

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT
AND ENVIRONMENT COMMITTEE
REGULAR MEETING
JANUARY 20, 2016**

ATTENDANCE: M. Evette Brantley, Co-Chair; Jeanette Herron; Aidee Nieves; Eneida Martinez; Mary McBride-Lee

OTHER: Anthony Paoletto, City Councilman; Alfredo Castillo, City Councilman; David Kooris, OPED; Atty. Mark Anastasi;

CALL TO ORDER

Co-Chair Brantley called the meeting to order at 6:10 PM. A quorum was present.

APPROVAL OF COMMITTEE MINUTES OF DECEMBER 15, 2016

**** COUNCIL MEMBER HERRON MOVED TO APPROVE THE COMMITTEE MINUTES OF THE DECEMBER 15, 2016 MEETING.**

**** COUNCIL MEMBER MARTINEZ SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

Co-Chair Brantley announced the intention for the following items to be tabled:

09-15 RE: Proposed Resolution concerning Disposition of City Owned properties (7) by Auction, sale to Abutter or by sale to Community Base Housing Development Corporations and Ordering a Public Hearing Relative to the same.

36-15 RE: Grant Submission: re Round 8 State Department of Economic and Community Development Brownfield Grant Program - Remediation for Digester Project – DECD (Project #16231).

37-15 RE: Grant Submission: re Round 8 State Department of Economic and Community Development Brownfield Grant Program - Civic Block Assessment Project – DECD (Project #16247).

24-15 RE: Grant Submission: re State of Connecticut Department of Transportation for the 2011 Ferry Boat Discretionary Program – Water Street Dock Project; 15-355.

**** COUNCIL MEMBER HERRON MOVED TO TABLE THE FOLLOWING ITEMS: 09-15 RE: PROPOSED RESOLUTION CONCERNING DISPOSITION OF CITY OWNED PROPERTIES (7) BY AUCTION, SALE TO ABUTTER OR BY SALE TO COMMUNITY BASE HOUSING DEVELOPMENT CORPORATIONS AND ORDERING A PUBLIC HEARING RELATIVE TO THE SAME; 36-15 RE: GRANT SUBMISSION: RE ROUND 8 STATE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BROWNFIELD GRANT PROGRAM - REMEDIATION FOR DIGESTER PROJECT – DECD (PROJECT #16231); 37-15 RE: GRANT SUBMISSION: RE ROUND 8 STATE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BROWNFIELD GRANT PROGRAM - CIVIC BLOCK ASSESSMENT PROJECT – DECD (PROJECT #16247); 24-15 RE: GRANT SUBMISSION: RE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR THE 2011 FERRY BOAT DISCRETIONARY PROGRAM – WATER STREET DOCK PROJECT; 15-355.**

**** COUNCIL MEMBER ENEIDA SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

Co-Chair Brantley announced the addition of the following item to the agenda, as decided by the previous night's City Council Meeting:

46-15 Communication from OPED re: Proposed Resolution concerning Community Environmental Benefits Agreement with PSEG Power Connecticut, LLC., referred to Economic and Community Development and Environment Committee.

City Attorney Anastasi stated that as the item was referred to Committee last night, it was technically less than the required 24 hours to automatically add the item to the agenda and would require a $\frac{2}{3}$ vote to be heard.

25-15

GRANT SUBMISSION: RE STATE OF CONNECTICUT DEPARTMENT OF PUBLIC HEALTH PER CAPITA GRANT PROGRAM (#16220)

Isolina DeJesus came forward to present on the item, and passed out documentation to the committee members.

Co-Chair Brantley asked if the information had been provided to the Council, and Ms. DeJesus stated that they sent the information to the City Clerk and requested that it be forwarded to the Council and Committee members. Council Member Nieves stated that she received information on the item dating December 10th, but only received a brief description. Co-Chair Brantley requested, in future, for the applicants to ensure the information is passed on. Ms. DeJesus stated that they would be sure to do so, and asked what format they would prefer for the information. Co-Chair Brantley stated that they would be amenable to either digital or hard copy.

