

BRIDGEPORT DOWNTOWN SPECIAL SERVICES DISTRICT
BOARD OF COMMISSIONERS
October 8, 2025
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 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, Secretary
Javier Ceja, Downtown Strategic Group
Alicia Cobb, Downtown Resident
Ira Jacoby, Bordentown DB, LLC
Gemeem Davis, Bridgeport Generation Now
Hugh Hallinan, Downtown Cabaret Theatre
Philip Kuchma, Kuchma Corporation
Tony Sherwood, AMS Real Estate
Barbara Sreckovic, Downtown Resident

Staff

Lauren Coakley Vincent, DSSD President
Charles Suarez-Penn, DSSD/SMG

Guests

Jonathan Delgado, City of Bridgeport
Fred Frassinelli, AMS Real Estate
Sarah Lopez, Office of Sen. Murphy
Kathy Maher, The Barnum Museum
Andrea Raices-Lugo, City of Bridgeport

I. CALL TO ORDER

Chairman Pires called the meeting to order at 4:04 p.m.

II. RECOGNITION OF GUESTS

Mr. Pires opened the meeting by welcoming guests Jonathan Delgado and Andrea Raices-Lugo from the City of Bridgeport, Fred Frassinelli of AMS Real Estate, Sarah Lopez from the Office of Sen. Murphy, and Kathy Maher from The Barnum Museum.

III. APPROVAL OF MINUTES

Commissioner Gross made a motion to approve the Minutes of the September 10, 2025, DSSD Board Meeting, as presented. Commissioner Iassogna seconded the motion, Mr. Gross abstained, and it was unanimously approved.

IV. TREASURER REPORT

Treasurer Gross provided an explanation of the financial report ending August 31, 2025, as provided by the bookkeeper. The Bridgeport DSSD ended the month of August 2025 with \$324,490 in assets, of which \$335,573 was cash spread across two bank accounts. Liabilities totaled \$134,620, most of which were Accounts Payable and Accrued Expenses. Net Assets at the end of the month totaled \$189,870. The accrued revenue was \$106,079 – primarily City of Bridgeport tax payments. Expenses for the same period totaled \$167,541 – balanced across streetscape maintenance, creative placemaking, and administration of the organization. Accrued expenses exceeded revenue for the period by \$45,017. Commissioner Ceja made a motion to approve the financial report for the month ending August 31, 2025. Commissioner Kuchma seconded the motion, and it was unanimously approved.

V. REPORT FROM THE CITY

Mr. Delgado announced that the Yale University Housing Clinic was working on a housing **redevelopment plan for “The Meadow” parcel across Main Street from the Majestic Theater,**

and that the City would issue a request for proposals (RFP) to develop the site following the **Yale team's recommendations. He also shared that the City would be issuing an RFP to** develop a city-wide climate resiliency plan, which would include engagement opportunities for the DSSD on topics like flooding, natural disasters, etc. Mr. Delgado also provided updates on the Route 8 underpass murals.

Ms. Heilmann asked about the best way to request improvements for buildings that need better maintenance, such as the property at the corner of Main Street and Fairfield Avenue.

DSSD President Lauren Coakley Vincent shared the design files for the Downtown wayfinding signage project. Commissioners provided comments on the map, whether and how the **Mayor's name and/or City seal should be displayed**, and how prominently parking options are displayed on the website. Mr. Delgado confirmed that old wayfinding signs will be removed.

