

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT  
AND ENVIRONMENT COMMITTEE  
REGULAR MEETING  
OCTOBER 16, 2013**

**ATTENDANCE:** M. Evette Brantley, Co-Chair; Steve Stafstrom; Michael Marella, Council President Thomas McCarthy, Warren Blunt, Lydia Martinez, Co-chair (5:40 p.m.); Michelle Lyons (5:55 p.m.); Jack Banta (6:30 p.m.)

**OTHERS:** Council Member John Olson, Thomas Sherwood, OPM Director; David Kooris, OPED Director; William Coleman, OPED; Kathleen Mahr, Barnum Museum; Gregg Dancho, Beardsley Zoo Director; Christina Smith; Renu Gupta, Central Grants; Alanna Kabel, Mayor's Office; Alice Ferreira, Irene Korin, The Arlington Group/ICS; Raymond Meglio, Patrick Carleton, Central Grants; Attorney Steven Stafstrom, Sr.; Kristin duBay Horton, Bridgeport Health Department; Sean Richardson, Boot Camp Farms; Sharon Breslow, Peter Gelderman, Deborah Thomas Sims, Council Member Susan Brannelly (6:16 p.m.)

**CALL TO ORDER.**

Council Member Brantley called the meeting to order at 5:35 p.m. A quorum was present.

**171-12 Resolution regarding the creation of a “Trees for Bridgeport” task force related to the improvement of the Urban Forest of the Park City.**

Rev. Olson came forward to address the Committee. He explained that the focus was to create a study focused on recommendations for an Urban Forest. He explained that this had to do with health, wealth and beautification of the City. Currently, there is a green Mayor, but having a tree ordinance would make a long term commitment to take every step to expand and maintain the trees.

**\*\* COUNCIL PRESIDENT MCCARTHY MOVED TO APPROVE AGENDA ITEM 171-12 RESOLUTIONS REGARDING THE CREATION OF A “TREES FOR BRIDGEPORT” TASK FORCE RELATED TO THE IMPROVEMENT OF THE URBAN FOREST OF THE PARK CITY.**

**\*\* COUNCIL MEMBER MARELLA SECONDED.**

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

Council Member Brantley requested this agenda item be included on the consent agenda.

*Council Member Martinez joined the meeting at 5:40 p.m.*

**Approval of Committee Minutes of September 16, 2013 (Special Meeting).**

**Approval of Committee Minutes of September 17, 2013.**

**\*\* COUNCIL MEMBER MARELLA MOVED THE MINUTES OF THE SEPTEMBER 16, 2013 SPECIAL MEETING AND THE SEPTEMBER 17, 2013 REGULAR MEETING.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

**\*\* THE MOTION TO APPROVE THE SEPTEMBER 16, 2013 SPECIAL MEETING AND THE SEPTEMBER 17, 2013 REGULAR MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

**179-12 Grant Submission: re Historic Restoration Fund (HRF) grant through the State Historic Preservation Office to continue the restoration of the Barnum Museum site, 820 Main Street.**

Mr. Sherwood said that he was present due to the fact that this application required matching funds.

**\*\* COUNCIL MEMBER STAFSTROM MOVED TO INCLUDE A DOCUMENT IN THE RECORD AS EXHIBIT #1-179-12.**

**\*\* COUNCIL MEMBER MARELLA SECONDED.**

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

Ms. Kathleen Mahr came forward to speak about the Barnum Museum and thanked the City for the support in restoring the Museum following the tornado. She gave an overview of the plan.

Council Member Stafstrom asked about the amount of funds. Mr. Sherwood said that this was for this phase of the restoration. Council Member Stafstrom asked about the Historic Preservation Easement. Ms. Mahr reviewed the details with the Committee.

**\*\* COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM 179-12 GRANT SUBMISSION: RE HISTORIC RESTORATION FUND (HRF) GRANT THROUGH THE STATE HISTORIC PRESERVATION OFFICE TO CONTINUE THE RESTORATION OF THE BARNUM MUSEUM SITE, 820 MAIN STREET.**

**\*\* COUNCIL MEMBER MARELLA SECONDED.**

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

Council Member Brantley requested this agenda item be included on the consent agenda.

