



City Hall
45 Lyon Terrace
Bridgeport, CT 06604

City of Bridgeport City Council Meeting Agenda

Monday, August 3, 2026

7:00 PM

City Council Chambers

Happy Birthday Manny!!!

Pledge of Allegiance

Roll Call

PUBLIC HEARINGS(S) TO BE HELD BY THE FULL COUNCIL:

26-24 (a) Test

City Council Citation: Honoring Ashley Aguilera for her outstanding role in Legistar.

Mayoral Proclamation: Honoring Ashley Aguilera for her outstanding role in Legistar.

MINUTES FOR APPROVAL:

Approval of City Council Minutes: May 4, 2026 and May 18, 2026

PUBLIC HEARINGS(S) TO BE ORDERED BY THE FULL COUNCIL:

26-07 (a) Proposed Resolution granting a Permanent Easement to the United Illuminating Company for the Installation and Maintenance of an Underground Electrical Vault and Related Infrastructure located beneath Baldwin Plaza (aka 1130 Broad Street)

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

- [26-14](#) Resolution calling for enhanced transparency and accountability with the Department of Homeland Security, Referred to Public Safety and Transportation Committee.
- [26-12](#) Communication from Central Grants re: Grant Submission: State of Connecticut Department of Transportation Dial- A-Ride Municipal Grant Program for the Elderly and Disabled (FY27- FY28), referred to Public Safety and Transportation Committee
- [26-11](#) Appointment of Faith Sweeney (D) to the Ethics Commission, referred to Miscellaneous Matters Committee.
- [26-07](#) Proposed Resolution granting a Permanent Easement to the United Illuminating Company for the Installation and Maintenance of an Underground Electrical Vault and Related Infrastructure located beneath Baldwin Plaza (aka 1130 Broad Street)
- [26-24](#) Proposed Resolution Approving Programs for the State of Connecticut Neighborhood Assistance Grant Program.

ITEMS FOR IMMEDIATE CONSIDERATION

- [26-16](#) Grant Application re: Edward Byrne Memorial Grant for the Bridgeport Police Department, referred for IMMEDIATE CONSIDERATION.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

- [26-16.a](#) Grant Application re: Edward Byrne Memorial Grant for the Bridgeport Police Department, referred for IMMEDIATE CONSIDERATION.
- [26-17](#) Economic and Community Development and Environment Committee Report re: Resolution Approving Programs for the State of Connecticut Neighborhood Assistance Act Tax Credit Program.

MATTERS TO BE ACTED UPON:

- [26-18](#) Miscellaneous Matters Report re: Settlement of Pending Litigation in the Matter of Shannon Stacey Smith, et al v. City of Bridgeport, Docket No. FBT-CV24-6140747-S.

ROLL CALL VOTE ITEMS:

- [26-13](#) Miscellaneous Matters Committee Report: re: Appointment of Rosella Criss (U) to the Ethics Commission.

UNFINISHED BUSINESS:

- [26-15](#) Miscellaneous Matters Committee Report re: Resolution regarding Success Village Apartments (SVA) Property Tax Interest Penalty Refund.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON [add meeting date here] AT 6:30 P. M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT 06604.



Staff Report

File #: 26-07 (a)

Agenda Date: 8/3/2026



City of Bridgeport

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT

Margaret E. Morton Government Center
999 Broad Street, Bridgeport, Connecticut 06604

COMM. #76-25 Ref'd to ECD&E Committee on 6/1/2026

JOSEPH P. GANIM
Mayor

THOMAS F. GILL
Director

WILLIAM J. COLEMAN
Deputy Director

May 27, 2026

Office of the City Clerk
45 Lyon Terrace
Bridgeport, CT 06605

**Re: Easement Agreement 1130 Broad Street
For UI Underground Vault & Electric Infrastructure at Baldwin Plaza**

Request for Public Hearing at City Council Meeting of June 1, 2026

Referral to ECDE Committee for its Meeting of May 20, 2026

Dear City Clerk:

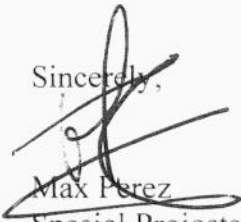
Attached, please find a resolution that would authorize the City of Bridgeport to grant to the UI Company, for consideration, a permanent easement over a 650 square-foot subterranean area of 1130 Broad Street, which is Baldwin Plaza, in order to allow UI to install a subterranean electrical vault and related electrical service infrastructure.

This installation will provide for the electrical upgrades required to serve The Post Hotel being developed at 49 Cannon Street. The upgrades will also serve the broader area's future needs.

This item requires a public hearing which OPED requests be held by the full Council at its meeting of June 15, 2026.

We ask that this item be included on the City Council Agenda of June 1, 2026, for referral to the Economic Development and Environment Committee. OPED requests the the ECDE Committee consider the matter at its regularly scheduled meeting of Wednesday, June 17, 2026.

Sincerely,


Max Perez

Special Projects Manager

C: Tom Gill, Director
James Maye, Associate City Attorney

**Resolution Granting
a
Permanent Easement to the United Illuminating Company
for the
Installation and Maintenance
of an
Underground Electrical Vault and Related Infrastructure
located beneath
Baldwin Plaza (aka 1130 Broad Street)**

WHEREAS, the United Illuminating Company (“UI”) is the regulated electric utility company that serves Greater Bridgeport;

WHEREAS, in order to meet the demand for electrical service to be required by the new Post Hotel currently under construction at 49 Cannon Street, as well as to anticipate and provide for future electrical needs downtown, UI proposes to install a new subterranean electrical vault and related subterranean electrical infrastructure (the “**Infrastructure**”) in an approximately 650 square-foot rectangular area (the “**Easement Area**”) depicted in the attached map entitled “*UI Easement Map, dated 01.15.2026,*” (the “**Easement Map**”), attached hereto as **Exhibit B**, and located generally beneath the southwest corner of the public park known as Baldwin Plaza (the “**Park**”), which has a street address of 1130 Broad Street (the “**Property**”);

WHEREAS, the Post Hotel, currently under construction, will restore the original Connecticut Post Building (circa 1892) and expand upon it to provide for approximately 36 new hotel rooms to be complemented by a new rooftop amenity and café and lounge in the heart of downtown;

WHEREAS, the City’s Office of Planning & Economic Development (“**OPED**”) wishes to support the Post Hotel project for the transformative impact it will have upon downtown;

WHEREAS, in order to provide adequate electrical service to the Post Hotel, the UI company requires a permanent easement (the “**Easement**”) under the Property to install and maintain the required Infrastructure.

WHEREAS, the granting of the Easement will not impinge upon the public’s use of the park at Baldwin Plaza;

WHEREAS, UI is obligated to repair any damage it causes to the Park and to the adjacent sidewalk and street, and is obligated to restore such areas to ideal condition;

WHEREAS, at its Special Meeting of December 9, 2025, the Bridgeport Parks Commission voted to authorize the granting of the Easement to UI;

WHEREAS, the attached document, entitled *Underground Vault Utility Easement* (the “**Easement Agreement**”), attached hereto as **Exhibit A**, more particularly describes the location and nature of the Easement, as shall be finalized by the City Attorney’s Office;

WHEREAS, as consideration for the granting of the Easement, the City of Bridgeport shall receive from UI a one-time payment of \$12,330 (twelve thousand three hundred and thirty dollars), with the amount of such payment being equivalent to the appraised value of the Easement as determined by the independent valuation provided by *Kerin and Fazio, LLC as of the Valuation Date of May 11, 2026, in its Real Estate Appraisal Report dated May 20, 2026*, the cover excerpt of which is attached hereto (the “**Appraisal**”) as **Exhibit C**;

WHEREAS, the Easement Agreement will be filed on the Land Records of the City of Bridgeport and shall be recorded as a permanent Easement;

NOW THEREFORE BE IT RESOLVED that, based upon the statements and representations made herein, and as per the City Attorney’s further direction and final review, the Mayor or the Director of OPED is authorized to execute the Easement Agreement consistent with this resolution, and is further authorized to negotiate and to execute such other agreements and to take such other necessary or desirable actions in furtherance of the objectives of this resolution, and consistent with this resolution, in the best interests of the City.

