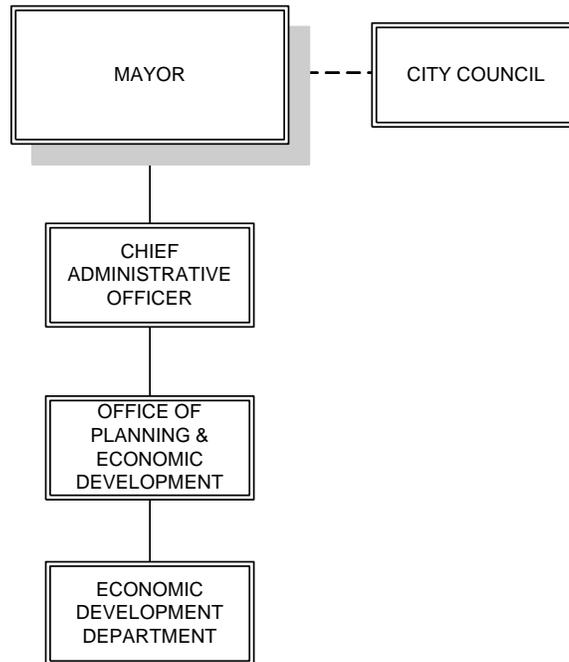


OFFICE OF PLANNING & ECONOMIC DEVELOPMENT

MISSION STATEMENT

Our mission is to assist in the revitalizing and development of the city of Bridgeport in order to create jobs, expand the tax base, foster public/private partnerships and improve the City's overall importance and image in the region. We implement the administration's development policies, programs, and projects.

Our staff is involved in planning and policy activities, transportation, business development, deal making, marketing, business finance, incentive programs and environmental matters. In addition we deliver general customer service to other City departments, the business sector and residential communities. We work with State and Federal agencies to secure funding for large-scale long term public infrastructure improvements along the City's transportation corridors, waterfront and within the Central Business District.



GENERAL FUND BUDGET

OPED

BUDGET DETAIL

Donald Eversley
Manager

REVENUE SUMMARY

ORG DESI	OBJECT DESC	FY2009	FY2010	FY2011	VARIANCE TO	
		ACTUAL	BUDGET	MAYOR PROPOSED	FY2011 ADOPTED	FY2010 BUDGET
01450000 OPED ADMINISTRATION		928,793	951,500	647,500	1,145,500	194,000
	41318 1057 CONNECTICUT AVENUE RENT	-20,166	0	0	0	0
	41344 LAND USE FEES	48,835	0	0	0	0
	41638 CONGRESS PLAZA RENT	-5,865	0	0	0	0
	41641 PARKING REVENUES	74,856	280,000	280,000	778,000	498,000
	45138 ANNUAL RENT	289,243	72,500	72,500	72,500	0
	45140 ANNUAL PILOT	208,330	250,000	250,000	250,000	0
	45327 LAMAR	50,298	45,000	45,000	45,000	0
	45328 JP MORGAN CHASE RENT	283,261	304,000	0	0	-304,000

APPROPRIATION SUMMARY

ORG DESC	APPR DESC	FY2009	FY2010	FY2011	VARIANCE TO	
		ACTUAL	BUDGET	MAYOR PROPOSED	FY2011 ADOPTED	FY2010 BUDGET
'01450000 OPED ADMINISTRATION		1,502,093	11,806,373	12,025,642	12,085,435	279,062
	1450PS OPED ADM PERSONAL SERVICES	1,079,645	1,279,520	1,312,541	1,361,532	82,012
	2450TPS OPED ADM OTHER PERSONAL SERVICES			12,525	12,525	12,525
	3450FB OPED ADM FRINGE BENEFITS		292,346	312,442	323,244	30,898
	4450EX OPED ADM OPERATIONAL EXPENSE	115,972	9,845,295	10,004,901	10,004,901	159,606
	6450SS OPED ADM SPECIAL SERVICES	206,356	224,212	278,232	278,232	54,020
	7450SC OPED ADM SUPPORTVE CONTRIBUTI	100,120	165,000	105,000	105,000	-60,000

