



## ***Land Use-Urban Redevelopment Committee – Board of Representatives***

Harry Day, Co-Chair

David Kooris, Co-Chair

# **Committee Report**

**Date:** Tuesday, October 28, 2014

**Time:** 7:30 p.m.

**Place:** Republican Caucus Room, 4<sup>th</sup> Floor, Government Center

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chair Day, Co-Chair Kooris and Committee Member Reps. Fountain, McNeil, Okun and Reeder. Absent or excused were Committee Member Reps. Ryan and Summerville. Also present were Lou Casolo, Engineering; Jim Minor, Law Department; Rachel Goldberg, URC; and Thomas Madden, Director of Economic Development.

Co-Chair Kooris called the meeting to order at 7:32 p.m.

<b>Item No.</b>	<b>Description</b>	<b>Committee Action</b>
<sup>1</sup> 5. <a href="#">LU29.030</a>	RESOLUTION; Approving the demolition of the City Storage Shed at Scofieldtown Park. 10/28/2014 – Submitted by Mayor Martin	<b>Approved 6-0-0</b>

A motion to suspend the rules to take up Item No. 5 was made, seconded and approved by unanimous vote. (Reps. Day, Kooris, Fountain, Okun and Reeder in favor.)

Lou Casolo explained that the City needs approval to demolish a small building at Scofieldtown Park, which used to store a fuel truck and be used for leaf composting, as part of the remediation capping project. After the demolition, the footprint of the structure will be covered by 9 feet of fill. A motion to approve this resolution was made, seconded and approved by unanimous vote. (Reps. Day, Kooris, Fountain, McNeil, Okun and Reeder in favor.)

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<sup>1</sup> Video Time Stamp 00:00:54

- <sup>2</sup>1. [LU29.002](#) REVIEW; construction work at Star Meadow Ranch, Erskine Road.  
 11/20/13 – Submitted by Chair Day  
 01/28/14 – Report Made & Held in Committee  
 02/27/14 – Report Made & Held in Committee  
 03/25/14 – Report Made & Held in Committee  
 04/22/14 - Report Made & Held in Committee  
 05/27/14 – Held in Committee  
 07/01/14 – Report Made & Held in Committee  
 07/29/14 – Report Made & Held in Committee  
 08/11/14 – Held at Steering  
 09/23/14 - Report Made & Held in Committee
- Report Made & Held in Committee until December/January**

Jim Minor explained that there is not much happening on this item because there is currently a request for a zone text change filed on behalf of three individuals. He believes that this will take 2 or 3 months. The committee determined to hold this item until December or January.

- <sup>3</sup>2. [LU290.008](#) REVIEW; enforcement of the notice and delay provisions of the Demolition Permit ordinance.  
 12/04/13 – Submitted by Chair Day and Rep. Reeder  
 01/28/14 – Report Made & Held in Committee  
 02/27/14 – Held in Committee  
 03/25/14 – Held in Committee  
 04/22/14 - Held in Committee  
 05/27/14 – Held in Committee  
 07/01/14 – Report Made & Held in Committee  
 07/29/14 – Report Made & Held in Committee  
 08/26/14 – Report Made & Held in Committee  
 pending HPAC comments  
 09/08/14 – Held in Steering
- Held in Committee**

Co-Chair Kooris stated that the HPAC has no record of having received this for their review. The office will resend it. Jim Minor stated that the Law Department has reviewed this proposed ordinance. The Committee decided to change this item at the Steering Committee for next month so that the proposed ordinance can be published and the HPAC input will be incorporated at that point.

- <sup>4</sup>3. [LU29.025](#) REVIEW; of the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43.  
 05/28/14 – Submitted by President Skigen  
 07/29/14 – Report Made & Held in Committee  
 08/26/14 – Held in Committee
- Report Made & Held in Committee until December**

Rachel Goldberg responded to various questions from the Committee regarding the finances of the URC, as follows:

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<sup>2</sup> Video Time Stamp 00:06:16

<sup>3</sup> Video Time Stamp 00:17:42

<sup>4</sup> Video Time Stamp 00:20:00

- The last formal financial statement showed that as of 6/30/13 the URC had \$6.1 million in assets, including land held for resale, a receivable on a mortgage; funds due from the City and \$600,000 in cash. The bulk of this is the Trinity mortgage and note.
- The URC is still in the audit process for year end 6/30/14
- The primary assets of the URC are:
  - In Block 9
    - the Phase 3 Development Site which the URC still owns, with a contract value of \$1,565,140 and a closing date of on or before 5/10/16
    - the Phase 4 Development unit which has a net cash to the URC at closing of \$179, 800 plus a note and mortgage in the amount of \$2,726,767 and a closing date of on or before 12/1/16, although the closing may be sooner,
  - Parcel 36 – there is no contract on this at this point, although an RFP was sent out and responses have been received. This property will probably have a value of \$1 million
  - The accountants would not use these numbers, they would use the cost of acquisition plus expenses.
- The URC currently has cash on hand of \$340,000 plus \$20,000 in receivables from the City
- The annual projected income of the URC for 2014/15 at the time the current fiscal budget was adopted is \$74,638. The URC receives no income from the garage
- The URC was reimbursed for staff services and her services beyond her normal duties to the URC in connection with Phase 1 and Phase 2 of the Urban Transitway
- The last reimbursable to the URC in connection with the Mill River was for the bond counsel engaged to modify the plan a few years ago
- There is no other source of income for the URC at this point
- The City auditors will prepare an audit of the URC and then the URC's outside accountant will provide financial statements based upon the auditor's report.
- She will provide the financials after the accountant is finished and will provide the committee with the last two years' financial statements

The Committee will revisit this item in December.

- <sup>5</sup>4. [LU29.027](#) RESOLUTION; In support of the Establishment of the Stamford 2030 District. **Approved 6-0-0**  
09/22/2014 – Submitted by Mayor Martin

Thomas Madden stated that

- this is a public/private partnership to see what can be done within the District to reduce energy usage in the buildings, the miles travelled by employees and water usage
- Approximately 20 properties have already signed up
- This was started by the Business Council of Fairfield County, which has a 2 year

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<sup>5</sup> Video Time Stamp 01:01:49

- grant for an executive director to run this
- It is a marketing tool for Stamford, demonstrating that the City is committed to having some of the best and most sustainable buildings in the County, and fitting with corporations' sustainability policies
  - There is no cost to the City for this program
  - The program ties in with the City's Energy Improvement District, which could be a vehicle for the changes included in this district
  - There are 5 other cities in the country doing this

A motion to approve this resolution was made, seconded and approved by unanimous vote. (Reps. Day, Kooris, Fountain, McNeil, Okun and Reeder in favor.)

Co-Chair Kooris adjourned the meeting at 8:56 p.m.

Respectfully submitted,

David Kooris, Co-Chair

This meeting is on [video](#).