**166-12 – Grant Submission – re: State of Connecticut Historic Preservation Office Sandy Disaster Relief Grant for Historic Properties – Fayerweather Lighthouse Restoration.**

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Ms. Gupta from Central Grants came forward and gave the Committee an overview on the project for Fayerweather Lighthouse. There are no matching funds required. An easement will be needed for the project. In order to apply, a certified resolution is needed. Once the application is submitted, the final figures will become available to the Grants Department.

**\*\* COUNCIL MEMBER STAFSTROM MOVED TO APPROVE AGENDA ITEM 166-12 – GRANT SUBMISSION – RE: STATE OF CONNECTICUT HISTORIC PRESERVATION OFFICE SANDY DISASTER RELIEF GRANT FOR HISTORIC PROPERTIES – FAYERWEATHER LIGHTHOUSE RESTORATION.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

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

Council Member Brantley requested this agenda item be included on the consent agenda.

**172-12 Grant Submission: re State Department of Economic & Community Development Urban Action Grant for the Andean Bear Exhibit at the Beardsley Zoo.**

Mr. Patrick Carlton from Central Grants came forward to speak about the Andean Bear Exhibit. He explained that there were no matching funds needed for the 2.5 million State Grant.

Council Member Martinez asked if there would be funding for the Zoo from the State. Mr. Dancho said that the State had appropriated funding for the Zoo.

**\*\* COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM 172-12 GRANT SUBMISSION: RE STATE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT URBAN ACTION GRANT FOR THE ANDEAN BEAR EXHIBIT AT THE BEARDSLEY ZOO.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

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

Council Member Brantley requested this agenda item be included on the consent agenda.

**173-12 Grant Submission: re State of Connecticut's Office of Policy & Management for Youth Service Prevention Grant Program.**

Council Member Brantley asked for details about the mentoring program. Ms. Sims said that there would be background checks on the mentors. Council Member Martinez asked about the age group. Ms. Sims said that it would be a 16-18 age by recommendations from each NRZ. The program is hoping for 20 kids. Council Member Martinez expressed her concerns about who would be the mentoring. Ms. Sims said that the mentors would be drawn from her office and community providers.

*Council Member Michelle Lyons joined the meeting at 5:55 p.m.*

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Mr. Kooris gave an overview of how the program would run and Mr. Carleton explained how the funding would be handled. A corrected version of the resolution was distributed.

**\*\* COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM  
173-12 GRANT SUBMISSION: RE STATE OF CONNECTICUT'S OFFICE OF POLICY  
& MANAGEMENT FOR YOUTH SERVICE PREVENTION GRANT PROGRAM.  
\*\* COUNCIL MEMBER MARTINEZ SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

Council Member Brantley requested this agenda item be included on the consent agenda.

**167-12 Grant Submission: re USCM 2014 Childhood Obesity Prevention Program – Health Corner Store Initiative Grant.**

Ms. Gupta, Central Grants came forward and gave an overview of the grant program. This project will involve working with five corner stores in order to supply them with adequate refrigeration and inclusion of fresh food in their stores.

Council Member Martinez asked why the three areas were chosen. Ms. Gupta said that these areas were identified as “food deserts”. The U.S. Dept of Agriculture has a definition involving the location of where the populations live and where the fresh food is located.

Council Member Lyons asked how the outreach would be done. Ms. Gupta said that Cooking Matters would be coordinating the outreach. Rene said that Cooking Matters has been working with Bridgeport for 3 years and has been holding classes. For the East End, the nearest store where there is fresh product is Stop N Shop in Stratford, which is a 45 minute trip by bus. By having a local corner store with fresh produce, hopefully the customers will chose healthy foods. Council Member Lyons asked that the names of the grocery stores be given to the Council Members. Ms. Gupta said that once the funding has been approved and the various stores identified, Central Grants will be happy to give the Council Members the names and the locations.

Council Member Brantley asked when Cooking Matters would start working on the classes. Christine said that Cooking Matters has already started holding classes. Council Member Brantley asked why the South End was not included. Mr. Kooris explained that there were specific U.S. Dept of Agriculture requirements for the various locations.

**\*\* COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM  
167-12 GRANT SUBMISSION: RE USCM 2014 CHILDHOOD OBESITY  
PREVENTION PROGRAM – HEALTH CORNER STORE INITIATIVE GRANT.  
\*\* COUNCIL MEMBER MARTINEZ SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

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Council Member Brantley requested this agenda item be included on the consent agenda.