PERSONNEL SUMMARY

Job Description	FTE FY	FTE FY	VAC	NEW	UNF	FY 2010	FY 2011	VARIANCE	
	2010	2011				CURRENT	ADOPTED		
DEPUTY DIR OF NEIGHBORHOOD REV	1.0	1.0				63,778	84,962	21,184	
DEPUTY DIRECTOR - OPED	1.0	1.0				105,473	109,711	4,238	
DIRECTOR - OPED	1.0	1.0				115,300	119,932	4,632	
DESIGN REVIEW COORDINATOR	1.0	1.0				95,365	65,000	-30,365	
SR. ECONOMIC DEVELOPMENT ASSOC	1.0				1.0	58,209		-58,209	
EXECUTIVE ASSISTANT	1.0	1.0				46,500	51,495	4,995	
DIRECTOR OF LAND USE & CONSTRU	1.0	1.0				105,473	105,473	0	
ADMINISTRATIVE ASSISTANT	2.0	1.5			0.5	71,059	60,932	-10,127	
DIRECTOR OFFICE OF NEIGHBORHOOD	1.0	1.0				77,488	80,601	3,113	
CONDEMNATION/ANTI-BLIGHT SPECIALIS	1.0	1.0				18,320	41,000	22,680	
CLERICAL ASSISTANT	1.0	1.0				35,578	38,539	2,961	
PLANNER 2	1.0	1.0				53,427	53,221	-206	
ASSISTANT SPECIAL PROJECT MANAGER	1.0	1.0				53,728	52,209	-1,519	
PLANNING DIRECTOR	1.0	1.0				88,777	92,344	3,567	
PLANNER 3	2.0	2.0				116,419	128,998	12,579	
RELOCATION COORDINATOR		1.0			1.0		48,991	48,991	
SR. ECONOMIC DEVELOPMENT ASSOC	3.0	3.0				174,628	200,779	26,151	
	20.0	19.5		1.0	1.5	TOTALS	1,279,521	1,334,187	54,666

GENERAL FUND BUDGET
 OPED: ECONOMIC DEVELOPMENT PROGRAM HIGHLIGHTS

SERVICE INDICATORS	ACTUAL 2007-2008	ACTUAL 2008-2009	ESTIMATED 2009-2010
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT			
ASSISTANCE			
City Planning Assistance Provided	442	293	295
Developer Assistance Provided	428	269	285
Neighborhood Revitalization Zones	20	51	32
Land Use/ Building Assistance Provided	246	109	77
OUTCOMES			
Firms assisted	253	284	180
Jobs created - permanent	344	653	175
Jobs retained - permanent	900	1,548	1,070
Jobs created - construction	386	425	200
Developer site visits	294	246	158
City tours	248	226	159
LOANS			
Loans referred to CDBG, ComCap, CEDF, private	30	7	23
Applications received internal	13	0	7
Inquiries Received Internal	58	42	56
Applications Reviewed, Internal & External	50	1	5
Awarded, Internal	10	0	0
Amount awarded, Internal	\$ 3,400,000	\$ 2,300,000	0
ENTERPRISE ZONES			
Enterprise Zone packages negotiated	18	10	15
Firms assisted	21	47	25
Packages administered - ongoing	140	115	95
URBAN JOBS			
Urban Job packages negotiated	12	10	15
Firms assisted	12	47	10
Benefits packages administered	50	115	120
Total number of jobs under Urban Job program	125	633	633
Total Brownfield parcels identified	12	21	25
Acreage	13	39	46
Brownfield parcels cleaned	7	6	4
Acreage	15	20	10
Acreage processed for new development	15	22	16
Purchased/Assembled	0	0	1
Sold/Disposed of	5	0	1
Sales price	\$ 600,000	0	0

Note:

- 1) City Planning Assistance, Internal: defined as assisting other City departments with planning, development and real estate information.
- 2) Developer Assistance, External: defined as each contact with the general public regarding development activities
- 3) Neighborhood Revitalization Zones: defined as assistance rendered to NRZs on planning and implementation activities.
- 4) Land Use/Implementation Assistance: Internal/External; defined as assisting City and private parties with specific information regarding land use and construction activities; includes participation in Design Review meetings and process.

