

Volume 14
SEPTEMBER 2017

THE REGION'S KEY ECONOMIC DEVELOPMENT PROJECTS

BRIDGEPORT • FAIRFIELD • MONROE
SHELTON • STRATFORD • TRUMBULL



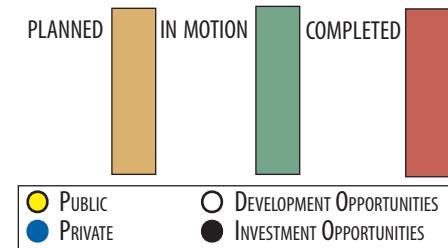
What Gets Measured, Gets Managed
A Bridgeport Regional Business Council Publication

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:



	<p>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.</p>	<p>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</p>	
	<p>BIJOU SQUARE: Phase III LOCATION: Phase III - 260 Fairfield Ave., Bridgeport ACTIVITY: Phase III is in pre-leasing stage. Ground breaking planned for late-2017.</p>	<p>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</p>	
	<p>CONNECTICUT'S BEARDSLEY ZOO LOCATION: 1875 Noble Avenue, Bridgeport ACTIVITY: Ground has been broken and construction is underway for new Red Panda Exhibit.</p>	<p>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</p>	
	<p>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.</p>	<p>ESTIMATED ECONOMIC IMPACT: JOBS: 150 construction, 3 permanent, 30 indirect CAPITAL INVESTMENT: \$30 Million COMPLETION: Fall 2017 CONTACT: Todd D. McClatchy, JHM Group; 203.348.2644, info-realestate@groupjhm.com; www.crescentcrossings.com</p>	
	<p>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).</p>	<p>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</p>	
	<p>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.</p>	<p>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</p>	
	<p>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.</p>	<p>ESTIMATED ECONOMIC IMPACT: JOBS: 180 construction CAPITAL INVESTMENT: \$79 Million COMPLETION: 2018 CONTACT: Thomas Gill, City of Bridgeport, 203.576.7221, www.bridgeportct.gov</p>	
	<p>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.</p>	<p>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</p>	
	<p>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.</p>	<p>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.lakesuccesbp.com</p>	
	<p>MAPLEWOOD COURTS LOCATION: 434 Maplewood Avenue, Bridgeport ACTIVITY: Rehabilitation of a 32 unit, affordable housing complex</p>	<p>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</p>	



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 Wetterstein, Vidal Wetterstein LLC, 203.226.7101, x2, bruce@vidalwetterstein.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

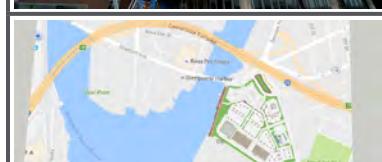


SACRED HEART UNIVERSITY: CENTER FOR HEALTHCARE EDUCATION

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 Tyliczak, 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 Tyliczak, 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



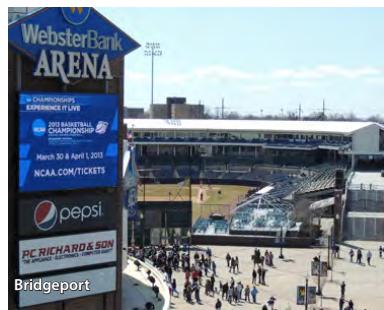
WADE'S DAIRY

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@nnistamford.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, dfassinelli@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, johnnguedes@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





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, solarridgelc@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, solarridgelc@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

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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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BRIDGEPORT: Thomas Gill (203.576.7221, Thomas.Gill@Bridgeportct.gov) | **FAIRFIELD:** Mark Barnhart (203.256.3120, mbarnhart@town.fairfield.ct.us)

MONROE: Stephen Vavrek, First Selectman (203.218.3383, svavrek@monroect.org) | **SHELTON:** Paul Grimmer (203.924-2521, sedc4@sheltonedc1.com)

STRATFORD: Mary Dean (203.381.1351, mdean@townofstratford.com) | **TRUMBULL:** Rina Bakalar (203.452.5043, rbakalar@trumbull-ct.gov)

BRIDGEPORT REGIONAL BUSINESS COUNCIL | COMMITTEE MEMBERS:

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.

Contact: Jocelyn Paoletta, paoletta@brbc.org for more information about *The QR*.

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