**130-12 Grant Submission: re Connecticut State Library for an Every Child Read to Read (ECRR) Library Services and Technology Act (LSTA) Grant.**

Mr. Carleton came forward and distributed a document outlining the details of this program, which is focused on reading readiness for kindergarten students. There is a match requirement will be for in kind services and funding through the library.

**\*\* COUNCIL MEMBER STAFSTROM MOVED TO APPROVE AGENDA ITEM 130-12 GRANT SUBMISSION: RE CONNECTICUT STATE LIBRARY FOR AN EVERY CHILD READ TO READ (ECRR) LIBRARY SERVICES AND TECHNOLOGY ACT (LSTA) GRANT.**

**\*\* COUNCIL MEMBER LYONS SECONDED.**

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

Council Member Brantley requested this agenda item be included on the consent agenda.

**148-12 Grant Submission: re State Department of Economic and Community Development for an Urban Act Program.**

Mr. Carleton came forward and gave a brief overview of the grant. He said that there was no matching funding involved. Mr. Kooris explained that the funds were targeted towards six different areas, including the Hollow, the East Side, West Side and will include signage, streetscapes and similar items.

*Council Member Brannelly joined the meeting at 6:16 p.m.*

Council Member Martinez asked about the AARP study. Mr. Kooris said that he was familiar with the study.

Council Member Lyons said that the sidewalks were the responsibility of the home owners. Mr. Kooris said that this was about enhancement rather than maintenance. He said that Black Rock and the North End did not meet the criteria for the program. These enhancements including curb cut ramps, striping cross walks and similar projects.

Council Member Lyons said that in the North End, there are trees that have pushed up the sidewalks. Mr. Kooris said that this would be an Public Facilities questions. He also said that it would be good to get the State Representative about comparable funding. Council Member Stafstrom said that Black Rock was working with the State Representative to secure funding for their sidewalk repairs.

**\*\* COUNCIL MEMBER STAFSTROM MOVED TO APPROVE AGENDA ITEM 148-12 GRANT SUBMISSION: RE STATE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT FOR AN URBAN ACT PROGRAM.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

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

Council Member Brantley requested this agenda item be included on the consent agenda.

**157-12 – Grant Submission: re U.S. Environmental Protection Agency (EPA) for FY2013 Supplemental Funding for Brownfields Revolving Loan Fund Grantees.**

Mr. Carleton gave a brief overview and said that there was a matching fund requirement of \$70,000 from the developer. The matching funds will come from private investments.

**\*\* COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM 157-12 – GRANT SUBMISSION: RE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR FY2013 SUPPLEMENTAL FUNDING FOR BROWNFIELDS REVOLVING LOAN FUND GRANTEES.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

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

Council Member Brantley requested this agenda item be included on the consent agenda.

**156-12 Grant Submission: re State Department of Economic and Community Development (DECD) Office of Brownfield Remediation & Development Grant for the Security Building Remediation Project.**

Mr. Carleton gave an overview of the proposed remediation project at a number of buildings, including the security building downtown. There are no matching funds required. The developer is Spinnaker and the State will be granting them funding for this project. Mr. Kooris explained that the City will be acting as the fiduciary agent for the State.

**\*\* COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM 156-12 GRANT SUBMISSION: RE STATE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT (DECD) OFFICE OF BROWNFIELD REMEDIATION & DEVELOPMENT GRANT FOR THE SECURITY BUILDING REMEDIATION PROJECT.**

**\*\* COUNCIL MEMBER LYONS SECONDED.**

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

Council Member Brantley requested this agenda item be included on the consent agenda.

**Grant Submission: re State Department of Economic and Community Development's (DECD) Office of Brownfield Remediation & Development Grant for the East End Urban Agriculture Center.**

Mr. Carleton presented the proposal to the Committee.

**\*\* COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM 155-12 GRANT SUBMISSION: RE STATE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT'S (DECD) OFFICE OF BROWNFIELD REMEDIATION & DEVELOPMENT GRANT FOR THE EAST END URBAN AGRICULTURE CENTER.**

**\*\* COUNCIL MEMBER LYONS SECONDED.**

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

Council Member Brantley requested this agenda item be included on the consent agenda.

*Council Member Stafstrom recused himself at 6:27 p.m.*

### **160-12 Proposed Bridgeport Harbor Management Plan Revision.**

Mr. Kooris came forward to present the revision to the Harbor Management Plan. This plan has been presented to the Harbor Commission and gone through the State process. Mr. Kooris said that this revision was straight forward. OPED has recommended that the Harbor be reclassified to allow mid water depth uses on the deep water portions of the Harbor. If water dependent uses are not allowed, then the area will become non-water dependent uses. This has been through a public hearing process and the State Department of Transportation, and DEEP have already signed off on the plan.

