

**BRIDGEPORT DOWNTOWN SPECIAL SERVICES DISTRICT
BOARD OF COMMISSIONERS
August 12, 2026
Meeting Minutes**

The DSSD Board of Commissioners Meeting took place at the offices of the Bridgeport DSSD, 938 Broad Street, Bridgeport, CT 06604 and via Zoom. In attendance:

Commissioners

Barbara Sreckovic, Downtown Resident, Vice Chair
Eric Gross, John Broadcannon, Treasurer
Jason Cohen, Bordentown DB, LLC, Secretary
Alicia Cobb-Pharr, Downtown Resident
Gemeem Davis, Bridgeport Generation Now
Caardel Eaddy, Trefz Corporation
TJ Elgin, Friends of the Bridgeport Library
Jeremy Goun, 78 Elm, LLC
David lassogna, M&T Bank
Phil Pires, C & W Associates II
Tony Sherwood, Mighty 190, LLC

Staff

Lauren Coakley Vincent, DSSD President
Charles Suarez-Penn, DSSD/SMG
Marcella Kovac, DSSD/The Bananaland

Guests

Fred Frassinelli, AMS Real Estate
Ira Jacoby, The Felner Corporation
Phil Kuchma, Bijou Square, LLC

I. CALL TO ORDER

Vice Chair Sreckovic called the meeting to order at 4:06 p.m.

II. RECOGNITION OF GUESTS

Ms. Sreckovic opened the meeting by welcoming guests Fred Frassinelli of AMS Real Estate, Ira Jacoby from the Felner Corporation, and Phil Kuchma of Bijou Square, LLC.

III. APPROVAL OF MINUTES

Commissioner Gross made a motion to approve the Minutes of the July 8, 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 June 30, 2026, unaudited financial report as provided by the bookkeeper. The Bridgeport DSSD ended the month of June 2026 with \$346,905 in assets, of which \$254,241 was cash spread across two bank accounts. Liabilities totaled \$110,530, most of which were Accounts Payable and Accrued Expenses. Net Assets at the end of the month totaled \$236,375. The accrued revenue was \$868,190 – primarily City of Bridgeport tax payments. Expenses for the same period totaled \$866,465 – primarily related to streetscape maintenance and administration of the organization. Accrued revenue exceeded expenses for the period by \$1,725. Commissioner Davis made a motion to approve the June 2026 financial report. Mr. lassogna seconded the motion, and it was unanimously approved.

V. REPORT FROM THE CITY

Ms. Coakley Vincent passed along updates sent by the City via email pertaining to the status of the sidewalk repairs grant; McLevy Hall roof repairs timeline; high speed ferry terminal, Congress Street Bridge, and Sliver by the River construction; train station repairs grant; and the selection of a contractor to redesign Post Office Square.

VI. PRESIDENT'S REPORT

DSSD President Lauren Coakley Vincent gave an overview of the Downtown Ambassador team's performance report for the month of July 2026, which reflected a negligible change in sanitation instances over the past month (1%) and an increase over the previous year (13%) due to fluctuations in alcohol containers collected. The team saw an increase in the amount of time devoted to beautification work from the previous month (53%) and a decrease from the same time period in the previous year (59%) due to fluctuations in the amount of time devoted to landscaping and watering. The Public Safety category reflected a decrease from the previous month (28%) and an increase from the same month in the previous year (6%) due to fluctuations in the instances of panhandling. Finally, there was a negligible decrease in the number of interactions in the Public Engagement category from the previous month (2%) and an increase from the same month in the previous year (13%).

Ms. Coakley Vincent shared a summary of ongoing summer events led or supported by the DSSD, highlighting the Downtown Farmers Market, Color Walks, and Colorful Conversations. She then asked Ms. Kovac to present the Colorful Bridgeport marketing and advertising monitoring dashboard. Ms. Kovac addressed questions from attendees.

Finally, Ms. Coakley Vincent walked the group through the draft service requests for proposals (RFP) for Accounting, Audit, Downtown Ambassador program, and Marketing and shared the selection timeline:

- Monday, September 14, 2026 – Issue date of Request for Proposals
- Monday, September 28, 2026 – Pre-bid informational conference at 10:00 a.m. via Zoom
- Friday, October 2, 2026 – Bidder questions due by 2:00 p.m.
- Monday, October 5, 2026 – Question responses released via email.
- Friday, October 16, 2026 – Proposals due by 5:00 p.m.
- Selection no later than Monday, November 30, 2026

VII. REPORTS OF STANDING & SPECIAL COMMITTEES

A. Executive

Ms. Sreckovic reported on the Executive Committee meeting that was held on August 5, 2026. The Committee discussed the next steps for the service agreement with the City to continue with trash removal from sidewalk waste receptacles. The Committee then reviewed and provided feedback on the Accounting, Audit, Downtown Ambassador program, and Marketing RFPs. 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 July 24, 2026. The Committee walked the district, identifying areas in need of additional cleaning, weeding, and outreach to specific property owners.

C. Public Safety

Commissioner Iassogna reported on the Public Safety Committee meeting that was held on July 24, 2026. The Committee discussed recent safety incidents in the Downtown, with particular attention to the unhoused population gathering at the Fairfield County Courthouse and overnight activity in McLevy Green.

D. Special Events and Marketing

Commissioner Cobb reported on the Special Events and Marketing Committee meeting that was held on August 4, 2026. The Committee reviewed the Colorful Bridgeport content from the past month and reviewed the first month's use of the new advertising budget. The Committee then debriefed recent DSSD-led events, including the Summer Solstice Market, Color Walks, Colorful Conversations, and start to the Downtown Farmers Market. Finally, the Committee held an initial discussion of how to celebrate the DSSD's 40th anniversary in October 2027.

VIII. OLD BUSINESS

Ms. Coakley Vincent asked the Commissioners to provide input on the DSSD's informal policy related to engagement with political candidates and campaigns. The Commissioners discussed and decided to formalize an official policy as part of the upcoming strategic planning process.

IX. ADJOURNMENT

Vice Chair Sreckovic called for the meeting to be adjourned at 5:00 p.m.