



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

Harry Day, Co-Chair

David Kooris, Co-Chair

# **Committee Report**

**Date:** Tuesday, May 26, 2015

**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 Kooris; Co-Chair Day and Committee Member Reps. Fountain, McNeil, Okun, Reeder, Ryan and Summerville. Absent or excused was Committee Member Rep. McGarry. Also present were Kathy Emmett, Corporation Counsel; Jim Minor, Law Department; the Reverend Dr. Tommie Jackson, Rachel Goldberg, Esq., Michael Bayonne, Esq. and Peter Sciarretta, URC; Steven Osman; Mani Poola, Traffic Engineer; William Hennessey and Jason Klein, Carmody Torrance Sandak & Hennessey; Maurice Nizzardo and Fred Gillan. (See the attached public hearing sign-in sheets for LU29.008 and LU29.038.)

Co-Chair Kooris called the meeting to order at 7:37 p.m.

<b>Item No.</b>	<b>Description</b>	<b>Invitee(s)</b>
<sup>1</sup> 1. <a href="#">LU29.008</a>	<p>ORDINANCE <u>for Public Hearing and Final Adoption</u>; enforcement of the notice and delay provisions of the Demolition Permit ordinance.</p> <p>12/04/13 – Submitted by Chair Day and Rep. Reeder 01/28/14 – Report Made &amp; 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 &amp; Held in Committee 07/29/14 – Report Made &amp; Held in Committee 08/26/14 – Report Made &amp; Held in Committee pending HPAC comments 09/08/14 – Held in Steering 10/29/14 –Held in Committee 02/24/15 – Report Made &amp; Held in Committee 03/31/15 – Held in Committee 04/28/15 – Approved by Committee, as amended</p>	<b>Approved 8-0-0</b>

Co-Chair Kooris opened the public hearing. William Hennessey spoke in opposition to this ordinance, particularly objecting to the inclusion of stone walls within the definition of

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<sup>1</sup> Video Time Stamp 00:00:30

“structure” for postwar buildings and walls, given that the ordinance would apply to buildings at least 50 years old, and the inclusion of demolition by neglect. There being no other members of the public wishing to speak, Co-Chair Kooris closed the public hearing. Members of the Committee noted that this ordinance only provides for a delay if there is an objection to the demolition of an historic structure, including a wall. A motion to approve this ordinance for final adoption was made, seconded and approved by unanimous vote (Reps. Day, Kooris, Fountain, McNeil, Okun, Reeder, Ryan and Summerville in favor).

- <sup>2</sup>2. [LU29.038](#) RESOLUTION and Public Hearing; Authorizing the Acquisition by Negotiation or Eminent Domain of Rights of Way for the Pulaski Street @ Washington Boulevard Intersection Improvement Project. **Approved 8-0-0**  
03/30/15 – Submitted by Mayor Martin  
04/07/15 – Approved by [Planning Board](#)  
04/09/15 – Approved by Board of Finance  
04/28/15 – Approved by Committee for Public Hearing

Co-Chair Kooris opened the public hearing. Maurice Nizzardo stated that he represented a homeowner of a two-family home on property near the property to be acquired and expressed concern that the City will exercise eminent domain on other parcels in order to do “BLT’s work.” There being no other members of the public wishing to speak, the public hearing was closed. Committee members noted that BLT is paying the cost of this acquisition. In response to questions from the Committee, Mr. Poola stated that the City is not interested in acquiring other properties because there are already setbacks for future roadway improvements on the property BLT owns. A motion to approve this resolution was made, seconded and approved by unanimous vote (Reps. Day, Kooris, Fountain, McNeil, Okun, Reeder, Ryan and Summerville in favor).

- <sup>3</sup>3. [LU29.041](#) RESOLUTION and Approval of Public Hearing; Authorizing the Acquisition by Negotiation or Eminent Domain of Rights of Way for the Greenwich Avenue/Southfield Avenue @ Selleck Street Intersection Improvement Project. **Approved 8-0-0**  
05/01/15 – Submitted by Mayor Martin  
05/05/15 – Approved by [Planning Board](#)  
05/14/15 – Approved by Board of Finance

Mr. Poola stated that the proposal is to take the northeast corner property to improve the flow of traffic from Greenwich Avenue to Selleck Street. This is part of a larger project to improve traffic flow, which includes widening Southfield Avenue. This will improve the turns from Southfield and Greenwich onto Selleck. Committee members discussed the necessity of this improvement regardless of the proposed boatyard construction. A motion to approve this resolution for public hearing was made, seconded and approved by unanimous vote (Reps. