

2026 – CONFIDENTIAL – FOR DISCUSSION PURPOSES ONLY

Whiteroan



ENRICHING COMMUNITIES THROUGH HOSPITALITY

PROPOSAL FOR SEASIDE PARK



On behalf of our team, would like to thank everyone for the opportunity provide this proposal to activate some underutilized assets within Seaside Park and positively impact the amenity base of the City. Seaside Park has a long history of evolving as a hub of leisure activities dating back to its original design in 1865 by Olmsted and Vaux and its subsequent expansion by filling out salt marshes. Today we'd like to continue that tradition by adding complementary uses to the park's landscape that serve locals and visitors alike. All of these uses would be open to the public and would feature significant community access and complementary events with over 10 community events per year.

Our proposal is composed of the following:

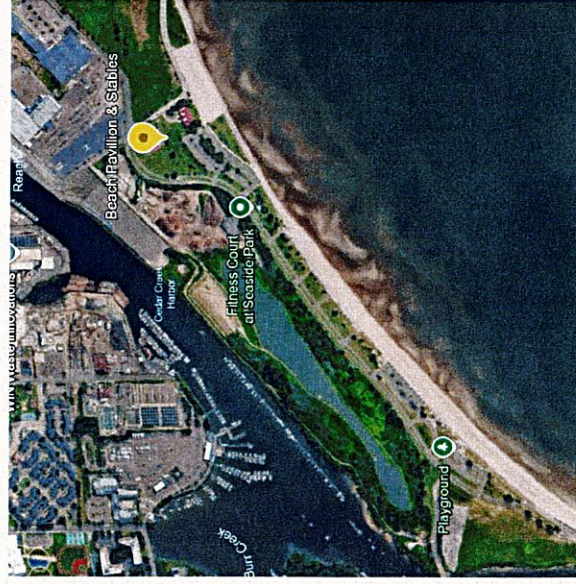
1. Beach Pavillion & Stables –

- Renovation and reactivation of the historic casino building into a restaurant and events space with a focus on serving as a beachside amenity and destination. The ground floor will be indoor / outdoor and have a toes in the sand experience during the summers.
- Renovation and reactivation of adjacent stables into small shops and outdoor activity venue for families, including all-day coffee shops, games and activities.

Current projections suggest an investment into Seaside Park of c. \$3m and a net income to the City of over \$1.8 million over a 30-year term.



SEASIDE PARK MAP



1. Beach Pavillion & Stables

Concept:

- **Beach Pavillion (old Bathhouse)**
 - **Ground Floor:** a beach shack / brewery with great food and indoor-outdoor scene with live music, the smell of grilled jerk chicken, and toes in the sand
 - **Second Floor:** a flagship event venue with water views to celebrate the best of Bridgeport
 - **Stables:** Shops to include casual cafe to pick up a bite or a gift on the walk to the beach. Seasonal market rotating the best of Bridgeport and CT's crafts and produce. Games and activities for the family (e.g., pony rides, putt-putt, etc.)
- **Investment: c. \$3 million**

Proposed Terms:

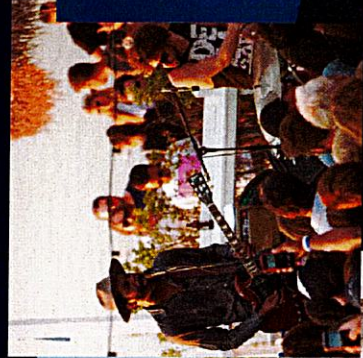
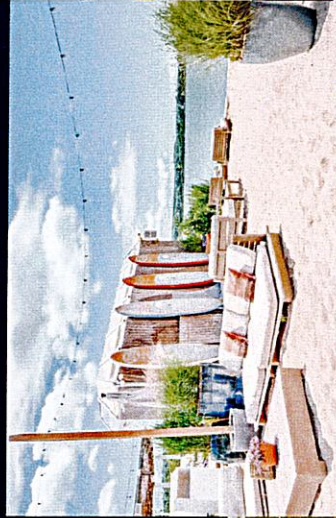
- Type: Lease (NNN)
- Term: 10-Year Lease with 2 x 10-year extensions
- Lease commencement upon completion of the renovation works
- 12 months of free rent per 10-year term in year 1, 11, and 21
- Tenant to invest Premises to include the Beach Pavillion and the stables
- Parking to be defined (so as not to affect passes revenue)
- Rent \$5k per month (resets every 5 years at 10% increase
- Items to consider: *Coastal Permitting and Resiliency*