Council Member Lyons asked what kind of water traffic this would include. Mr. Kooris said that this could include barges and water taxis.

*Council Member Banta joined the meeting at 6:30 p.m.*

Council Member Banta asked what the depth for deep water harbors was. Mr. Kooris said that it would be 30 plus but would need 40 feet plus in the channel. Bridgeport Harbor does not have the required depth at this time. Mid water is 15-30 feet depth.

Council Member Brantley said that with development of Steel Point and more pleasure boating, this would be needed. Council Member Banta asked if there was any dredging going on and what the environmental impact that it would have. Mr. Kooris said that there was no dredging currently underway. The problem is locating a disposal site for the removed dredging material.

**\*\* COUNCIL MEMBER LYONS MOVED TO APPROVE AGENDA ITEM 160-12 PROPOSED BRIDGEPORT HARBOR MANAGEMENT PLAN REVISION.**

**\*\* COUNCIL MEMBER MARELLA SECONDED.**

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

Council Member Brantley requested this agenda item be included on the consent agenda.

**169-12 - Disposition of City-Owned Properties in the East End for the development of an Urban Agricultural Center.**

Mr. Coleman came forward and distributed copies of a handout. This will be a long term lease on the 3.8 acres to Boot Camp Farms. The rental will be \$63,000 over ten years.

Mr. Richardson, a representative from Boot Camp Farms came forward to give an overview of the hydroponic garden greenhouses. The former site of Mount Trashmore will be covered by the first section of greenhouses on cement slabs. This will help reclaim blighted land. There will also be training by UConn with certificates given to the graduates so they can work in other hydroponic farms.

*Council Member Stafstrom rejoined the meeting at 6:45 p.m.*

There will also be a subsidized retail center. The amount of produce generated will subsidize the retail center.

Council Member Brannelly asked if there was a lease. Mr. Coleman said that Atty. Pacacha was working on the lease. Council Member Brannelly asked where the safety nets would be in the lease. Mr. Coleman said that while it was good to have the lease, moving it forward as a resolution would be best at this time. Mr. Coleman pointed out that the City would benefit simply by receiving a 1 million dollar grant to clean up Mount Trashmore. Mr. Coleman said that there was a deadline involved and that there was nothing hidden in the resolution. Council Member Brannelly expressed concerns about potential missed development opportunities. Mr. Coleman pointed out that the greenhouse was in a flood plain and would be on slabs.

Council Member Brantley said that while she was in favor of project, but wanted to have the lease available to the Committee members. Mr. Kooris asked if there was a way to advance the agenda item but not put it on the consent calendar. Mr. Richardson said that he was also anxious to have a fully executed ground lease, but understood their concerns. Council Member Martinez pointed out that the resolution had some of the business details included. Discussion followed.

**\*\* COUNCIL MEMBER STAFSTROM MOVED TO TABLE AGENDA ITEM 169-12 - DISPOSITION OF CITY-OWNED PROPERTIES IN THE EAST END FOR THE DEVELOPMENT OF AN URBAN AGRICULTURAL CENTER TO A SPECIAL MEETING OF THE ECONOMIC AND COMMUNITY DEVELOPMENT**

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**\*\* COUNCIL MEMBER MARELLA SECONDED.**

**\*\* THE MOTION TO TABLE AGENDA ITEM 169-12 - DISPOSITION OF CITY-OWNED PROPERTIES IN THE EAST END FOR THE DEVELOPMENT OF AN URBAN AGRICULTURAL CENTER TO A SPECIAL MEETING OF THE ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE ON OCTOBER 30, 2013 PASSED UNANIMOUSLY.**

**149-12 Proposed Tax Incentive Development Agreement for 1803 Stratford Avenue, Affordable Housing Development-Bridgeport Neighborhood Trust.**

Mr. Kooris came forward to give an overview of the new construction with mixed use development and affordable housing proposal for Stratford Avenue in the East End and said that it had been approved by Planning and Zoning. This proposal would require a PILOT agreement.

The representative of developer came forward to give an overview of the project.

85% of the development will be CHFA Mortgage. This would not be possible without the PILOT He reviewed the figures associated with the project. This development would be located between Freeman and Bishop.

