BRIDGEPORT
EASTON
FAIRFIELD
MONROE
SHELTON
STRATFORD
TRUMBULL

THE REGION’S KEY ECONOMIC DEVELOPMENT PROJECTS

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.

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>CONTACT</th>
<th>PROJECT STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>812 Barnum Ave., Bridgeport</td>
<td>David Kooris, <a href="mailto:david.kooris@bridgeportct.gov">david.kooris@bridgeportct.gov</a></td>
<td>COMPLETED</td>
</tr>
<tr>
<td>7 acres (former RemGrill site). Demolition and environmental clean-up in progress.</td>
<td></td>
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<tr>
<td>325 Stratford Ave., Bridgeport</td>
<td>Jeanne Webb, <a href="mailto:jwebb@bldsteelpointe.com">jwebb@bldsteelpointe.com</a></td>
<td>IN MOTION</td>
</tr>
<tr>
<td>Infrastructure/underground utilities underway. Bass Pro Shops/170,000 SF/retail, spring 2014 start. Capital Investment: $205-245 m, yr 1-5/ $795-920 m, yr 6-15 Jobs: 12,000 Construction, 3,000+ Permanent, 5,000+ Indirect</td>
<td></td>
<td></td>
</tr>
<tr>
<td>900 Lafayette Boulevard, Bridgeport, CT 06604</td>
<td>Brandon Hall, <a href="mailto:bhall@forstonecapital.com">bhall@forstonecapital.com</a></td>
<td>IN MOTION</td>
</tr>
<tr>
<td>100 Fairfield Avenue, Bridgeport, CT 06604</td>
<td>Thomas Stilley, <a href="mailto:thomas.e.stilley@dupont.com">thomas.e.stilley@dupont.com</a></td>
<td>IN MOTION</td>
</tr>
<tr>
<td>615 Asylum Street, Bridgeport, CT 06610</td>
<td>Joel Hausman, <a href="mailto:jhausman@colonialrealty.net">jhausman@colonialrealty.net</a></td>
<td>IN MOTION</td>
</tr>
<tr>
<td>1450 -1558 Barnum Ave., Bridgeport, CT 06610</td>
<td>Thomas Stilley, <a href="mailto:thomas.e.stilley@dupont.com">thomas.e.stilley@dupont.com</a></td>
<td>IN MOTION</td>
</tr>
<tr>
<td>344 acre site supporting 1.4 million+ SF of office, hi-tech clean manufacturing and R&amp;D space. 4,350+ jobs growth. Environmental remediation nearly completed.</td>
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<tr>
<td>Multi-use 200,000 SF complex of light industrial condominiums, office, medical and retail operations, with on-site management.</td>
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<tr>
<td>4,350+</td>
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</tbody>
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**LEGEND**

- **BRIDGEPORT**
- **EASTON**
- **FAIRFIELD**
- **MONROE**
- **SHELTON**
- **STRATFORD**
- **TRUMBULL**

**PLANNED**

- **IN MOTION**
- **COMPLETED**

**CONTACT:**

- David Kooris, david.kooris@bridgeportct.gov
- Jeanne Webb, jwebb@bldsteelpointe.com
- Brandon Hall, bhall@forstonecapital.com
- Joel Hausman, jhausman@colonialrealty.net
- Thomas Stilley, thomas.e.stilley@dupont.com

**PROJECT STATUS:**

- **PLANNED**
- **IN MOTION**
- **COMPLETED**
PORT JEFFERSON FERRY:
LOCATION: Seaview Avenue, Bridgeport
ACTIVITY: Ferry to move to larger, more accessible, 15 acre Seaview Avenue property constructing a new, 65-foot-tall terminal and creating 100+ jobs.
CONTACT: Fred Hall, hall_f@mcallistertowing.com
Bridgeport & Port Jefferson Steamboat Company
102 West Broadway, Port Jefferson, NY 11777
Phone: 631.473.4254
Details: www.88844ferry.com

THE SMILE PROJECT: Workforce Housing Village
LOCATION: West Side
ACTIVITY: 5.1 acre site visible from I-95 to transform vacant space to multi-use property with retail, 330 one and two bedroom apartments, recreational and open space.
CONTACT: Gary Flocco, flocco@corvuscap.com
Corvus Capital Partners LLC
50 Main Street, Suite #1000
White Plains, NY 10606
Phone: 914.395.1180

