

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT AND
ENVIRONMENT COMMITTEE
SPECIAL MEETING
DECEMBER 3, 2012.**

ATTENDANCE: M. Evette Brantley, Co-Chair; Lydia Martinez, Co-chair;
Council President Thomas McCarthy; Michelle Lyons

OTHERS: David Kooris, OPED Director; John Mitola, Max Perez, OPED; Debbie Sims, Bill Colman, OPED; Sam Shaw, OPED; Alexandra McGoldrick, Central Grants Director; Steve Hladmum, Parks; Steven Tyliczszak, OPED; Brian Lockhart, Jennifer Arasimowc, Frank Wolak, Fuel Cell Vice President; Council Member Susan Brannelly (6:04 p.m.)

CALL TO ORDER

Council Member Martinez called the meeting at 5:46 p.m. A quorum was present.

**** COUNCIL MEMBER BRANTLEY MOVED THE COMMITTEE MINUTES OF OCTOBER 16, 2012.**

**** COUNCIL MEMBER LYONS SECONDED.**

**** THE MOTION TO APPROVE THE COMMITTEE MINUTES OF OCTOBER 16, 2012 AS SUBMITTED PASSED UNANIMOUSLY.**

161-11 Proposed Resolution authorizing the establishment of an annual PILOT for real property at 1336 Railroad Avenue, Bridgeport Fuel Cell Park.

Mr. Kooris, the OPED Director and Mr. Colman, the OPED Neighborhood Developer came forward and greeted the Committee. Mr. Kooris said that it was a brown end that the City owns and has owned for some time. This parcel is adjacent to ACTO property and near Dairy Farms. This will be a fuel cell energy park, which is a clean power plant. This is renewable power and efficiently captures the waste heat.

The request is to discuss the annual PILOT agreement. Mr. Kooris said that the City usually grants annual fixed tax payments. He said that this would be at least 65 million dollars in investments and would cover 17 years. The project will generate \$250,000 per year in taxes. Mr. Kooris said that he was confident that this would be a greater generator of taxes rather than development. This will be the largest fuel cell park in the world and will attract many people. This project will also clean the brownfield.

Mr. Colman then spoke about the per acre taxation figures. There should be very little demand on the City services.

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Environment Committee
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Council Member Brantley asked how many acres the project involved. Mr. Colman said that the parcel was 1.6 acres. She then asked how many construction jobs would be created. Mr. Kooris said that they were expecting to have about 25 construction jobs. Those would end when the plant is completed.

Ms. Lyons asked about the people who would come to tour the facility. Mr. Kooris explained the process.

Mr. Frank Wolak, a fuel cell engineer, came forward and introduced himself. Currently, there is an 11 megawatt fuel cell factory in South Korea. This plant would be a 15 megawatt factory.

Council Member Martinez asked about the fuel cells. Mr. Kooris said that they were large batteries. Mr. Wolak gave a brief overview of how the energy is generated without burning. Lydia asked about securities. Mr. Wolak said that the safety precautions would be similar to the UI installation. It is a low profile building that houses mechanical and electrical equipment.

Council Member Brantley asked where it would be located. She was told it was on Railroad Avenue. Council Member Brantley said that she wanted to know what kind of landscaping would surround the plant. She was told that they would be submitting the application to the Connecticut Siting Council. Council Member Brantley expressed concerns that she was concerned about fencing and landscaping.

Council Member Brannelly joined the meeting at 6:04 p.m.

Council Member Lyons asked how the energy that is generated would be used. Mr. Wolak said that it would stay within Bridgeport and he described the neighborhoods that it would be

Mr. Coleman explained that there had been some slight amendments to the previous document, such as the correction of typos and a change in the length of the contract from 15 years to 17 years. Mr. Colman listed the corrections from the previous resolution.

**** COUNCIL PRESIDENT MCCARTHY MOVED TO SUBMIT THE REVISED DOCUMENT AS EXHIBIT 161-11 A.**

**** COUNCIL MEMBER BRANTLEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL PRESIDENT MCCARTHY MOVED TO SUBMIT THE COLOR ILLUSTRATION OF THE PROPOSED PLANT FACILITY AS EXHIBIT 161-11 B.**

**** COUNCIL MEMBER BRANTLEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL PRESIDENT MCCARTHY MOVED TO SUBMIT THE MEMO FROM DAVID KOORIS REGARDING THE FUEL CELL PARK AS EXHIBIT 161-11C.
** COUNCIL MEMBER BRANTLEY SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

**** COUNCIL PRESIDENT MCCARTHY MOVED TO AMEND ORIGINAL ITEM BY SUBSTITUTION.
** COUNCIL MEMBER BRANTLEY SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

Council Member Brannelly asked for a quick overview of the project as she was unavoidably detained. Mr. Kooris reviewed the details with the Committee members. Council Member Brannelly had several other legal questions about the contract. Mr. Kooris said that this item was for a tax agreement and the Council has already agreed to enter into a leasing agreement. Mr. Kooris then reviewed why the tax structure was set up as it was.

