

**CITY OF BRIDGEPORT
ECONOMIC COMMUNITY DEVELOPMENT AND
ENVIRONMENT COMMITTEE
WEDNESDAY, JANUARY 22, 2014
6:00 PM**

ATTENDANCE: Co-chair Martinez; Co-chair Banta
Council member: Martinez-Walker
*Council President McCarthy

NON-COMMITTEE: Council members: Brannelly, Torres, Halstead
**sat in to make a quorum*

REPRESENTATIVES: A. Nunn, CAO; Max Perez, OPED;
Steve Lladen, Dept. Parks & Recreation

Co-chair Martinez called the meeting to order at 6:19 pm.

Approval of Committee Minutes of October 30, 2013 (Special Meeting).

**** COUNCIL MEMBER BANTA MOVED TO ACCEPT THE MINUTES**

**** COUNCIL PRESIDENT McCARTHY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

09-13 Proposed Resolution concerning the Disposition and Redevelopment of City-Owned property located at 1752 Barnum Avenue and ordering a public hearing relative to the same.

Max Perez updated that the item pertained to a resolution to sell a city lot above the appraisal value for the property located at 1752 Barnum Avenue near Barnum Hardware. He explained that they were looking to purchase the lot appraised at \$15k and there was an offer to buy it for \$25k. The lot will be used to expand, parking and they will also install landscaping.

Co-chair Banta asked if they would build a structure on the property. Mr. Perez said no, they will only pave it and put in landscaping. He noted that the business employs ten

people, so they need the space for parking. He further noted that the size of the lot is 50x125 feet, per Co-chair Banta's question.

Council member Torres asked if it's a building lot. Mr. Perez replied that someone could build a home on the lot, depending on the size of the house and they may not require a variance to do so.

Council member Torres asked when the appraisal was done. Mr. Perez said they obtained the appraisal when the lot was in foreclosure. Council member Torres asked if it was common to use a three year old appraisal. Mr. Perez said he thought the appraisal amount was still good and reasonable, since the offered price is \$25k.

Council member Torres asked if the lot had to be publicly marketed. Council President McCarthy said they require that the lot has to be appraised and the abutter was notified.

Council member Torres asked Council President McCarthy if he was satisfied with using the 3-year old appraisal. Council President McCarthy stated that they relied on the appraisal being updated, per Max Perez's expertise that is acceptable. Mr. Perez reiterated that they were getting above market value for the lot.

**** COUNCIL MEMBER MARTINEZ-WALKER MOVED TO APPROVE
** COUNCIL PRESIDENT McCARTHY SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

**** COUNCIL PRESIDENT McCARTHY MOVED TO SCHEDULE A ECDE
COMMITTEE PUBLIC HEARING PRIOR TO THE NEXT CITY COUNCIL
MEETING**

**** COUNCIL MEMBER MARTINEZ-WALKER SECONDED
** MOTION PASSED UNANIMOUSLY**

10-13 Proposed resolution concerning the Disposition and Redevelopment of City-Owned property located at 431-435 & 445-449 Kossuth Street and ordering a public hearing relative to the same.

Max Perez stated that this resolution involved two (2) city lots located at 431-435 & 445-449 Kossuth Street. The current appraisal is \$38k that was done during 2013. The lots are being sold to the abutter who is expanding his building. He noted that they have been using the lots for the last six or seven years, located near Pulaski Street and Kossuth Street. They plan to expand the building going back and they will need additional parking and will install landscaping.

Co-chair Martinez asked what kind of business it was. Mr. Perez said it's a welding and metal business.

Council member Torres asked if the parcels in the area were located in the light industrial zone. Mr. Perez replied that the parcels were located in the RBB-zone and they will require a waiver. He noted that the sizes of the lots are 40x100 and 30x100.

Council member Torres questioned what will happen if someone comes forth with a better offer during the public hearing and if there will be an opportunity to stop the hearing to consider the offer. Council President McCarthy said yes.