**\*\* COUNCIL MEMBER MARELLA MOVED TO APPROVE AGENDA ITEM 149-12 PROPOSED TAX INCENTIVE DEVELOPMENT AGREEMENT FOR 1803 STRATFORD AVENUE, AFFORDABLE HOUSING DEVELOPMENT-BRIDGEPORT NEIGHBORHOOD TRUST.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

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

Council Member Brantley requested this agenda item be included on the consent agenda.

**RECESS**

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

**\*\* COUNCIL MEMBER MARELLA SECONDED.**

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

The Committee recessed at 7:16 pm. Council Member Brantley reconvened the meeting at 7:28 p.m.

**165-12 Proposed Resolution Authorizing the Acquisition of Redevelopment Properties in the East End.**

Mr. Coleman then came forward to speak about another development on Stratford Avenue. The Bank of America originally was going to donate the undeveloped parcel on the block that

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contains the Newfield Avenue Library, but the donation agreement fell apart. Remediation is currently underway on this parcel and the property is in foreclosure.

Mr. Coleman requested approval to use NSP funding for the purchase of the property. Council Member Martinez asked how much this would be the total cost. Mr. Coleman explained that the NSP funding could only be used on this location. Council Member Martinez expressed concerns that the City would end up paying for the clean up. Mr. Coleman replied that this would most likely be covered by the developer.

Council Member Banta asked about the other properties along Revere Street. Mr. Coleman indicated which parcels were already under City control. The Bank of America is under a Federal regulatory order to dispose of the parcels. He cautioned everyone that if the City did not move forward with this acquisition, it could be sold to someone else.

Council Member Stafstrom asked about the details of the proposal. Mr. Coleman and Mr. Kooris reviewed these with the Committee. Discussion followed.

**\*\* COUNCIL MEMBER STAFSTROM MOVED AGENDA ITEM 165-12 PROPOSED RESOLUTION AUTHORIZING THE ACQUISITION OF REDEVELOPMENT PROPERTIES IN THE EAST END.**

**\*\* COUNCIL MEMBER MARELLA SECONDED.**

**\*\* THE MOTION PASSED WITH FIVE IN FAVOR (BRANTLEY, STAFSTROM, MARELLA, BLUNT AND BANTA) AND TWO OPPOSED (MARTINEZ AND LYONS).**

### **170-12 Disposition of City Owned Properties re: Downtown North Redevelopment Area for a development of a Commercial Office Complex.**

Mr. Kooris then came forward and displayed an aerial view of the area. This development will house a data center, offices, Financial Services and Retail Services. Phase one will be on the triangularly shaped parcel. This will have a six story building with the data center.

Mr. Ray Meglio, the ICS consultant, then explained that the client was working on moving his business from Plano, TX to Bridgeport because of the proximity between New York and Boston. Having the public transportation hub nearby, along with the highway is also critical to the project.

ICS was originally interested in the AGI parcel, but the remediation would take too long. The financing is in place. This project is designed specifically for ICS. Initially parking will be on site for Phase 1. He then gave a brief description of what will be housed in the project and the type of This is not a speculative project.

**\*\* COUNCIL MEMBER MARILLA MOVED AGENDA ITEM 170-12 DISPOSITION OF CITY OWNED PROPERTIES RE: DOWNTOWN NORTH REDEVELOPMENT AREA FOR A DEVELOPMENT OF A COMMERCIAL OFFICE COMPLEX.**

**\*\* COUNCIL MEMBER BANTA SECONDED.**

Council Member Stafstrom asked what the timelines would be. Mr. Kooris said that this parcel had not been on a short term benefit. Mr. Meglio said that this was an outright purchase of the parcel and not a land lease. The financing is in place.

Mr. Coleman said that because it was a machine intensive use and will be on a pay as you go status. Mr. Meglio said that building will have a 50 foot setback, and a second building will have a green roof.

Council Member Brannelly asked if the Committee would have more information hen the meeting reconvenes on the 30th. Mr. Coleman said that the time frame was 2 1/2 years, the financing is in place. A full tax analysis has not been done at this time. Mr. Coleman said that he would be happy to provide the Committee with a tax projection. Mr. Meglio said that the client wants this property and is committed to Bridgeport. However, due to the problems with the AGI site, this project is now a year behind schedule.

