

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT  
AND ENVIRONMENT COMMITTEE  
REGULAR MEETING  
JUNE 17, 2014**

**ATTENDANCE:** Jack Banta, Chair; Lydia Martinez, Chair; Michelle Lyons,  
Eneida Martinez-Walker

**OTHERS:** Christine Smith, Central Grants Office; Angie Staltero,  
Neighborhood Coordinator, Bill Coleman, OPED,  
Kim Northway, Spinnaker Developers

**CALL TO ORDER**

Council Member Martinez called the meeting to order at 6:17 p.m. There was a quorum present.

**Approval of Committee Minutes of May 20, 2014  
Approval of Committee Minutes May 27, 2014 (Special Meeting)**

**\*\* COUNCIL MEMBER LYONS MOVED TO APPROVE THE COMMITTEE MINUTES OF MAY 20, 2014 AND COMMITTEE MINUTES MAY 27, 2014 (SPECIAL MEETING).**

**\*\* COUNCIL MEMBER MARTINEZ-WALKER SECONDED.**

**\*\* THE MOTION TO APPROVE THE COMMITTEE MINUTES OF MAY 20, 2014 AND COMMITTEE MINUTES MAY 27, 2014 (SPECIAL MEETING) AS SUBMITTED PASSED UNANIMOUSLY.**

**91-13 Grant Submission: re State Department of Housing's (DOH) Community Development Block Grant-Disaster Recovery (CDBG-DR) Tranche 1-Application for Public Facilities, Infrastructure and Planning.**

**92-13 Grant Submission: re State Department of Energy & Environmental Protection (DEEP) for Water Quality Bio-filtration and Best Management Practices Implementation at Beardsley Zoo.**

Ms. Smith requested to withdraw Agenda Item 91-13 because the City has not been chosen to receive the grant funding and Agenda Item 92-13 because the City has decided not to apply for the grant.

**99-13 Grant Submission: re KaBOOM Community Partner Playground Program.**

Ms. Smith gave an overview of the program. She said that this program has been done five times before and the current application is considering two sites. KaBOOM is still deciding which site will be selected based on suitability. There will be private funding on this program. Ms. Smith said that the City would be using the Black Rock NRZ to fund raise the \$8,500 that is on the

non-profit partner. The "in-kind" portion is the actual playground, installation, and associated services.

Ms. Saltero then reviewed where the playground would be located. She said that the final location will be announced by KaBOOM. Council Member Martinez asked for the details regarding which site would be chosen. Ms. Smith said that the group was in favor of one particular site because the other one had a steeper grade and would require more landscaping.

**\*\* COUNCIL MEMBER BANTA MOVED TO APPROVE AGENDA ITEM 99-13 GRANT SUBMISSION: RE KABOOM COMMUNITY PARTNER PLAYGROUND PROGRAM.**

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

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

**89-13 Grant Submission: re United States Conference of Mayors for 2014 Lead Safe for Kids Sake Grant Program.**

Ms. Smith said that there was no matching fund required and the department knew that the City had already received the grant. This is focused on healthy foods and community gardens. The four sites will be chosen by the Health Department.

Council Member Martinez-Walker said that she disliked the fact that the Council was not allowed to have input on where the gardens will be located. She said that there was not enough information provided. Ms. Smith said that the grant was targeting daycare centers and the funding would be used to building the gardens at the centers. She said that she would like to know what kind of information the Council would need and how the Council Members would like to be involved.

Council Member Lyons said that the Council Members would not just rubber stamp the grant. The Council Members should know where the gardens will be located so that they can inform their constituents about the various projects.

**\*\* COUNCIL MEMBER MARTINEZ-WALKER MOVED TO APPROVE AGENDA ITEM 89-13 GRANT SUBMISSION: RE UNITED STATES CONFERENCE OF MAYORS FOR 2014 LEAD SAFE FOR KIDS SAKE GRANT PROGRAM WITH THE CONDITION THAT THE COUNCIL MEMBERS ARE INFORMED OF THE LOCATIONS OF THE COMMUNITY GARDENS BEFORE THE NEXT COUNCIL MEETING.**

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

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

**90-13 Grant Submission: re United States Environmental Protection Agency Targeted Brownsfield Assessment (TBA) Program.**

Ms. Smith gave an overview of the grant focus. Mr. Coleman then gave the Committee a description of where Johnson's Creek and Central High were located in relationship to one another. This project is being done in order to tie the waterfront back into the area. There is no

matching funds required. Mr. Coleman said that the EPA wants to see this area cleaned up so that people can walk along the area. The City already owns all the properties.

