

**CITY OF BRIDGEPORT  
CONTRACTS COMMITTEE  
REGULAR MEETING  
SEPTEMBER 21, 2021**

**ATTENDANCE:** Jeanette Herron, Co-chair; Matthew McCarthy, Co-chair; Jorge Cruz, Ernest Newton, Rosalina Roman-Christy Avelino Silva, Samia Suliman

**OTHERS:** Council Member(s): Scott Burns & Maria Pereira; Thomas Gaudett, Mayoral Aide; Atty. Tyisha Toms, Associate City Attorney; Atty. Mark Anastasi, Esquire; Constance Vickers, Legislative Affairs Director; Bill Coleman, OPED Deputy Director; Jacob Robison, OPED Planner; Atty. Lee Hoffman, Pullman and Comley; Lauren Coakley Vincent, Chris Anastasi, Tyler Mack, Walker Holmes, Barbara, Call-in User 1, 203-218-4660, 203-673-7218

**CALL TO ORDER**

Co-chair Herron called the meeting to order at 6:01 p.m. A quorum was present.

**APPROVAL OF COMMITTEE MINUTES:**

**• August 10, 2021 (Regular Meeting)**

**\*\* COUNCIL MEMBER NEWTON MOVED THE MINUTES OF THE AUGUST 10, 2021 REGULAR MEETING.**

**\*\* COUNCIL MEMBER CRUZ SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE AUGUST 10, 2021 REGULAR MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

**118-20 Proposed Professional Services Agreement with the Downtown Special Services District to Manage Activation and Placemaking Projects within Downtown.**

**119-20 Proposed Professional Services Agreement with the Trust for Public Land to Manage Activation and Placemaking Projects along the City's Waterfront pursuant to Waterfront Bridgeport.**

Mr. Bill Coleman, the OPED Deputy Director, introduced himself and Mr. Robison from OPED. Mr. Coleman explained that Mr. Robison would be speaking about Agenda Items 118-20 and 119-20. Following the presentation, the Committee can vote on each item individually.

Mr. Robison then narrated a PowerPoint presentation. He said that they were trying to make the City more attractive to the young people by creating linkages, access to the waterfront and making downtown walkable. Having a sociability aspect is important. He then displayed several slides focused on downtown placemaking and public art.

Mr. Robison said that DSSD (Downtown Special Services District) or Colorful Bridgeport have been working on Downtown Placement. The Trust for Public Land is focused on the Waterfront Implementation.

Mr. Coleman spoke about how Colorful Bridgeport had been working on Peacock Alley behind the Arcade and there had been a pop-up skateboard park on a cul de sac.

Council Member Cruz said that he had been playing hand ball for the last 44 or 45 years and he wished to know if there was any possibility to include a handball court. Mr. Coleman said that the point of the effort was to have some fun and make the City more enjoyable.

Council Member McCarthy asked about the source of the funding. Mr. Coleman confirmed it was coming from the OPED Capital Fund.

Council Member Silva said that he had spoken with Mr. Coleman about these projects and felt it was a good project because it gave people something to do. He said he was looking forward to the projects being implemented.

Mr. Coleman said it costs \$75,000/year to follow the ordinances, follow the MBEs and pay the various groups. The projects will allow to cultivate a broader area of art and attract young people.

Council Member Pereira asked about page 2, Section 2A, and pointed out that the Purchasing Ordinance doesn't allow for a one-year extension.

Atty. Toms said that she did not read the contract that way but reviewed the wording with the Committee. Mr. Coleman said that they want to keep everyone on their toes.

Council Member Pereira asked about Exhibit A, in the Fee Structure, which is performance based. She said it was already bonded and she felt that this was a slush fund. She asked why they were nine months behind and there was half a million dollars that the Council did not appropriate.

Mr. Coleman said that the Council had approved funding for public/private partnerships. He explained that while he would have liked to have seen this project move forward, COVID slowed everything down.

Council Member Pereira asked if the bids had been sitting there since they were submitted in October 2020 and whether it should be re-bid. Mr. Coleman said that they were not a bid, they were RFPs. Bids would have to go back out, but the RFP had a committee formed to review it.

Council Member Herron said that in the past, there had been contracts that had gone on for three or four years, and she appreciated the fact that the term of the contract was shorter so the Council could determine if the project was successful.

Council Member McCarthy said that he would like to have the City look into SnapChat and swiping locations.

Council Member McCarthy asked if they had specific goals in mind. Mr. Coleman said that the schedule in the contract would be executed before Thanksgiving and then they would establish a 12-month calendar for the projects. Discussion followed about using the platforms to publicize the work. The vendors will present their ideas. The installation will be contracted through the City, so the City will have the financial control.

Council Member McCarthy said that he was worried about Baldwin Plaza being overtaken by the State once the City decides to implement a project. Mr. Coleman said that they would have to get the State's permission before doing an installation.

Council Member McCarthy said that he would like to see some public input about it.

Council Member Pereira said that she was in support of the beautification of the City but using Capital funds for projects like this is not wise. The Capital funding should be used for infrastructure because the taxpayers will be paying for this for 20 years and the artwork won't last that long.

