

**BRIDGEPORT DOWNTOWN SPECIAL SERVICES DISTRICT
BOARD OF COMMISSIONERS
October 12, 2022
Meeting Minutes**

The DSSD Board of Commissioners Meeting took place at the offices of the Bridgeport DSSD, 938 Broad Street, Bridgeport, CT 06604.

In attendance:

Commissioners

Phil Pires, C & W Associates II, Chair
David lassogna, M&T Bank, Vice Chair
Javier Ceja, Downtown Strategic Group
Karolyn Egbert, Trefz Corporation
Fred Frassinelli, AMS Real Estate
Philip Kuchma, Kuchma Corporation
Ryan McClay, Forstone Capital
Max Pastor, Bordentown DB, LLC

Staff

Lauren Coakley Vincent, DSSD President

Guests

M.L. Brooks, M.L. Brooks Productions
Chris DeAngelis, Cabezas-DeAngelis Surveyors & Engineers
Lynn Haig, City of Bridgeport
Kim Morque, Spinnaker Real Estate Partners
Ian Sacarny, Crestwood Management

I. CALL TO ORDER

Chairman Pires called the meeting to order at 4:02 p.m.

II. RECOGNITION OF GUESTS

Mr. Pires opened the meeting by welcoming guests Chris DeAngelis of Cabezas-DeAngelis Surveyors & Engineers, Lynn Haig from the City of Bridgeport, Kim Morque from Spinnaker Real Estate Partners, Ian Sacarny from Crestwood Management, and Bridgeport resident M.L. Brooks.

III. APPROVAL OF MINUTES

Commissioner Kuchma made a motion to approve the Minutes of the September 14, 2022, DSSD Board Meeting, as presented. Commissioner Frassinelli seconded the motion, and it was unanimously approved.

IV. TREASURER REPORT

In Treasurer Gross' absence, this agenda item was tabled for the next monthly board meeting.

V. REPORT FROM THE CITY

Mr. Roach was not in attendance to present a report from the City, so this agenda item was tabled to the next board meeting. In his place, Ms. Haig provided an overview of the proposed consolidation of historic district boundaries in the Downtown. She announced the public meeting with the State Historic Preservation Office was scheduled for Wednesday, October 26th, at 12:00 p.m. and that all were encouraged to attend.

VI. PRESIDENT'S REPORT

DSSD President Lauren Coakley Vincent invited Commissioner Frassinelli to share an overview of recent commercial real estate activity and trends in the Downtown. Mr. Frassinelli reported on recent commercial building sales, leasing transactions, and general interest in different types of uses for available spaces.

Ms. Coakley Vincent provided an overview of the Ambassador performance report for the month of September, which reflected a decrease (23%) in sanitation instances, reflecting a drop in bills/stickers, graffiti, and empty alcohol containers needing to be removed. The team saw a decrease (24%) in the amount of time devoted to beautification work, reflecting a shift in time from watering plantings and weeding to collecting bags of leaves. The Public Safety category increased by five percent, mostly caused by additional hours patrolling the district on bicycle.

Finally, there was a decrease (13%) in the amount of public engagement over the past month in the hospitality assists category.

Ms. Coakley Vincent reported on the Colorful Bridgeport campaign's September content, which focused on events happening in the neighborhood. She noted that there was a second meeting of economic development stakeholders to address the Downtown Business Needs Assessment report. The group decided to form a task force to continue action planning conversations. The DSSD coordinated filming 13 short videos that addressed topics flagged in the needs assessment report. The videos, funded by a grant from UI/Avangrid, will be released in October and November. Further, the DSSD presented the Downtown Business Needs Assessment report to the City Council's Committee on Economic, Community Development, and Environment on September 21st at the invitation of committee co-chair Council Member Scott Burns.

Finally, Ms. Coakley Vincent walked through each of the five public art and four public space activation projects selected as part of the Downtown Placemaking/Color It In collaboration with the City of Bridgeport. The sites included:

Public Art:

- Colorblends/NBALAB (1163 Main Street): Billi Kid, "Basketball" (Bridgeport, CT)
- Court Exchange (211 State Street): Brad Noble, "Men in Black" (Bridgeport, CT)
- Dillon Building (1208 Main Street): Rick Shaefer, "Leviathan" and "Clouds" (Bridgeport, CT)
- Tiny Cellar (56 Fairfield Avenue): Octavio Logo, "Barnum and Bridgeport" (Brooklyn, NY)
- Trattoria A Vucchella (272 Fairfield Avenue): Micaela Levesque, "Portside, Italy" (Hartford, CT)

Public Spaces:

- Baldwin Plaza:
 - B'Port Gates x Aisha Nailah Arts
 - Painted Benches x Razul Branch
- Broad Street Steps: Painted Stairway Refresh x Liz Squillace
- McLevy Green:
 - Information Kiosk Refresh x Mia Lipstick
 - Fabric of the City Stage Covering + Piano x Jahmane
- Post Office Square:
 - Colorful Crosswalks Ground Mural x Razul Branch
 - Fabric of the City Platform Seating x Jahmane
 - Interactive Projection Art x Dustin DeMilio
 - Recreational Rental Shop x Skateport

VII. REPORTS OF STANDING & SPECIAL COMMITTEES

A. Chairman/Executive

Mr. Pires reported on the Executive Committee meeting that was held on October 5, 2022. The Committee discussed the next steps of the Downtown Business Needs Assessment process, the status of the various selected Downtown Placemaking/Color It In public art and public space activation projects, and the proposed amendment to the office space rental agreement. The Committee also set the agenda for this month's board meeting.

B. Physical Conditions

Mr. DeAngelis reported on the Physical Conditions Committee meeting that was held on September 30, 2022. The Committee walked the district and provided feedback to Ms. Coakley Vincent and Ambassador Operations Manager Charles Suarez-Penn. The Committee further discussed uses for the various beautification grants awarded to the DSSD.

C. Public Safety

Commissioner Iassogna reported that the Public Safety Committee did not meet this month.

D. Special Events and Marketing

Mr. Morque reported on the Special Events and Marketing Committee meeting that was held on October 4, 2022. The Committee reviewed the Colorful Bridgeport content for the past month and upcoming content releases, including the short videos sharing information about business support service providers and operations tips based on the needs shared in the [Downtown Business Needs Assessment report](#). The Committee also discussed upcoming events, including the Bridgeport Art Trail, and the selected Downtown Placemaking/Color It In public art and public space activation projects.

VIII. NEW BUSINESS

Ms. Brooks presented a request for funding of the Peace and Love Community Day on November 19th at the Burroughs-Saden Library Branch. The request was referred to the Special Events and Marketing Committee for review and to make a recommendation on funding.

IX. ADJOURNMENT

Chairman Pires called for the meeting to be adjourned at 4:51 p.m.