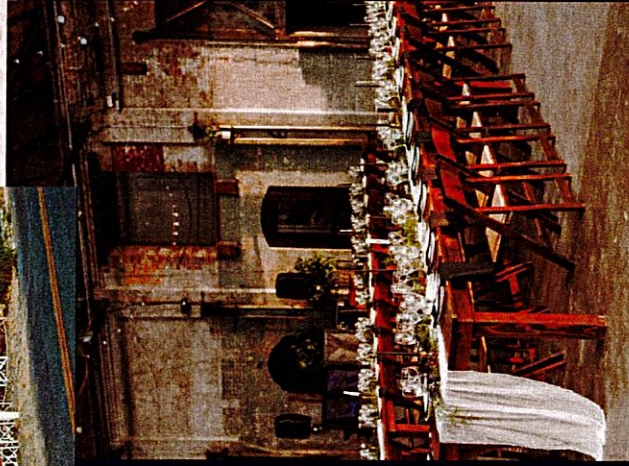
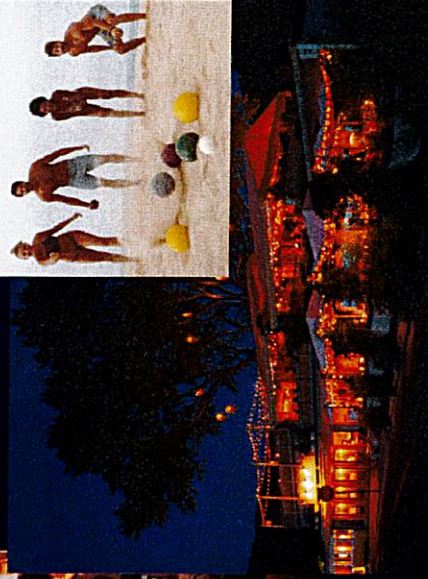
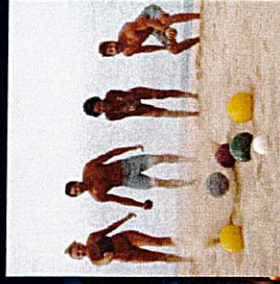
1. BEACH PAVILLION & STABLES INSPIRATION



Ground
Floor
Beach
Shack



Live Music series



2nd Floor
Events



Stables: Pop-up markets and Crafts with local vendors



Appendix: Proposed Lease Totals – 30 Years

- \$1.8m in total payments to the City of Bridgeport over 30 Years
- Increased economic activity and amenity base for both residents and corporates (e.g., Sikorsky)

LEASE PAYMENTS:

\$ in thousands	
1. Beachside	
Year	
1	-
2	\$60
3	\$60
4	\$60
5	\$60
6	\$60
7	\$60
8	\$60
9	\$60
10	\$60
11	-
12	\$66
13	\$66
14	\$66
15	\$66
16	\$66
17	\$66
18	\$66
19	\$66
20	\$66
21	-
22	\$73
23	\$73
24	\$73
25	\$73
26	\$73
27	\$73
28	\$73
29	\$73
30	\$73
TOTAL	\$1,787