Return to:

The United Illuminating Company
Real Estate & Land Management
180 Marsh Hill Road
Orange, CT 06477-3629

Record in: City of Bridgeport

EXHIBIT A

UNDERGROUND VAULT UTILITY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that **THE CITY OF BRIDGEPORT, THROUGH ITS PARKS DEPARTMENT**, with an address of 999 Broad Street, Bridgeport, CT 06604 (hereinafter called "City" or "Grantor"), for valuable consideration received to its full satisfaction of **THE UNITED ILLUMINATING COMPANY**, a corporation organized and existing under the laws of the State of Connecticut and having its principal place of business in the Town of Orange and County of New Haven in the State of Connecticut (hereinafter called "UI" or "Grantee"), does hereby give, grant, bargain, sell and confirm unto Grantee, and unto their respective successors and assigns, forever, the right, privilege and authority to construct, install, maintain, inspect, repair, remove, replace and operate electrical distribution facilities and equipment, including cables, wires, conduits, transformers, switches and related structures and equipment, and any other appurtenances as Grantees may from time to time require (hereinafter collectively called the "Facilities"), under a certain strip of land (hereinafter called the "Easement Area") as described on **Exhibit A** and depicted on **Exhibit B**, a map titled: **EASEMENT MAP SHOWING A PERMANENT EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF AN ELECTRIC VAULT, LAND N/F CITY OF BRIDGEPORT, PARKS DEPARTMENT, 1130 BROAD STREET, BRIDGEPORT, Dated 01/15/2026, Scale: 1" = 20' - 0"**, a copy of which is to be filed at the offices of UI and filed on the City of Bridgeport land records. The aforementioned easement is situated over a certain parcel of land having a physical address of 1130 Broad Street, Bridgeport, Connecticut, having a deed reference of a Warranty Deed signed June 13, 1970 and filed on Volume 1418, Pages 780-786, of the Bridgeport Land Records, as recorded on June 15, 1970.

Together with the right to enter upon the Easement Areas and said piece or parcel of land in the exercise of said right, privilege and authority.

The Grantee, by its acceptance hereof, agrees, for itself and its successors and assigns, that upon completion of any construction, installation, maintenance, inspection, repair, removal, or other growth as may be removed at any time pursuant to the rights herein granted, and all such restoration shall be to pre-disturbance condition, including restoration of trees, brush, roots, flowers, or other growth, using materials, compaction, and finishes to City specifications, within timelines set by the City, and subject to a warranty/repair period as required by the City.

The Grantee, and its contractors, shall maintain Commercial General Liability, Automobile Liability, Workers' Compensation, Umbrella/Excess Liability, and Contractors' Pollution Liability (if applicable). The Grantor shall be named as additional insured, coverage shall be primary and non-contributory, include waivers of subrogation, and certificates and endorsement shall be provided before entry.

Grantee shall have the right, at any time and from time to time, to trim, cut, take down and remove only such trees, parts of trees, limbs, branches, roots, brush, flowers or other growth on, over or under the Easement Area and/or piece or parcel of land as will demonstrably interfere with the safe operation, maintenance, or access to the Facilities. Prior written notice and City approval shall be required for any non-emergency removals, and Grantee shall provide mitigation and replanting for any such removals.

Grantee represents that no improvements will be constructed above the grade elevation of the sidewalk. There will be two hatch doors in the sidewalk, installed at grade. These will be approximately three square feet in area. There will be two vent covers in the sidewalk; and there will be a 4-foot by 7-foot concrete slab that can be lifted for equipment access. Pedestrian traffic will be uninterrupted and unimpeded.

Grantor agrees, for itself and its successors and assigns, that each and every part of the electrical Facilities, shall be and remain the sole and exclusive personal property of UI.

Grantor further agrees, for itself and its successors and assigns, that each and every part of the electrical Facilities shall be used exclusively by UI and neither Grantor, nor any servant, agent, employee, contractor, invitee, licensee or other representative of Grantor, its successors or assigns (each a "Grantor Party"), shall have any right of access to the same without the prior written consent of UI, and UI shall have full and exclusive control of the same. Notwithstanding the foregoing, Grantor shall have limited inspection rights for compliance and safety, with reasonable coordination so long as Grantor's access does not impair operation.

Grantor further agrees, for itself and its successors and assigns, that no Grantor Party shall either erect any structure or plant any tree or shrub in a location or change the grade of the Easement Area in a manner that will interfere with or endanger the operation or maintenance of any of the Facilities or Grantees' right of access to the same. Grantor further agrees, for itself and its successors and assigns, that Grantees shall have the right to require Grantor and its successors and assigns, at its sole cost and expense, to remove any such structure, tree, or shrub and/or restore the grade of the Easement Area upon thirty (30) days' written notice (provided no notice shall be required in the event of an emergency), failing which, Grantee shall have the right to so remove or re-grade, all at Grantor's and its successors' and assigns' sole cost and expense.

Grantor further agrees, for itself and its successors and assigns, that if any work in connection with any improvement now or hereafter situated on the Easement Area is likely to cause damage to or materially adversely affect any of the Facilities, then no such work shall be commenced by any Grantor Party unless and until Grantee shall have been given prior written notice of the same and given an opportunity to take such measures as it deems necessary to provide protection for the Facilities. The Grantor further agrees, for itself and its successors and assigns, to defend, indemnify and hold harmless the Grantee and its officers, directors, employees, agents and contractors, from and against any and all claims, suits, damages, losses, fines, penalties and expenses, arising out of or resulting from any Grantor Party's failure to comply with any of the Grantor's responsibilities, agreements and/or obligations under this Utility Easement. The

Grantor's obligation to indemnify shall be limited to claims arising solely from Grantor-caused noncompliance with this Easement, arising out of or resulting from any Grantor Party's failure to comply with any of the Grantor's responsibilities, agreements and/or obligations under this Utility Easement.

Grantee shall defend, indemnify, and hold harmless the City, its officers, employees, and agents from all claims, damages, fines, penalties, liabilities, and attorneys' fees arising out of Grantee's activities, the Facilities, and any breach of this Easement. This indemnity is not limited to negligence and includes defense obligations.

Whenever the context of this instrument shall so require, but not when this instrument indicates otherwise, the singular shall refer to and include the plural.

TO HAVE AND TO HOLD the above-granted rights, privilege and authority unto Grantees, and unto each of them, and unto their respective successors and assigns forever, to its and their own proper use and behoof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this _____ day of _____, 2026.

