

Volume 14
SEPTEMBER 2017

THE REGION'S KEY ECONOMIC DEVELOPMENT PROJECTS

BRIDGEPORT • FAIRFIELD • MONROE
SHELTON • STRATFORD • TRUMBULL

What Gets Measured, Gets Managed
A Bridgeport Regional Business Council Publication



BRIDGEPORT REGIONAL BUSINESS COUNCIL



QUARTERLY REVIEW OF ECONOMIC DEVELOPMENT





Welcome to **The QR**, a quarterly print and digital publication designed to showcase key economic development projects that have a positive impact on the economy, jobs creation, image, and quality of life in the Greater Bridgeport Region. The adjacent legend will help you navigate through the comprehensive overview of projects that are planned, currently in motion, and recently completed. Visit www.brbc.org for additional projects and expanded profiles.

LEGEND

- BRIDGEPORT
- FAIRFIELD
- MONROE
- SHELTON
- STRATFORD
- TRUMBULL

PROJECT STATUS:

PLANNED

IN MOTION

COMPLETED

- PUBLIC
- PRIVATE

- DEVELOPMENT OPPORTUNITIES
- INVESTMENT OPPORTUNITIES

**BARNUM MUSEUM**

LOCATION: 820 Main Street, Bridgeport
ACTIVITY: Economic development project to restore and revitalize-National Register of Historic Places. Design and interpretive plan underway. Phase II construction to begin in 2017.

ESTIMATED ECONOMIC IMPACT:

JOBS: 200 construction, 25 permanent
CAPITAL INVESTMENT: Not available
COMPLETION: Not available
CONTACT: Kathleen Maher Barnum Museum Foundation, Inc., 203.331.1104, x100, kmaher@barnum-museum.org

**BIJOU SQUARE: Phase III**

LOCATION: Phase III - 260 Fairfield Ave., Bridgeport
ACTIVITY: Phase III is in pre-leasing stage. Ground break planned for late-2017.

ESTIMATED ECONOMIC IMPACT:

JOBS: Not available
CAPITAL INVESTMENT: \$5.5 Million
COMPLETION: Not available
CONTACT: Phil Kuchma, Kuchma Corporation, 203.366.3761, philip@kuchmacorporation.com, www.kuchmacorporation.com

**CONNECTICUT'S BEARDSLEY ZOO**

LOCATION: 1875 Noble Avenue, Bridgeport
ACTIVITY: Ground has been broken and construction is underway for new Red Panda Exhibit.

ESTIMATED ECONOMIC IMPACT:

JOBS: 20 construction
CAPITAL INVESTMENT: Not available
COMPLETION: Summer 2018
CONTACT: Gregg Dancho; 203.395.3810, gdancho@beardsleyzoo.org; www.beardsleyzoo.org

**CRESCENT CROSSINGS**

LOCATION: 160 Church Street, Bridgeport
ACTIVITY: 93 new 1, 2 and 3 bedroom apartments in Bridgeport's East Side. The second phase of luxury apartment homes is currently under construction.

ESTIMATED ECONOMIC IMPACT:

JOBS: 150 construction, 3 permanent, 30 indirect
CAPITAL INVESTMENT: \$30 Million
COMPLETION: Fall 2017
CONTACT: Todd D. McClutchy, JHM Group; 203.348.2644, info-realestate@groupjhm.com; www.crescentcrossings.com

**DOWNTOWN NORTH REDEVELOPMENT**

LOCATION: North End of Downtown Bridgeport
ACTIVITY: Mixed-use projects: The Security Building (open), Colorblends Tulip Museum (nearing completion), and The Jayson-Newfield Building (construction underway).

ESTIMATED ECONOMIC IMPACT:

JOBS: Not available
CAPITAL INVESTMENT: \$50 Million
COMPLETION: The Security Building-open; Tulip Museum-late 2017, Jayson-Newfield Building mid-2018.
CONTACT: Thomas Gill, City of Bridgeport, 203.576.7221, www.bridgeportct.gov

**FUTURE HEALTH CARE SYSTEMS:**

LOCATION: 750 South Avenue, Bridgeport
ACTIVITY: 20,000 SF industrial building conversion into medical waste processing facility is nearing completion. Grand opening planned for September 28, 2017.