Ms. DeJesus stated that the grant is to aid public health functions in the City, and that the only requirement from the State is that it be spent as such. She stated that they are allocated \$192,708 and that the funds carry over, meaning anything they do not spend in the previous year can be utilized for current expenditure. Ms. DeJesus stated that the grant covers a percentage of wages for the Health Director and Communicable Disease Outreach Worker. She stated that the only requirement from the City is to deliver an expenditure report that reflects the desired intention of the grant.

Co-Chair Brantley asked if this is an annual grant, and Ms. DeJesus answered in the affirmative, stating the amount allocated is based on population. Co-Chair Brantley asked who holds the title of Communicable Disease Outreach Worker, and Ms. DeJesus stated that the employee's name is Helen Wu. Co-Chair Brantley asked if there was any financial match required of the City, and Ms. DeJesus answered in the negative.

Council Member Martinez asked why the grant took so long to appear before the committee. Ms. DeJesus stated that they were set to come back and present before December, but with the change in administration and other factors, the application died. Thus, they had to re-submit and obtain new signatures. Council Member Martinez asked if the State would still honor the July start date, and Ms. DeJesus answered in the affirmative. Council Member Martinez asked for details regarding the role of the Communicable Disease Outreach Worker. Ms. DeJesus stated that Ms. Wu does outreach (primarily for TB patients) by going to hospitals and getting a list of infected individuals and then reaching out to provide them with services.

Council Member Lyons noted a similar grant proposal coming through in July, that had a condition that the new hire speak Spanish. Ms. DeJesus stated that this may have been the application for their grant related to the hire of a Healthy Start Worker, but that this is unrelated to the current application.

Council Member Herron asked if was documentation of the outreach work being done, and Ms. DeJesus stated that it is in fact a requirement, and that their organization gives a copy to the State. Council Member Herron requested a copy of those documents, and Ms. DeJesus agreed to provide them.

Ms. DeJesus stated that the bulk of their services are provided to individuals with TB and some with STIs.

Council Member Martinez asked how this funding stands in place in light of the HIV Needle Exchange funding being pulled. Ms. DeJesus stated that this is a state program that can cover anything related to core public health functions, and that HIV is not considered applicable. Council Member Martinez asked if this funding requires a contract with the City, and Ms.

DeJesus stated that the funding is financial assistance rather than contractual, and thus no agreement need be executed.

Council Member Martinez inquired about the funds that appeared to be allocated for the purchase of furniture rather than TB testing equipment. Ms. DeJesus stated that the funds do not solely support TB, and that the equipment is not relative to the TB function. Ms. DeJesus stated that the office furniture is for a conference table for the Health Department.

**** COUNCIL MEMBER MARTINEZ MOVED TO APPROVE ITEM 25-15
GRANT SUBMISSION: RE STATE OF CONNECTICUT DEPARTMENT OF PUBLIC
HEALTH PER CAPITA GRANT PROGRAM (#16220).**

**** COUNCIL MEMBER MCBRIDE-LEE SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

26-15

**GRANT SUBMISSION: RE STATE OF CONNECTICUT DEPARTMENT OF PUBLIC
HEALTH PUBLIC HEALTH EMERGENCY PREPAREDNESS GRANT (PROJECT
#16221).**

Ms. DeJesus and Terron Jones, Emergency Preparedness Coordinator, came forward to present on the item.

Ms. DeJesus stated that the grant is an allocation from the Department of Public Health. She stated that it is not financial assistance, but a 2 year agreement totaling \$214,222 in funding. She stated that a large portion of the allocation supports the salary of Mr. Jones, and invited him to elaborate on the line items.

Mr. Jones stated that part of the grant would be used to fund behavioral health services (53-02), one of whose core functions would be to provide mental health services for victims affected by any type of disaster. Mr. Jones stated, as an example, if a child who experiences a house fire begins exhibiting symptoms of Post-Traumatic Stress Disorder, this grant would allow them to provide mental health services for a set amount of time.

Mr. Jones stated that another portion of the funding would go towards acquiring technical for the City's Department of Health. He stated that every year, the Department must undergo a technical assistance review that involves a large package of deliverables, and that they have decided to get a contractor to assist in the process. Mr. Jones stated that this is a yearly requirement to fulfill CDC requirements.

Council Member Lyons expressed her support of the plans and asked if they had a method of dispersing communications to the public about the program. Mr. Jones stated that they have a two-fold method- by putting out information on their website and partnering with the

Department of Social Services, who then refer people to them. He stated that they only have to reach out to Social Services, who would be responsible for their immediate needs in the first place.