FAIRFIELD METRO CENTER
LOCATION: 1/2 mile from Exits 23, 24 & 25 of Interstate 95
ACTIVITY: 1 million SF of Class A office space, 75,000 SF retail, 175 room hotel, 197 unit apartment building, commuter parking lot and 11 acre waterfront nature preserve.
CONTACT: Mark Bamhart, mbamhart@town.fairfield.ct.us
Town of Fairfield
611 Old Post Rd., Fairfield, CT 06824
Phone: 203.256.3120
Details: www.fairfieldmetrocenter.com

RAFFERTY STADIUM: FAIRFIELD UNIVERSITY
LOCATION: Fairfield University, Fairfield
ACTIVITY: 3,500 seat NCAA Division 1 sports stadium to support men's and women's lacrosse program.
CONTACT: David Frassinelli, dfrassinelli@fairfield.edu
Fairfield University
1073 North Benson Road, Fairfield, CT 06824
Phone: 203.254.4254
Details: www.Fairfield.edu

SACRED HEART UNIVERSITY
LOCATION: 5151 Park Avenue, Fairfield
ACTIVITY: Projects include renovation of the Edgerton Center for the Performing Arts and new construction on the 125,000 SF John F. Welch College of Business.
CONTACT: 
5151 Park Avenue, Fairfield, CT 06825
Phone: 203.371.7999
Details: http://www.sacredheart.edu/aboutshu/newfacilities/

500 PEPPER STREET
LOCATION: 500 Pepper Street, Monroe
ACTIVITY: Development site with wetland approval for a 34,100 SF building. Corner location at the entrance of the Pepper Street Industrial Park.
CONTACT: Stephen J. Vavrek
Monroe Economic Development Commission
7 Fan Hill Road, Monroe CT 06468
Phone: 203.452.2819
Details: monroemeansbusiness@monroect.org

578-580 PEPPER STREET
LOCATION: 578 - 580 Pepper Street, Monroe
ACTIVITY: #578 offers 17,798 SF warehouse and 5,000 SF of flex office space. Ceiling height is 18'-22'. #580 offers high bay flex building with ceiling height up to 30'.
CONTACT: Stephen J. Vavrek
Monroe Economic Development Commission
7 Fan Hill Road, Monroe CT 06468
Phone: 203.452.2819
Details: monroemeansbusiness@monroect.org

VICTORIA DRIVE
LOCATION: Victoria Drive off Route 25
ACTIVITY: Planned 160,942 SF retail center with a single tenant on a 39.85 acre parcel near the Swiss Army Corporate Headquarters.
CONTACT: Stephen J. Vavrek
Monroe Economic Development Commission
7 Fan Hill Road, Monroe CT 06468
Phone: 203.452.2819
Details: monroemeansbusiness@monroect.org

COMMERCE DRIVE
LOCATION: Commerce Drive, Shelton
ACTIVITY: 60,000 SF high end office space across the street from a 1,500,000 SF office park with endless amenities.
CONTACT: Robert A. Scinto, rob@scinto.com
Robert D. Scinto Inc., 1 Corporate Drive Suite 100
Shelton, CT 06484
Phone: Direct # 203.447.6363, Cell# 203.218.2893
Details: www.scinto.com

CONSTITUTION DRIVE
LOCATION: Constitution Drive, Shelton
ACTIVITY: 325,000 SF professional office building with state-of-the-art amenities.
CONTACT: Robert A. Scinto, rob@scinto.com
Robert D. Scinto Inc., 1 Corporate Drive Suite 100
Shelton, CT 06484
Phone: Direct # 203.447.6363, Cell# 203.218.2893
Details: www.scinto.com
1111 STRATFORD AVENUE APARTMENTS
LOCATION: 1111 Stratford Avenue, Stratford
ACTIVITY: Transit oriented market value apartments is a key development project in Stratford's revitalization plan for Stratford Avenue.

