BRIDGEPORT DOWNTOWN SPECIAL SERVICES DISTRICT
BOARD OF COMMISSIONERS
May 14, 2025
Annual Meeting Minutes

The DSSD Board of Commissioners Meeting took place at the Penthouse at Soundview, 855 Main Street, Bridgeport, CT 06604. In attendance were:

Commissioners
Phil Pires, C & W Associates II, Chair
David Iassogna, M&T Bank, Vice Chair
Eric Gross, John Broadcannon, Treasurer
Callie Heilmann, Made in Bridgeport, LLC, Secretary
Javier Ceja, Downtown Strategic Group
Jason Cohen, Bordentown DB, LLC
Karolyn Egbert, Trefz Corporation
Philip Kuchma, Bijou Square, LLC
Tony Sherwood, AMS Real Estate

Staff
Lauren Coakley Vincent, DSSD President

Guests
Dianalys Bonilla, City of Bridgeport
Vivian Bordeaux, Bridgeport Public Library
Matthew Broder, Downtown property owner
Paul Brown, Grill II and In The City
Jason Chandersingh, City of Bridgeport
Mi-Shyyah Chisholm, Downtown resident
Alicia Cobb, Art Simplicated
David Cottingham, City of Bridgeport
Cris Dam, Ursa Gallery
Douglass Davidoff
Gemeem Davis, Bridgeport Generation Now
Chris DeAngelis, Chris DeAngelis, PE
Jonathan Delgado, City of Bridgeport
Elizabeth Esposito, UI/Avangrid
Carla Ford, Rum & Tequilla Fusion
Fred Frassinelli, AMS Real Estate
Alexander Geula, Pillar Property Management
Arnold Gold, Hearst Media/CT Post
Jeremy Goun, Sound View Tower, LLC
Brianna Gurciullo, Hearst Media/CT Post

Guests (continued)
Ricardo Guzman
Hugh Hallinan, Downtown Cabaret Theatre
Niels Heilmann, Made in Bridgeport, LLC
Daryl Howell
Raquel Huffman, Downtown property owner
Ira Jacoby, Felner Corporation
Aaron Johnson
Carly Jurman, Downtown Cabaret Theatre
Joseph Katz, City of Bridgeport
David Kreutz, Bridgeport Harbor Station
Christopher Landino, Career Resources
Denise Lecky, All Things Eyes
MIA Lipstick, Downtown resident
George Logan, Aquarion
Sarah Lopez, Office of Sen. Chris Murphy
Justin McAfee, Downtown resident
Brysen Moore, B Moore Creative
Lynn Mosher-Howell, Rapha Massage
Simba Muhwati, SquashBridge
Taneaka P, Skeletons in my Closet
Chad Parks, Bridgeport Harbor Station
Daniel Pizzaro, 109 Wall Street, LLC
Roderick Porter, Bridgeport Police Department
Daniel Roach, City of Bridgeport
Dave Schneider, Jimmy's
Luke Scott, dogsname
Rasean Shelby
Brandon Smith, Whiskey & Oxfords
Nate Smith, Downtown resident
Joyiesha Smoak, Bridgeport Public Library
Barbara Sreckovic, Downtown resident
Constance Vickers, City of Bridgeport and Downtown property owner

I. CALL TO ORDER, PRESENTATION OF THE ROLL, AND RECOGNITION OF GUESTS

Chairman Pires called the meeting to order at 4:22 p.m. Mr. Pires presented the list of properties by property location as sorted in the voting record. Mr. Pires asked those present to hand in ballots and proxies with ballots. He then invited Luke Scott and Jeremy Goun from the Soundview building management to speak and welcome the audience to the meeting.

II. PROOF OF SERVICE TO OWNERS

Mr. Pires said in accordance with their bylaws, Bridgeport DSSD staff sent out by first class mail an election packet to Holders of Record of Taxable Property in the district or their representative, which meets their requirement for sending the package no later than ten days before the election. Mr. Pires said instead of sending a package to each individual property, packages were sent to groups of property owners that own more than one property. The package included the meeting notice, candidate guide, ballot, and proxy form.