Council Member Martinez asked if they had any statistic records for individuals they serviced in the 53-02 line. Mr. Jones stated, as this is a new venture, they don't have statistics but they did a needs assessment on the community. Council Member Martinez asked how many individuals can be serviced for the allocated \$3,000. Mr. Jones stated, as the per diem rate is roughly \$56, it allows for roughly 60 total available hours. Council Member Martinez asked if they had selected a mental health professional and if they would be inside the City. Mr. Jones stated that they intend to select someone within the City, but have not begun searching yet.

Council Member Herron stated that there is a two-fold intake for those suffering from emotional distress as a result of disaster- Red Cross and Social Services. She suggested that the Cert Team and MRC come out and assess individual people as well in dire emergency. She stated that if they put this in place now, it would help. Mr. Jones stated that this would help in some cases, and for other cases, if those people aren't available, they have contracted individuals from the Department of Mental Health and Addiction Services on standby.

Co-Chair Brantley commended the plan to assist trauma victims and asked if the contract is new. Mr. Jones stated that it is a renewed contract, and Ms. DeJesus stated that they have received the grant for around a decade. Mr. Jones stated that the only new aspect is the amount, which was increased due to population.

Mr. Jones stated that they also intend to do a full scale POS drill, possibly with an active shooter scenario. He stated that they want to do this at Webster Arena or a local university. Co-Chair Brantley asked who participates in the event, and Mr. Jones stated that numerous people and departments participate, including Police, Fire, Emergency Services, Schools and Daycares. Co-Chair Brantley asked how people can get involved, and Mr. Jones stated that they are going to spread the word via newspapers, radio stations, and faith based communities. He stated that they will recruit volunteers to serve as actors. Mr. Jones noted that it will be a challenge because it will take place during work hours. Co-Chair Brantley asked if they have thought of advertising on buses or billboards. Mr. Jones stated that they have, but that both are extremely costly.

Mr. Jones stated that a portion of the funds would be dedicated to the purchase of communications radio equipment (58-01) in the event cell phone towers cease functionality, as happened in the case of Super Storm Sandy. He stated that this is intended to ensure that there is no interruption in radio services. Mr. Jones stated that another portion of the funds would be used for him to go to one mandated conference, and that the state inputs that amount every year. He further stated that an additional portion of funds would be used to finance education courses for himself, in order to help broaden his knowledge of Emergency Services.

- ** COUNCIL MEMBER HERRON MOVED TO APPROVE ITEM 26-15
GRANT SUBMISSION: RE STATE OF CONNECTICUT DEPARTMENT OF PUBLIC
HEALTH PUBLIC HEALTH EMERGENCY PREPAREDNESS GRANT (PROJECT
#16221).**
- ** COUNCIL MEMBER NIEVES SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY.**

17-15

**GRANT SUBMISSION: RE NATIONAL ENDOWMENT FOR THE ARTS FOR AN ART
WORKS GRANT PROGRAM (PROJECT #16454).**

Autumn Hurst came forward to present on the item. She provided more detailed grant summaries and stated that the item had been tabled in order to get it approved by the current administration. Ms. Hurst reported that the new administration had approved the program for 2016-2017, and committed to allocating \$12,500 in supportive contributions to the program.

Co-Chair Brantley offered her support of the program. She stated that she knew a student who assisted with the program and helped work on set design, and that this afforded him valuable experience and broadened his horizons.

- ** COUNCIL MEMBER MARTINEZ MOVED TO APPROVE ITEM 17-15
GRANT SUBMISSION: RE NATIONAL ENDOWMENT FOR THE ARTS FOR AN ART
WORKS GRANT PROGRAM (PROJECT #16454).**
- ** COUNCIL MEMBER HERRON SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY.**

27-15

**GRANT SUBMISSION: RE STATE OF CONNECTICUT DEPARTMENT OF PUBLIC
HEALTH PUBLIC HEALTH LEAD POISONING PREVENTION FINANCIAL
ASSISTANCE GRANT (PROJECT #16236).**

Ms. DeJesus and Audrey Gaines came forward to present on the item, and passed out relevant materials.