Co-chair Banta mentioned that notice of the public hearing will be published in the newspaper. Council President McCarthy added that the sales of the properties also have to go through the City Hall Committee for approval and it will require an 8-24 Referral by the Planning & Zoning Commission.

**** COUNCIL PRESIDENT McCARTHY MOVED TO APPROVE
** CO-CHAIR BANTA SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

**** COUNCIL PRESIDENT McCARTHY MOVED TO SCHEDULE A ECDE
COMMITTEE PUBLIC HEARING PRIOR TO THE NEXT CITY COUNCIL
MEETING
** COUNCIL MEMBER MARTINEZ-WALKER SECONDED
** MOTION PASSED UNANIMOUSLY**

11-13 Grant Submission: re State Department of Energy and Environmental Protection (DEEP) Microgrid Design and Installation Grant for Critical Facilities.

Andrew Nunn stated this grant in the amount of \$2,975,000; pertained to a Microgrid Design and Installation for Critical Facilities to provide the city with their own electrical system. It will involve creating the city's own electrical system to generate power that will be parallel with the United Illuminating grid. It will then go into island mode to power up three buildings. The grant is for the design and electrical infrastructure and they will be running power underground to police headquarters, the new Golden Hill Senior Center and to supply heat to city hall. He noted that it's basically a resilient electrical power system for the city and it will provide a more independent electrical supply to keep the system up and running should an emergency occur. He stated that they

conducted the Request for Proposal (RFP) process for vendors, in accordance with the Purchase Power Agreement (PPA).

Council President McCarthy asked if the grant was 100% city dollars. Mr. Nunn said no, they put in their own capital overlay.

Mr. Nunn continued to explain that the system had to meet (DEEP) requirements. The system has the ability for back up power and will allow 25% more for expansion, so it's considered a little more than needed. Overall, the cost was projected at \$6 million for generation and the electrical infrastructure and the course of action was to conduct an (RFP) for the vendors to build it with the capital overlay included. He commented that the electrical rate they are paying now is .15 cents and the cost for the back up power would have been .30 cents. The grant will take care of the electrical portion and they use other financing through the (PPA) and Thermal (PPA).

Council President McCarthy asked if they would start spending the money and put the plan in place before they get to the other portion of the project. Mr. Nunn said yes. Council President McCarthy clarified that he didn't want to be committed to the project and then find out that it isn't cost sustainable for the city and that they aren't comfortable with the other part of the project. He further commented that .30 cents is a lot and they will be locked in for twenty years, which is a tough thing to do.

Co-chair Banta asked if the process could be used to reduce the cost of street lighting. Mr. Nunn said virtual net metering is involved, but 100% of the street lighting bill wouldn't be covered. However, he said there still would be a savings, but the matter will require further research.

Council member Brannelly asked how important the nature of the grant as it pertained to the project was. Mr. Nunn relayed that if an F-3 hurricane occurred, it would cause a lot of damage to the trees and poles, so it's more of a matter of emergency preparedness.

Council member Brannelly asked if there was functionality to the system on a day-to-day basis. Mr. Nunn said yes, it's added to the grid and runs 24-7, while providing supply power to three buildings.

Council member Torres asked where the grid will be located. Mr. Nunn said it will be located directly behind City Hall measured 70x80 feet 1-story high. The noise level will be in accordance with the normal decibel noise requirement.

Council member Torres asked if they would consider putting in a fuel cell behind the building. Mr. Nunn said they looked at constructing a fuel cell, but they found it will be more costly in the long run and they would pay a higher dollar per kilowatt.

Council member Torres asked if the emergency preparedness center had its own back up generation. Mr. Nunn said they have a backup diesel generator.

Council member Torres asked what the difference was between what they currently pay and what they will pay. Mr. Nunn said the electrical bill on the building is approximately \$275k-\$300k per year – *there was a brief open discussion regarding kilowatt costs in relation to the potential savings.*

Co-chair Martinez asked if this item will come back before the committee if changes are made. Mr. Nunn said no, the grant money approval request is only to accept the \$2.9 million for the electrical portion only. He noted the other portion of the project will come before the full city council. He clarified that the other portion of the project would come back before the Contract Committee.