Council Member Blunt asked when the timeline would have been started. Mr. Meglio said that if the AGI site had worked out, the construction would have started this past April. If all goes well, this project will be a design build concept. That means the company would be breaking ground in either April or May. Phase 1 will take about 18 months to complete. Mr. Coleman said that the next agenda item would have to do with an option on the AGI site, which is predicated on this agenda item.

Council Member Stafstrom said that he supported this item, but it was important not miss the fact that this type of business will change the image of Bridgeport.

**\*\* THE MOTION TO APPROVE AGENDA ITEM 170-12 DISPOSITION OF CITY OWNED PROPERTIES RE: DOWNTOWN NORTH REDEVELOPMENT AREA FOR A DEVELOPMENT OF A COMMERCIAL OFFICE COMPLEX PASSED UNANIMOUSLY.**

Council Member Brantley requested this agenda item be included on the consent agenda.

**168-12 Option Agreement for the Acquisition of 141 Stratford Avenue and 173 Stratford Avenue for Development of a Commercial Office Complex.**

Mr. Coleman said that this would be based on ICS's performance on the previous development. This parcel is a brownfield and will need major remediation. Mr. Kooris said that the site would not be ready for development for some time, but that the location of the parcel is integral to

development. This transition will be Phase 3 for ICS. Mr. Kooris said that the remediation analysis was still in process. The demolition of the building will be included in the next capital plan.

Mr. Meglio said that one issue was the demolition and the second one was the remediation of the building. He listed a number of potential grants that could be used for funding. Having an end use will help the City get approval.

Council Member Stafstrom said that he had concerns about locking the parcel up for three and a half years for only \$20,000. Discussion followed.

**\*\* COUNCIL MEMBER MARELLA MOVED TO TABLE AGENDA ITEM 168-12 OPTION AGREEMENT FOR THE ACQUISITION OF 141 STRATFORD AVENUE AND 173 STRATFORD AVENUE FOR DEVELOPMENT OF A COMMERCIAL OFFICE COMPLEX TO A SPECIAL MEETING OF THE ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE ON OCTOBER 30, 2013.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

**\*\* THE MOTION TO TABLE AGENDA ITEM 168-12 OPTION AGREEMENT FOR THE ACQUISITION OF 141 STRATFORD AVENUE AND 173 STRATFORD AVENUE FOR DEVELOPMENT OF A COMMERCIAL OFFICE COMPLEX TO A SPECIAL MEETING OF THE ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE ON OCTOBER 30, 2013 PASSED UNANIMOUSLY.**

**81-12 Proposed Resolution adopting the South Avenue Project Development Plan and authorizing the Bridgeport Port Authority to acquire, including by eminent domain, certain real properties within the plan area.**

Mr. Coleman reviewed the history associated with this parcel. He said that rather than taking the parcel by eminent domain, there is the potential a friendly acquisition. The owner has requested a confidentiality agreement.

Council Member Stafstrom said that this item could be tabled. Mr. Coleman agreed and said that the resolution would have to be resubmitted.

Council Member Brannelly said that she did not understand who owns what in the proposal. Mr. Kooris displayed an aerial photograph of the area and gave an overview of where the various parcels were located.

Council Member Martinez pointed out that the Council was being put in the role of negotiators.

**\*\* COUNCIL MEMBER MARELLA MOVED TO TABLE AGENDA ITEM 81-12 PROPOSED RESOLUTION ADOPTING THE SOUTH AVENUE PROJECT**

**DEVELOPMENT PLAN AND AUTHORIZING THE BRIDGEPORT PORT AUTHORITY TO ACQUIRE, INCLUDING BY EMINENT DOMAIN, CERTAIN REAL PROPERTIES WITHIN THE PLAN AREA TO A SPECIAL MEETING OF THE ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE ON OCTOBER 30, 2013.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

**\*\* THE MOTION TO TABLE AGENDA ITEM 81-12 PROPOSED RESOLUTION ADOPTING THE SOUTH AVENUE PROJECT DEVELOPMENT PLAN AND AUTHORIZING THE BRIDGEPORT PORT AUTHORITY TO ACQUIRE, INCLUDING BY EMINENT DOMAIN, CERTAIN REAL PROPERTIES WITHIN THE PLAN AREA TO A SPECIAL MEETING OF THE ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE ON OCTOBER 30, 2013 PASSED UNANIMOUSLY.**

### **ADJOURNMENT**

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

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

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

The meeting adjourned at 8:47 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services