Signed, Sealed, and Delivered in the
Presences of:

GRANTOR:

**THE CITY OF BRIDGEPORT,
PARK DEPARTMENT**

Name:

Name:

By: _____
Name:
Title:

STATE OF CONNECTICUT

TOWN: BRIDGEPORT

COUNTY OF FAIRFIELD

On this ____ day of _____, 2026, before me, _____ (name of notary), the undersigned officer, personally appeared _____ (name of individual or individuals), as the _____ (title of Grantor/officer), of THE CITY OF BRIDGEPORT, known to me (or satisfactorily proven) to be the person whose name is subscribed to within the instrument and acknowledged that he (he, she or they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Print Name: _____ (seal)
Commissioner of the Superior Court/
Notary Public
My Commission Expires:

EXHIBIT A

UI Easement Map
Showing a Permanent Easement
For the installation and maintenance
Of an electrical vault
Land N/F City of Bridgeport
Parks Department
1130 Broad Street, Bridgeport, CT

January 16, 2026

LEGAL DESCRIPTION

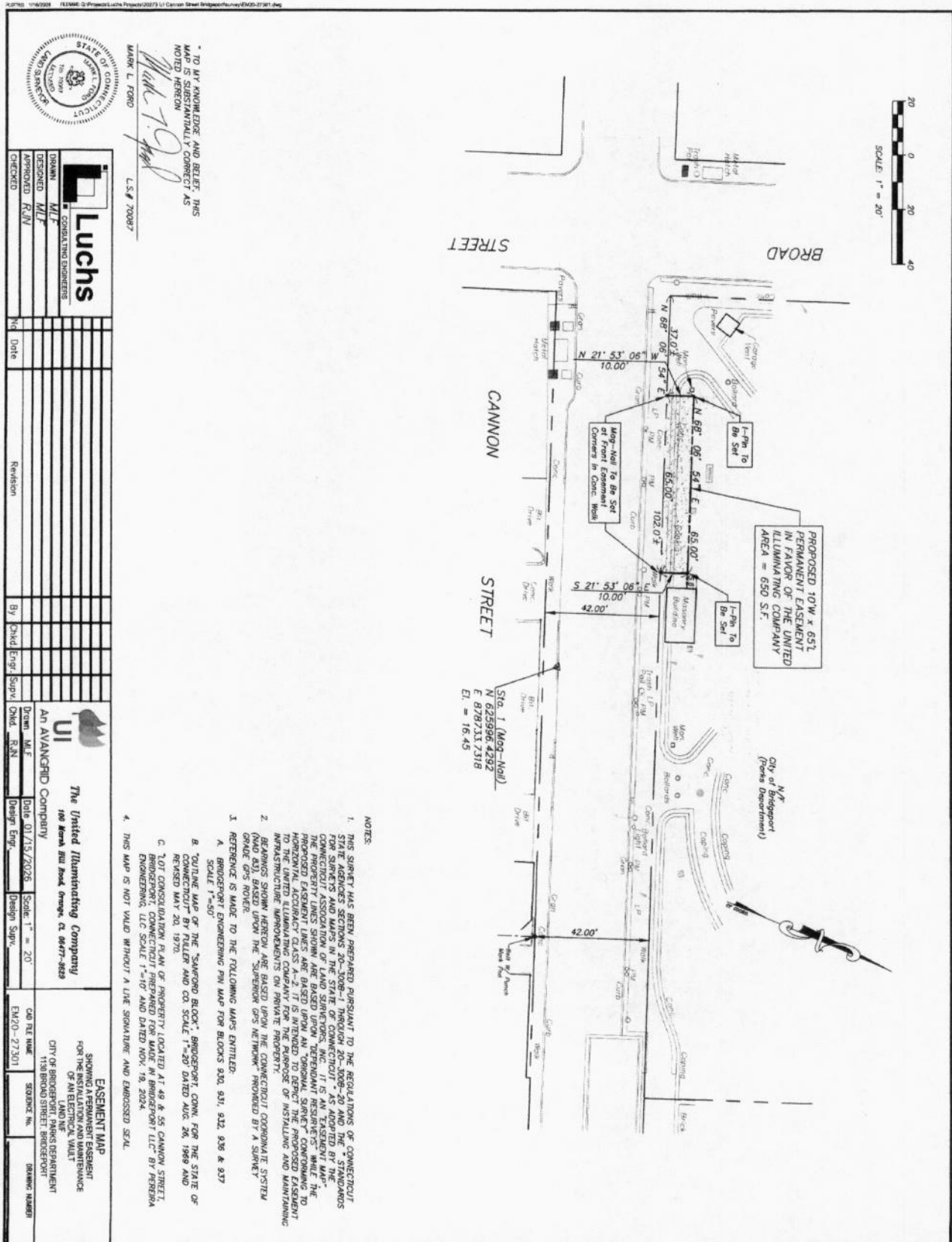
A certain easement containing 650 square feet, located in the City of Bridgeport, County of Fairfield and State of Connecticut, being shown on a map entitled "The United Illuminating Company, Easement Map showing a permanent easement for the installation and maintenance of an electrical vault, land N/F City of Bridgeport, Parks Department, 1130 Broad Street, Bridgeport" Said Easement being more particularly bounded and described as follows:

Commencing at a point on the northerly street line of Cannon Street. Said point being North $68^{\circ}-06'-54''$ East 37.0 feet more or less from the intersection of the northerly street line of Cannon Street and the easterly street line of Broad Street, when measured along the northerly street line of Cannon Street. Said point further being the northwest corner of the herein described easement;

Thence running North $21^{\circ}-53'-06''$ West 10.00 feet,
North $68^{\circ}-06'-54''$ East 65.00 feet and
South $21^{\circ}-53'-06''$ East 10.00 feet through land now or formerly
City of Bridgeport, Parks Department, to a point on the northerly street line of Cannon Street.

Thence running South $68^{\circ}-06'-54''$ West 65.00 feet along the northerly street line of Cannon Street, to the point and place of commencement.

EXHIBIT B





Real Estate Appraisal Report
Park Property

1130 Broad Street
Bridgeport, Connecticut 06604

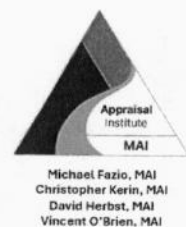
Prepared for:
City of Bridgeport
Max Perez, Director of Business
Development
999 Broad Street, Bridgeport, CT 06604

Effective Date of Value:
May 11, 2026

Prepared by:
Vincent O'Brien, MAI
Michael Fazio, MAI



Kerin & Fazio, LLC
23 Sherman Street
Fairfield, CT 06824
Tel: (203) 259-9500
Fax: (203) 259-9501
www.kfvg.com



May 20, 2026

Mr. Max Perez
City of Bridgeport
999 Broad Street, Bridgeport, CT 06604

Re: Appraisal of a permanent easement at: 1130 Broad Street, Bridgeport, Connecticut 06604

Dear Mr. Perez,

At your request and authorization, Kerin & Fazio, LLC has prepared a real estate appraisal report of the above referenced real property. We have provided the current market value of a permanent easement to be placed on the subject property. The intended use of this appraisal report is to assist the client and intended users in establishing a value in connection with an easement.

The subject is comprised of a 1.24-acre site, in Bridgeport, Connecticut. The site is located in the center of downtown Bridgeport, and abuts the Fairfield County Courthouse to the east. The subject is rectangular in shape and has level topography. The property is currently utilized as a park, and features multiple concrete walkways.

The subject is located within the P1 (Parks and Open Space) zone, which permits retail, restaurants, general entertainment, day care, fitness studios, hotels, parking lots/garages, parks, etc. The highest and best use is development of a retail property.

A permanent easement is proposed for the subject property. The easement is in favor of The United Illuminating Company and will be located over 650 square feet of land on the southwestern portion of the subject site. The easement grants The United Illuminating Company the "right, privilege and authority to construct, install, maintain, inspect, repair, remove, replace and operate electrical distribution facilities and equipment, including cables, wires, conduits, transformers, switches and related structures and equipment, and any other appurtenances as Grantees may from time to time require" over the easement area. The easement is in connection with the installation and maintenance of an electric vault.

The proposed electric vault will be located underground. Per the proposed easement, The United Illuminating Company will restore any disturbed surface areas. The United Illuminating Company will "have the right, at

any time and from time to time, to trim, cut, take down and remove any or all trees, parts of trees, limbs, branches, roots, brush, flowers or other growth on, over or under the Easement Area and/or piece or parcel of land that, in the judgment of such Grantee, might interfere with or endanger the construction, installation, maintenance, inspection, repair, removal, replacement or operation of any Facilities or access thereto". The easement will also prohibit the construction of any improvements within the easement area.

In estimating the value of the easement, the standard "Before and After" technique has been utilized; i.e., the estimate of value is based on the difference between the market value of the subject property immediately before and after the easement. The before value reflects full utilization of the property in accordance with its highest and best use. The after value represents the market value of the property, subject to the easement. The difference between the before and after values is the market value of the easement.