ESTIMATED ECONOMIC IMPACT:

JOBS: 30-50 permanent
CAPITAL INVESTMENT: Not available
COMPLETION: Opening September 28, 2017
CONTACT: Jeff Bishop, BRBC, 203.335.3800, bishop@brbc.org

**HARDING HIGH SCHOOL**

LOCATION: 1285 Boston Ave., Bridgeport (former GE site)
ACTIVITY: 1,150 student facility w/athletic complex, full football and softball fields. Phase I underway.

ESTIMATED ECONOMIC IMPACT:

JOBS: 180 construction
CAPITAL INVESTMENT: \$79 Million
COMPLETION: 2018
CONTACT: Thomas Gill, City of Bridgeport, 203.576.7221, www.bridgeportct.gov

**HOUSATONIC COMMUNITY COLLEGE**

LOCATION: 900 Lafayette Boulevard, Bridgeport
ACTIVITY: 46,000 SF addition and 36,000 SF of renovations to Lafayette Hall are underway enlarging the college library, academic support center, and creating new science labs and additional offices for student services.

ESTIMATED ECONOMIC IMPACT:

JOBS: 600 construction
CAPITAL INVESTMENT: \$47 Million
COMPLETION: Addition | 2017 and Renovations | 2018
CONTACT: Housatonic Community College, 203.332.5224, www.housatonic.edu

**LAKE SUCCESS ECO-BUSINESS PARK**

LOCATION: North Bridgeport and Stratford
ACTIVITY: In northeastern portion Bridgeport (344 acres), western side Stratford (78 acres). Planned 1.2+/- M SF office, institutional, R&D, hospitality, and industrial flex.

ESTIMATED ECONOMIC IMPACT:

JOBS: 3,000
COMPLETION: 78 acres/Stratford available for development in 2017; 344 acres/Bridgeport planned availability in 2020
CONTACT: Michael Taylor, AICP, Vita Nuova LLC, 888.308.1750, x3, info@vitanuova.net, www.lakesuccessbebp.com

**MAPLEWOOD COURTS**

LOCATION: 434 Maplewood Avenue, Bridgeport
ACTIVITY: Rehabilitation of a 32 unit, affordable housing complex

ESTIMATED ECONOMIC IMPACT:

JOBS: 20
CAPITAL INVESTMENT: \$8.5 Million
COMPLETION: May 2018
CONTACT: Renee Dobos, Mutual Housing Ass. of SWCT, Inc., 203.487.3631, rdobos@mhaswct.org, www.mhaswct.org

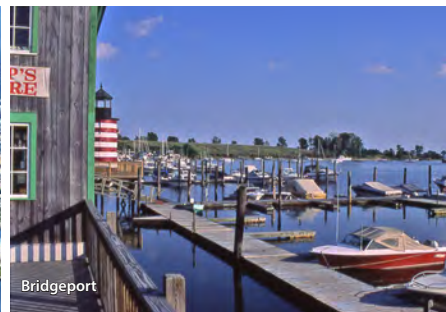




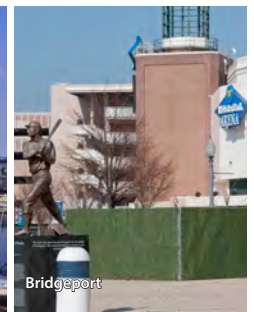
Bridgeport



Bridgeport



Bridgeport



Bridgeport



MCLEVY SQUARE REDEVELOPMENT

LOCATION: Main & State Streets, Downtown Bridgeport
ACTIVITY: Historic mixed-use renovation of 5 downtown buildings. 32 market-rate apartments now open. New German beer hall and comedy club nearing completion.

ESTIMATED ECONOMIC IMPACT:

JOBS: Not available
CAPITAL INVESTMENT: \$18 Million
COMPLETION: Apartments open, Beer Hall/Comedy Club-Fall 2017
CONTACT: Scott Raasch, Forstone Capital, 203.286.5813, sraasch@forstonecapital.com, www.landmarkbpt.com

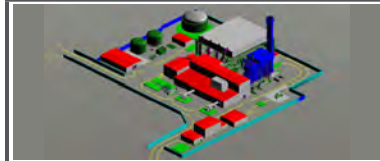


PORT JEFFERSON FERRY: BARNUM LANDING

LOCATION: 567 Seaview Avenue, Bridgeport
ACTIVITY: Plans to move the Port Jefferson Ferry terminal to 567 Seaview Avenue are slowly progressing. Permit process has begun.