Council Member Martinez-Walker said that she knew that some properties had already had work done on them. Mr. Coleman said that the City had done some assessments with Environmental Justice group but now the EPA wants to move this project to the next level. Council Member Martinez-Walker asked if City workers would be involved. Mr. Coleman said that the EPA would be hiring their own workers and they need special training because it involves brown fields.

**\*\* COUNCIL MEMBER BANTA MOVED TO APPROVE AGENDA ITEM 90-13 GRANT SUBMISSION: RE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY TARGETED BROWNSFIELD ASSESSMENT (TBA) PROGRAM.**

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

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

**109-13 Proposed Resolution authorizing a Tax Incentive Development Agreement for the Security Building in Downtown North.**

Mr. Coleman distributed copies of several documents to the Committee members. He introduced Mr. Northway and said that Mr. Northway has acquired a number of parcels on his own. Council Member Lyons asked where the tulips. Mr. Northway said that they were working with the owners of that parcel. Mr. Coleman said that this was a tax deal that would be done on a percentage of profits.

Mr. Northway then described the parcels under consideration. He said that his group had acquired the three historic buildings last July with the intent of redeveloping them. He apologized for not having brought an aerial map, but displayed them on his iPad. He indicated where the tulip factory would be located and said that his group was collaborating with the owners of that business.

Council Member Martinez asked if local workers would be hired. Mr. Northway said that they do hire Bridgeport firms when they can. Mr. Coleman said that when the Council approves projects, they have to agree to City ordinances. Mr. Northway said that there were also State requirements that the developers had to meet.

Council Member Martinez-Walker asked about the focus of the projects. Mr. Northway said that this project was well advanced and there are construction drawings. The Federal Historic tax credits are already in place and there is a bank in line for the construction loan.

These are great buildings and in pretty good shape since the roofs are intact. There is asbestos and once that is done, the buildings will be gutted and rehabilitated. There will be 70 residential units with the ground floor being commercial space. 18 of the 70 units will be deed restricted as required by CHAMP. There will be everything from studios to two bedrooms with rents ranging from \$950 and up.

Council Member Lyons asked if the developer was allowed to sell the building to someone else after it is finished. Mr. Coleman said that the tax deal was for 10 years and if the buildings are sold, the tax deal goes with the building. Mr. Northway reviewed the details and explained that with the Tax Credits often prevents a sale.

Council Member Lyons said that the fact that many of the tax incentive programs often means that the projects are done a little at a time. Mr. Coleman said that the deals are performance based deals and that the developer expects to have the exterior done in 14 months or less.

Mr. Northway said that this project was over 20 million dollars and that the developers have already invested significant funds in moving the plans forward. Having blight across the street from the new development will not be acceptable. There are a number of projects that are also in process in the area. He went on to speak on the various projects and pointed out that the rents do not support the renovation costs.

Council Member Lyons went on to say that she was frustrated with the lack of progress in the various projects.

Council Member Martinez asked how many floors in the buildings. Mr. Northway said that there were three buildings: 1 four story building, 1 eight story building, and 1 three story building.

Council Member Martinez asked what would happen if they had Historic Tax Credits and someone else wanted to buy the building to demolish them. Mr. Northway reviewed the details of the tax credits and explained why a demolish was very unlikely to happen.

**\*\* COUNCIL MEMBER BANTA MOVED TO APPROVE AGENDA ITEM 109-13 PROPOSED RESOLUTION AUTHORIZING A TAX INCENTIVE DEVELOPMENT AGREEMENT FOR THE SECURITY BUILDING IN DOWNTOWN NORTH.**

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

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

### **ADJOURNMENT**

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

**\*\* COUNCIL MEMBER MARTINEZ-WALKER SECONDED.**

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

The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services

City Of Bridgeport  
Economic And Community Development and Environment Committee  
Regular Meeting  
June 17, 2014