ASR



Disclaimer

- In general, This disclaimer applies to this document and the verbal or written comments of any person presenting it. This document, taken together with any such verbal or written comments, is referred to herein as the "Presentation." The Presentation is for use by the intended recipient and cannot be reproduced, shared or published in any manner without the prior written consent of the Manager. Information provided in the Presentation, including without limitation investment strategies, investment restrictions and parameters, and investment and other personnel may be changed or modified, terminated or supplemented at any time without further notice.
- Prior to investing, investors in the Portfolio must familiarize themselves with the Project's offering materials and be prepared to absorb the risks associated with any such investment, including a total loss of all invested capital. The complete terms regarding an investment in the Project, including the investment program, fees and charges, tax considerations, risk factors, conflicts of interest and liquidity, are set forth in the Offering Documents.
- An investment in the Project is speculative and involves a high degree of risk. Opportunities for withdrawal/redemption and transferability of interests are restricted, so investors may not have access to capital when it is needed. The Project is primarily concentrated in commercial real estate and this lack of diversification may result in higher risk. Significant leverage may be employed in the portfolio, which can make investment performance volatile. An investor should not invest in the Project, unless it is prepared to lose all or a substantial portion of its investment. The fees and expenses charged in connection with an investment in the Project may be higher than the fees and expenses of other investment alternatives and may offset profits.
- No offer to purchase or sell securities. The Presentation does not constitute an offer to sell, or a solicitation of an offer to buy, any security and may not be relied upon in connection with the purchase or sale of any security. Any such offer would only be made by means of formal Offering Documents, the terms of which shall govern in all respects.

NO CONFLICTS / DISCLOSURE FORM

EVERY BUSINESS OR INDIVIDUAL THAT IS ISSUED A NOTICE OF INTENT TO AWARD PURSUANT TO THE CITY'S PURCHASING ORDINANCE (Section 3.08.070, AS AMENDED), MUST FULLY AND ACCURATELY COMPLETE THIS DISCLOSURE FORM. IF THERE IS INSUFFICIENT SPACE FOR ANY ANSWER, ATTACH ADDITIONAL SHEETS.

Name of Individual or Business: Whiteroan LLC

Person signing this form: _____

Title: Partner

Phone Number: (917) 207 - 0265 **Email:** rr@whiteroan.com

The undersigned hereby represents and warrants that the following statements are true, correct and complete, to the best of his/her knowledge and belief, and that the City of Bridgeport is entitled to rely thereon:

1. Business is (*check one*)

- | | |
|--|--|
| ☐ a corporation | ☐ a general partnership |
| ☐ a limited liability company | ☐ a sole proprietorship |
| ☐ a limited liability partnership | ☐ other _____ |

2. Business Address: 609 Riverside Ave
Westport, CT 06880

3. State of incorporation or organization: ☒ Connecticut
☐ Other Delaware

4. What other trade names does the Business use, if any?

5. Fed. ID or SS # 93-4670621
DUNS # _____
CT Contractors # _____

CT State ID # _____
SAM # _____
Other pertinent license #s (if any)

6. (a) Identify all officers, directors, managing or general partners, or managing members.

<u>Name</u>	<u>Address</u>	<u>Title</u>
Rodrigo Real	49 PARTRICK RD, Westport, CT	Partner
Martin Purcell	634 Silvermine Rd, New Canaan, CT	Partner

(b) Identify owners of 5% or more interest in the Business:

7. Identify any parent, affiliate or subsidiary organization of the Business.

(a) Company's name GRV Holdings, a

- ☐ a corporation
 ☐ a general partnership
☒ a limited liability company
 ☐ a sole proprietorship
☐ a limited liability partnership
 ☐ other _____

State of Incorporation or organization: CT

Relationship to your company: Shareholder

(b) Company's name Percy Holdings, a

- ☐ a corporation
 ☐ a general partnership
☒ a limited liability company
 ☐ a sole proprietorship
☐ a limited liability partnership
 ☐ other _____