ESTIMATED ECONOMIC IMPACT:

JOBS: 200+
CAPITAL INVESTMENT: \$29 Million
COMPLETION: Subject to permitting
CONTACT: Bruce Wettstein, Vidal Wettstein LLC, 203.226.7101, x2, bruce@vidalwettstein.com-



PSEG POWER CT, LLC

LOCATION: 1 Atlantic St, Bridgeport
ACTIVITY: New, clean, state-of-the-art combined-cycle plant; (1) gas turbine & (1) steam turbine to generate 485 megawatts of power.

ESTIMATED ECONOMIC IMPACT:

JOBS: 350 construction over 2 years
CAPITAL INVESTMENT: \$550+ Million
COMPLETION: June 2019
CONTACT: Karl Wintermeyer, Plant Manager, 203.551.6001, karl.wintermeyer@pseg.com



SACRED HEART UNIVERSITY: CENTER FOR HEALTHCARE EDUCATION

LOCATION: 4000 Park Avenue, Bridgeport
ACTIVITY: Construction on new Center for Healthcare Education completed.

ESTIMATED ECONOMIC IMPACT:

JOBS: 250 construction, 225 indirect
CAPITAL INVESTMENT: \$55 Million
COMPLETION: Now open
CONTACT: Michael L. Iannazzi, Sacred Heart University, 203.371.7899, iannazzim@sacredheart.edu



SEAVIEW PLAZA RETAIL CENTER:

LOCATION: 837 Seaview Avenue, Bridgeport
ACTIVITY: 150,000 SF Regional Retail Development to include a full-service grocery, pharmacy, restaurants, entertainment uses and public access linear waterfront park. Infrastructure construction underway.

ESTIMATED ECONOMIC IMPACT:

JOBS: Not available
CAPITAL INVESTMENT: City estimate of \$22 Million
COMPLETION: Spring 2019
CONTACT: Steve Tylliszczak, Bridgeport Landing Development, LLC, 203.330.8200, stevet@bldsteelpointe.com, www.bldsteelpointe.com



SEAVIEW VILLAGE CONDOMINIUMS:

LOCATION: 830 Seaview Avenue, Bridgeport
ACTIVITY: 34 townhouse condominiums nearing completion, Net-Zero Emissions Geothermal heating/cooling plus solar electricity. Adjacent to soon to break ground Seaview Plaza waterfront development.

ESTIMATED ECONOMIC IMPACT:

JOBS: 20 construction
CAPITAL INVESTMENT: \$6.5 Million, \$200,000 Annual Property Taxes
COMPLETION: Late 2017
CONTACT: Ken Scala, Century 21 Scala Group, 203.650.1779, kenscala@gmail.com



STEELPOINTE HARBOR:

LOCATION: Steelpointe Harbor, Bridgeport
ACTIVITY: Dredging, infrastructure-bulkhead work underway to support construction of residential, hotel, retail space, marina core building and 200-slip, full-service, deep-water marina.

ESTIMATED ECONOMIC IMPACT:

JOBS: Not available
CAPITAL INVESTMENT: Not available
COMPLETION: Not available
CONTACT: Steve Tylliszczak, Bridgeport Landing Development, LLC, 203.330.8200, stevet@bldsteelpointe.com, www.bldsteelpointe.com

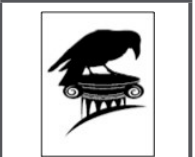


THE CHERRY STREET LOFTS: Phase I

LOCATION: West End, Bridgeport
ACTIVITY: Phase I to re-purpose multiple industrial properties that will include loft apartments and charter school is underway.

ESTIMATED ECONOMIC IMPACT:

JOBS: 450
CAPITAL INVESTMENT: \$130 Million
COMPLETION | PHASE I: 2018
CONTACT: Gary Flocco, Corvus Capital Partners LLC, 914.395.1180, flocco@corvuscap.com

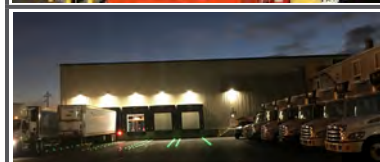


U-HAUL MOVING AND STORAGE

LOCATION: 365 Cherry Street, Bridgeport
ACTIVITY: Construction/transformation of 146,000 SF (former Bridgeport Metal Goods) factory to U-Haul showroom, truck rental, self storage, u-box facility underway.