CONTACT: Tracy Goguen
Forest City Enterprises, 1100 Terminal Tower, 50 Public Square, Cleveland, OH 44113-2203
Phone: 203.378.0006
Details: www.1111stratfordapartments.com

CONTRACT PLATING
LOCATION: 540 Longbrook Avenue, Stratford
ACTIVITY: Located in the Transit Oriented District and behind Home Depot, Shop Rite, and Walmart developments this property is planned for re-development.

CONTACT: Karen M. Kaiser
Department of Community/Economic Development
2725 Main Street, Stratford, CT 06615
Phone: 203.381.1351
Details: www.townofstratford.com

EXXON MOBIL PLANT
LOCATION: 495 Lordship Boulevard, Stratford
ACTIVITY: 19 acre prime real estate right off I-95 with more than 6.7 acres of interior space is planned for re-development.

CONTACT: Sal Alaimo
Broadway Stages, 203 Meserole Ave
Brooklyn, NY 11122
Phone: 718.349.9146
Details: www.broadway-stages.com

POINT STRATFORD RENEWAL
LOCATION: 77 acre site, adjacent to Sikorsky Memorial Airport
ACTIVITY: Planned mixed-use development includes 3 million SF of new buildings creating 1,000 + new jobs. A significant and premier project for the Stratford region.

CONTACT: Karen Kaiser
Department of Community/Economic Development
2725 Main Street, Stratford, CT 06615
Phone: 203.381.1351
Details: www.pointstratfordrenewal.com

ST. VINCENT'S URGENT CARE
LOCATION: 3272 Main Street, Stratford
ACTIVITY: An urgent care walk in center for treatment of non-life threatening illness and injury. The brand new 20,000 SF building will be completed this summer.

CONTACT: David Bigley
St. Vincent's Health Services
2800 Main St, Bridgeport, CT 06606
Phone: 203-377-7744
Details: www.stvincents.org/urgentcare

35 NUTMEG DRIVE
LOCATION: 35 Nutmeg Drive, Trumbull
ACTIVITY: 300,000 SF office/Flex/R&D facilities with full amenities, on site generator, gym, cafe, and conference rooms on 20 acre site.

CONTACT: Robert A. Scinto, rob@scinto.com
Robert D. Scinto Inc., 1 Corporate Drive Suite 100
Shelton, CT 06484
Phone: Direct # 203.447.6363, Cell# 203.218.2893
Details: www.scinto.com

41-51 MONROE TURNPIKE
LOCATION: 41 & 51 Monroe Turnpike, Trumbull
ACTIVITY: New mixed use retail development boasting restaurants, fitness center, retail, and health/beauty services.

CONTACT: Philip DiGennaro, pdigennaro@soundre.com
Sound Development
5520 Park Avenue
Trumbull CT 06611
Phone: 203.858.1407

BRIDGEPORT HOSPITAL OUTPATIENT CENTER
LOCATION: 5520 Park Avenue
ACTIVITY: 120,000 SF Medical Office Building and Parking Structure to include Smlow Cancer Hospital Services, Norma F. Poffen Breast Care Center and Outpatient Surgery.

CONTACT: Norman G. Roth, anoth@bpthosp.org
Bridgeport Hospital, 267 Grant Street
Bridgeport, CT 06610
Phone: 203.384.3338
Details: www2.bridgeporthospital.org

INSPORTS
LOCATION: 29 Trefoil Drive, Trumbull
ACTIVITY: Recently renovated, Insports Trumbull is a multi-sport recreation center providing state-of-the-art facilities for league play, camps and youth programs.

CONTACT: Peter Corbett, pjcsport@optonline.net
Insports, 29 Trefoil Drive
Trumbull, CT 06611
Phone: 203.268.1214
Details: www.insportscenters.com

TRUMBULL DATA CENTER
LOCATION: 80 Merritt Blvd., Trumbull
ACTIVITY: Turn key flex data center space available for immediate occupancy offers above baseline TKE, with the discerning financial industry audience in mind.

CONTACT: Sheryl M. Matteis, smatteis@digitalrealty.com
Digital Realty, 80 Merritt Blvd.
Trumbull, CT 06611
Phone: 877.378.3282
Details: www.digitalrealty.com
Corvus Capital Partners LLC Real Estate provides financial advice for NMTC and LIHTC in addition to JV Development of Retail, Residential and Office Buildings in the tristate area.

