

**CITY OF BRIDGEPORT
CONTRACTS COMMITTEE
SPECIAL MEETING
AUGUST 14, 2024
VIA ZOOM TELECONFERENCE**

ATTENDANCE: Matthew McCarthy, Co-chair; Jeanette Herron, Co-chair;
Ernest Newton; Jorge Cruz, Sr.; Richard Ortiz;
Dasha Spell (6:02 pm); Maria Pereira (6:02 pm)

OTHERS: Councilmember Fredrick Hodges; Thomas Gaudett, CAO;
Michael Jankovsky, Associate City Attorney; Deborah Garskof,
Associate City Attorney; Ken Flatto, Finance Director; Julie
Miller, Assistant Tax Collector; Bill Gaffney, Interim Tax
Assessor; Dan Roach, Police Commission

CALL TO ORDER

Co-chair McCarthy called the meeting to order at 6:01 p.m. There was a quorum present at the time of roll call.

122-23 Proposed Agreement with Municipal Valuation Services, LLC for Reappraisal and Revaluation Services for the City's October 2025 Grand List.

****COUNCIL MEMBER DASHA. T. SPELL JOINED THE MEETING AT 6:02 PM****

****COUNCIL MEMBER MARIA H. PEREIRA JOINED THE MEETING AT 6:02 PM****

Finance Director, Mr. Ken Flatto shared this city wide evaluation occurs every five years and takes over one year to prepare for. This would be an intensive reevaluation of all the properties which would be due October 1st, 2025. They have received two bid proposals and accepted the lowest contract bid for \$1 million dollars, which would be paid for over two fiscal years.

****COUNCIL MEMBER FREDRICK HODGES JOINED THE MEETING AT 6:05 PM****

Mr. Flatto carried on to say the project will occur over the course of two fiscal years so they will be in budget. The Board of Public Purchases and selection committee did approve the submission from MVS.

City Assessor, Mr. Bill Gaffney shared the bid was two to three hundred thousand dollars less than the other bid but they also worked with MVS for the prior evaluation so they know their work. He explained every property in the city would receive a mailer with a questionnaire regarding updates and additions made to the property. They now have a device to fly over the properties to also gather that information. Mr. Flatto added it was actually \$400 thousand dollars less.

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****THOMAS GAUDETT LEFT THE MEETING AT 6:10 PM****

Council Member Cruz said as the reevaluations are coming up, there are also tax incentives being approved for developers. He would like to know if that would make a difference for the evaluation.

Mr. Gaffney replied that in general all sales are going up. He believes residential values are going up and commercial is pretty stagnant but he doesn't know how the tax incentives would go into play.

Mr. Flatto added the reevaluation depends on many variables. He believes commercial values would increase as there have been many sales but in some communities, there hasn't been any changes so it is hard to predict.

Council Member Cruz added the tax incentive program is based on the rental price for each unit that the office of planning should get those numbers before looking at approval from the council.

Mr. Flatto said they should get the financial information for each unit.

Council member Newton asked if they would be able to find out who did work on their property without permits.

Mr. Flatto replied they hope that with the new software they can match the mapping to the tax card.

Assistant Tax Collector, Ms. Julie Miller said they are working with Eagle View to gather the information from the camera footage and see if things are in line with the records they have. They will go over the properties based on permits and see if anything else was added.

Mr. Flatto added that the building officials will also have access to the software.

Council member Newton asked if there are any laws that allow them to send retroactive fines for those not pulling permits.

Mr. Gaffney replied the last evaluation was done in 2020 so they would not be certain when the additions began or were completed but there is not a statute to allow them to do that.

Co-chair McCarthy asked to keep the conversation about the contract, they shouldn't be discussing any fine details yet.

Council member Hodges asked how they would assess the new developments as the units haven't been completed yet and how successful they would be to catch those properties with the unpermitted additions.

Mr. Gaffney replied the company had two divisions for residential and commercial properties so they will be appraising every property in the city and formulas will be made. He added all the evaluations must be completed by October 1st, 2025.

Council member Hodges asked what side of town they would start with.

Mr. Gaffney replied they have not discussed that yet.

Council member Ortiz asked since the budget is already set, who would come up with the rest for the project.

Mr. Flatto the project will be paid for between two fiscal years.

****COUNCIL MEMBER HERRON MOTIONED TO APPROVE ITEM 122-23.**

****COUNCIL MEMBER ORTIZ SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

133-23 Proposed Agreement with BUSPATROL America, LLC for a School Bus Stop Arm Program.

Mr. Dan Roach from the Police commission shared this is time sensitive as the school year will be commencing, He said the company would install and monitor the cameras. The original fine was \$480 dollars but the legislative body reduced it to allow municipalities to fine a maximum of \$250 dollars. The company would cover all the expenses and the city would be responsible for reviewing each infraction, they have decided to have the security from the Broad Street and Lyon Terrace buildings review the footage. It is expected for the revenue to be higher the first year then drastically decrease as people do not want tickets. The city would get 40% of all funds collected, so that would be \$100 each ticket. The company will also be opening their headquarters in the city and work with other municipalities as well.

Council member Newton asked how many people were passing the bus when they first installed the cameras.

Atty. Jankovsky replied the city had a press release in January that said the company found over \$10,000 dollars worth of offenses in the first half of the school year.

Council member Newton suggested they should give some of those funds to the Board of Education as it is dealing with students and education. He added he is not a fan of the split.

Mr. Roach replied they wanted a 50/50 split or 60/40 in the city's favor but since \$250 dollars is the highest they can collect, the company would need at least \$150 per violation to operate.

Council member Newton said he hopes the committee adds a portion of fines would be paid to the Board of Education to offset budget issues.

Council member Herron asked if there were any license infractions that would happen.

Atty. Jankovsky replied no as these are civil fines which are only at the city level. The statute says it does not get sent to the DMV but the police officers can issue a ticket that can go to the DMV but the city would not receive any funds from that.

Council member Herron added she agrees with council member Newton regarding the board of education but believes they should see how well they do the first years then set up protocols for the funds and operations.

Mr. Roach said the company also works with a collection agency at their own expense to ensure those fines are paid.

****COUNCIL MEMBER HERRON MOTIONED TO APPROVE ITEM 132-23.**

****COUNCIL MEMBER ORTIZ SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

****COUNCIL MEMBER HERRON MOTIONED TO ADJOURN AT 6:53**

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

****THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 6:37 pm.

Respectfully Submitted,

Vianca Rivera

Telesco Secretarial Service