Council member Martinez-Walker asked the number of years they would get out of the system. Mr. Nunn's response was twenty years.

Council member Martinez-Walker asked about maintenance and upkeep of the system. Mr. Nunn said it would be the vendor's responsibility.

Council member Martinez-Walker asked exactly where the project would be built behind City Hall. Mr. Nunn said it would be built on the parking portion of the lot.

Council member Torres asked if there was any reason why they couldn't add language to make it clear that if the contractual component isn't to their satisfaction, can it be sent back with no cost or harm to the city - *see below for a response to this question.*

Council member Martinez-Walker asked what is currently used as a back up system. Mr. Nunn said they are using a natural gas generator that uses 150-200 kilowatts.

**** COUNCIL PRESIDENT McCARTHY MOVED TO AMEND THE RESOLUTION LANGUAGE TO ADD #3 TO READ: THAT IF THE POWER GENERATION PURCHASE POWER AGREEMENT CONTRACT FOR THIS PROJECT IS NOT APPROVED BY THE FULL CITY COUNCIL, THAT THE CITY WILL NOT EXPEND ANY FUNDS OR CREATE ANY FINANCIAL OBLIGATIONS IN RELATION TO THIS PROPERTY**

**** COUNCIL MEMBER BANTA SECONDED**

**** MOTION PASSED UNANIMLUSLY**

**** COUNCIL PRESIDENT McCARTHY MOVED TO APPROVE AS AMENDED**

**** COUNCIL MEMBER BANTA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

15-13 Grant Submission: re State Department of Energy and Environmental Protection for America the Beautiful Grant.

Steve Lladen stated he was there for approval to accept the grant from the State Department of Energy and Environmental Protection for America the Beautiful Grant. He explained that they are planning to use the \$12k to plant trees there is a \$12k in-kind match. The grant money will be used for a forestry project as well as a truck/trailer and hand tools. The intent of the grant is to promote tree expansion within the water sheds and to improve water quality and promote awareness about the benefit of trees to the community. He said they were looking to engage council members and local neighborhoods to participate in the restoration of trees and water sheds. He noted that to date, they have replanted many trees that have been in decline. The types of tress they will plant are outlined in the guide to Connecticut Conservatory titled – *“Guide to Connecticut’s Urban Trees”* he distributed booklets to the committee. Overall, he stated that they were excited about engaging with the community and educating them about trees.

Co-chair Martinez asked if there was any money available for the rain gardens. Mr. Lladen said that could be considered if it’s integrated with the planting of trees. He said he would research that matter further and update the committee.

Council President McCarthy asked if the grant would cover 100% tree purchase. Mr. Lladen said yes. It will include the purchase for more mature trees that will survive urban conditions and the grant will also cover other associated minor costs. They plan to purchase forty to fifty trees, depending on the nursery prices. He explained that they usually identify general areas to plant the different types of tree species.

Council President McCarthy asked what the purchasing method was for the trees. Mr. Lladen said if the cost is above \$7,500, the purchase goes through the competitive bidding process and procurement process.

Council member Halstead asked if any sites were selected yet to plant the trees. Mr. Lladen said the trees would be planted in areas where there is a more water-based area. He urged suggestions from the committee of potential places to plant the trees.

Council member Torres asked how they could engage the local community to submit tree planting location suggestions. Mr. Lladen said the community has been active using the B-Connected system, wherein responses are provided. They can also draft a letter to Charles Carroll and carbon copy Steve Lladen about tree planting locations.

**** COUNCIL PRESIDENT McCARTHY MOVED TO APPROVE**

**** CO-CHAIR BANTA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

ADJOURNED

**** COUNCIL PRESIDENT McCARTHY MOVED TO ADJOURN**

**** COUNCIL MEMBER MARTINEZ-WALKER SECONDED**

**** MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 7:35 pm.

Respectfully submitted,

Diane Graham

Telesco Secretarial Services