Based upon the results of the analyses contained in the following report, the current market value of the permanent easement as of May 11, 2026 is concluded:

Value Conclusion Table	
Market Value Before	\$2,050,000
Market Value After	\$2,037,670
Market Value of Easement	\$12,330

The appraisal was completed in accordance with the current issue of the Uniform Standards of Professional Appraisal Practice (USPAP).

You will find the data, analyses and conclusions in support of this opinion in the following report. It was a pleasure to assist you in this assignment. If you have any questions, or if we can be of further service, please feel free to contact us.

Respectfully submitted,
Kerin & Fazio, LLC



Vincent O'Brien, MAI
State Certified General Appraiser,
Connecticut No. RCG.1476
Expires 4/30/2027



Michael Fazio, MAI
State Certified General Appraiser,
Connecticut No. RCG.194
Expires 4/30/2027

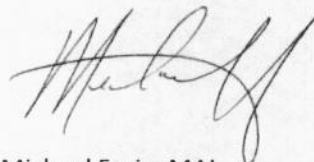
Certification of Value

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results. Furthermore, our engagement was not conditioned upon the appraisal producing a specific value, a value within a given range or the approval of a loan.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event related to the intended use of this appraisal.
- Our reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute as well as the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Benjamin Szczepanski (RSP.2188 Exp. 4/30/2027) provided significant professional assistance to the person(s) signing this report.
- Vincent O'Brien, MAI has personally inspected the subject property. Michael Fazio, MAI did not personally inspect the subject property.
- As of the date of this report, Vincent O'Brien, MAI and Michael Fazio, MAI have completed the continuing education program for Designated Members of the Appraisal Institute.
- Vincent O'Brien, MAI and Michael Fazio, MAI have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.



Vincent O'Brien, MAI
State Certified General Appraiser,
Connecticut No. RCG.1476
Expires 4/30/2027



Michael Fazio, MAI
State Certified General Appraiser,
Connecticut No. RCG.194
Expires 4/30/2027



Staff Report

File #: 26-14

Agenda Date: 8/3/2026

Item #113-24 Resolution calling for enhanced transparency and accountability with the Department of Homeland Security.

By: Councilman Jorge Cruz

Cosponsors: Councilmembers Denese Taylor-Moye, Alfredo Castillo, Jeanette Herron, Richard Ortiz, Maria Valle, Eneida Martinez, Ernest Newton and Dasha Spell

WHEREAS, the City of Bridgeport, CT values its ethnic, racial, and socio-economic diversity, and the Bridgeport City Council is committed to enabling all our residents to live and pursue their livelihoods in peace and prosperity with stable and united families; and

WHEREAS, Bridgeport's residents are known for welcoming *with open arms* immigrants from nations around the world to Connecticut's most populous city, and the City Council approved a Welcoming City resolution May 15, 2017 to publicly pronounce that position; and

WHEREAS, the City of Bridgeport bears the responsibility for providing local public safety services for all its residents and the Bridgeport City Council maintains its strong support of Bridgeport's status as a Welcoming City; and

WHEREAS, in serving and protecting all City residents, the Bridgeport Police Department does not stop, detain, arrest or transfer individuals based solely on real or perceived immigration status or warrantless immigration detainers or administrative warrants; and

WHEREAS, in accordance with City Ordinance 2.125 TRUST Enforcement Act, the Bridgeport Police Department fully complies with all federal laws; and does not, and will not, attempt to prevent United States Immigration and Customs Enforcement (ICE) or Department of Homeland Security (DHS) or any other federal law enforcement agency from acting independently in their efforts to locate and detain undocumented immigrants; and

WHEREAS, the City Council of the City of Bridgeport believes in upholding the due process rights enshrined in the United States Constitution and laws, including those afforded to undocumented persons within the United States; specifically, the Fifth Amendment provides that "No person shallbe deprived of life, liberty, or property, without due process of law,;" (emphasis added), and

WHEREAS, this Resolution is not intended to, and will not, obstruct, hinder, or interfere with the legal exercise of federal immigration enforcement authority, but rather is intended to, and will, enhance transparency, accountability, and public safety within the City; and

WHEREAS, according to a *Connecticut Public Radio* report published in May 2025, there have been at least 12 Bridgeport undocumented immigrant residents who have been arrested recently by federal law enforcement officials (at least some of whom had no criminal record and were not suspected of any illegal activity other than their immigration status), resulting in a palpable sense of fear and unease in our neighborhoods; and

WHEREAS, certain law enforcement activities have been conducted by federal officers wearing face coverings, and without prior notice given to city officials; or sharing information about where these individuals are being transported to; and

WHEREAS, face coverings and lack of visible identification can pose significant safety risks to local police officers who must be able to distinguish federal officers performing legitimate immigration enforcement actions from individuals impersonating ICE or other DHS agents, in order to harass or assault others, including vulnerable women; of which there have been various reported instances on the East Coast including in Georgia, South Carolina, North Carolina, Maryland, Pennsylvania, and New York; and

WHEREAS, the ability for the public to identify all law enforcement officers during interactions promotes professionalism, transparency, and accountability.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Bridgeport encourages local community groups, social service organizations, faith institutions, legal service entities, immigrant advocacy support societies, and other interested agencies to engage in ongoing public education and awareness campaigns throughout the Bridgeport community to inform our residents of their due process rights and how to legally exercise them when interacting with law enforcement agencies and when navigating the civil immigration and criminal legal system; and

BE IT FURTHER RESOLVED, the City Council hereby calls upon all federal law enforcement agencies to limit their immigration enforcement action within the City of Bridgeport to those operations targeting undocumented immigrants who have, or are suspected of having, committed felony offenses or crimes of violence, or are known gang members, and/or otherwise pose a serious safety threat to the community, in order to improve public safety in Bridgeport; and

BE IT FURTHER RESOLVED, the City Council hereby calls upon all of its federal elected representatives in Congress to urge federal immigration officials to cease all immigration raids at public places unless the undocumented immigrants have, or are suspected of having, committed felony offenses or crimes of violence, or are known gang members, and/or otherwise pose a serious safety threat to the community, as such activities create palpable fear and disruption in the community; and

BE IT FURTHER RESOLVED, that no City of Bridgeport department, including the Bridgeport Police Department and its officers or employees, shall collect, request, retain, or disclose any information about an individual's immigration or citizenship status, national origin, or place of birth for the purpose of civil immigration enforcement. This includes refraining from entering such information into any local or federally accessible database, unless required by state or federal law; and

BE IT FURTHER RESOLVED, the City of Bridgeport and its departments shall not grant direct or indirect access to any city-operated surveillance or automated data system — including but not limited to license plate readers, CCTV or traffic cameras, predictive policing tools, or biometric databases — to any federal agency for immigration enforcement purposes, except pursuant to a valid, specific judicial warrant, unless otherwise required by state or federal law; and

BE IT FURTHER RESOLVED, unless prohibited by state or federal law the Bridgeport Police Department shall, on at least a monthly basis, publicly disclose all requests received from federal immigration authorities — including but not limited to ICE or DHS — for information, access, or assistance of any kind. Reports must include the date, nature, legal basis (if any), and whether the city complied, partially complied, or denied the request; and

BE IT FURTHER RESOLVED, no City of Bridgeport department, including the Police Department, or any of its employees, shall participate in any joint task force, operation, training, or information-sharing arrangement with federal immigration enforcement agencies, where the primary purpose involves civil immigration enforcement or removal. This prohibition applies regardless of which agency is the lead, unless required by state or federal law; and