ESTIMATED ECONOMIC IMPACT:

JOBS: 30 - 50 permanent
CAPITAL INVESTMENT: Not available
COMPLETION: 2018
CONTACT: Kristi Hickman, U-Haul, 602.263.6194, publicrelations@uhaul.com



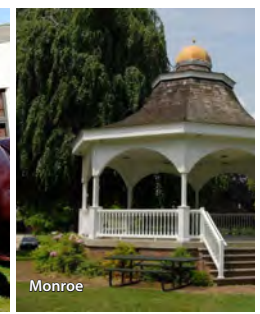
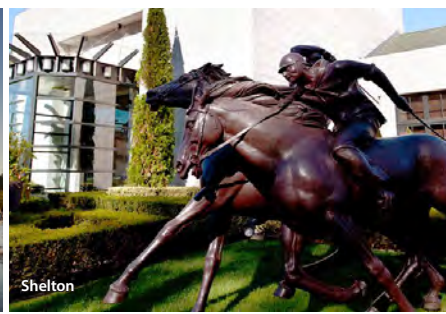
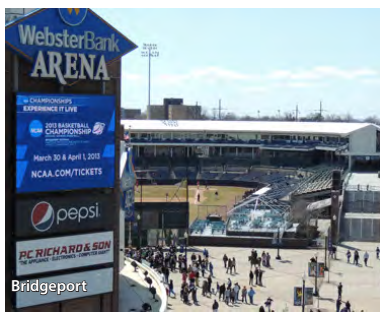
WADE'S DAIRY

LOCATION: 1316 Barnum Avenue, Bridgeport
ACTIVITY: 7,000 SF warehouse completed. Work nearing completion on 18 solar-paneled truck ports and solar install on 3 buildings to generate 249 kilowatts of power.

ESTIMATED ECONOMIC IMPACT:

JOBS: 40 new jobs
CAPITAL INVESTMENT: \$2.6 Million
COMPLETION: Warehouse Completed, Solar Panels - fall 2017
CONTACT: Doug Wade, Wade's Dairy, 800-247-9233, doug@wadesdairy.com





WEST GATE APARTMENTS
LOCATION: 515 West Avenue, Bridgeport
ACTIVITY: New construction, five-story, 48 unit, mixed-income, mixed-use building to include ground-floor commercial space.

ESTIMATED ECONOMIC IMPACT:
JOBS: Not available
CAPITAL INVESTMENT: \$12.5 Million **COMPLETION:** 12/2017
CONTACT: Elizabeth Torres / Ross Burkhardt, Bridgeport Neighborhood Trust, Inc / New Neighborhoods, Inc, elizabeth@bntweb.org / rburkhardt@nntstamford.org



BENCHMARK SENIOR LIVING
NOW STURGES RIDGE OF FAIRFIELD
LOCATION: 400 Mill Plain Road, Fairfield
ACTIVITY: 88 unit senior living facility under construction.

ESTIMATED ECONOMIC IMPACT:
JOBS: Not available
CAPITAL INVESTMENT: \$20 Million **TAX BASE:** \$250K
COMPLETION: First Quarter 2018
CONTACT: Mark Barnhart, Town of Fairfield, 203.256.3120, mbarnhart@town.fairfield.ct.us



FAIRFIELD UNIVERSITY | Health Sciences Building
LOCATION: 1073 North Benson Road, Fairfield University
ACTIVITY: 70,650 SF facility to include open, collaborative areas for small group interaction among students and faculty, state-of-the-art simulation equipment.

ESTIMATED ECONOMIC IMPACT:
JOBS: 150 construction and 100 indirect
CAPITAL INVESTMENT: \$34 Million
COMPLETION: Fall 2017
CONTACT: David Frassinelli, Fairfield University, 203.254.4254, dfrassinelli@fairfield.edu



MAPLEWOOD AT SOUTHPORT
LOCATION: 845, 917 Mill Hill Terrace, Fairfield
ACTIVITY: 92,000 SF, 3-story, 98 - unit assisted living/memory care facility.