III. ESTABLISHMENT OF A QUROUM

Mr. Pires explained that there are 172 properties included on the 2024 Grand List TD District Report. Of that list, 40 were condominium units in the 881 Lafayette Blvd building, and per the DSSD's bylaws, the condo building receives one vote toward the annual meeting election process. As such, having 68 voting properties present would constitute the majority needed to establish a quorum. Mr. Pires announced that a quorum had been achieved based on the responses to the presentation of the roll.

IV. ELECTION OF COMMISSIONERS

Mr. Pires explained that the process to elect Commissioners would be conducted by ballots submitted from the certified list. He noted that the mailed ballot listed the Commissioners whose terms had expired and running for re-election, including Commissioner Javier Ceja, Commissioner Jason Cohen, and Commissioner and Chair Philip Pires. In addition, the ballot included candidates for the newly created leaseholder seats: Alicia Cobb, Gemeem Davis, Hugh Hallinan, Tamekia Lemus, Lynn Mosher-Howell, Nate Smith, and Barbara Sreckovic. The ballots needed to have the nominees checked, the property address, and whether it was a proxy. All ballots submitted by proxy needed to have the signed proxy form attached.

Mr. Pires announced that he would entertain any other nominations from the floor at that time. Mr. Pires noted that there were no nominations from the floor, and thus nominations were closed.

An official count of the ballots was conducted by DSSD Secretary Callie Heilmann, Elections Committee member Fred Frassinelli, and DSSD President + CEO Lauren Coakley Vincent. Ms. Heilmann indicated all the ballots had been counted and a quorum having been present and established, that she wished to congratulate Commissioners Ceja, Cohen, and Pires on their re-election to the Board; and newly elected Commissioners, Alicia Cobb, Gemeem Davis, Hugh Hallinan, and Barbara Sreckovic to the Board. As stated by Mr. Pires, the terms would range from one to three years beginning at the July 2025 Board of Commissioners meeting.

V. COMMUNITY PRESENTATIONS

While the votes for the election of Commissioners were being counted, three community presentations were given. First, City of Bridgeport Deputy Chief of Staff Constance Vickers made remarks about the progress Downtown Bridgeport, and the Bridgeport DSSD, has made in recent years to engender a welcoming, inclusive community. Then, Bridgeport Police Department Chief Roderick Porter delivered a presentation on safety issues within the Downtown, noting the decreasing trends in violent crime. Finally, David Kreutz and Chad Parks provided an update on the progress toward redeveloping the Bridgeport Harbor Station property, formerly the PSEG utility plant, into a productive mixed-use site.

VI. REPORT FROM THE CITY

Mr. Toledo was not able to attend, so Ms. Coakley Vincent shared updates on restriping the roadway around Lafayette Circle and the lack of response from CT Department of Transportation regarding the State Street blinking light request.

VII. REPORTS OF STANDING & SPECIAL COMMITTEES

A. Executive

Mr. Pires reported on the Executive Committee meeting that was held on May 7, 2025. The Committee discussed preparations for the annual meeting, previewed the DSSD office refresh design, and discussed progress in contacting property owners with land development agreements in the DSSD service area to resolve past billing discrepancies.

B. Physical Conditions

Mr. DeAngelis reported on the Physical Conditions Committee meeting that was held on April 25, 2025. The Committee walked the district with Ms. Coakley Vincent and Downtown Ambassador Operations Manager Charles Suarez-Penn, identifying areas where additional

detailed cleaning was needed, as well as sites for special or seasonal beautification projects.

C. Public Safety

Mr. Iassogna reported on the Public Safety Committee meeting that was held on April 25, 2025. The Committee discussed the series of recent window break ins at Jimmy's and reviewed crime statistics for Downtown Bridgeport provided by the Bridgeport Police Department.

D. Special Events and Marketing

Ms. Cobb reported on the Special Events and Marketing Committee meeting that was held on May 6, 2025. The Committee reviewed the Colorful Bridgeport content for the past month, including Colorful Crew volunteering opportunities, What's Happening videos and Monthly Mosaic event promotions, Poetz Realm feature for National Poetry Month, as well as reviewed content plans for the upcoming months. The Committee provided input on the list of proposed signature events for the summer and fall, and ended the meeting with a brainstorming session on how to activate persistent vacant storefronts Downtown.

