

BRIDGEPORT DOWNTOWN SPECIAL SERVICES DISTRICT
BOARD OF COMMISSIONERS
April 15, 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
Callie Heilmann, Made in Bridgeport, Secretary
Gemeem Davis, Bridgeport Generation Now
Karolyn Egbert, Trefz Corporation
Hugh Hallinan, Downtown Cabaret Theatre
Philip Kuchma, Kuchma Corporation
Tony Sherwood, Mighty 190, LLC
Barbara Sreckovic, Downtown Resident
Andy Toledo, City of Bridgeport (Ex Officio)

Staff

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

Guests

TJ Elgin, Full Moon Brewing
Fred Frassinelli, AMS Real Estate
Jeremy Goun, 78-80 Elm Street, LLC
Jennifer Morales, Blue Garden Management
Constance Vickers, City of Bridgeport

I. CALL TO ORDER

Chairman Pires called the meeting to order at 4:05 p.m.

II. RECOGNITION OF GUESTS

Mr. Pires opened the meeting by welcoming guests TJ Elgin of Full Moon Brewing, Fred Frassinelli of AMS Real Estate, Jeremy Goun of 78-80 Elm Street, LLC, Jennifer Morales from Blue Garden Management, and Constance Vickers from the City of Bridgeport

III. APPROVAL OF MINUTES

Commissioner Gross made a motion to approve the Minutes of the March 11, 2026, DSSD Board Meeting, as presented. Commissioner Kuchma seconded the motion, and it was unanimously approved.

IV. TREASURER REPORT

Treasurer Gross provided an explanation of the February 28, 2026, financial report as provided by the bookkeeper. The Bridgeport DSSD ended the month of February 2026 with \$226,808 in assets, of which \$338,384 was cash spread across two bank accounts. Liabilities totaled \$101,565, encompassed by a mix of Accounts Payable, Refundable Advances, and lease liability. Net Assets at the end of the month totaled \$125,243. The accrued revenue was \$481,850 – primarily City of Bridgeport tax payments. Expenses for the same period totaled \$591,257 – primarily related to streetscape maintenance and administration of the organization. Accrued expenses exceeded revenue for the period by \$109,407. Mr. Kuchma made a motion to approve the February 28, 2026, financial report. Commissioner Egbert seconded the motion, and it was unanimously approved.

DSSD President Lauren Coakley Vincent then presented the draft fiscal year 2027 budget and companion narrative for board discussion, which will be presented for vote and approval by the membership at the 2026 annual meeting on May 13, 2026.

Ms. Vickers gave additional insight to the group on the Mayor's rationale for excluding the DSSD from the general budget in spite of multiple requests over

multiple years for inclusion. The group discussed the upcoming City Council budget hearings where the DSSD might speak about being amended into the final budget.

V. REPORT FROM THE CITY

Mr. Toledo commented on the recently released request for proposals to operate the Total Mortgage Arena upon the Bridgeport Islanders departure. He also announced that Lafayette Circle would be restriped in the fall after underground utility construction was completed.

VI. **PRESIDENT'S REPORT**

Ms. Coakley Vincent **gave an overview of the Downtown Ambassador team's** performance report for the month of March 2026, which reflected an increase (10%) in sanitation instances over the past month and a decrease (6%) over the previous year due to fluctuations in the number of trash bags and alcohol containers collected. The team saw a seasonal decrease (77%) in the amount of time devoted to beautification work from the previous month and an increase (267%) from the same time period in the previous year due to fluctuations in the number of curb cuts salted. The Public Safety category reflected an increase from the previous month (29%) and from the same month in the previous year (22%) due to rising instances of panhandling. Finally, there was an increase in the number of interactions in the Public Engagement category from the previous month (48%) and from the same month in the previous year (14%).

Ms. Coakley Vincent then previewed the 2026 decorative light pole banner designs and gave an update on the sponsorships received and committed. She touched on the new direction for DSSD-planned and led events in 2026, highlighting the Color Walks, Colorful Conversations, Summer Solstice Market kick off to the farmers market season, and the Downtown Farmers Market.

VII. REPORTS OF STANDING & SPECIAL COMMITTEES

A. Executive and Finance

Mr. Pires reported on the combined Executive and Finance Committees meeting that was held on April 1, 2026. The Committees reviewed the draft fiscal year 2027 budget and narrative work plan. The Committees also set the agenda **for this month's board meeting**. Finally, Mr. Pires reminded the Commissioners that the next meeting would be the annual meeting held on Wednesday, May 13, 2026, from 4:00-6:00 p.m. at Ursa Gallery & Roastery (245 Fairfield Avenue, Bridgeport, CT 06604). He asked for input on the community presentations that should be requested for the meeting.

B. Physical Conditions

Mr. Frassinelli reported on the Physical Conditions Committee meeting that was held on March 27, 2026. The Committee discussed how to allocate the remaining funds of this **year's Community Development Block Grant**. In addition, the Committee discussed what equipment and services to budget for in the upcoming fiscal year, including adding a landscaping firm to maintain tree beds and eliminating trash removal and snow clearing.

C. Public Safety

Commissioner Iassogna reported on the Public Safety Committee meeting that was held on March 27, 2026. The Committee identified sites for pedestrian

safety and illegal parking prevention demonstration projects along Markle Court, Cannon Street, and at the intersections of State Street and Lafayette Blvd and State Street and Broad Street.

D. Special Events and Marketing

Ms. Coakley Vincent reported on the Special Events and Marketing Committee meeting that was held on April 7, 2026. The Committee reviewed the Colorful Bridgeport content from the past month and content plans for the summer. The Committee then completed its deliberations on the community event partnership applications.

E. Elections

Commissioner Heilmann reported on the Elections Committee meeting that was held on March 24, 2026. The Committee reviewed the single property owner outreach list, the submitted Commissioner nomination forms, and the remaining outreach steps for the 2026 elections process. Ms. Heilmann then previewed the ballot with property owner and leaseholder commissioner candidates that would be sent to all Downtown property owners.

Mr. Pires announced that he will not be seeking the board chair officer position for the next fiscal year. Heilmann announced that she will seek the board chair position at the annual meeting.

VIII. ADJOURNMENT

Chairman Pires called for the meeting to be adjourned at 4:49 p.m.