BRIDGEPORT DOWNTOWN SPECIAL SERVICES DISTRICT
BOARD OF COMMISSIONERS
February 11, 2026
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
Javier Ceja, Downtown Strategic Group
Jason Cohen, Bordentown DB, LLC
Gemeem Davis, Bridgeport Generation Now
Karolyn Egbert, 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
TJ Elgin, Full Moon Brewing
Ira Jacoby, Felner Corporation
Joe Katz, City of Bridgeport
Sarah Lopez, Office of Sen. Murphy
Michelle McCabe, CT Main Street Center

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 TJ Elgin of Full Moon Brewing, Ira Jacoby from the Felner Corporation, Joe Katz from the City of Bridgeport, Sarah Lopez from the Office of Sen. Murphy, and Michelle McCabe from the CT Main Street Center.

III. APPROVAL OF MINUTES
Commissioner Kuchma made a motion to approve the Minutes of the January 14, 2026, DSSD Board Meeting, as presented. Commissioner Iassogna seconded the motion, and it was unanimously approved.

IV. TREASURER REPORT
Treasurer Gross provided an explanation of the December 31, 2025, financial report as provided by the bookkeeper. The Bridgeport DSSD ended the month of December 2025 with $245,368 in assets, of which $282,734 was cash spread across two bank accounts. Liabilities totaled $103,432, encompassed by a mix of Accounts Payable, Refundable Advances, and lease liability. Net Assets at the end of the month totaled $141,935. The accrued revenue was $372,428 – primarily City of Bridgeport tax payments. Expenses for the same period totaled $465,143 – primarily related to streetscape maintenance and administration of the organization ($335,463). Accrued expenses exceeded revenue for the period by $92,715. Mr. Iassogna made a motion to approve the December 31, 2025, financial report. Commissioner Davis seconded the motion, and it was unanimously approved.

V. REPORT FROM THE CITY
Mr. Toledo/Delgado provided updates on the date to restripe Lafayette Circle; State Street traffic signals service agreement; sidewalk repairs grant; high speed ferry terminal, Congress Street Bridge, Sliver by the River construction projects; Downtown development site RFPs; and current plans to redevelop the former PSEG site into residential and mixed use properties.

VI. **PRESIDENT'S REPORT**
DSSD President Lauren Coakley Vincent gave an overview of the Downtown Ambassador team's performance report for the month of January 2026, which reflected a decrease in sanitation instances over the past month (33%) and over the previous year (19%) due to extreme weather conditions. The team saw a decrease (70%) in the amount of time devoted to beautification work from the previous month and an increase (210%) from the same time period in the previous year due to seasonal weather fluctuations. The Public Safety category reflected a decrease from the previous month (25%) and from the same month in the previous year (19%) due to extreme weather conditions. Finally, there was a decrease in the number of interactions in the Public Engagement

category from the previous month (40%) and from the same month in the previous year (23%) due to extreme weather conditions.

Ms. Coakley Vincent gave an overview of the Colorful Bridgeport content from the past month. She walked the board through the PY52 Community Development Block (CDBG) public facilities grant application intended for submission this cycle. Mr. Gross made a motion to approve the CDBG application for submission. Commissioner Egbert seconded the motion, and it was unanimously approved.

VII. REPORTS OF STANDING & SPECIAL COMMITTEES

A. Executive

Mr. Pires reported on the Executive Committee meeting that was held on February 4, 2026. The Committee set the timeline for the fiscal year 2027 budgeting process. The Committee also set the agenda for this month's board meeting.

B. Physical Conditions

Ms. Coakley Vincent reported on the Physical Conditions Committee meeting that was held on January 30, 2026. The Committee reviewed the DSSD Ambassador Clean Team scope of work and performance expectations, making suggested edits to consider for the fiscal year 2027 budgeting process.

C. Public Safety

Commissioner Iassogna reported on the Public Safety Committee meeting that was held on January 30, 2026. The Committee reviewed the DSSD Ambassador Clean Team scope of work and performance expectations, making suggested edits to consider for the fiscal year 2027 budgeting process. The Committee also debriefed the Coffee with the Community event held with supportive service partners on January 28, 2026.

D. Special Events and Marketing

Ms. Coakley Vincent reported on the Special Events and Marketing Committee meeting that was held on February 3, 2026. The Committee reviewed the Colorful Bridgeport content from the past month. The Committee then discussed in detail the strategic plan objectives related to creative placemaking events and mapped out activities to implement those objectives in calendar year 2026. Finally, the Committee reviewed The Bananaland's marketing scope of work and performance expectations, making suggested edits to consider for the fiscal year 2027 budgeting process.

E. Elections

Ms. Coakley Vincent reported on the Elections Committee meeting that was held on January 27, 2026. The Committee reviewed the communications plan and key dates in the 2026 Commissioner elections process. The Committee then prepared for the Commissioner elections training session being held later that day. Finally, the Committee reviewed the list of single property owners that typically do not submit a ballot in preparation for discussion at the upcoming board meeting.

VIII. OLD/NEW BUSINESS

Michelle McCabe, Executive Director of the Connecticut Main Street Center, spoke with the group about its work with the Bridgeport DSSD as a member of the organization, past district needs assessment report results, and the Accelerator grant project. Ms. McCabe noted the successful strategies for vacant space activation that the Bridgeport DSSD might consider as it continues to address Downtown vacancies: funding for build outs, property owner willingness to host pop ups/offer rent discount, and incentivizing third space use. She then led a discussion with the group about the Arcade Mall as an ideal site to test those strategies and the components of a successful vacant space activation program in that location.

IX. ADJOURNMENT

Chairman Pires called for the meeting to be adjourned at 4:57 p.m.