GENERAL FUND BUDGET
 OPED: ECONOMIC DEVELOPMENT PROGRAM HIGHLIGHTS

SERVICE INDICATORS	ACTUAL 2007-2008	ACTUAL 2008-2009	ESTIMATED 2009-2010
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT			
PROJECT MANAGEMENT			
Projects managed	206	164	190
New projects	39	33	83
Predevelopment	34	17	4
Value of Projects - Total	\$ 406,000,000	\$103,400,000	\$37,800,000
GRANT ADMINISTRATION			
Grants administered - Total #	19	21	16
Grant applications submitted	4	3	7
Value of Grants	\$15,000,000	\$49,526,424	\$31,000,000
Federal funds granted - total		\$23,926,424	\$ 5,800,000
State funds granted	\$2,500,000	\$2,000,000	\$2,000,000
PILOTS & PROPERTY SALES			
Private funds leveraged	\$220,200,000	\$6,600,000	\$22,400,000
City funds required by grant	\$0	\$80,000	0
Public subsidy - PILOTS/Tax Incentives	3	0	0
Value of PILOTS	\$100,000	0	0
Property Sales by RFP/RFQ	7	1	0
Revenue from Sales	\$2,300,000	\$1,237,751	\$350,000
Eminent domain parcels acquired	0	0	0
CITY PLANNING			
Anti Blight Commission Meetings	22	2	2
Condemnation Board Meeting	24	0	0
Bridgeport Redevelopment Agency Meetings	10	2	3
Housing Site Development Agency Meetings	14	0	0
Bridgeport Port Authority Meetings	25	2	5
School Building Committee Meetings	6	0	0
B-EGIS Policy Committee Meetings	9	2	5
BEDCO Meetings	10	7	6
BERC Meetings	37	13	0
Community Capital Fund Meetings	30	16	16
Master Plan	22	0	0
Zoning Rewrite	8	10	10
Community Based Organizations	22	10	20
Downtown Implementation Task Force	12	0	0
Regional CEDS (Comprehensive Economic Development Strategy)	12	0	0

FY 2010-2011 GOALS

- 1) Sale of property and new construction by Bridgeport Landing Development to commence on Steel Point.
- 2) Construction of Bloom Shellfish relocation site (building and other improvements) to be completed.
- 3) New construction to commence by Simon Konover Inc. at former CarTech site, retail development.
- 4) Disposition of Waltersville School to qualified developer.
- 5) Disposition of 80 Hastings Street to qualified private entity that will assume environmental responsibility.
- 6) Facilitate completion of construction of 333 State Street project with Carlson Group.
- 7) Facilitate closing of a minimum of two EPA brownfield cleanup loans.
- 8) Initiate remediation and development for Remgrit property.
- 9) Facilitate continued commercial leasing in Arcade Hotel, Citytrust and other Downtown projects.
- 10) Initiate anti-blight measures and development at the Stratford/Central/Newfield Ave site.
- 11) Initiate retail plaza development at the State Street/Hubbell site on the West Side.
- 12) Serve/assist 50-100 homebuyers under Neighborhood Stabilization Program.

GENERAL FUND BUDGET

OPED: ECONOMIC DEVELOPMENT

PROGRAM HIGHLIGHTS

- 13) Facilitate beginning of construction of West End Fuel Cell project.
- 14) Complete Seaview Avenue Industrial park project, in collaboration with BEDCO.
- 15) Continue environmental remediation of Chrome, Pacelli and Trashmore sites; identify sources of funding. Achieve community consensus on and initiate redevelopment of the sites.
- 16) Finalize Transfer Agreement with ConnDOT (Department of Transportation) for Commuter Garage.
- 17) Complete items remaining from last year's goals.