Ms. DeJesus stated that the grant refers to the Fiscal Year 2016 allocation for lead poisoning prevention. She stated that no match is required for the \$137,521 amount. She stated that the funds will support 5 extra hours for the epidemiologists that work in the Health Department's Lead Poisoning Prevention Program, as they are currently contracted for 35 hours. She stated that it also supports an agreement for all of the epidemiologists as well as the program coordinator to maintain their certifications. Additional funds will be allocated for training.

Ms. Gaines stated, in regards to the training, that it comes in the form of an annual conference mandated by the funding source (the National Environmental Health Association). Ms. DeJesus stated that the costs of the conference are \$2500 for 4 employees. Ms. Gaines stated that they aim to hire an agency to train contractors, property owners, and managers within the community to maintain older properties and keep them lead safe. Ms. Gaines stated that RRP training can be very expensive, and since renovation on anything prior to 1978 requires certification, this money can help offset some of the costs. In this way, they can keep their minority contractors working and in compliance.

Co-Chair Brantley requested details regarding the agencies. Ms. Gaines stated that they hire EPA certified agencies to come in and train, and that while there is no agency in the City that is certified, they typically outsource minority contractors from the surrounding towns of Shelton, Norwalk, and New Haven. Co-Chair Brantley asked what an agency would have to do to become certified, and Ms. Gaines stated that a specific business would need to be opened, and that they would then need to go to the EPA seeking certification.

Co-Chair Brantley asked why lead still hasn't been eradicated in the City. Ms. Gaines stated, in fact, that it will never be completely eradicated because lead is not biodegradable. Ms. Gaines stated that until they can get every house to be lead free, there will always be airborne particulate, and that their best option is to teach families and property owners how to stay safe as possible. Ms. Gaines further stated that their main goal is to prevent it from being ingested, which can affect health and development.

Co-Chair Brantley asked if they go out to the schools, and Ms. Gaines answered in the affirmative, stating that this is why the additional 5 hours are needed.

Council Member Lee asked what part the program plays in the public schools, and if it makes a specific effort towards preventing childhood lead poisoning. Ms. Gaines answered in the affirmative, and stated that they aim to reduce the number of incidents. Ms. Gaines stated that historically, nationwide there has been a reduction in the acceptable amount of lead in a person's blood, and that with this lowered threshold, it has doubled the amount of children they follow-up on.

Council Member Herron asked for an itemization of the \$63,004 for the 5 hour increases. Ms. DeJesus stated that the amount covers an additional 5 hours for 4 employees, and agreements for all of the staff, including Audrey.

Council Member Nieves asked about certified contractors in the City. Ms. Gaines stated that there are over 40 contractors in the City who are certified to remove lead paint, and that part of the fund is allocated to help those contractors get recertified.

**** COUNCIL MEMBER HERRON MOVED TO ACCEPT ITEM 27-15
RE: GRANT SUBMISSION: RE STATE OF CONNECTICUT DEPARTMENT OF
PUBLIC HEALTH PUBLIC HEALTH LEAD POISONING PREVENTION FINANCIAL
ASSISTANCE GRANT (PROJECT #16236).
** COUNCIL MEMBER MARTINEZ SECONDED THE MOTION.
** MOTION PASSED UNANIMOUSLY.**

08-15
**PROPOSED RESOLUTION CONCERNING DISPOSITION OF CITY OWNED
PROPERTIES LOCATED AT 130 CLIFFORD STREET AND 16 RIVER STREET BY
AUCTION, SALE TO ABUTTER OR BY SALE TO COMMUNITY BASE HOUSING
DEVELOPMENT CORPORATIONS AND ORDERING A PUBLIC HEARING
RELATIVE TO THE SAME.**

Max Perez came forward and stated that he was able to procure a report on the Clifford Street property, but not the River Street property. He requested the item be amended to reflect only the Clifford Street property, and that he would address River at a later date.