Council Member Newton then spoke about his support of this. [Inaudible]

**\*\* COUNCIL MEMBER NEWTON MOVED THE QUESTION.**

**\*\* COUNCIL MEMBER CRUZ SECONDED.**

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

**\*\* COUNCIL MEMBER NEWTON MOVED TO APPROVE AGENDA ITEM 118-20 PROPOSED PROFESSIONAL SERVICES AGREEMENT WITH THE DOWNTOWN SPECIAL SERVICES DISTRICT TO MANAGE ACTIVATION AND PLACEMAKING PROJECTS WITHIN DOWNTOWN.**

**\*\* COUNCIL MEMBER SILVA SECONDED.**

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

**\*\* COUNCIL MEMBER NEWTON MOVED TO APPROVE AGENDA ITEM 119-20 PROPOSED PROFESSIONAL SERVICES AGREEMENT WITH THE TRUST FOR PUBLIC LAND TO MANAGE ACTIVATION AND PLACEMAKING PROJECTS ALONG THE CITY'S WATERFRONT PURSUANT TO WATERFRONT BRIDGEPORT.**

**\*\* COUNCIL MEMBER CRUZ SECONDED.**

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

**120-20 Proposed Solar Roof Panel Power Purchase Agreement with Davis Hill Development for the Cart Barn at Fairchild-Wheeler Golf Course.**

Atty. Mark Anastasi said that there was an executive summary that was sent out earlier in the day. This project was initiated as an RFP and was delayed due to COVID. He said that this project would provide some clean energy and save some money at the golf course. Atty. Hoffman, the energy expert, represented the City in setting up the solar panels and the fuel cells at Seaside Park. He added that Mr. Errichetti had been working on setting up the solar panels on the Library roofs.

Atty. Anastasi said that they could fill in much of the information in public session but may have to go into Executive Session to discuss details.

Atty. Hoffman said that the City had been very good in driving down the cost of power from UI, but this has been a problem when they try to work on renewable energy. The cost of solar panels has come down, so the cost for generating the electricity would be worthwhile. The biggest electrical draw is when the golf carts are being charged. The cost would be about \$125,000 and would drive down greenhouse gases.

Council Member Pereira said that the bid went out in 2019 and it was now two years later. She added that the summary speaks about how much the City would save over 25-years but does not mention how much Davis Hill will generate in profits.

Atty. Hoffman said that he did not know on a per kilowatt hour basis but said that the price was substantially below market. Atty. Hoffman commented that as someone who represents energy contracts all over the State, the prices are very low.

Council Member Pereira said that the contract was for 20 years. She said that the Parks Commission has to approve it and a public hearing has to be held. Atty. Anastasi said that he did not believe it was a capital lease, but he would send her a technical definition. Discussion followed.

Council Member Burns said that it was a 48-kilowatt project and wished to know if there was a limit on how they could use the energy. Atty. Hoffman said that it would only be used on the site, but that included the entire golf course. There is also an excess energy bank that will last until the end of each year. He explained that they would not be purchasing as much energy from UI because of the panels.

**\*\* COUNCIL MEMBER MCCARTHY MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS CONTRACTUAL ISSUES.**

**\*\* COUNCIL MEMBER NEWTON SECONDED.**

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

The Committee, Atty. Hoffman of Pullman and Comley and Atty. Mark Anastasi entered Executive Session at 6:52 p.m. They returned to Public Session at 7:19 p.m. No actions were taken or motions made during Executive Session.

**\*\* COUNCIL MEMBER MCCARTHY MOVED TO AMEND THE CONTRACT TO CHANGE THE PRICE FROM .06¢ PER KILOWATT HOUR TO .07¢ PER KILOWATT HOUR.**

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

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

**\*\* COUNCIL MEMBER CRUZ MOVED TO APPROVE AGENDA ITEM 120-20 PROPOSED SOLAR ROOF PANEL POWER PURCHASE AGREEMENT WITH DAVIS HILL DEVELOPMENT FOR THE CART BARN AT FAIRCHILD-WHEELER GOLF COURSE AS AMENDED.**

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

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

**121-20 Proposed Solar Roof Panel Power Purchase Agreement between CEFIA Holdings LLC, the Bridgeport Public Library and the City for the Burroughs-Saden Main Library and the North Branch Library.**

Atty. Anastasi said there were a couple of wrinkles to consider such as the fact that the Library Board has authority on this also. Mr. Errichetti has worked with Atty. Hoffman on this. It went out for an RFP and the bids were unacceptable. The second RFP included the North Branch Library. Atty. Anastasi reviewed the reasons why there was one contract for each site. He added that Mr. Errichetti could confirm that Library Board had approved the project.

Atty. Hoffman said that the Connecticut Green Bank was the other contracting party. It was done as two separate contracts because of the technology details such as where the meters are placed and points of interconnection.

The City Libraries received a variety of different pricing and it is estimated that there would be savings of approximately \$15,000 between the two buildings. Both contracts are fixed price for the course of 20 years.

Council Member Pereira said that she had spoken with Mr. Errichetti and he was smart, ethical and principled.

**\*\* COUNCIL MEMBER MCCARTHY MOVED TO APPROVE AGENDA ITEM 121-20 PROPOSED SOLAR ROOF PANEL POWER PURCHASE AGREEMENT BETWEEN CEFIA HOLDINGS LLC, THE BRIDGEPORT PUBLIC LIBRARY AND THE CITY FOR THE BURROUGHS-SADEN MAIN LIBRARY AND THE NORTH BRANCH LIBRARY.**

**\*\* COUNCIL MEMBER CRUZ SECONDED.**

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

**ADJOURNMENT**

- \*\* COUNCIL MEMBER CRUZ MOVED TO ADJOURN.**
- \*\* COUNCIL MEMBER NEWTON SECONDED.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:27 p.m.

Respectfully submitted,

Telesco Secretarial Services