BRIDGEPORT DOWNTOWN SPECIAL SERVICES DISTRICT
BOARD OF COMMISSIONERS
October 14, 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
Callie Heilmann, Made in Bridgeport, Chair
Barbara Sreckovic, Downtown Resident, Vice Chair
Eric Gross, John Broadcannon, Treasurer
Ira Jacoby, Bordentown DB, LLC, Secretary
Javier Ceja, Downtown Strategic Group
Gemeem Davis, Bridgeport Generation Now
Caardel Eaddy, Trefz Corporation
Jeremy Goun, 78 Elm, LLC
David Iassogna, M&T Bank
Phil Pires, C & W Associates II
Tony Sherwood, Mighty 190, LLC

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

Guests
Fred Frassinelli, AMS Real Estate
Joseph Katz, City of Bridgeport
Kathy Maher, The Barnum Museum
Andrea R.

I. CALL TO ORDER
Chair Heilmann called the meeting to order at 4:01 p.m.

II. RECOGNITION OF GUESTS
Ms. Heilmann opened the meeting by welcoming guests Fred Frassinelli of AMS Real Estate, Joseph Katz from City of Bridgeport, Kathy Maher from The Barnum Museum, and Andrea R.

III. APPROVAL OF MINUTES
Commissioner Davis made a motion to approve the Minutes of the September 9, 2026, DSSD Board Meeting, and the October 2, 2026, Special Meeting as presented. Commissioner Sreckovic seconded the motion, and it was unanimously approved.

IV. TREASURER REPORT
Treasurer Gross provided an explanation of the August 31, 2026, financial report as provided by the bookkeeper. The Bridgeport DSSD ended the month of August 2026 with $330,039 in assets, of which $516,938 was cash spread across two bank accounts. Liabilities totaled $120,528, encompassed by a mix of Accounts Payable, Refundable Advances, and lease liability. Net Assets at the end of the month totaled $209,511. The accrued revenue was $152,963 – primarily City of Bridgeport tax payments. Expenses for the same period totaled $182,495 – primarily related to streetscape maintenance and administration of the organization. Accrued expenses exceeded revenue for the period by $29,533. Commissioner Pires made a motion to approve the July 2026 financial report. Commissioner Ceja seconded the motion, and it was unanimously approved.

DSSD President Lauren Coakley Vincent noted that the DSSD's audit delivered the fiscal year 2026 draft financial statements, but that they would not be able to present them to the Board of Commissioners until the December meeting. Ms. Coakley Vincent will send the draft financial statement in follow up for review ahead of the December presentation.

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V. REPORT FROM THE CITY

Mr. Katz provided updates on the timeline to restripe Lafayette Circle in early 2027, implement the sidewalk repairs grant along John Street, complete roof repairs to McLevy Hall in Q2 of 2027, and to begin construction at the Sliver by the River. Mr. Katz also shared updates on the status of the high speed ferry terminal and Congress Street Bridge construction, as well as the plans for train station repairs as shared by the State Department of Transportation. He noted the status of Downtown development projects, including the Post Office Square redesign, Golden Hill Street redevelopment, Downtown North/Davidson developer selection, and the future Arena operator selection. Finally, Mr. Katz shared that the Office of Planning & Economic Development was working with the DSSD and MetroCOG to draft a Downtown Vision Plan, which would guide development of the neighborhood over the next decade.

VI. **PRESIDENT'S REPORT**

DSSD President Lauren Coakley Vincent introduced Mr. Suarez-Penn and Ms. Rivera to an overview of the Downtown Ambassador team's performance report for the month of September 2026, which reflected a decrease (7%) in sanitation instances over the past month and an increase (15%) over the previous year due to fluctuations in alcohol containers and trash bags removed. The team saw a decrease in the amount of time devoted to beautification work from the previous month (5%) and from the same time period in the previous year (27%) due to the changing scope of Ambassador beautification responsibilities. The Public Safety category reflected a decrease (26%) from the previous month and an increase (35%) from the same month in the previous year due to fluctuations in panhandling. Finally, there was a decrease (7%) in the number of interactions in the Public Engagement category from the previous month, and an increase (52%) from the same month in the previous year. In addition, Ms. Rivera reported on her outreach to Downtown businesses regarding Restaurant Week and flooring response resources.

Ms. Coakley Vincent then introduced Ms. Kovac to provide a status update of the Colorful Bridgeport communication channels and advertising dashboard. Ms. Kovac noted that the first round of social media advertisements performed well, with the reels outperforming the carousels generating 10 newsletter sign-ups. These early insights shaped the next round of creative, leaning further into motion, playful energy, and bold, memorable messaging that reinforces the campaign's core message. In addition, she highlighted the underwriting partnership with WPKN as particularly impactful in terms of website visitorship.

VII. REPORTS OF STANDING & SPECIAL COMMITTEES

A. Executive

Ms. Heilmann reported on the Executive Committee meeting that was held on October 7, 2026. The Committee discussed the status of repairs to the temperature controls in the DSSD office, the need to identify a new Board Secretary, the status of the contracted service providers request for proposals process, and the need to develop a human resources policy. In addition, the Committee discussed different approaches to the upcoming strategic planning process. Finally, the Committee set the agenda for this month's board meeting before reviewing Commissioner attendance over the past year.

B. Physical Conditions

The Special Board Meeting held on October 2, 2026, replaced the Physical Conditions Committee meeting for the past month. Mr. Frassinelli announced that he would be stepping back from the Physical Conditions Committee chair role. The

group thanked him for his service in the role. Ms. Heilmann appointed Ms. Sreckovic as the new chair of the committee.

C. Public Safety
The Special Board Meeting held on October 2, 2026, replaced the Public Safety Committee meeting for the past month.

D. Special Events and Marketing
Ms. Coakley Vincent reported on the Special Events and Marketing Committee meeting that was held on October 6, 2026. The Committee reviewed the Colorful Bridgeport content from the past month, analyzed the results from the first round of social media and billboard advertising content, and identified influencer partners for future collaborations. The Committee then discussed the plans for the Lewis Latimer Light Festival in 2027 as a means to create a unique community event and celebrate the DSSD's 40th anniversary.

VIII. NEW BUSINESS
Ms. Heilmann announced that due to Mr. Cohen's resignation from the Board, the Commissioners would need to appoint a new Board Secretary. Ms. Davis nominated herself for the role. Commissioner Jacoby seconded the motion, and it was unanimously approved.

IX. ADJOURNMENT
Chair Heilmann called for the meeting to be adjourned at 5:09 p.m.

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