**** COUNCIL MEMBER HERRON MOVED TO AMEND ITEM 08-15
RE: PROPOSED RESOLUTION CONCERNING DISPOSITION OF CITY OWNED
PROPERTIES LOCATED AT 130 CLIFFORD STREET AND 16 RIVER STREET BY
AUCTION, SALE TO ABUTTER OR BY SALE TO COMMUNITY BASE HOUSING
DEVELOPMENT CORPORATIONS AND ORDERING A PUBLIC HEARING
RELATIVE TO THE SAME TO REFLECT THE FOLLOWING:**

- 1. ONLY CLIFFORD STREET WILL BE ADDRESSED, AND RIVER STREET
WILL BE TABLED AND ADDRESSED AT A LATER DATE.**

**** COUNCIL MEMBER NIEVES SECONDED THE MOTION.
** MOTION PASSED UNANIMOUSLY.**

Mr. Perez stated that the City foreclosed on the property 6 months ago, and that the decision has already gone through the committees. He provided an appraisal dated December 21, 2015 and stated that the property is valued at \$55,000. Mr. Perez stated that the abutter who owns 136 Clifford Street is offering to purchase the property, in cash, as is, for the full appraisal price. He further stated that they will close on the property within 7 business days of the public hearing.

Council Member Martinez requested a 12 month rehabilitation deadline be placed as a condition of the contract.

**** COUNCIL MEMBER HERRON MOVED TO ACCEPT ITEM 08-15
RE: PROPOSED RESOLUTION CONCERNING DISPOSITION OF CITY OWNED
PROPERTY LOCATED AT 130 CLIFFORD STREET BY AUCTION, SALE TO
ABUTTER OR BY SALE TO COMMUNITY BASE HOUSING DEVELOPMENT**

CORPORATIONS AND ORDERING A PUBLIC HEARING RELATIVE TO THE SAME WITH THE FOLLOWING CONDITIONS:

1. THE PROPERTY WILL BE REHABILITATED WITHIN 12 MONTHS OF OFFICIAL THE PURCHASE DATE.

**** COUNCIL MEMBER MARTINEZ SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER MARTINEZ MOVED TO HOLD A PUBLIC HEARING RE: ITEM 08-15 RE: THE DISPOSITION OF 130 CLIFFORD STREET.**

**** COUNCIL MEMBER HERRON SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

A public hearing will be held on **February 1st regarding **130 Clifford Street**.**

46-15

COMMUNICATION FROM OPED RE: PROPOSED RESOLUTION CONCERNING COMMUNITY ENVIRONMENTAL BENEFITS AGREEMENT WITH PSEG POWER CONNECTICUT LLC, REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE

**** COUNCIL MEMBER HERRON MOVED TO ADD ITEM 46-15 RE: COMMUNICATION FROM OPED RE: PROPOSED RESOLUTION CONCERNING COMMUNITY ENVIRONMENTAL BENEFITS AGREEMENT WITH PSEG POWER CONNECTICUT LLC, REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE TO THE AGENDA.**

**** COUNCIL MEMBER MARTINEZ SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

Atty. Anastasi stated that a presentation would be lead by Steve Mednick and David Kooris. He then suggested that they schedule a public hearing either at 5:45 PM on February 1st before the committee or before the full council. He further advised the committee that they had the option of recessing the meeting until the public hearing, allowing them to postpone a vote.

Co-Chair Brantley informed the present members of the public that this session is strictly informational, and if they wished to address concerns, they could do so at the public hearing. She thanked them for attending the meeting as concerned citizens.

Atty. Anastasi stated, while there was no legal obligation to hold a public hearing, since the item is of significant interest to the public, it is highly appropriate to hold one.

Adrienne Houel came forward to present on the item. She stated that the community advisory committee planned to go through ordinances presented back in 2014, and that their charge was to

set a date at which the coal plant could be closed. She stated that tonight they have George Estrada and individuals from PSEG present to elaborate on their determinations after a year of collaboration.

Ms. Houel stated that the process in forming the committee was designed to name individuals that represented the numerous stakeholders, including the environmental community. She stated that Council Members Taylor-Moye and Banta were on the committee, and that David Kooris served as their point person after replacing Adam Wood. Ms. Houel stated that the committee has met 20 times, and held 13 public hearing regarding the closure of the plant and the community benefits agreement.

Ms. Houel stated that there was sizable outreach from the Sierra Club, NRZs, and that they made a presentation to all of the NRZ presidents. She stated that the Community Benefits agreement they settled on is an agreement for the City, and is a contract between the City Council, Mayor and PSEG. She further stated that more than 20 meetings were held in City Hall with the door open as a public meeting.

