

**CITY OF BRIDGEPORT  
JOINT COMMITTEE ON ECONOMIC AND COMMUNITY  
DEVELOPMENT AND ENVIRONMENT  
AND CONTRACTS  
SPECIAL MEETING  
MAY 16, 2024**

**ATTENDANCE:** Co-chair Jeanette Herron; Michelle Lyons, Eneida Martinez, Ernest Newton, Scott Burns, Dasha Spell, Richard Ortiz

**OTHERS:** Bill Coleman, OPED, Deputy Director; Max Perez, OPED Project Manager; Apex Building Ltd. Lee Braithwaite, CEO; Juan Hernandez, Derek Washington

**CALL TO ORDER**

Co-chair Herron called the meeting to order at 6:05 p.m. There was a quorum present.

**AGENDA**

Approval of Joint Committee Minutes: September 13, 2022 (Special Meeting)

**\*\* COUNCIL MEMBER MARTINEZ MOVED TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF SEPTEMBER 13, 2022.**

**\*\* COUNCIL MEMBER LYONS SECONDED THE MOTION.**

**\*\* MOTION PASSED WITH FOUR VOTES IN FAVOR (HERRON, MARTINEZ, LYONS, BURNS), NONE OPPOSED AND ONE ABSTENTION (SPELL).**

Approval of Joint Committee Minutes: June 13, 2023 (Special Meeting)

**\*\* COUNCIL MEMBER MARTINEZ MOVED TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF JUNE 13, 2023. \*\***

**COUNCIL MEMBER LYONS SECONDED THE MOTION.**

**\*\* MOTION PASSED WITH FOUR VOTES IN FAVOR (HERRON, MARTINEZ, LYONS, BURNS), NONE OPPOSED AND ONE ABSTENTION (SPELL).**

**76-23** Proposed Resolution Authorizing an Affordable Housing Tax Incentive Development Agreement for the Waltersville Commons Development located at 167 Steuben Street and 626 & 614 Pembroke Street.

Mr. Coleman presented the item and introduced members of Apex Building and went through the supporting documents of the resolution. Mr. Braithwaite went through the background of the property and described the location as adjacent to the small warehouse and abandoned building that will be affordable housing.

Comments and questions from the Committee Members were fielded on the number of units, tax incentives, and workforce. Mr. Braithwaite outlined the commitment to hire local Bridgeport workers on the construction and affordable housing guidelines. He noted that the property was reviewed and approved by the Historic District Commission.

Mr. Coleman went through the affordable housing tiered tax incentives and reviewed the income levels and conditions of the LDA. Council Member Martinez stated she was in favor and will support this resolution as it is a long time coming that will beautify the East Side, lower homelessness.

There was a discussion on the financing, construction timing, how this will be managed after construction, and how the interface with the Housing Authority will be structured. Mr. Braithwaite explained that the Millenium Property Management will handle both asset management and tenant management functions of this project.

**\*\* COUNCIL MEMBER MARTINEZ MOVED TO APPROVE ITEM**

**76-23 PROPOSED RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING TAX INCENTIVE DEVELOPMENT AGREEMENT FOR THE WALTERSVILLE COMMONS DEVELOPMENT LOCATED AT 167 STEUBEN STREET AND 626 & 614 PEMBROKE STREET.**

**\*\* COUNCIL MEMBER SPELL SECONDED THE MOTION.**

**\*\* MOTION PASSED WITH (3) VOTES IN FAVOR (MARTINEZ, LYONS, HERRON), ONE OPPOSED (BURNS) AND NO ABSTENTIONS.**

### **ADJOURNMENT**

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

**\*\* COUNCIL MEMBER LYONS SECONDED THE MOTION.**

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

The meeting was adjourned at 6:50 p.m.

Respectfully submitted,  
Telesco Secretarial Services