

BRIDGEPORT DOWNTOWN SPECIAL SERVICES DISTRICT
BOARD OF COMMISSIONERS
December 10, 2025
Meeting Minutes

The DSSD Board of Commissioners Meeting took place at Artisan Stack Café, 281 Fairfield Avenue, Bridgeport, CT 06604. In attendance were:

Commissioners

Phil Pires, C & W Associates II, Chair
David lassogna, M&T Bank, Vice Chair
Eric Gross, John Broadcannon, Treasurer
Callie Heilmann, Made in Bridgeport, Secretary
Alicia Cobb, Downtown Resident
Jason Cohen, Bordentown DB, LLC
Gemeem Davis, Bridgeport Generation Now
Caardel Eaddy, Trefz Corporation
Hugh Hallinan, Downtown Cabaret Theatre
Philip Kuchma, Kuchma Corporation
Tony Sherwood, Our Fave, LLC
Barbara Sreckovic, Downtown Resident

Staff

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

Guests

Dianalys Bonilla, City of Bridgeport
Bob Daprile, Artisan Stack Café
Jonathan Delgado, City of Bridgeport
Fred Frassinelli, AMS Real Estate
Ira Jacoby, Felner Corporation
Joseph Katz, City of Bridgeport
Kathy Maher, The Barnum Museum
Lynn Mosher-Howell, Rapha Massage
Andrea Raices-Lugo, City of Bridgeport

I. CALL TO ORDER

Chairman Pires called the meeting to order at 4:17 p.m.

II. RECOGNITION OF GUESTS

Mr. Pires opened the meeting by welcoming guests Dianalys Bonilla, Jonathan Delgado, Joseph Katz, and Andrea Raices-Lugo from the City of Bridgeport; Bob Daprile from Artisan Stack Café; Fred Frassinelli of AMS Real Estate; Ira Jacoby from the Felner Corporation; Kathy Maher from The Barnum Museum; and Lynn Mosher-Howell of Rapha Massage.

III. APPROVAL OF MINUTES

Commissioner Gross made a motion to approve the Minutes of the November 12, 2025, DSSD Board Meeting, as presented. Commissioner lassogna seconded the motion, and it was unanimously approved.

IV. TREASURER REPORT

Treasurer Gross provided an explanation of the October 31, 2025 financial report as provided by the bookkeeper. The Bridgeport DSSD ended the month of October 2025 with \$273,819 in assets, of which \$393,782 was cash spread across two bank accounts. Liabilities totaled \$107,502, most of which were Accounts Payable and Accrued Expenses. Net Assets at the end of the month totaled \$166,317. The accrued revenue was \$255,134 – primarily City of Bridgeport tax payments. Expenses for the same period totaled \$323,467. Accrued expenses exceeded revenue for the period by \$68,333. Commissioner Kuchma made a motion to approve the October 31, 2025 financial report. Commissioner lassogna seconded the motion, and it was unanimously approved.

V. REPORT FROM THE CITY

Mr. Katz and Ms. Bonilla provided updates that no date had been set for restriping Lafayette Circle, no progress had been made toward reconstruction of the Congress Street Bridge and the high-speed ferry terminal, the Downtown North development RFPs were in discussions with the final round applicants, and that the Post Office Square RFP had closed with a total of six submissions.

VI. **PRESIDENT'S REPORT**

DSSD President Lauren Coakley Vincent gave an overview of the Downtown Ambassador **team's performance report for the month of** November 2025, which reflected a decrease in sanitation instances over the past month (7%) and an increase over the previous year (7%) due to fluctuations in the number of alcohol containers and trash bags collected. The team saw a significant, seasonal increase in the amount of time devoted to beautification work from the previous month (232%) and from the same time period in the previous year (24%) due to the number of leaf bags collected. The Public Safety category reflected a decrease from the previous month (11%) and an increase from the same month in the previous year (94%) due to fluctuations in panhandling instances. Finally, there was a decrease in the number of interactions in the Public Engagement category from the previous month (16%), but an increase from the same month in the previous year (24%).

Ms. Coakley Vincent then gave updates on the Colorful Bridgeport content in November, which focused on the Bridgeport Art Trail public art walk, Shop Locally, Give Colorfully video series featuring Downtown businesses by sector, and the Arcade Winter Market. She highlighted the success of the Bridgeport Art Trail public art walk. She then gave a detailed overview of the cultural programming and vendor mix at the Arcade Winter Market. Finally, Ms. Coakley Vincent noted upcoming time off and dates that the Ambassador team would be for the holidays.

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

A. Executive

Mr. Pires reported on the Executive Committee meeting that was held on December 3, 2025. The Committee discussed the strategic plan administrative objectives and determined that the objective related to a parking plan required further board discussion and confirmed that the purpose statement in the DSSD bylaws should apply to the objective related to drafting a purpose statement. The Committee took up questions from the Elections Committee pertaining to eligible voters at the annual meeting and how to engage property owners who have not submitted a ballot in recent years. 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 December 5, 2025. The Committee discussed the budget request letter that was submitted to the City of Bridgeport last year and suggested edits ahead of resubmitting **the letter for this year's budgeting process.**

C. Public Safety

Commissioner Iassogna reported on the Public Safety Committee meeting that was held on December 5, 2025. The Committee discussion focused on understanding how the Bridgeport Train Station property management company approaches public safety and quality of life concerns within and around the station.

D. Special Events and Marketing

Commissioner Cobb reported on the Special Events and Marketing Committee meeting that was held on December 2, 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 reflected on the outcomes of the summer and fall season events, including the Downtown Farmers Market, Nature Nights movie series, Bailando Bridgeport Latin dancing series, Paws in the Park, and Bridgeport Art Trail public art walk. The Committee concluded the meeting with a progress update and analysis of the Arcade Winter Market, noting what insights can be gained and adjustments made at the mid-way point.

E. Elections

Commissioner Heilmann reported on the Elections Committee meeting that was held on November 25, 2025. The Committee discussed the draft purpose statement, reviewed components of an elections policy, and identified questions about who could **be eligible to vote in the DSSD's annual meeting.**

VIII. OLD BUSINESS

The group engaged in a detailed discussion of Downtown parking assets, challenges, and opportunities for the DSSD to advocate for improvements.

IX. ADJOURNMENT

Chairman Pires called for the meeting to be adjourned at 5:03 p.m.