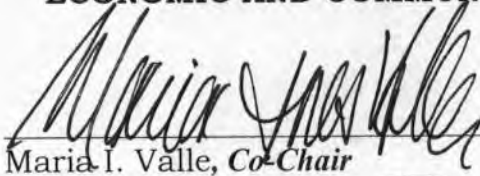


City of Bridgeport, Connecticut
Office of the City Clerk

Committee on ECD and Environment
Item No. 136-22

-3-

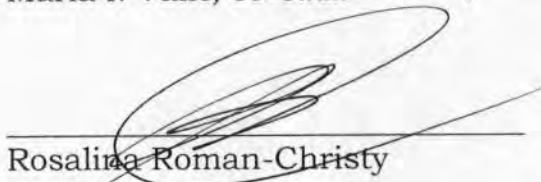
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT



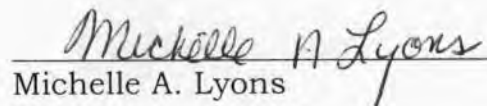
Maria I. Valle, *Co-Chair*



Scott Burns, *Co-Chair*



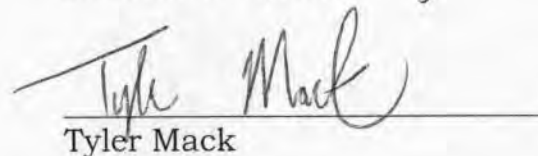
Rosalina Roman-Christy



Michelle A. Lyons



Mary A. McBride-Lee



Tyler Mack

Rolanda Smith

City Council Date: November 6, 2023



GEMS (Green Energy Market Securitization) Program Frequently Asked Questions

What is GEMS?

The GEMS (Green Energy Market Securitization) Program is the State of Hawaii's innovative green infrastructure financing program designed to make clean energy improvements affordable and accessible for a broader cross-section of Hawaii's consumers. Gov. Neil Abercrombie signed Act 211 on June 27, 2013 authorizing the creation of GEMS. The Hawaii Public Utilities Commission on Sept. 4, 2014 issued an order permitting the State of Hawaii to issue \$150 million of Green Infrastructure Bonds to fund GEMS. The PUC on Sept. 30, 2014 issued a second order allowing the State Department of Business, Economic Development and Tourism/Hawaii Green Infrastructure Authority to launch the GEMS program.

Why GEMS?

The upfront costs of installing PV panels and other green infrastructure equipment are a barrier preventing a significant number of electric utility customers from participating in Hawaii's clean energy transformation. While the state has seen early success in clean energy deployment, existing programs may not serve the entire spectrum of Hawaii's communities. In particular, DBEDT has identified a group of underserved consumers that includes renters, non-profits, and homeowners who have been locked out of traditional financing for clean energy installations. GEMS was created to bridge that market gap and bring financing for clean energy into reach for a wider audience.

How does GEMS work?

GEMS uses a market-based financing mechanism to make low-cost capital available for clean energy loans that might not otherwise be provided by traditional lenders. The ability of GEMS to tap a huge pool of institutional bond investors allows the program to reduce financing costs for clean energy installations by minimizing overhead expenses and taking advantage of economies of scale. Consumers who borrow from GEMS to make clean energy investments will see electricity bill savings on day one, with no money down.

What kinds of clean energy installations can be financed with GEMS?

Initially, GEMS will provide financing for distributed solar and other technologies that support PV interconnection, such as energy storage, advanced inverters and monitoring devices. Because GEMS supports grid-enabling technologies it has the potential to help mitigate some of the interconnection issues that have slowed new PV installations.

What are some of the other potential uses for GEMS?

GEMS could eventually be used to support other proposed clean energy technologies such as utility grid modernization, utility renewable integration commercial energy efficiency, technologies that incorporate a water-energy nexus, including sewage and waste water treatment, heating, ventilating, and air conditioning ("HVAC") and related systems, and LED systems.

Will GEMS compete with conventional financing sources?

No. In addition to using traditional lending criteria GEMS will use non-traditional methods to expand clean energy lending into markets that are not served by conventional lenders. Alternative lending criteria may include consideration of factors such as utility bill repayment history and the net bill savings expected from a specific clean energy technology. Traditional lending practices do not take into consideration energy savings from the clean energy installations, even if that installation results in positive cash flows or "income" for the borrower.

Who pays for the bonds issued by GEMS?

Bond holders will be repaid by a PUC-approved Green Infrastructure Fee on utility bills that is estimated to be \$1.29 a month for residential customers. By assessing the fee on all utility ratepayers the bonds will achieve the highest possible credit rating, which in turn lowers the amount of the fee. The Green Infrastructure Fee will be offset by a reduction on the Public Benefits Fee currently on electric bills, resulting in little or no impact to the vast majority of ratepayers.

