BRIDGEPORT DOWNTOWN SPECIAL SERVICES DISTRICT
BOARD OF COMMISSIONERS
November 12, 2025
Meeting Minutes

The DSSD Board of Commissioners Meeting took place at the Arcade Mall, 1001 Main Street, Bridgeport, CT 06604.

In attendance:

Commissioners
Phil Pires, C & W Associates II, Chair
David Iassogna, M&T Bank, Vice Chair
Eric Gross, John Broadcannon, Treasurer
Alicia Cobb, Downtown Resident
Jason Cohen, Bordentown DB, LLC
Karolyn Egbert, Trefz Corporation
Hugh Hallinan, Downtown Cabaret Theatre
Philip Kuchma, Kuchma Corporation
Fred Frassinelli, AMS Real Estate
Barbara Sreckovic, Downtown Resident
Andy Toledo, City of Bridgeport (Ex Officio)

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

Guests
Dianalys Bonilla, City of Bridgeport
Joseph Katz, City of Bridgeport
Paula Lathrop, Fiorita, Kornhaas & Co.
Kathy Maher, The Barnum Museum
Ira Jacoby, Felner Corporation
Natalie Pryce, Pryceless Consulting

I. CALL TO ORDER
Chairman Pires called the meeting to order at 4:07 p.m.

II. RECOGNITION OF GUESTS
Mr. Pires opened the meeting by welcoming guests Dianalys Bonilla and Joseph Katz from the City of Bridgeport, Paula Lathrop from Fiorita, Kornhaas & Co., Kathy Maher from The Barnum Museum, Ira Jacoby from the Felner Corporation, and Natalie Pryce of Pryceless Consulting.

III. APPROVAL OF MINUTES
Commissioner Frassinelli made a motion to approve the Minutes of the October 8, 2025, DSSD Board Meeting, as presented. Commissioner Iassogna seconded the motion. Commissioner Egbert abstained, and it was unanimously approved.

IV. TREASURER REPORT
Paula Lathrop of Fiorita, Kornhaas & Co. presented the findings of the Fiscal Year 2025 audit. Ms. Lathrop reported that the DSSD had good financial controls and that the general purpose financial statements present fairly, in all material respects, the financial position of the DSSD as of June 30, 2025, and 2024, and the results of its operations and the changes in its fund balances for the years then ended in accordance with accounting principles generally accepted in the United States. Commissioner Gross made a motion to approve the Fiscal Year 2025 audit. Ms. Egbert seconded the motion, and it was unanimously approved.

Treasurer Gross provided an explanation of the September 30, 2025 financial report as provided by the bookkeeper. The Bridgeport DSSD ended the month of September 2025 with $290,787 in assets, of which $437,798 was cash spread across two bank accounts. Liabilities totaled $111,069, most of which were Accounts Payable and Accrued Expenses. Net Assets at the end of the month totaled $179,718. The accrued revenue was $182,295 – primarily City of Bridgeport tax payments.

Expenses for the same period totaled $237,227 – primarily related to streetscape maintenance and administration of the organization. Accrued expenses exceeded revenue for the period by $54,932. Commissioner Kuchma made a motion to approve the September 30, 2025 financial report. Mr. Iassogna seconded the motion, and it was unanimously approved.

V. REPORT FROM THE CITY

Mr. Katz provided updates on development projects in the Downtown, including a selection update for the Downtown North and Golden Hill parcels and that the Post Office Square development RFP is open until December 10th, that the high speed ferry terminal construction is continuing with oversight from operator Hornblower, and that the Congress Street Bridge construction project is still awaiting a NEPA environmental review. Ms. Maher asked about the timeline for the McLevy Hall roof repair project.

Mr. Toledo provided updates on the United Illuminating light pole upgrades project that is underway. He noted that the date to restripe Lafayette Circle would be set in the new year, and that there was no update on the State Street traffic signals service agreement between the City and the State.

VI. **PRESIDENT'S REPORT**

DSSD President Lauren Coakley Vincent gave an overview of the Downtown Ambassador team's performance report for the month of October 2025, which reflected a small increase in sanitation instances over the past month (6%) and from the same month in the previous year (9%) due to the quantity of trash bags and alcohol containers collected. The team saw a decrease in the amount of time devoted to beautification work from the previous month (58%) and from the same time period in the previous year (36%) due to seasonal changes in special projects. The Public Safety category reflected an increase from the previous month (61%) and from the same month in the previous year (72%) due to the number of panhandling diversions. Finally, there was an increase in the number of interactions in the Public Engagement category from the previous month (6%) and from the same month in the previous year (42%).

Ms. Coakley Vincent then gave updates on the Colorful Bridgeport content in October, which focused on the second Bailando Bridgeport Latin dancing night, new office reveal, promotion of the public art walk on Art Trail weekend, and the inaugural Arcade Winter Market. She highlighted the success of the Paws in the Park event, which welcomed 330 guests and their pets to Post Office Square, as well as the conclusion of the 2025 Downtown Farmers Market season welcomed 5,000 attendees over 17 market days and put $24,200 of fresh, locally grown produce into the baskets of Bridgeport community members through our community currency incentives, such as SNAP matching and Bridgeport Bucks. Mr. Kuchma asked for a report out on the success of PARK(ing) Day on September 19th, as well.

VII. REPORTS OF STANDING & SPECIAL COMMITTEES

A. Executive

Mr. Pires reported on the Executive Committee meeting that was held on November 5, 2025. The Committee reviewed the draft fiscal year 2025 audited financial statement. The Committee then discussed the strategic plan

administrative objectives and determined that the objective related to a parking plan required further board discussion and the purpose statement in the DSSD bylaws should apply to the objective related to drafting a purpose statement. 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 31, 2025. The Committee reviewed its draft purpose statement. The Committee then discussed the strategic plan objectives relative to its areas of oversight, with special attention to whether the Ambassador team should continue with trash removal and take on tree trimming.

C. Public Safety
Commissioner Iassogna reported on the Public Safety Committee meeting that was held on October 31, 2025. The Committee discussed the strategic plan objectives relative to its areas of oversight, with special attention to training opportunities for the Ambassador Safety team, potential programming partnerships with The Workplace, and how to refer Downtown's unhoused population to appropriate services.

D. Special Events and Marketing
Commissioner Cobb reported on the Special Events and Marketing Committee meeting that was held on November 4, 2025. The Committee reviewed the Colorful Bridgeport content from the past month and previewed content and event plans for the upcoming months. The Committee then refined its purpose statement, with special attention to growing a Downtown culture that is creative, welcoming, and accessible to individuals that want to get involved and develop their ventures here.

VIII. NEW BUSINESS
The group decided to hold the December board meeting at Artisan Stack Café and extend the end time to include a holiday gathering.

IX. ADJOURNMENT
Chairman Pires called for the meeting to be adjourned at 4:41 p.m.