BE IT FURTHER RESOLVED, no department may enter into, renew, or extend any contract, agreement, or memorandum of understanding with a private vendor, data broker, or non-governmental entity that permits, enables, or facilitates access to city-generated data or surveillance systems by federal immigration enforcement agencies — unless required by state or federal law or specific judicial warrant. For any existing contracts that can't be immediately amended or terminated for legal or practical reasons, the City should take all legally permissible steps to restrict the use, disclosure, or sharing of such data for immigration enforcement purposes. That could include imposing access limitations through internal policy, administrative controls, or technical safeguards wherever possible; and

BE IT FURTHER RESOLVED, the City Council hereby calls upon every member of the community to contribute time, resources, and financial support to existing nonprofits, community service organizations, faith-based organizations, businesses, and labor unions so that all can unite in the common goal of assisting individuals and families impacted by the ICE immigrations raids; and

BE IT FURTHER RESOLVED, officers of the Bridgeport Police Department and employees of the City of Bridgeport shall not collaborate or support ICE's efforts in the city, per the Trust Act; and

BE IT FURTHER RESOLVED officers of the Bridgeport Police Department and employees of the City of Bridgeport shall not collaborate with, or support, ICE's efforts in the city per the State of Connecticut's Trust Act, unless required by state or federal law; and

BE IT FURTHER RESOLVED, that upon passage of this resolution by the City Council of the City of Bridgeport, a copy of this resolution shall be submitted to State Senators and State Representatives of the City, as well as the City's Federal Congressional delegation.



**CITY OF NORTH LAUDERDALE
CITY COMMISSION MEETING AGENDA**

**SATURDAY, MAY 3, 2025
TEST for design purposes**

**Saturday, May 2, 2025
WORKSHOP - 4:00 P.M.
REGULAR MEETING - 6:00 PM**

<https://www.nlauderdale.org/>

Phone: 954-724-7056

**Mayor at Large Samson Borgelin
Vice Mayor Dee Lewis-Ricketts
Commissioner Mario Bustamante
Commissioner Luke Lewis
Commissioner Dr. Regina Martin
City Manager Michael Sargis
City Attorney Michelle Austin Pamies
City Clerk Susan Slattery**

CITY OF NORTH LAUDERDALE

COMMISSION MEETING

WORKSHOP

Date

AGENDA

1. ROLL CALL

**MAYOR SAMSON BORGELIN
VICE MAYOR DEE LEWIS-RICKETTS
COMMISSIONER MARIO BUSTAMANTE
COMMISSIONER LUKE LEWIS
COMMISSIONER DR. REGINA MARTIN
CITY MANAGER MICHAEL SARGIS
CITY ATTORNEY MICHELLE AUSTIN PAMIES
CITY CLERK SUSAN SLATTERY**

2. ITEMS FOR CONSIDERATION

3. NEXT TENTATIVE WORKSHOP MEETING

To be determined.

4. ADJOURNMENT

CITY OF NORTH LAUDERDALE

COMMISSION MEETING

REGULAR

Date

AGENDA

1. MOMENT OF REFLECTION AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

**MAYOR SAMSON BORGELIN
VICE MAYOR DEE LEWIS-RICKETTS
COMMISSIONER MARIO BUSTAMANTE
COMMISSIONER LUKE LEWIS
COMMISSIONER DR. REGINA MARTIN
CITY MANAGER MICHAEL SARGIS
CITY ATTORNEY MICHELLE AUSTIN PAMIES
CITY CLERK SUSAN SLATTERY**

3. APPROVAL OF MINUTES

4. PRESENTATIONS

5. PROCLAMATIONS

6. PUBLIC DISCUSSION

[**Public Comment eComment App**](#)

7. QUASI-JUDICIAL ITEMS

8. CONSENT AGENDA

- Remove items from consent agenda if desired
- Commission motion, second and vote to read
- Attorney reads consent agenda
- Commission motion, second and vote to adopt the consent agenda

9. OTHER BUSINESS

10. REPORTS

11. CITY MANAGER COMMENTS

12. COMMISSION COMMENTS

13. CITY CLERK COMMENTS

14. CITY ATTORNEY COMMENTS

15. ADJOURNMENT

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Commission or Board with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the Agency at least 5 days before the hearing by contacting the City Clerk's office at one of the following: (1) 701 SW 71st Avenue, North Lauderdale, FL 33068; (2) Phone 954-724-7056; (3) Fax 954-720-2151; or CityClerk@nlauderdale.org . If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1 (800) 955-8771 (TTY/VCO), 1 (800) 955-8770 (Voice), 1 (800) 955-8773 (Spanish)

Agenda Packets for upcoming Commission or Board meetings will be available at the City's website, <http://www.nlauderdale.org> at least 48 hours prior to the meeting.



Staff Report

File #: 26-12

Agenda Date: 8/3/2026



JOSEPH P. GANIM
Mayor

City of Bridgeport, Connecticut
OFFICE OF CENTRAL GRANTS

999 Broad Street
Bridgeport, Connecticut 06604
Telephone (203) 332-5662
Fax (203) 332-5657

ISOLINA DeJESUS
Director

COMM. #72-25 Ref'd to Public Safety & Transportation Committee
on 5/18/2026

May 13, 2026

Office of the City Clerk
City of Bridgeport
45 Lyon Terrace, Room 204
Bridgeport, Connecticut 06604

**Re: Resolution – State of Connecticut Department of Transportation Dial-A-Ride
Municipal Grant Program for the Elderly and Disabled (FY27-FY28)**

Dear Ms. Martinez,

Attached, please find a Grant Summary and Resolution for the **State of Connecticut Department of Transportation Dial-A-Ride Municipal Grant Program for the Elderly and Disabled** to be referred to the **Committee on Public Safety and Transportation** of the City Council.

If you have any questions or require any additional information, please contact me at 203-576-7732 or Candice.peterkin@bridgeportct.gov

Thank you,

Candice Peterkin
Central Grants Office

RECEIVED
CITY CLERK'S OFFICE
26 MAY 13 PM 2:36
JESU
CITY CLERK



GRANT SUMMARY

PROJECT TITLE: **State of Connecticut Department of Transportation Dial-A-Ride
Municipal Grant Program for the Elderly and Disabled (FY27-FY28)**

NEW ☒ RENEWAL ☐ CONTINUING ☐

DEPARTMENT SUBMITTING INFORMATION: **Central Grants Office**

CONTACT NAME: **Candice Peterkin**

PHONE NUMBER: **203-576-7732**

PROJECT SUMMARY/DESCRIPTION: The Greater Bridgeport Transit Authority (GBT) operates the Dial-A-Ride Program, which provides transportation services for seniors and individuals with disabilities. Through the Connecticut Department of Transportation State Matching Grant Program, municipalities receive annual funding allocations to support these services and may reassign their allocation to a transit authority through a Grant Assignment Certification executed by the Mayor. This resolution is requested for a two-year period, as the program purpose and funding structure remain consistent annually.

CONTRACT PERIOD: FY2027 – FY2028

FUNDING SOURCES (include matching funds):	
Federal:	\$
State:	\$162,030.00 \$81,015.00 (annually)
City:	\$
Other:	\$

GRANT FUNDED PROJECT FUNDS REQUESTED	
Salaries/Benefits:	\$
Supplies:	\$
Construction:	\$
Other:	\$

MATCH REQUIRED		
	CASH	IN-KIND
Source: Dept. on Aging		
Salaries/Benefits:	\$	\$ 162,030.00 \$ 81,015.00 (annually)
Supplies:	\$	\$
Construction:	\$	\$
Other:	\$	\$

A Resolution by the Bridgeport City Council

Regarding the

**State of Connecticut Department of Transportation
Dial-A-Ride Municipal Grant Program for the Elderly and Disabled (FY27-FY28)**

WHEREAS, the **State of Connecticut Department of Transportation** is authorized to extend financial assistance to municipalities in the form of grants; and

WHEREAS, this funding has been made possible through the **State of Connecticut Department of Transportation Dial-A-Ride Municipal Grant Program for the Elderly and Disabled**; and

WHEREAS, funds under this grant will be appropriated to Greater Bridgeport Transit Authority to provide transportation services to the elderly and disabled residents; and

WHEREAS, it is desirable and in the public interest that The Greater Bridgeport Transit Authority submit an application to the **State of Connecticut Department of Transportation** to support the Dial-A-Ride Municipal Grant Program.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL:

1. That it is cognizant of the Greater Bridgeport Transit Authority grant application to and contract with the **State of Connecticut Department of Transportation** for the purpose of the **Dial-A-Ride Municipal Grant Program for the Elderly and Disabled**; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee, the Director of Central Grants, to execute and file such documents with **the Greater Bridgeport Transit Authority's application** and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.