ESTIMATED ECONOMIC IMPACT:
JOBS: 225 construction and 100 permanent
CAPITAL INVESTMENT: \$20 Million **TAX BASE:** \$250K
COMPLETION: Third Quarter 2018
CONTACT: Mark Barnhart, Town of Fairfield, 203.256.3120, mbarnhart@town.fairfield.ct.us



SACRED HEART UNIVERSITY | Upper Quad
LOCATION: Jefferson Street, Fairfield
ACTIVITY: Phase 1 development of the former 15-acre Jewish Home campus, includes conversion of existing building for a 175-bed residence hall and dining facility.

ESTIMATED ECONOMIC IMPACT:
JOBS: 125 construction, 150 permanent
CAPITAL INVESTMENT: \$50 Million (Phase 1 & Sports plan)
COMPLETION: Dining Hall - Oct. 2017, Housing - January 2018
CONTACT: Michael L. Iannazzi, Sacred Heart University, 203.371.7899, iannazzim@sacredheart.edu



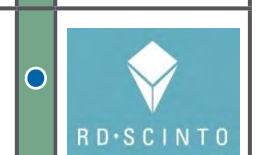
WALMART
LOCATION: Victoria Drive off Route 25, Monroe
ACTIVITY: Construction to begin on 160,942 SF Walmart Superstore to be built on 40 acres. Store plans to hire 300 employees.

ESTIMATED ECONOMIC IMPACT:
JOBS: 300 new jobs
CAPITAL INVESTMENT: \$22 Million, \$600,000 annual tax revenue
COMPLETION: Not Available
CONTACT: John Kimball, Kimball LLC., 203.452.1400, John@kimballllc.com



100 COMMERCE DRIVE
LOCATION: 100 Commerce Drive, Shelton
ACTIVITY: Demolition of former Tetley Tea building and site work underway for new 32,000 SF mixed use retail and office space.

ESTIMATED ECONOMIC IMPACT:
JOBS: 250 construction, 200 permanent, 1,000 indirect
CAPITAL INVESTMENT: \$10 Million
COMPLETION: November 2017
CONTACT: Rob Scinto, RD Scinto, Inc., 203.650.5533, rob@scinto.com



BRIDGE STREET COMMONS
LOCATION: Five Bridge Street, Shelton, CT
ACTIVITY: New construction of 60,000 SF building to include 10,000 SF of retail space, restaurant and up to 3 additional 1,500 sf retail units and 43 apartments.

ESTIMATED ECONOMIC IMPACT:
JOBS: 150 construction, 30 permanent
CAPITAL INVESTMENT: \$9.0 Million
COMPLETION: July 2017
CONTACT: Sue Coyle / Linda Schauwecker, Real Estate Two, 877. 738.9648



RIVER BREEZE RESIDENTIAL
LOCATION: 223 Canal Street, Shelton
ACTIVITY: Demolition of Former Manufacturing Facility and Construction of 67 Apartments along the Housatonic River.

ESTIMATED ECONOMIC IMPACT:
JOBS: 150 construction, 10 permanent
CAPITAL INVESTMENT: \$12.0 Million
COMPLETION: December 2018
CONTACT: John N. Guedes, Primrose Companies, 203.367.5180, johnguedes@sbcglobal.net



RIVERSIDE COMMERCIAL
LOCATION: 131 Canal Street, Shelton
ACTIVITY: 16,000 SF development with restaurant, retail and office units located along the Housatonic River. Pre-Leasing Stage. Summer 2017 ground-breaking.

ESTIMATED ECONOMIC IMPACT:
JOBS: 200 construction, 25 permanent
CAPITAL INVESTMENT: \$4.0 Million
COMPLETION: Spring 2018
CONTACT: Paul Timpanelli, Hodson Realty, 203.400.3097, paul@hodsonrealty.com

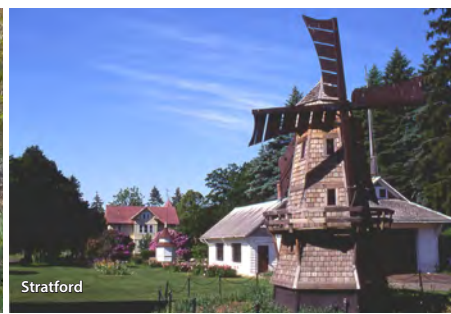




Trumbull



Trumbull



Stratford



Stratford



BURNS CONSTRUCTION

LOCATION: Access Road, Stratford
ACTIVITY: Expansion and new building completed.