An advocate of smart-growth strategies and specializing in Walkable Communities, Corvus Capital Partners support projects that allow communities to grow in a way that preserves open space, minimizes pollution and habitat loss, maximizes economic prosperity, is equitable to all, and maintains and enhances quality of life.

With broad experience in all aspects of Federal, State and City Programs, Corvus acts as a development consultant with respect to NMTC and LIHTC, Joint Venture Partner for Retail, Residential and Office Development.

For more information contact Gary Flocco at 914.395.1180.

“RSP-Systems” is an exclusive authorized Capstone turbine distributor and certified service provider for greater New York and Connecticut.

Whether your goal is to save money, ensure life safety support, or both, RSP Systems is there to help decipher the complexity of the energy equation. A reliable, secure power system is an essential component to operating an efficient facility. Capstone RSP works closely with clients to understand their requirements to then design and deliver the most cost-effective system available.

The unique stainless steel aircraft grade turbine utilizes the most advanced technology; air bearings with no lubrication for cogeneration, tri-generation and backup power. The cleanest burning engine on the planet can be integrated into your facility by the professionals at “Reliable Secure Power Systems.”

For more information contact Howard Rosen at 718.991.6999 x 240

Providing commercial customers with value-enriched Heating, Ventilating and Air Conditioning (HVAC) service and installations for more than 90 years.

Founded in Bridgeport in 1919 and now located at 1180 Stratford Road, Stratford in a 25,000 SF facility, Main Enterprises Inc. state-of-the-art service department, complemented with the area’s most talented technicians and sophisticated equipment, assure customers that their systems are operating dependably and being maintained to meet or exceed manufacturers’ recommendations via its 24/7 service call center.

The installation team at Main Enterprises specializes in design/build projects, plan and specification work. From project onset (budget phase) through collaboration and system selection, professional design engineers provide cost effective ideas & options. Project construction teams deliver a quality, durable installation on schedule. Experience the difference as Main Enterprises delivers “Mechanical Exceptionalism” to your next project.

Visit www.mainhvac.com for more information.
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 will offer a quarterly update of key economic development projects that will result in jobs growth and that will build the regional economy.

Updates will be available in print, via digital newsletter with distribution to a database of 2300 business professionals, and accessed on-line at www.brbc.org.

BRBC ECONOMIC DEVELOPMENT COMMITTEE:

- Mark Barnhart, Town of Fairfield
- James Benson, Merit Insurance
- Jeff Bishop, Bridgeport Regional Business Council
- Marc Brunetti, Bridgeport Hospital
- Dean DeBiase, People's United Bank
- J. Kyle Dougherty, Dougherty Insurance Agency, Inc.
- Kevin Foley, Cushman Wakefield
- David Frassinelli, Fairfield University
- Mark Fries, People's United Insurance Agency
- Maureen Funke, The Whiting-Turner Contracting Company
- David Galla, People’s United Bank
- Nicole Grant, The UIL Holdings Corporation
- Steve Hodson, Hodson Realty, Inc.
- Jason Julian, Julian Enterprises
- Karen Kaiser, Town of Stratford
- David Kooris, City of Bridgeport
- Philip Kuchma, Kuchma Corporation
- Ed Lavernoich, Town of Trumbull
- Stuart Marcus, St. Vincent's Medical Center
- Peter Maher, Union Savings Bank
- Patrick McDonnell, The UIL Holdings Corporation
- Robert Morton, Morton’s Mortuary, Inc.
- Thomas O’Shea, Grainger
- Jocelyn Paoletta, Bridgeport Regional Business Council
- Roberto Perez, Town of Monroe
- Rob Scinto, R.D. Scinto, Inc.
- Paul Timpanelli, Bridgeport Regional Business Council
- Robert Trefry, PathQuest Coaching and Consulting
- Steve Vavrek, Town of Monroe
- Doug Wade, Wade’s Dairy, Inc.
- Bruce Wettenstein, Vidal/Wettenstein, LLC

Go to www.brbc.org for complete details on Economic Development Projects taking place in the greater Bridgeport region.

Contact: Jeff Bishop, bishop@brbc.org to submit your project for inclusion in The QR.

Contact: Jocelyn Paoletta, paoletta@brbc.org for sponsorship information.

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