Staff Report

File #: 26-07

Agenda Date: 8/3/2026



JOSEPH P. GANIM
Mayor

City of Bridgeport

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT

Margaret E. Morton Government Center
999 Broad Street, Bridgeport, Connecticut 06604

COMM. #76-25 Ref'd to ECD&E Committee on 6/1/2026



THOMAS F. GILL
Director

WILLIAM J. COLEMAN
Deputy Director

May 27, 2026

Office of the City Clerk
45 Lyon Terrace
Bridgeport, CT 06605

**Re: Easement Agreement 1130 Broad Street
For UI Underground Vault & Electric Infrastructure at Baldwin Plaza**

Request for Public Hearing at City Council Meeting of June 1, 2026

Referral to ECDE Committee for its Meeting of May 20, 2026

Dear City Clerk:

Attached, please find a resolution that would authorize the City of Bridgeport to grant to the UI Company, for consideration, a permanent easement over a 650 square-foot subterranean area of 1130 Broad Street, which is Baldwin Plaza, in order to allow UI to install a subterranean electrical vault and related electrical service infrastructure.

This installation will provide for the electrical upgrades required to serve The Post Hotel being developed at 49 Cannon Street. The upgrades will also serve the broader area's future needs.

This item requires a public hearing which OPED requests be held by the full Council at its meeting of June 15, 2026.

We ask that this item be included on the City Council Agenda of June 1, 2026, for referral to the Economic Development and Environment Committee. OPED requests the the ECDE Committee consider the matter at its regularly scheduled meeting of Wednesday, June 17, 2026.

Sincerely,

Max Perez
Special Projects Manager

C: Tom Gill, Director
James Maye, Associate City Attorney

**Resolution Granting
a
Permanent Easement to the United Illuminating Company
for the
Installation and Maintenance
of an
Underground Electrical Vault and Related Infrastructure
located beneath
Baldwin Plaza (aka 1130 Broad Street)**

WHEREAS, the United Illuminating Company (“**UI**”) is the regulated electric utility company that serves Greater Bridgeport;

WHEREAS, in order to meet the demand for electrical service to be required by the new Post Hotel currently under construction at 49 Cannon Street, as well as to anticipate and provide for future electrical needs downtown, UI proposes to install a new subterranean electrical vault and related subterranean electrical infrastructure (the “**Infrastructure**”) in an approximately 650 square-foot rectangular area (the “**Easement Area**”) depicted in the attached map entitled “*UI Easement Map, dated 01.15.2026,*” (the “**Easement Map**”), attached hereto as **Exhibit B**, and located generally beneath the southwest corner of the public park known as Baldwin Plaza (the “**Park**”), which has a street address of 1130 Broad Street (the “**Property**”);

WHEREAS, the Post Hotel, currently under construction, will restore the original Connecticut Post Building (circa 1892) and expand upon it to provide for approximately 36 new hotel rooms to be complemented by a new rooftop amenity and café and lounge in the heart of downtown;

WHEREAS, the City’s Office of Planning & Economic Development (“**OPED**”) wishes to support the Post Hotel project for the transformative impact it will have upon downtown;

WHEREAS, in order to provide adequate electrical service to the Post Hotel, the UI company requires a permanent easement (the “**Easement**”) under the Property to install and maintain the required Infrastructure.

WHEREAS, the granting of the Easement will not impinge upon the public’s use of the park at Baldwin Plaza;

WHEREAS, UI is obligated to repair any damage it causes to the Park and to the adjacent sidewalk and street, and is obligated to restore such areas to ideal condition;

WHEREAS, at its Special Meeting of December 9, 2025, the Bridgeport Parks Commission voted to authorize the granting of the Easement to UI;

WHEREAS, the attached document, entitled *Underground Vault Utility Easement* (the “**Easement Agreement**”), attached hereto as **Exhibit A**, more particularly describes the location and nature of the Easement, as shall be finalized by the City Attorney’s Office;

WHEREAS, as consideration for the granting of the Easement, the City of Bridgeport shall receive from UI a one-time payment of \$12,330 (twelve thousand three hundred and thirty dollars), with the amount of such payment being equivalent to the appraised value of the Easement as determined by the independent valuation provided by *Kerin and Fazio, LLC as of the Valuation Date of May 11, 2026, in its Real Estate Appraisal Report dated May 20, 2026*, the cover excerpt of which is attached hereto (the “**Appraisal**”) as **Exhibit C**;

WHEREAS, the Easement Agreement will be filed on the Land Records of the City of Bridgeport and shall be recorded as a permanent Easement;

NOW THEREFORE BE IT RESOLVED that, based upon the statements and representations made herein, and as per the City Attorney’s further direction and final review, the Mayor or the Director of OPED is authorized to execute the Easement Agreement consistent with this resolution, and is further authorized to negotiate and to execute such other agreements and to take such other necessary or desirable actions in furtherance of the objectives of this resolution, and consistent with this resolution, in the best interests of the City.

Return to:

The United Illuminating Company
Real Estate & Land Management
180 Marsh Hill Road
Orange, CT 06477-3629

Record in: City of Bridgeport

EXHIBIT A

UNDERGROUND VAULT UTILITY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that **THE CITY OF BRIDGEPORT, THROUGH ITS PARKS DEPARTMENT**, with an address of 999 Broad Street, Bridgeport, CT 06604 (hereinafter called "City" or "Grantor"), for valuable consideration received to its full satisfaction of **THE UNITED ILLUMINATING COMPANY**, a corporation organized and existing under the laws of the State of Connecticut and having its principal place of business in the Town of Orange and County of New Haven in the State of Connecticut (hereinafter called "UI" or "Grantee"), does hereby give, grant, bargain, sell and confirm unto Grantee, and unto their respective successors and assigns, forever, the right, privilege and authority to construct, install, maintain, inspect, repair, remove, replace and operate electrical distribution facilities and equipment, including cables, wires, conduits, transformers, switches and related structures and equipment, and any other appurtenances as Grantees may from time to time require (hereinafter collectively called the "Facilities"), under a certain strip of land (hereinafter called the "Easement Area") as described on **Exhibit A** and depicted on **Exhibit B**, a map titled: **EASEMENT MAP SHOWING A PERMANENT EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF AN ELECTRIC VAULT, LAND N/F CITY OF BRIDGEPORT, PARKS DEPARTMENT, 1130 BROAD STREET, BRIDGEPORT, Dated 01/15/2026, Scale: 1" = 20' - 0"**, a copy of which is to be filed at the offices of UI and filed on the City of Bridgeport land records. The aforementioned easement is situated over a certain parcel of land having a physical address of 1130 Broad Street, Bridgeport, Connecticut, having a deed reference of a Warranty Deed signed June 13, 1970 and filed on Volume 1418, Pages 780-786, of the Bridgeport Land Records, as recorded on June 15, 1970.

Together with the right to enter upon the Easement Areas and said piece or parcel of land in the exercise of said right, privilege and authority.

The Grantee, by its acceptance hereof, agrees, for itself and its successors and assigns, that upon completion of any construction, installation, maintenance, inspection, repair, removal, or other growth as may be removed at any time pursuant to the rights herein granted, and all such restoration shall be to pre-disturbance condition, including restoration of trees, brush, roots, flowers, or other growth, using materials, compaction, and finishes to City specifications, within timelines set by the City, and subject to a warranty/repair period as required by the City.