ESTIMATED ECONOMIC IMPACT:

JOBS: 175 new, total 380
CAPITAL INVESTMENT: Not available
COMPLETION: Now open
CONTACT: Kenneth Burns, Burns Construction, Inc., (203) 375-1383



CONTRACT PLATING

LOCATION: 540 Longbrook Avenue, Stratford
ACTIVITY: Commercial broker selected to market the property for sale. Environmental assessment completed. DECD grant to remediate and demolish.

ESTIMATED ECONOMIC IMPACT:

JOBS: 10 construction
CAPITAL INVESTMENT: \$2.8 Million (DECD)
COMPLETION: Currently marketing property/remediation 2018
CONTACT: Mary Dean, Town of Stratford, 203.381.1351, mdean@townofstratford.com

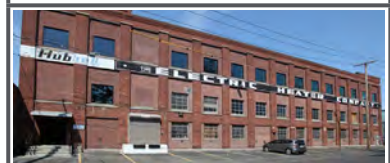


FERRY BOULEVARD PLAZA

LOCATION: 335 Ferry Boulevard, Stratford
ACTIVITY: Zoning approved. 1.69 acre site in new Transit Oriented District. Residential and retail - 71 apartments, 57 efficiency's and 14 one/two bedroom units.

ESTIMATED ECONOMIC IMPACT:

JOBS: Not available
CAPITAL INVESTMENT: Not available
COMPLETION: Not available
CONTACT: Salce Contracting Associates, (203) 378-1876, admin@salcecompanies.com

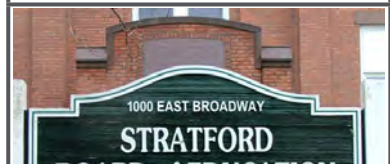


HUBBELL ELECTRIC WATER HEATERS

LOCATION: Seymour Avenue, Stratford
ACTIVITY: Expansion project with \$2.1 million Connecticut Department of Economic & Community Development.

ESTIMATED ECONOMIC IMPACT:

JOBS: Adding 30 new jobs to current 75
CAPITAL INVESTMENT: \$2.1 Million
COMPLETION: Not available
CONTACT: Bill Newbauer Jr., Hubbell Electric Water Heater Company, 203-378-2659



STRATFORD CENTER REVITALIZATION

LOCATION: ½ mile radius, Stratford Train Station
ACTIVITY: CT. DECD \$1,205,000 Brownfield Grant awarded to Town of Stratford for remediation and abatement of a 3.6 acre former public school site at 1000 East Broadway.

ESTIMATED ECONOMIC IMPACT:

JOBS: 200 Construction jobs, 65 permanent
CAPITAL INVESTMENT: \$24 Million private, \$22 Million public
COMPLETION: RFP and remediation and abatement 2018.
CONTACT: Mary Dean, Town of Stratford, 203.381.1351, mdean@townofstratford.com



TWO ROADS BREWING COMPANY

LOCATION: 1700 Stratford Avenue, Stratford
ACTIVITY: Expanding footprint. Project approved by zoning.

ESTIMATED ECONOMIC IMPACT:

JOBS: Not available
CAPITAL INVESTMENT: Not available
COMPLETION: Not available
CONTACT: Brad Hittle, Two Roads Brewing Company, 203.335.2010



100 OAKVIEW DRIVE

LOCATION: 100 Oakview Drive, Trumbull
ACTIVITY: 202 units of luxury, market-rate, rental apartments to be built on the site of the former Cannon office building which has been vacant since 2015.

ESTIMATED ECONOMIC IMPACT:

JOBS: 275 jobs
CAPITAL INVESTMENT: \$30 Million, \$600,000 tax base growth
COMPLETION: 2021
CONTACT: Howard Rappaport, Continental Properties, 212.874.5486, solarridgellc@gmail.com



DR. OBERHAND FAMILY DENTISTRY

LOCATION: 4 & 6 Broadway, Trumbull
ACTIVITY: Jason Oberhand DDS to expand his family dental practice with new facility in Long Hill Green.