E. Elections

Ms. Heilmann reported on the Elections Committee meeting that was held on April 22, 2025. The Committee debriefed and evaluated the outreach and recruitment process for prospective Commissioner candidates. The Committee then reviewed the vote counting process planned for the annual meeting and assigned tasks to committee members.

VIII. PRESENTATION OF THE FISCAL YEAR 2025 PROPOSED BUDGET

Treasurer Gross explained that the process for creating the fiscal year 2026 budget, spanning the period of July 1, 2025, through June 30, 2026, began in March 2025. He circulated the draft budget and provided insight into what projected revenue and expenses were included in the plan for the delivery of organization's programming in that fiscal year Commissioner Heilmann made a motion to approve the proposed fiscal year 2026 budget. Commissioner Iassogna seconded the motion, and it was approved unanimously.

IX. APPROVAL OF MINUTES

Commissioner Gross made a motion to approve the Minutes of the April 9, 2025, DSSD Board Meeting. Commissioner Iassogna seconded the motion, and it was unanimously approved.

X. ADOPTION OF 2024-2025 REGULAR MEETINGS SCHEDULE

Mr. Pires asked the Board of Commissioners to review the schedule of Board Meetings for July 2025 – June 2026 for adoption.

July 9, 2025	August 13, 2025	September 10, 2025
October 8, 2025	November 12, 2025	December 10, 2025
January 14, 2026	February 11, 2026	March 11, 2026
April 8, 2026	May 13, 2026	June 10, 2026

Mr. Pires indicated that the Board meeting schedule would remain as it had in the past, which was the second Wednesday of each month, to be held at from 4:00 p.m. at the offices of the Bridgeport DSSD (938 Broad Street, Bridgeport, CT 06604). Upon a motion by Commissioner Gross and second by Commissioner Iassogna, the motion was approved unanimously.

XI. TREASURER'S REPORT

Treasurer Eric Gross presented the fiscal year 2024 audited financial statements for the organization. Mr. Gross detailed the assets and liabilities, including principal changes in the assets and liabilities, as well as the revenue and expenses of the District all as of the last day of the fiscal year ending June 30, 2024.

Mr. Gross provided an explanation of the March 2025 financial report as provided by the bookkeeper. The DSSD ended the month of March 2025 with assets totaling $184,492 in assets, of which $242,839 was cash spread across two bank accounts. Liabilities totaled $75,755, encompassed by a mix of Accounts Payable, Refundable Advances, and lease liability. Net Assets at the end of the month totaled $108,73. The accrued revenue was $592,533 – primarily accrued from City of Bridgeport tax assessment and grant payments. Expenses for the same period totaled $605,507 – primarily related to streetscape maintenance and organizational operations. Accrued expenses exceeded revenue for the period by $12,975. Commissioner Kuchma made a motion to approve the Treasurer's report. Commissioner Iassogna seconded the motion, and it was approved unanimously.

XII. ELECTION OF OFFICERS

Mr. Pires asked for nominations of officers for the Board of Commissioners to take effect in the new fiscal year beginning on July 1, 2025. The slate of officers nominated were:

- Commissioner Pires for the role of Chair. The motion was made by Commissioner Gross, seconded by Commissioner Heilmann, and unanimously approved.
- Commissioner Iassogna for the role of Vice Chair. The motion was made by Mr. Pires, seconded by Commissioner Gross, and unanimously approved.
- Commissioner Heilmann for the role of Secretary. The motion was made by Mr. Pires, seconded by Commissioner Gross, and unanimously approved.
- Commissioner Gross for the role of Treasurer. The motion was made by Mr. Pires, seconded by Commissioner Iassogna, and unanimously approved.

XIII. NEW BUSINESS

President + CEO Lauren Coakley Vincent walked the meeting attendees through of the DSSD's 2024-2025 annual report and thank yous to the DSSD's various volunteers and sponsors. A moment of remembrance was held for Joan Trefz.

There being no other new business, the section of the agenda was closed.

XIV. ADJOURNMENT

Mr. Pires called for the meeting to be adjourned at 5:13 p.m.