The Grantee, and its contractors, shall maintain Commercial General Liability, Automobile Liability, Workers' Compensation, Umbrella/Excess Liability, and Contractors' Pollution Liability (if applicable). The Grantor shall be named as additional insured, coverage shall be primary and non-contributory, include waivers of subrogation, and certificates and endorsement shall be provided before entry.

Grantee shall have the right, at any time and from time to time, to trim, cut, take down and remove only such trees, parts of trees, limbs, branches, roots, brush, flowers or other growth on, over or under the Easement Area and/or piece or parcel of land as will demonstrably interfere with the safe operation, maintenance, or access to the Facilities. Prior written notice and City approval shall be required for any non-emergency removals, and Grantee shall provide mitigation and replanting for any such removals.

Grantee represents that no improvements will be constructed above the grade elevation of the sidewalk. There will be two hatch doors in the sidewalk, installed at grade. These will be approximately three square feet in area. There will be two vent covers in the sidewalk; and there will be a 4-foot by 7-foot concrete slab that can be lifted for equipment access. Pedestrian traffic will be uninterrupted and unimpeded.

Grantor agrees, for itself and its successors and assigns, that each and every part of the electrical Facilities, shall be and remain the sole and exclusive personal property of UI.

Grantor further agrees, for itself and its successors and assigns, that each and every part of the electrical Facilities shall be used exclusively by UI and neither Grantor, nor any servant, agent, employee, contractor, invitee, licensee or other representative of Grantor, its successors or assigns (each a "Grantor Party"), shall have any right of access to the same without the prior written consent of UI, and UI shall have full and exclusive control of the same. Notwithstanding the foregoing, Grantor shall have limited inspection rights for compliance and safety, with reasonable coordination so long as Grantor's access does not impair operation.

Grantor further agrees, for itself and its successors and assigns, that no Grantor Party shall either erect any structure or plant any tree or shrub in a location or change the grade of the Easement Area in a manner that will interfere with or endanger the operation or maintenance of any of the Facilities or Grantees' right of access to the same. Grantor further agrees, for itself and its successors and assigns, that Grantees shall have the right to require Grantor and its successors and assigns, at its sole cost and expense, to remove any such structure, tree, or shrub and/or restore the grade of the Easement Area upon thirty (30) days' written notice (provided no notice shall be required in the event of an emergency), failing which, Grantee shall have the right to so remove or re-grade, all at Grantor's and its successors' and assigns' sole cost and expense.

Grantor further agrees, for itself and its successors and assigns, that if any work in connection with any improvement now or hereafter situated on the Easement Area is likely to cause damage to or materially adversely affect any of the Facilities, then no such work shall be commenced by any Grantor Party unless and until Grantee shall have been given prior written notice of the same and given an opportunity to take such measures as it deems necessary to provide protection for the Facilities. The Grantor further agrees, for itself and its successors and assigns, to defend, indemnify and hold harmless the Grantee and its officers, directors, employees, agents and contractors, from and against any and all claims, suits, damages, losses, fines, penalties and expenses, arising out of or resulting from any Grantor Party's failure to comply with any of the Grantor's responsibilities, agreements and/or obligations under this Utility Easement. The

Grantor's obligation to indemnify shall be limited to claims arising solely from Grantor-caused noncompliance with this Easement, arising out of or resulting from any Grantor Party's failure to comply with any of the Grantor's responsibilities, agreements and/or obligations under this Utility Easement.

Grantee shall defend, indemnify, and hold harmless the City, its officers, employees, and agents from all claims, damages, fines, penalties, liabilities, and attorneys' fees arising out of Grantee's activities, the Facilities, and any breach of this Easement. This indemnity is not limited to negligence and includes defense obligations.

Whenever the context of this instrument shall so require, but not when this instrument indicates otherwise, the singular shall refer to and include the plural.

TO HAVE AND TO HOLD the above-granted rights, privilege and authority unto Grantees, and unto each of them, and unto their respective successors and assigns forever, to its and their own proper use and behoof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this _____ day of _____, 2026.

Signed, Sealed, and Delivered in the
Presences of:

GRANTOR:

**THE CITY OF BRIDGEPORT,
PARK DEPARTMENT**

Name:

Name:

By: _____
Name:
Title:

STATE OF CONNECTICUT

TOWN: BRIDGEPORT

COUNTY OF FAIRFIELD

On this ____ day of _____, 2026, before me, _____ (name of notary), the undersigned officer, personally appeared _____ (name of individual or individuals), as the _____ (title of Grantor/officer), of THE CITY OF BRIDGEPORT, known to me (or satisfactorily proven) to be the person whose name is subscribed to within the instrument and acknowledged that he (he, she or they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Print Name: _____ (seal)
Commissioner of the Superior Court/
Notary Public
My Commission Expires:

EXHIBIT A

UI Easement Map
Showing a Permanent Easement
For the installation and maintenance
Of an electrical vault
Land N/F City of Bridgeport
Parks Department
1130 Broad Street, Bridgeport, CT

January 16, 2026

LEGAL DESCRIPTION

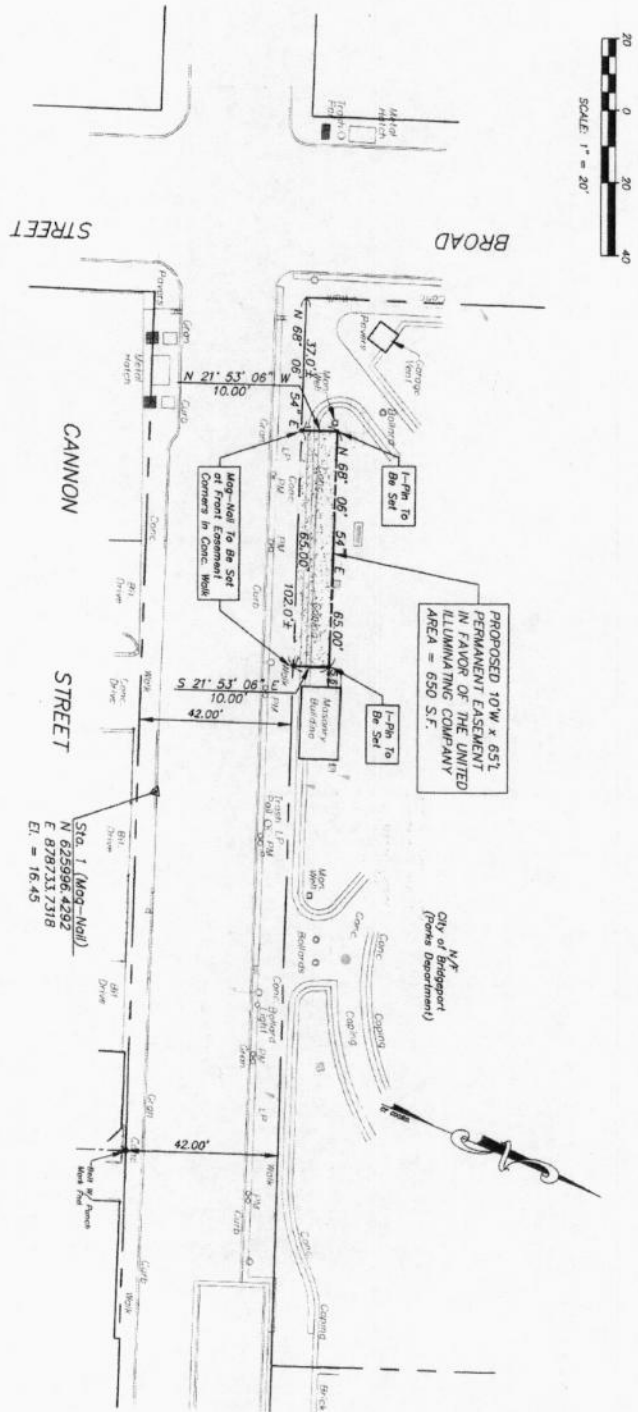
A certain easement containing 650 square feet, located in the City of Bridgeport, County of Fairfield and State of Connecticut, being shown on a map entitled "The United Illuminating Company, Easement Map showing a permanent easement for the installation and maintenance of an electrical vault, land N/F City of Bridgeport, Parks Department, 1130 Broad Street, Bridgeport" Said Easement being more particularly bounded and described as follows:

Commencing at a point on the northerly street line of Cannon Street. Said point being North $68^{\circ}-06'-54''$ East 37.0 feet more or less from the intersection of the northerly street line of Cannon Street and the easterly street line of Broad Street, when measured along the northerly street line of Cannon Street. Said point further being the northwest corner of the herein described easement;

Thence running North $21^{\circ}-53'-06''$ West 10.00 feet,
North $68^{\circ}-06'-54''$ East 65.00 feet and
South $21^{\circ}-53'-06''$ East 10.00 feet through land now or formerly
City of Bridgeport, Parks Department, to a point on the northerly street line of Cannon Street.