ESTIMATED ECONOMIC IMPACT:

JOBS: 14 jobs
CAPITAL INVESTMENT: Not available
COMPLETION: Late 2017
CONTACT: Ron Giacobbe, Solar Ridge Construction LLC, 203.220.8408, solarridgellc@gmail.com



HENKEL CONSUMER GOODS

LOCATION: 4 Trefoil Drive, Trumbull
ACTIVITY: Former Sun Products space renovated for expanded research and development capabilities for beauty, laundry, and home care products completed.

ESTIMATED ECONOMIC IMPACT:

JOBS: 30 to 40 new jobs
CAPITAL INVESTMENT: \$20 Million
COMPLETION: Completed
CONTACT: Rina Bakalar, Department of Community/Economic Development, 203.452.5043, rbakalar@trumbull-ct.gov



TRUMBULL CENTER REDEVELOPMENT

LOCATION: 965 White Plains Road, Trumbull
ACTIVITY: 21,000 SF of new retail space is planned.

ESTIMATED ECONOMIC IMPACT:

JOBS: Not available
CAPITAL INVESTMENT: \$5 - \$6 Million
COMPLETION: Not available
CONTACT: Peter DiNardo Enterprises, 203-333-0206, info@DiNardoEnt.com



Quarterly Review of Economic Development Series Sponsors



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Find out more at www.fando.com.



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A BRIDGEPORT REGIONAL BUSINESS COUNCIL PUBLICATION

ABOUT THE QR

Vested in the economic vitality of the Greater Bridgeport Region, The **Bridgeport Regional Business Council** takes an active role in communicating, advocating, and facilitating projects and initiatives that build and advance a vibrant and involved business community. To that end, **The QR** or **Quarterly Review of Economic Development** offers a quarterly update of key economic development projects that will result in jobs growth and that will build the regional economy.

Updates are available in print each June and December, via a BRBC digital newsletter with distribution to a database of 3,000 business professionals, and available on-line at www.brbc.org.

BRBC ECONOMIC DEVELOPMENT COMMITTEE:

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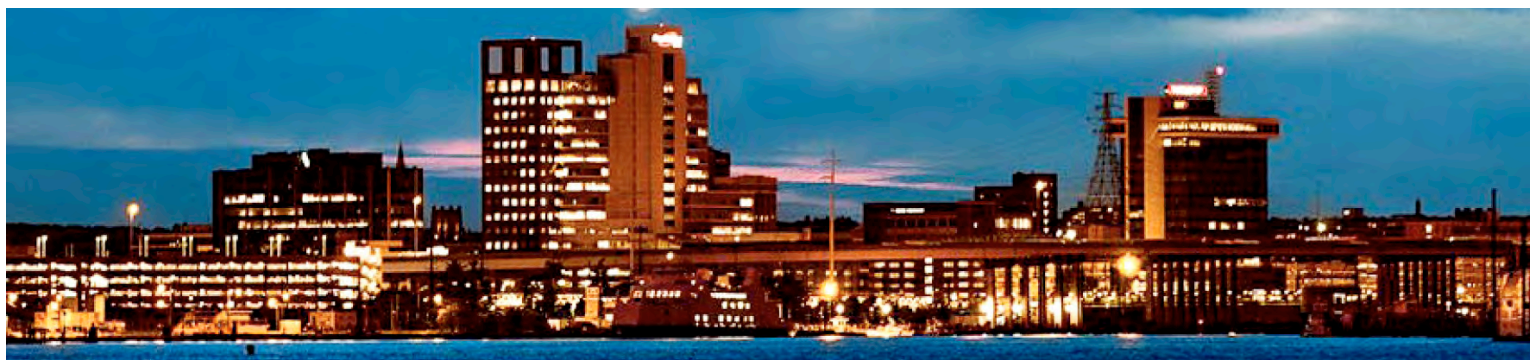
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Jeff Bishop, Karen DelVecchio, Mickey Herbert, Laura Hoydick, Edward Lavernoich, and Jocelyn Paoletta



Go to **The QR** at www.brbc.org for a complete overview of current and past properties featured within this quarterly publication.

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