Council Member Brannelly wished to know about noise and odors. Mr. Kooris explained that this aspect would be under the CT Siting Council control. Mr. Wolak said that the technology was very quiet. There will be fans and air conditioning that would be working periodically.

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE AGENDA ITEM 161-11 PROPOSED RESOLUTION AUTHORIZING THE ESTABLISHMENT OF AN ANNUAL PILOT FOR REAL PROPERTY AT 1336 RAILROAD AVENUE, BRIDGEPORT FUEL CELL PARK.
** COUNCIL MEMBER LYONS SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

160-11 Proposed Resolution regarding the Extension of the Duration of Controls of the East Side NDP Area No. 1 Urban Renewal Plan.

**** COUNCIL PRESIDENT MCCARTHY MOVED TO TABLE AGENDA ITEM 160-11 PROPOSED RESOLUTION REGARDING THE EXTENSION OF THE DURATION OF CONTROLS OF THE EAST SIDE NDP AREA NO. 1 URBAN RENEWAL PLAN.
** COUNCIL MEMBER BRANTLEY SECONDED.
** THE MOTION TO TABLE THE ITEM PASSED UNANIMOUSLY.**

146-11 A resolution concerning Disposition of City Owned Property by Auction, Sale to Abutter, Housing Authority of the City of Bridgeport or by RFP and Ordering a Public Hearing relative to same.

**** COUNCIL MEMBER BRANTLEY MOVED TO TABLE AGENDA ITEM 146-11 A RESOLUTION CONCERNING DISPOSITION OF CITY OWNED PROPERTY BY AUCTION, SALE TO ABUTTER, HOUSING AUTHORITY OF THE CITY OF**

BRIDGEPORT OR BY RFP AND ORDERING A PUBLIC HEARING RELATIVE TO SAME.

**** COUNCIL MEMBER LYONS SECONDED.**

**** THE MOTION TO TABLE THE ITEM PASSED UNANIMOUSLY.**

166-11 A Resolution concerning approval of the Mill Hill Neighborhood Revitalization Zone By Laws and Boundaries, as proposed and delineated by the Mill Hill Revitalization Zone Planning Committee.

**** COUNCIL PRESIDENT MCCARTHY MOVED TO TABLE AGENDA ITEM 166-11 A RESOLUTION CONCERNING APPROVAL OF THE MILL HILL NEIGHBORHOOD REVITALIZATION ZONE BY LAWS AND BOUNDARIES, AS PROPOSED AND DELINEATED BY THE MILL HILL REVITALIZATION ZONE PLANNING COMMITTEE.**

**** COUNCIL MEMBER LYONS SECONDED.**

**** THE MOTION TO TABLE THE ITEM PASSED UNANIMOUSLY.**

RECESS

**** COUNCIL PRESIDENT MCCARTHY MOVED TO RECESS.**

**** COUNCIL MEMBER BRANTLEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The Committee entered a recess at 6:25 p.m. Council Member Martinez called the meeting back into order at 6:40 p.m.

159-11 Grant Submission: re State of Connecticut Department of Energy and Environmental Protection for 319 NPS Grant Program

Ms. McGoldrick came forward to review the details about the grant. She said that the City had been awarded the \$75,000 grant for work around Mill Hill Park stream. The grant is worth \$75,000, but there is a 40% City matching funds. Ms. McGoldrick said that there was funding in the Capital budget for this project. The DEP will be providing \$75,000 and the City's amount would be approximately \$38,000.

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE AGENDA ITEM 159-11 GRANT SUBMISSION: RE STATE OF CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION FOR 319 NPS GRANT PROGRAM.**

**** COUNCIL MEMBER LYONS SECONDED.**

**** THE MOTION TO APPROVE THE ITEM PASSED UNANIMOUSLY.**

ADJOURNMENT

- ** COUNCIL PRESIDENT MCCARTHY MOVED TO ADJOURN.**
- ** COUNCIL MEMBER LYONS SECONDED.**
- ** THE MOTION TO ADJOURN PASSED UNANIMOUSLY.**

The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services