Ms. Houel stated that the following information is in the agreement:

1. The coal plant will closed within 4 years of July 1, 2020.
2. An Environmental Task Force (ETF) will be established. They will be responsible for communicating the changes with the community digitally and in person, and help helm programs regarding energy conservations and health benefits of an environmentally friendly community will be established.
3. A \$7 million fund will be established. \$2 million in cash will be given to a foundation, such as the Fairfield County Foundation, in the interest of financing programs, nonprofits, and City programs. This amount can be leveraged to gain more investors, particularly in the form of philanthropists. The ETF will assist in designating types of programs the money can be utilized for. An investment fund is being discussed, with a minimum of \$5 million being set aside for things such as anaerobic digesters or a solar panel farm.
4. They aim to support women owned businesses, minority contractors, female employees, minority employees, and Bridgeport residents. During the construction phase of the project, they aim to hire a Bridgeport contractor and utilize workers within the City.

Ms. Houel stated that the agreement calls for a real plan regarding the ETF, and that it lays out a specific plan PSEG would hire on. She stated that sans approval of putting in a natural gas plant, there is no community benefits agreement. Ms. Houel stated that they will go in for auction at the beginning of February, and that having a benefits agreement with be a positive value. She stated that the agreement has been drawn up at the suggestion of State Environmental Justice Law, and that it is neither legally obligated nor guaranteed.

PSEG's Director of Development stated that they plan to build a gas-fired combined cycle plant, which is the most efficient, newest, cleanest technology on the market. She stated that they will

bid it out in the second week of February, and if successful, it will become a real prospect. She stated that the Benefit Agreement allows the community and PSEG to be copacetic. She acknowledged concern about the new plant coming online before the coal plant is phased out, and stated that, while there is an overlap period, it is worth highlighting that the plant already operates infrequently, and that the new plant would likely turn on even less than it does now. She stated, in addition to the employee benefits during construction, the project offers significant tax revenue in excess of \$5 million a year.

The Director of Development introduced several other members of the group, including Mark Strickland (Environmental Affairs), Joel Gordon (Director of Market Policy) and Steve Hewns (Outside Legal Counsel).

Ms. Houel stated that the agreement sets the table for PSEG to have good relations with the City, and that this is not the last project they will be doing with PSEG. She stated that they are interested in developing additional activities once the plant is retired that could help further the economic goals of the City.

Mr. Kooris stated that the ETF would be created by City Ordinance and would occur in parallel.

Mr. Estrada stated that the ETF is a vehicle to ensure that everything negotiated comes to fruition, and that once they are successful in the auction, there must be a system in place to verify potential projects stemming from it. He stated that it would be a 15 member panel, and that it would include a representative from several NRZs, the Director of the Health Department, 7 members chosen by the mayor (2 at large residents, a member appointed by the University of Bridgeport, 1 by the private power producer, and City Council appointed individuals from Black Rock, the West Side, West End, South End, and East End). Mr. Estrada stated that PSEG has responded immediately to questions, comments, and concerns, and commended them for their communication. He further thanked the environmental community for their guidance in the initial process and development.

Co-Chair Brantley asked which of the named members represent the environmental community. Mr. Estrada indicated two of the names.

Council Member Martinez asked why the East Side NRZ was not included in the representatives. Mr. Estrada stated that the thought was to select individuals who were impacted by the immediate coastline, as those areas will have the highest and most immediate impact. He further stated that the agreement can be amended to add the East Side.

Council Member Martinez asked if the agreement was looked at by the City's Attorney, and Atty. Anastasi stated that City Attorney Meyer has had several meetings with PSEG, and prior to approval there will be a written letter.

Council Member McBride-Lee asked who the competitors are in the auction, and the Director of Development stated their competitors are various plants throughout the state. The Director stated, if someone else wins the auction, they will build somewhere else, and as it is a New England ISO, the plant with a better bid may be situated in locations such as Rhode Island or Southern New Hampshire. Council Member McBride-Lee stated that she hoped the organization had the City's best interest at heart. Ms. Houel stated that, until an agreement is signed, they are not on the City's side per se, nor are they against it.