FY 2009-2010 GOAL STATUS

- 1) Sale or other disposition of excess school properties.
6 MONTH STATUS: Sale of Howe, Webster and Barnum School properties consummated prior to June 30, 2009. Sale of Garfield School to Achievement First subject to due diligence; sale anticipated by June 30, 2010. Draft RFP for Waltersville School currently under review.
- 2) Environmental assessment of 80 Hastings Street; disposition of property to Bridgeport Economic Resource Center (BERC) or another party that will assume environmental liability.
6 MONTH STATUS: Environmental assessments completed. Remedial Action Plan completed. RFP conducted. Potential buyer identified via RFP process. Sales transaction being negotiated.
- 3) Initiate remediation and development for Remgrit property. RemGrit is a 28 acre brownfield whose 1 million square feet of unusable building space spans the area between two of Bridgeport's main industrial and commercial corridors (Boston and Barnum Avenues).
6 MONTH STATUS: Owner in bankruptcy court. Currently negotiating settlement with owner.
- 4) Initiate retail plaza development at the former CarTech (Carpenter Technology Corporation) site on the East End.
6 MONTH STATUS: RFP conducted. Simon Konover, Inc. selected via RFP process. Development agreement and ground lease currently being negotiated. OPED preparing application on behalf of Bridgeport Port Authority for State of Connecticut's Brownfields Pilot Program.
- 5) Initiate anti-blight measures and development at the Stratford/Central/Newfield Ave site.
6 MONTH STATUS: Demolition of blighted property on Revere Street. Dialogue occurring with area's property owners, in order to develop consensus on strategic approach.
- 6) Initiate retail plaza development at the State Street/Hubbell site on the West Side.
6 MONTH STATUS: Working with developer to identify potential tenants.
- 7) Serve/assist 50-100 homebuyers under Neighborhood Stabilization Program (NSP).
6 MONTH STATUS: Executed agreement formalizing strategic relationship with Stamford-based Housing Development Fund, intended to leverage private funding for the NSP program. No closings occurred prior to 12/31/09. Full commitment for expenditure of NSP funding anticipated prior to June 30, 2010.
- 8) Achieve Connecticut Department of Public Utility Control (DPUC) designation of West End Fuel Cell project.
6 MONTH STATUS: Project has received DPUC designation.
- 9) Allow Clearlight Digital Studios project to break ground through obtaining various City approvals and financing assistance.
6 MONTH STATUS: Developers have placed project on hold.
- 10) Complete Seaview Avenue Industrial park project, in collaboration with BEDCO (Bridgeport Economic Development Corporation).
6 MONTH STATUS: Secured \$750,000 State DECD grant for continued progress on the project. Renegotiating prior EPA loan. Projected completion of project in Fall 2010.

GENERAL FUND BUDGET

OPED: ECONOMIC DEVELOPMENT

PROGRAM HIGHLIGHTS

- 11) Complete the environmental remediation of Chrome Engineering, Pacelli Trucking and Mount Trashmore sites; achieve community consensus on and initiate redevelopment of the sites.
6 MONTH STATUS: Achieved one 1 Year extension of prior EPA funding for the project. Facilitated removal of some contaminated material with EPA Emergency Response team at no expense or obligation by the City. Evaluating other sources of funding for continuation of cleanup.

- 12) Obtain regional support for Bridgeport projects through “One Coast, One Future” Comprehensive Economic Development Strategy. The goal of “One Coast, One Future” is to spark new and renewed growth through cooperative regional strategies. By linking the Coastal Fairfield County’s business centers in a stronger alliance, “One Coast, One Future” aims to spark economic growth, job creation, and economic opportunity.
6 MONTH STATUS: Participated in “One Coast, One Future” process. Received regional support for several Bridgeport projects/initiatives.

- 13) Finalize Transfer Agreement with Connecticut Department of Transportation for Commuter Garage.
6 MONTH STATUS: Transfer Agreement with CT DOT not yet finalized; anticipated to occur by 6/30/10.

GENERAL FUND BUDGET

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