

BRIDGEPORT DOWNTOWN SPECIAL SERVICES DISTRICT
BOARD OF COMMISSIONERS
March 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 lassogna, 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
Jason Cohen, Bordentown DB, LLC
Gemeem Davis, Bridgeport Generation Now
Karolyn Egbert, Trefz Corporation
Hugh Hallinan, Downtown Cabaret Theatre
Philip Kuchma, Kuchma Corporation
Fred Frassinelli, Our Fave, LLC
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
Ira Jacoby, Felner Corporation
Daniel Miller, CBIA

I. CALL TO ORDER

Chairman Pires called the meeting to order at 4:03 p.m.

II. RECOGNITION OF GUESTS

Mr. Pires opened the meeting by welcoming guests Dianalys Bonilla from the City of Bridgeport, Ira Jacoby from the Felner Corporation, and Daniel Miller from CBIA.

III. APPROVAL OF MINUTES

Commissioner Kuchma made a motion to approve the Minutes of the February 11, 2026, 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 January 31, 2026, financial report as provided by the bookkeeper. The Bridgeport DSSD ended the month of January 2026 with \$232,159 in assets, of which \$257,197 was cash spread across two bank accounts. Liabilities totaled \$102,610, most of which were Accounts Payable, Refundable Advances, and lease liability. Net Assets at the end of the month totaled \$129,550. The accrued revenue was \$426,611 – primarily City of Bridgeport tax payments. Expenses for the same period totaled \$531,712 – primarily related to streetscape maintenance and administration of the organization. Accrued expenses exceeded revenue for the period by \$105,101. Commissioner Egbert made a motion to approve the January 31, 2026, financial report. Mr. lassogna seconded the motion, and it was unanimously approved.

V. REPORT FROM THE CITY

Mr. Toledo provided updates on the City's efforts to repair potholes and the recently updated blight ordinance, which offers stronger enforcement options, particularly of vacant blighted parcels. He also announced that the State Street traffic light had been changed to a signalized light all throughout the day and no longer switches to a blinking yellow in the late night/early morning.

VI. PRESIDENT'S REPORT

DSSD President Lauren Coakley Vincent gave an overview of the Downtown Ambassador team's performance report for the month of February 2026, which reflected an increase in sanitation instances over the past month (22%) and a negligible decrease over the previous year (2%) due to fluctuations in snow removal and alcohol containers collected. The team saw an increase in the amount of time devoted to beautification work from the previous month (55%) and from the same time period in the

previous year (85%) due to the amount of time salting curb cuts in preparation for snow. The Public Safety category reflected an increase from the previous month (21%) and a small decrease from the same month in the previous year (4%) due to fluctuations in panhandling. Finally, there was an increase in the number of interactions in the Public Engagement category from the previous month (19%) and a decrease from the same month in the previous year (13%).

Ms. Coakley Vincent gave an overview of the Colorful Bridgeport content from the past month, noting the Black History Month guide, event features, promotion of the Ramadan Night Market, and the community event partnership applications deadline. She highlighted the new set of sponsorship opportunities that the DSSD announced at the end of February, including banners, beautification, digital assets co-branding, public art walks, and public art installations. Finally, Ms. Coakley Vincent shared the DSSD's new approach to hosting internally organized events. The DSSD will now offer a streamlined and focused set of events that emphasize opportunities to connect and create community, while exploring the Downtown. The new set of signature events include Color Walks, Colorful Conversations, Meet the Makers, and the Downtown Farmers Market.

VII. REPORTS OF STANDING & SPECIAL COMMITTEES

A. Executive and Finance

Mr. Pires reported on the Executive Committee meeting that was held on March 4, 2026. The Committee reviewed the fiscal year 2026 budget year-to-date and projected year-end document included in the board packet. The Committee then reviewed recommendations from the program committees pertaining to budget priorities and whether to extend contracts with current contractors. The Committee also 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 February 27, 2026. The Committee reviewed the DSSD strategic plan objectives related to streetscape maintenance programming and made recommendations for items to budget in order to implement those objectives in the fiscal year 2027 budgeting.

C. Public Safety

Mr. Iassogna reported on the Public Safety Committee meeting that was held on February 27, 2026. The Committee reviewed the DSSD strategic plan objectives related to streetscape maintenance programming and made recommendations for items to budget in order to implement those objectives in the fiscal year 2027 budgeting.

D. Special Events and Marketing

Commissioner Cobb reported on the Special Events and Marketing Committee meeting that was held on March 3, 2026. The Committee reviewed the Colorful Bridgeport content from the past month and previewed the 2026 banner design. The Committee then reviewed and deliberated on the community event partnership applications. The large volume of applications prevented a full review, so the Committee decided to complete it at the next meeting.

E. Elections

Ms. Coakley Vincent reported on the Elections Committee meeting that was held on February 24, 2026. The Committee prepared the single property owner outreach sheet to present at the upcoming board meeting. Ms. Coakley Vincent previewed the outreach sheet in the meeting and promised to send it to the Commissioners for further inputting. The Committee also determined the content of the candidate guide and annual meeting notice mailing. Finally, the Committee reviewed the key dates in the 2026 Commissioner elections process.

VIII. NEW BUSINESS

Mr. Pires announced that he did not intend to run for the Board Chair officer position at the upcoming annual meeting. He encouraged members of the Board of Commissioners to consider running for the open officer positions for fiscal year 2027: Chair, Vice Chair, Treasurer, and Secretary.

IX. ADJOURNMENT

Chairman Pires called for the meeting to be adjourned at 4:30 p.m.