State of Incorporation or organization: CT

Relationship to your company: Shareholder

8. Has the Business, any parent, affiliate or subsidiary company, or any of their respective officers, directors, owners, general partners, managing members, within the past three (3) years been convicted of, entered a plea of guilty, entered a plea of *nolo contendere*, concluded or served a sentence imposed for, or otherwise admitted to:

- | | <u>Yes</u> | <u>No</u> |
|---|--------------------------|-------------------------------------|
| a) the commission of a criminal offense as an incident to obtaining or attempting to obtain a public or private contract or subcontract, or in the performance of such contract or subcontract? | ☐ | ☒ |
| b) the violation of any state or federal law for embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property or any other offense indicating a lack of business integrity or business honesty which affects responsibility as a municipal contractor? | ☐ | ☒ |
| c) the violation of any state or federal antitrust, collusion or conspiracy law arising out of the submission of bids or proposals to a public or private contract or subcontract? | ☐ | ☒ |
| d) fraudulent, criminal or other seriously improper conduct while participating in a joint venture or similar arrangement. | ☐ | ☒ |
| e) willfully failing to perform in accordance with the terms of one or more public contracts, agreements or transactions? | ☐ | ☒ |
| f) having a history of failure to perform or a history of unsatisfactory performance of one or more public contracts, agreements or transactions? | ☐ | ☒ |
| g) willfully violating a statutory or regulatory provision or requirement applicable to a public contract, agreement or transaction? | ☐ | ☒ |

**IF YOU ANSWER YES TO ANY PART OF SECTION 8,
PLEASE EXPLAIN IN DETAIL ON AN ATTACHED SHEET.**

9. Initial as appropriate below:

None of the persons listed herein is related by blood or marriage to any City of Bridgeport government official or employee. RR (Initial)

OR

One or more of the persons listed herein is related by blood or marriage to a City of Bridgeport government official or employee. (Explain in detail below or attach additional sheet if necessary). _____ (Initial)

10. Does the Business, any parent, affiliate or subsidiary company, or any of their respective officers, directors, owners, general partners, managing members, employees, or agents have any business or familial relationship, through ownership, directorship, contractual arrangement, control, or other arrangement with any of the subcontractors to be used on the work involved in the bid for which this form is being submitted? _____ YES or x NO

**IF YOU ANSWER YES TO ANY PART OF SECTION 10,
PLEASE EXPLAIN IN DETAIL ON AN ATTACHED SHEET.**

11. Read and initial at the end of the following paragraph:

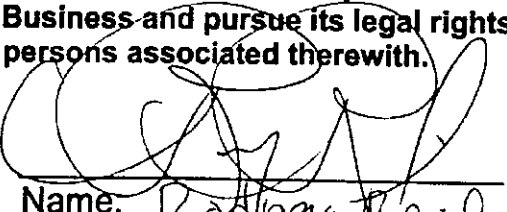
BY INITIALING BELOW, THE UNDERSIGNED REPRESENTS THAT
THERE EXISTS NO KNOWN OR SUSPECTED CONFLICTS OF INTEREST
BETWEEN THE BUSINESS, ITS PARENT, AFFILIATES OR SUBSIDIARIES
AND THE CITY OF BRIDGEPORT. RR (Initial)

12. Read and initial at the end of the following paragraph:

BY INITIALING BELOW, THE UNDERSIGNED UNDERSTANDS THAT THE
DUTY TO PROVIDE THE INFORMATION REQUESTED IN THIS FORM IS A
CONTINUING OBLIGATION AND THAT THE INFORMATION REQUIRED
BY THIS FORM MUST AND WILL BE PROMPTLY UPDATED UPON ANY
CHANGE. RR (Initial)

WARNING: Falsifying information on this form, or failing to promptly notify the City of changes to the information contained in it during the course of the Business' performance of the work will constitute a default under any contract or purchase order awarded to the Business, and will permit the City to terminate its contract with the Business and pursue its legal rights and remedies as to such Business or persons associated therewith.

