

**CITY OF BRIDGEPORT  
JOINT COMMITTEE ON ECONOMIC AND COMMUNITY  
DEVELOPMENT AND ENVIRONMENT  
AND CONTRACTS  
SPECIAL MEETING  
JUNE 13, 2023**

**ATTENDANCE:** Matthew McCarthy, Co-chair; Ernest Newton, Rosalina Roman-Christy, Maria Pereira, Scott Burns, Mary McBride-Lee; Jorge Cruz; Tyler Mack

**OTHER:** Aidee Nieves, Council President; Carmen Colon; Thomas Gaudett, Deputy Chief of Staff; Bill Coleman, Deputy Director, OPED; Atty. Ron Pacacha;

**CALL TO ORDER**

Co-chair McCarthy called the meeting to order at 5:04 P.M. There was a quorum present.

**APPROVAL OF JOINT COMMITTEE MINUTES: MARCH 17, 2022 (SPECIAL MEETING)**

**\*\* COUNCIL MEMBER PEREIRA MOVED TO APPROVE THE MINUTES OF JOINT COMMITTEE MINUTES: MARCH 17, 2022 (SPECIAL MEETING) AS SUBMITTED.**

**\*\* COUNCIL MEMBER ROMAN-CHRISTY SECONDED THE MOTION.**

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

**APPROVAL OF JOINT COMMITTEE MINUTES: SEPTEMBER 13, 2022 (SPECIAL MEETING)**

**\*\* COUNCIL MEMBER MACK MOVED TO TABLE THE MINUTES OF JOINT COMMITTEE MINUTES: SEPTEMBER 13, 2022 (SPECIAL MEETING).**

**\*\* COUNCIL MEMBER ROMAN-CHRISTY SECONDED THE MOTION.**

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

**APPROVAL OF JOINT COMMITTEE MINUTES: MAY 16, 2023 (SPECIAL MEETING)**

**\*\* COUNCIL MEMBER MCBRIDE-LEE MOVED TO APPROVE THE MINUTES OF JOINT COMMITTEE MINUTES: MAY 16, 2023 (SPECIAL MEETING) AS SUBMITTED.**

**\*\* COUNCIL MEMBER BURNS SECONDED THE MOTION.**

**\*\* THE MOTION PASSED WITH FIVE (5) IN FAVOR (MCCARTHY, BURNS, CRUZ, NEWTON, MCBRIDE-LEE) AND THREE (3) ABSTENTIONS (PEREIRA, MACK, ROMAN-CHRISTY)**

80-22

**PROPOSED RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING TAX INCENTIVE DEVELOPMENT AGREEMENT FOR CRESCENT CROSSINGS IC AFFORDABLE HOUSING REDEVELOPMENT PROJECT.**

Mr. Coleman came forward to discuss this item. He provided an overview of the item for those present. They are asking to consider an affordable housing tax incentive development agreement similar to ones in the past. It will support the development of a roughly \$40,000,000 project for 85 units of mixed income on the east side of the city. Images of the site were provided for review and review of the site followed. The timing for the project was reviewed. The construction is imminent.

Council Member Newton asked for more information regarding parking. Mr. Coleman reviewed the proposed parking arrangements to his satisfaction.

Council Member Cruz asked if there had been any testing done for contaminations or the like. It was stated that there had been a number of environmental studies over the years. There were some cases of unsuitable soil and urban fill and they had been corrected and planned for. A review of how affordable the housing and the possible alternative parking arrangements followed.

Council Member Pereira had some confusion regarding the report which was clarified for her. Further discussion followed regarding the clarifications.

Council Member Burns asked if they had considered tucking the car park inside the building. Further discussion followed regarding the viability of doing so.

Council Member Newton expressed concerns over giving a tax break only for it to take years before construction is started.

Council Member Pereira asked how much money was being put in by the developer. Mr. Coleman reviewed how the finances were being obtained for those present. Further discussion followed.

Council Member Burns asked for more information regarding solar panels that were planned to be installed. Mr. Coleman reviewed their plans for the installation of solar panels and their effectiveness at cost-cutting. The savings will go towards cutting the costs for the residents.

**\*\* COUNCIL MEMBER NEWTON MOVED TO APPROVE ITEM 80-22 PROPOSED RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING TAX INCENTIVE DEVELOPMENT AGREEMENT FOR CRESCENT CROSSINGS IC AFFORDABLE HOUSING REDEVELOPMENT PROJECT.**

**\*\* COUNCIL MEMBER CRUZ SECONDED THE MOTION.**

**\*\* THE MOTION PASSED WITH SEVEN (7) IN FAVOR (MCCARTHY, BURNS, CRUZ, NEWTON, MCBRIDE-LEE, MACK, ROMAN-CHRISTY) AND ONE (1) OPPOSED (PEREIRA).**

81-22

**PROPOSED RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING TAX INCENTIVE DEVELOPMENT AGREEMENT FOR THE AREYTO APARTMENTS LOCATED AT 665-679 ARCTIC STREET. (NOTE: ITEMS #80-22 AND 81-22 CAN BE FOUND ON THE CITY CLERK'S WEBSITE: CITY COUNCIL AGENDAS/MINUTES; CITY COUNCIL; 2022-2023; FULL/MINUTES/SIZE; 2023-06-05.PDF)**

*Council Member Burns recused himself from this item.*

Mr. Coleman came forward to discuss this item. This deal is fully at the Council's discretion. It is meant to help existing affordable housing building. There was an agreement in place approved by a prior City Council for this property with a 15-year tax deal. The City Council desires to extend it for another 15 years. Further review of the project followed.

Council Member Pereira asked how much the residents were paying. She was informed that it could not be higher than 30% of the residents' income.

**\*\* COUNCIL MEMBER ROMAN-CHRISTY MOVED TO APPROVE ITEM 81-22 PROPOSED RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING TAX INCENTIVE DEVELOPMENT AGREEMENT FOR THE AREYTO APARTMENTS LOCATED AT 665-679 ARCTIC STREET.**

**\*\* COUNCIL MEMBER NEWTON SECONDED THE MOTION.**

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

**ADJOURNMENT**

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

**\*\* COUNCIL MEMBER ROMAN-CHRISTY SECONDED THE MOTION.**

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

*The meeting adjourned at 6:14 P.M.*

Respectfully Submitted

Ian A. Soltes  
Telesco Secretarial Services