How does GEMS fit with on-bill financing?

GEMS provides the funding used to make clean energy loans to underserved consumers. On-bill repayment is a separate program being created by the PUC that will allow GEMS participants and others pay for their clean energy installations through their utility bills.

How is GEMS groundbreaking?

What makes GEMS pioneering is that the program combines two financing methods, a traditional rate-reduction bond structure and on-bill financing, in a synergistic model. This innovative structure can open the door for a whole new financing market in renewables and energy efficiency. Although the GEMS program was "invented in Hawaii" to serve Hawaii residents and businesses, the program has drawn national attention and could potentially serve as a model for other states.

What's next?

The GEMS bonds were sold in November, providing the capital necessary to make the clean energy loans. The Hawaii Green Infrastructure Authority, through its deployment partners, is on track to begin making loans to nonprofit organizations by early 2015. Loans to homeowners and renters are scheduled to begin shortly after that.

For more information on GEMS please visit the Hawaii State Energy Office's website at energy.hawaii.gov or contact our office at 808-587-3868.



Item# 132-22

Settlement of Pending Litigation in the Matter of
Wayne Williams – Docket No. FBT-CV-20-6096034-S.



**Report
of
Committee
on**

Miscellaneous Matters

City Council Meeting Date: November 6, 2023

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

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

Date Signed: 11/9/2023

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City of Bridgeport, Connecticut Office of the City Clerk

To the City Council of the City of Bridgeport.

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

Item No. 132-22

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

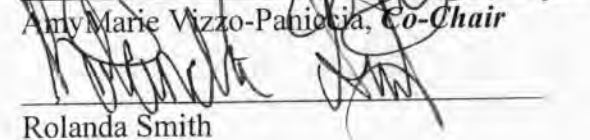
WHEREAS, negotiations with the Plaintiff's attorney has made it possible to settle this suit for the figure set forth below, and the City Attorney, therefore, recommends the following settlement be accepted, Now, Therefore be it

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>Nature of Claim</u>	<u>Plaintiff's Attorney</u>	<u>Settlement</u>
Wayne Williams	Personal Injury	Charles S. Harris, Esquire Harris, Harris & Schmid 50 Washington Street 7 th Fl Norwalk, CT 06854	\$200,000.00 to plaintiff. \$55,000.00 to plaintiff's attorney. \$43,119.38 to Plaintiff's workers' compensation carrier.


RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS

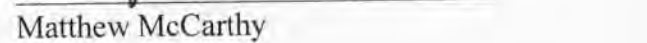


Amy Marie Vizzo-Paniccia, *Co-Chair*


Rolanda Smith



Aikeem G. Boyd, *Co-Chair*


Alfredo Castillo


Matthew McCarthy

VACANT

Samia Suliman

City Council Date: November 6, 2023

Item # *112-22 Consent Calendar

Appointment of Soledad Nunez (D) to the Planning & Zoning Commission.



Report
of
Committee
on

Miscellaneous Matters

City Council Meeting Date: September 5, 2023

(Tabled by Full Council)

Resubmitted on: September 18, 2023 (Tabled by Full Council)

Resubmitted on: October 2, 2023 (Tabled by Full Council)

Resubmitted on: October 16, 2023 (Tabled by Full Council)

Resubmitted on: November 6, 2023

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

Approved by:

Joseph P. Gaskin
Joseph P. Gaskin, Mayor

Date Signed:

11/9/2023

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City of Bridgeport, Connecticut

Office of the City Clerk

To the City Council of the City of Bridgeport:

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

Item No. *112-22 Consent Calendar

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


NAME

TERM EXPIRES


Soledad Nunez (D)
780 Seaview Avenue, Apt 6
Bridgeport, CT 06607

December 31, 2026

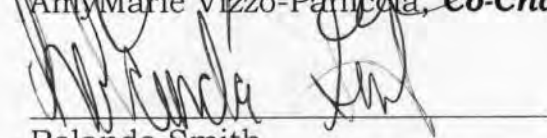
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
MISCELLANEOUS MATTERS



Amy Marie Vizzo-Paniccia, **Co-Chair**



Aikeem G. Boyd, **Co-Chair**



Rolanda Smith



Alfredo Castillo

VACANT



Matthew McCarthy

Samia Suliman

City Council Date: September 5, 2023 (Tabled by Full Council)

Resubmitted: September 18, 2023 (Tabled by Full Council)

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ReSubmitted: November 6, 2023