Thence running South $68^{\circ}-06'-54''$ West 65.00 feet along the northerly street line of Cannon Street, to the point and place of commencement.

EXHIBIT B



NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-108-1 THROUGH 20-108-10, AND THE STANDARDS OF THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN "ASSET MAP". THE PROPERTY LINES SHOWN ARE BASED UPON "DEFINITIVE RESURVEYS" WHILE THE PROPOSED EASEMENT LINES ARE BASED UPON AN "ORIGINAL SURVEY" CONFORMING TO THE STANDARDS OF THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS. THE LIMITED EASEMENT TO THIS COMPANY IS FOR THE PURPOSES OF INSTALLING AND MAINTAINING INFRASTRUCTURE IMPROVEMENTS ON PRIVATE PROPERTY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 83), BASED UPON THE "SUPERIOR GPS NETWORK" PROVIDED BY A SURVEY GRADE GPS RECEIVER.
3. REFERENCE IS MADE TO THE FOLLOWING MAPS ENTITLED:
 - A. BRIDGEPORT ENGINEERING PLY MAP FOR BLOCKS 920, 931, 932, 936 & 937 SCALE 1"=50'
 - B. "CUTLINE MAP OF THE 'SANDYBRO' BLOCK", BRIDGEPORT, CONN., FOR THE STATE OF CONNECTICUT BY TULLER AND CO. SCALE 1"=20' DATED AUG. 26, 1969 AND REVISION MAY 20, 1970.
 - C. LOT CONVEYANCE PLAN OF PROPERTY LOCATED AT 48 & 55 CAMDEN STREET, BRIDGEPORT, CONNECTICUT, PREPARED FOR MAJOR W. BRIDGEPORT, LLC BY TULLER ENGINEERING, LLC SCALE 1"=10' AND DATED NOV. 18, 2004
4. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

* TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

MARK L. FORD / L.S.# 70087

[illegible]



Real Estate Appraisal Report
Park Property

1130 Broad Street
Bridgeport, Connecticut 06604

Prepared for:
City of Bridgeport
Max Perez, Director of Business
Development
999 Broad Street, Bridgeport, CT 06604

Effective Date of Value:
May 11, 2026

Prepared by:
Vincent O'Brien, MAI
Michael Fazio, MAI



Kerin & Fazio, LLC
23 Sherman Street
Fairfield, CT 06824
Tel: (203) 259-9500
Fax: (203) 259-9501
www.kfvg.com



May 20, 2026

Mr. Max Perez
City of Bridgeport
999 Broad Street, Bridgeport, CT 06604

Re: Appraisal of a permanent easement at: 1130 Broad Street, Bridgeport, Connecticut 06604

Dear Mr. Perez,

At your request and authorization, Kerin & Fazio, LLC has prepared a real estate appraisal report of the above referenced real property. We have provided the current market value of a permanent easement to be placed on the subject property. The intended use of this appraisal report is to assist the client and intended users in establishing a value in connection with an easement.

The subject is comprised of a 1.24-acre site, in Bridgeport, Connecticut. The site is located in the center of downtown Bridgeport, and abuts the Fairfield County Courthouse to the east. The subject is rectangular in shape and has level topography. The property is currently utilized as a park, and features multiple concrete walkways.

The subject is located within the P1 (Parks and Open Space) zone, which permits retail, restaurants, general entertainment, day care, fitness studios, hotels, parking lots/garages, parks, etc. The highest and best use is development of a retail property.

A permanent easement is proposed for the subject property. The easement is in favor of The United Illuminating Company and will be located over 650 square feet of land on the southwestern portion of the subject site. The easement grants The United Illuminating Company the "right, privilege and authority to construct, install, maintain, inspect, repair, remove, replace and operate electrical distribution facilities and equipment, including cables, wires, conduits, transformers, switches and related structures and equipment, and any other appurtenances as Grantees may from time to time require" over the easement area. The easement is in connection with the installation and maintenance of an electric vault.

The proposed electric vault will be located underground. Per the proposed easement, The United Illuminating Company will restore any disturbed surface areas. The United Illuminating Company will "have the right, at

any time and from time to time, to trim, cut, take down and remove any or all trees, parts of trees, limbs, branches, roots, brush, flowers or other growth on, over or under the Easement Area and/or piece or parcel of land that, in the judgment of such Grantee, might interfere with or endanger the construction, installation, maintenance, inspection, repair, removal, replacement or operation of any Facilities or access thereto". The easement will also prohibit the construction of any improvements within the easement area.

In estimating the value of the easement, the standard "Before and After" technique has been utilized; i.e., the estimate of value is based on the difference between the market value of the subject property immediately before and after the easement. The before value reflects full utilization of the property in accordance with its highest and best use. The after value represents the market value of the property, subject to the easement. The difference between the before and after values is the market value of the easement.

Based upon the results of the analyses contained in the following report, the current market value of the permanent easement as of May 11, 2026 is concluded:

Value Conclusion Table	
Market Value Before	\$2,050,000
Market Value After	\$2,037,670
Market Value of Easement	\$12,330

The appraisal was completed in accordance with the current issue of the Uniform Standards of Professional Appraisal Practice (USPAP).

You will find the data, analyses and conclusions in support of this opinion in the following report. It was a pleasure to assist you in this assignment. If you have any questions, or if we can be of further service, please feel free to contact us.

Respectfully submitted,
Kerin & Fazio, LLC



Vincent O'Brien, MAI
State Certified General Appraiser,
Connecticut No. RCG.1476
Expires 4/30/2027



Michael Fazio, MAI
State Certified General Appraiser,
Connecticut No. RCG.194
Expires 4/30/2027

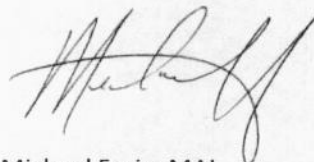
Certification of Value

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results. Furthermore, our engagement was not conditioned upon the appraisal producing a specific value, a value within a given range or the approval of a loan.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event related to the intended use of this appraisal.
- Our reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute as well as the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Benjamin Szczepanski (RSP.2188 Exp. 4/30/2027) provided significant professional assistance to the person(s) signing this report.
- Vincent O'Brien, MAI has personally inspected the subject property. Michael Fazio, MAI did not personally inspect the subject property.
- As of the date of this report, Vincent O'Brien, MAI and Michael Fazio, MAI have completed the continuing education program for Designated Members of the Appraisal Institute.
- Vincent O'Brien, MAI and Michael Fazio, MAI have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.



Vincent O'Brien, MAI
State Certified General Appraiser,
Connecticut No. RCG.1476
Expires 4/30/2027



Michael Fazio, MAI
State Certified General Appraiser,
Connecticut No. RCG.194
Expires 4/30/2027