VI. **PRESIDENT'S REPORT**

Ms. **Coakley Vincent gave an overview of the Downtown Ambassador team's performance** report for the month of September, which reflected a small decrease (3%) in sanitation instances over the past month and an increase (5%) over the previous year due to the number of alcohol containers and trash bags collected. The team saw a decrease (18%) in the amount of time devoted to beautification work from the previous month and an increase (106%) from the same time period in the previous year due to fluctuations in the number of blocks weeded time devoted to watering. The Public Safety category reflected a decrease from the previous month (47%), but an increase from the same month in the previous year (70%) due to the number of instances of panhandling. Finally, there was a drop in the number of interactions in the Public Engagement category from the previous month (8%), but an increase from the same month in the previous year (38%). Ms. Coakley Vincent shared that the Public Facilities Department cleaned up mattresses, bicycles, and other unsightly materials from the encampment at 880 Broad Street, and the large tree was removed by the property owner. Ms. Sreckovic added that the property owners of 1163 Main Street, which houses NBA Lab and Polaris refreshed the landscaping around the building.

Ms. Coakley Vincent then gave updates on the Colorful Bridgeport content in September, **which focused on What's Happening events announcements, DSSD special event features**, ways to celebrate Hispanic Heritage Month in the neighborhood, and the reveal of the new DSSD office interior design. She repeated the calendar of Downtown events planned for the remainder of the fall, either directly organized by the Bridgeport DSSD or supported by the organization, with special attention to Bailando Bridgeport Latin dancing nights, Paws in the Park, and Bridgeport Art Trail weekend. She also announced that the Farmers Market is going to turn into a Holiday Market inside of the Arcade Mall, made possible by grants awarded from the CT Main Street Center, City of Bridgeport, and Optimum/BRBC. Mr. Ceja asked if other holiday events were planned, and Ms. Coakley Vincent noted that the Arcade **Winter Market would be the main activities, along with the City's holiday tree lighting at** McLevy Green in December.

VII. **REPORTS OF STANDING & SPECIAL COMMITTEES**

A. **Executive**

Mr. Pires reported on the Executive Committee meeting that was held on October 1, 2025. The Committee reviewed the results of the strategic plan priorities survey and discussed the feedback on the administrative objectives. The Committee then

developed the strategic plan activity for this month's board meeting and subsequent committee meetings. Finally, the Committee set the agenda for this month's board meeting.

B. Physical Conditions

Mr. Frassinelli reported on the Physical Conditions Committee meeting that was held on October 3, 2025. The Committee discussed possible locations for the installation of electric vehicle charging stations that may be installed in the Downtown by a vendor of the City. The Committee then discussed creating planting guidelines for planters along Main Street that could be installed and watered by the DSSD but maintained by property owners. Finally, the Committee discussed when the DSSD should resubmit its request for operations funding from the City, and drafted its purpose statement.

C. Public Safety

Commissioner Iassogna reported on the Public Safety Committee meeting that was held on October 3, 2025. The Committee was joined by representatives from CT Dept. of Transportation and the property manager for the Bridgeport Train Station to discuss quality of life concerns arising at the train station. Diana Palmer from CT DOT shared the code of conduct all visitors to the train station must adhere to and invited all Committee members to join their regular meetings with social service providers that are onsite at the train station.

D. Special Events and Marketing

Commissioner Cobb reported on the Special Events and Marketing Committee meeting that was held on October 7, 2025. The Committee reviewed the Colorful Bridgeport content from the past month and previewed content and event plans for the upcoming months. The Committee provided feedback and recommendations on the Arcade Winter Market project plan. Finally, the Committee began drafting the Committee purpose statement, with special attention to the strategic project and event partnerships that begin with the Committee and grow beyond the neighborhood.

E. Elections

Commissioner Heilmann reported on the Elections Committee meeting that was held on September 23, 2025. The Committee began drafting a purpose statement, including activities and goals for its work. The Committee then discussed the components of an elections policy, which will be drafted and presented to the Board of Commissioners in the coming months.

VIII. OLD BUSINESS

Ms. Coakley Vincent shared the results of the strategic plan survey, distinguishing between objectives where there was clear consensus on what actions to take and where the program committees would need to provide recommendations for further board discussion. Ms. Heilmann reiterated that individuals interested in a particular objective or service area should attend the relevant program committee for continued conversation.

IX. ADJOURNMENT

Chairman Pires called for the meeting to be adjourned at 4:56 p.m.