Dated: 6/1/2026 6/2/2026


Name: Rodolfo Real
Title: Partner Member
duly-authorized

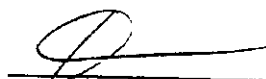
NOTARIZE NEXT PAGE PLEASE

STATE OF CT

COUNTY OF Fairfield ss. _____

06 02, 2026

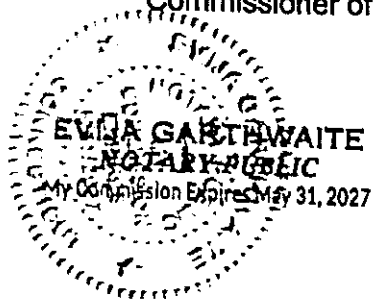
Personally appeared before me, Rodrigo Real (name), the
Member-Authorize Signatory (title) of Whiteroan LLC (name
of Business), who swore to the truth of the foregoing as his/her free act and deed
and the free act and deed of Whiteroan LLC (name of Business)
before me.



Notary Public:

My commission expires on: 05/31/2027

Commissioner of the Superior Court



ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Brian Foster Architects, LLC, Westport CT

2. PUBLIC NOTICE DATE

06/01/2026

3. SOLICITATION OR PROJECT NUMBER

Beachside Pavilion

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Brian Foster, AIA

5. NAME OF FIRM

Brian Foster Architects, LLC

6. TELEPHONE NUMBER

312.848.1226

7. FAX NUMBER

8. E-MAIL ADDRESS

BF@brianfoster-ny.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-TRACTOR			
a.	✓				Brian Foster Architects, LLC ☐ CHECK IF BRANCH OFFICE	606 Post Road, East. Westport CT 06880, #649	Architect of Record
b.					☐ CHECK IF BRANCH OFFICE		
c.					☐ CHECK IF BRANCH OFFICE		
d.					☐ CHECK IF BRANCH OFFICE		
e.					☐ CHECK IF BRANCH OFFICE		
f.					☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☐ (Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Brian Foser, AIA	Architect of Record	a. TOTAL 22	b. WITH CURRENT FIRM 9
15. FIRM NAME AND LOCATION (City and State) Brian Foster Architects, LLC. Westport, CT			
16. EDUCATION (Degree and Specialization) University of Michigan School Of Architecture, Master's Degree with Honors		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) ARCHITECT #ARI.0015359	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) New York State, Licensed Architect			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Museum of Architecture and Design, Helsinki, Finland		2025	
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 250,000 SF mixed use public program of design gallery, public forum, office, conference hall, auditorium, theater, library, and cafe spaces. Public Parking and transit drop off. Design Architect		
		☒ Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Private Tennis Pavilion, Fairfield, Connecticut		2026	
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 5,000 SF Private Training, office, shop, cafe, and seating area. Design Architect.		
		☒ Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Albany Honeycomb		2015	2016
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 150,000 SF mixed use Residential, Parking, Retail and Plaza design. Design Architect in charge.		
		☐ Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Albany Recording Studio		2016	2017
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 25,000 SF Private recording studio, live room, office, mixing room, lounge, and plaza space. Design Architect in charge.		
		☐ Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Prague Bus Terminal		2025	
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 40,000 SF public bus terminal, ticket area, cafe, waiting room, bathrooms, and office space. Design Architect.		
		☒ Check if project performed with current firm	

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER C
21. TITLE AND LOCATION <i>(City and State)</i> Albany Honeycomb, Albany Bahamas	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i> 2017

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Albany Bahamas	b. POINT OF CONTACT NAME Jamie Johnston	c. POINT OF CONTACT TELEPHONE NUMBER Jjohnston@albanybahamas.com
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Albany Honeycomb Building, In Albany, Bahamas is a 150,000 SF mixed use program including 34 custom residential units, 4 beach side retail spaces adjacent to a Marina boardwalk. Also included in the building was a penthouse events space for dining, parking space for both vehicles and golf carts, as well as the integration with the plaza masterplan including access to the adjacent golf course and equestrian center. estimated \$30,000,000. Cost of Construction.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

