

**CITY OF BRIDGEPORT  
CONTRACTS COMMITTEE  
SPECIAL MEETING  
OCTOBER 21, 2013**

**ATTENDANCE:** C. Silva, Co-Chair; M. Marella, Co-Chair; S. Brannelly; M.E. Brantley; A. dePara Jr.

**STAFF:** J. Cottell; T. Grabarz; R. Pacacha; R. Weiner

**CALL TO ORDER**

Co-chair Silva called the meeting to order at 5:46 PM. He introduced the members present. There was a quorum present.

**AGENDA ITEMS**

**Item 132-12 Proposed Service Agreement with Pro-Act, Inc. to provide a free discount Prescription Card to Residents of Bridgeport.**

Mr. Richard Weiner, Benefits Mgr., City of Bridgeport, appeared to speak on behalf of this item. He indicated the 2 changes requested at the last Contracts Committee meeting have been made as followed: 1) additional language in Paragraph 8.3 has been approved by the vendor; and 2) A Certificate of Liability Insurance with the City of Bridgeport named as Certificate Holder has been provided by the vendor. Copies were distributed by Mr. Weiner.

Co-Chair Silva confirmed that all requested changes have been made.

**\*\* CO-CHAIR MARELLA MOVED TO APPROVE ITEM 132-12  
\*\* COMMITTEE MEMBER BRANTLEY SECONDED  
\*\* THE MOTION PASSED UNANIMOUSLY**

**Item # 174-12 Proposed request for approval of Seventh Amendment to Lease with Captain's Cove Marina of Bridgeport, Inc. to provide location for proposed Anaerobic Digester Site adjacent to the West Side Treatment Plant.**

Co-chair Silva noted that this has come before the committee before and they are returning this evening to further explain the project.

Atty. Ron Pacacha, Assoc. City Attorney presented this item. He said the City, thru the WPCA, has been in negotiations with a developer to build an anaerobic digester adjacent to the water treatment plan. The digester is designed to treat the sludge, a by-product of the water treatment plant, and create heat and electricity which will be used by the water treatment plant.

The siting of the digester plant requires a portion of land currently leased to Captain's Cove. Atty. Pacacha provided a map to all committee members describing the location of the water treatment plant, the Aquaculture School, the location of leased Captains Cove property and the portion of the 2.23 acre leased land in question. The proposal is to remove the identified area from the lease agreement with Captains Cove.

The City has agreed to install a landscape buffer between the digester plant and Captains Cove. Ted Grabarz confirmed the developer of the digester has also agreed to install a landscape buffer between this property and the P.T. Barnum Apartments.

The City had two appraisals prepared and presented to Captains Cove. They accepted the higher of the 2 appraisals at \$330,000.

Atty. Pacacha also noted that Captains Cove has historically struggled to keep current with their rental payments. They are currently \$ 385,000 in arrears. They City will apply the appraised amount of \$330,000 to their rent currently in arrears.

He said this deal also does not prevent the City from going after the Cove to collect the balance owed. The developer of this digester is contributing \$200,000 to property acquisition.

Co-chair Silva asked if there are any environmental issues putting this digester so close to schools.

Mr. Ted Grabarz said this process is low pressure, everything is contained in a vessel, no odors, etc. There will be a flare up in the initial startup and then it will run continually.

Committee Member dePara wanted to make sure this will not prohibit the City from going after Captains Cove for the balance of money owed.

Atty. Pacacha stated the responsibility for administering the lease and rental payments in now clearly in the Finance Dept. hands and they are working with Captains Cove to make arrangements.

Committee Member Brannelly asked why we are paying Captains Cove for land that the City owns.

Atty. Pacacha clarified this. He said the appraisal is for the value of the lease hold interest of this piece of land over the duration of the lease.

Committee Member Brantley asked who is benefiting from the digester, the WPCA? Ted Grabarz said yes the WPCA, and it should have a positive effect on future rate increases, therefore benefiting the consumer.

J. Cottell said the annual electric bill for the WPCA is approximately \$2 Million. Their annual bill should be reduced by approximately \$100,000 – \$140,000. Mr. Grabarz also noted the EPA is changing the sludge burning rules and while we now truck our sludge to New Haven, we will need to truck it much further, such as Pennsylvania. This digester greatly reduces the amount of sludge left over at the end of the process which will help keep costs down.

Atty. Pacacha also noted the agreement with Captains Cove includes an easement over the property and should the digester create more electricity than needed some can be diverted to the Aquaculture School.

Committee Member DePara asked the lease hold amount was calculated when preparing the appraisals. Atty. Pacacha reviewed the process for the committee.

Committee Member Brannelly asked what % energy created will be used by RESCO? John Cottell said the WPCA will be using all of the energy created and further explained how it works.

Committee Member Brannelly asked about the next phase of the eco industrial area. Ted Grabarz said there is a potential for a food digester component as well. There are also other components being considered at this time.

Atty. Pacacha noted the actual contract for the developer will be handled by the WPCA.

**\*\* COMMITTEE MEMBER BRANTLEY MOVED TO APPROVE ITEM 174-12  
\*\* COMMITTEE MEMBER MARELLA SECONDED  
\*\*THE MOTION PASSED 4 IN FAVOR (SILVA, MARELLA, BRANNELLY,  
BRANTLEY), 1 AGAINST (dEPARA)**

**ADJOURNED**

**\*\* CO-CHAIR MARELLA MOVED TO ADJOURN  
\*\* COMMITTEE MEMBER BRANNELLY SECONDED  
\*\*THE MOTION PASSED UNANIMOUSLY**

**The meeting adjourned at 6:21 PM**

Respectfully submitted,

Jill Kuzmich  
Telesco Secretarial Services