Council Member McBride-Lee asked for details on how the auction unfolds. The Director stated that they tick the price down until they're not making money anymore, and then they step back, the hope being that the auction clears of other bidders before they themselves drop out of the auction. She stated that they missed by a tiny margin last year, and that they have been working to refine their plans in order to avoid that again.

Council Member Herron asked what would occur should they lose the auction this year. The Director stated that the shutdown of the coal plant is contingent on winning the auction and establishing the new plant, thus, no win, no shutdown.

Mr. Kooris stated that the current coal plant site is 50 acres, and is currently taken up by the plant. He stated that it sits next to the recently decommissioned oil plant, and that the new land is where the new plant would go. Mr. Kooris stated that they are not just shutting it down in the interest of air quality and carbon emissions, but that they would also like to see the site transitioned to something that isn't an eyesore. He stated, as part of the agreement, the City and PSEG will engage in a redevelopment study on the site's environmental condition, and construction costs, then committing to a timeline for deconstruction and ideas for remediation/redevelopment. Mr. Kooris stated that a possible use could be additional coastline protection, to aid in flooding prevention.

Mr. Kooris stated that with a shutdown date in 2021, it could presumably be deconstructed by 2025. He stated that by 2021, they will have studied the option together and have an agreement in place about what will happen next.

Co-Chair Brantley asked if there is a remediation requirement, and the Director answered in the affirmative. She stated there is historic contamination, and some areas are not accessible for study while the plant is operational.

Co-Chair Brantley asked if Council Members Banta and Taylor-Moye had seen an example of the plant, and the Director answered in the affirmative. Co-Chair Brantley expressed interest in procuring a tour of the facility for the committee, and the Director stated that they would be happy to coordinate a tour.

Council Member McBride Lee asked why there needs to be an auction when PSEG owns the coal plant at present. Mr. Kooris stated that they own the plant, and that they sell the electricity

to the grid. He stated that the demand for energy is more than is being provided by all of the power plants in New England, and every year when the grid states they need more energy, anyone with the capacity to construct can offer a bid in that auction.

Ms. Houel stated that they intend on continuing outreach and discussion regarding the best kind of power to be used and how to best follow state regulations. She stated that they have already agreed to reductions, and that they will be at the table for revisions with a forward-looking POV. She further stated that they received a letter addressed from the Sierra Club stating that they would not attack their permits and would support the agreement.

Council Member Brantley inquired about PSEG's community involvement prior to this proposal. The Director stated that they have put investments of \$150 million in putting controls on the coal plant and worked with the City to improve it. Atty. Hewns stated that PSEG was a partner with the CT General Assembly that required reduction in mercury and fossil generation. He further stated that the company supports cleaner power and utilizes low sulfur coal. Atty. Hewns noted PSEG's contributions to Bridgeport Hospital, the Burn Center, and other charitable organizations.

Atty. Anastasi requested there be a public hearing set for February 1st. Council Member Martinez suggested the hearing be held at 5:45 PM prior to the Ordinance Committee meeting at 6:00 PM.

**** COUNCIL MEMBER HERRON MOVED TO APPROVE ITEM 46-15
RE: COMMUNICATION FROM OPED RE: PROPOSED RESOLUTION
CONCERNING COMMUNITY ENVIRONMENTAL BENEFITS AGREEMENT WITH
PSEG POWER CONNECTICUT LLC, REFERRED TO ECONOMIC AND
COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.**

**** COUNCIL MEMBER MARTINEZ SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

**** COUNCIL MEMBER MARTINEZ MOVED FOR A PUBLIC HEARING ON
ITEM 46-15 RE: COMMUNICATION FROM OPED RE: PROPOSED RESOLUTION
CONCERNING COMMUNITY ENVIRONMENTAL BENEFITS AGREEMENT WITH
PSEG POWER CONNECTICUT LLC, REFERRED TO ECONOMIC AND
COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.**

**** COUNCIL MEMBER MCBRIDE-LEE SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

A public hearing was scheduled for February 1, 2016 at 5:45 PM.

ADJOURNMENT

- ** COUNCIL MEMBER NIEVES MOVED TO ADJOURN.**
- ** COUNCIL MEMBER HERRON SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:45 PM.

Respectfully submitted,

Catherine Ramos
Telesco Secretarial Services