[illegible]

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1		6	
2		7	
3		8	
4		9	
5		10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

BRIAN FOSTER, AIA

Mr. Foster is the founding partner of Brian Foster Architects and currently leads the design for all projects in the office. Prior to founding the eponymous office, he worked for a number of high profile design offices in New York City including: The Office of Metropolitan Architecture (OMA-NY), which later rebranded as RE X, Bjarke Ingels Group, (BIG) where he was one of the original New York City Studio members and later went on to lead a number of the offices' marquee Residential projects.

Brian is a licensed Architect in the State of New York, a active member of the American Institute for Architects and has either taught or been a guest Juror at Harvard University, The University of Pennsylvania, The University of Michigan, The University of Chicago, and Miami University of Ohio. His work has been included in a number of exhibits and publications including the New York Times, the Museum of Modern Art in New York, the National Building Museum in Washington D.C. and the American Pavilion at the Venice Biennale. Brian's work has been recognized with the profession's top accolades, including numerous AIA New York, ArchDaily, Architect/Progressive Architecture, Architect's Newspaper, Architectural Review, Architizer, and Wallpaper* design awards.

Brian holds a Master of Architecture with Honors from the University of Michigan and a Bachelor of Fine Arts in Architecture from Miami University of Ohio.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

e5aca23d-caec-4818-a181-19540913a018

Digitally signed by e5aca23d-caec-4818-a181-19540913a018
Date: 2026.06.01 14:55:41 -04'00'

32. DATE

6/1/2026

33. NAME AND TITLE

BRIAN FOSTER, AIA

1. SOLICITATION NUMBER (If any)	
---------------------------------	--

PART II - GENERAL QUALIFICATIONS

2a. FIRM (or Branch Office) NAME

3. YEAR ESTABLISHED

2016

4. UNIQUE ENTITY IDENTIFIER

Ein - 93-1430542

2b. STREET

606 Post Road East, #649

5. OWNERSHIP

2c. CITY

Westport

2d. STATE

CT

2e. ZIP CODE

06880

a. TYPE

LLC

b. SMALL BUSINESS STATUS

N/A

6a. POINT OF CONTACT NAME AND TITLE

Brian Foster, AIA, Owner

7. NAME OF FIRM (If Block 2a is a Branch Office)

6b. TELEPHONE NUMBER

312.848.1226

6c. EMAIL ADDRESS

BF@brianfoster-ny.com

N/A

8a. FORMER FIRM NAME(S) (If any)

8b. YEAR ESTABLISHED	1970
----------------------	------

ED 8c. UNIQUE ENTITY IDENTIFIER

N/A

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than \$100,000
2. \$100,000 to less than \$250,000
3. \$250,000 to less than \$500,000
4. \$500,000 to less than \$1 million
5. \$1 million to less than \$2 million
6. \$2 million to less than \$5 million
7. \$5 million to less than \$10 million
8. \$10 million to less than \$25 million
9. \$25 million to less than \$50 million
10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE

e5aca23d-caec-4818-a181-19540913a018

b. DATE

6/1/2026

c. NAME AND TITLE

BRIAN FOSTER, AIA



June 1, 2026

Re: Seaside Park Casino Bath House

Dear members of the Bridgeport Community,

This letter is to clarify that we have been in dialogue with Howard Saffan and the rest of the Bridgeport Amphitheater team to coordinate our response to this RFP. We are fully supportive of their quest to bring back the festival to Seaside Park and are fully engaged in helping their tireless efforts to make Bridgeport an amazing and exciting place to live, work and play. Please rest assured that our proposal will be respectful and complementary of those efforts and will try support their activities to ensure mutual success and the continued success of all of Bridgeport.

Respectfully,



Rodrigo Real
Whiteroan LLC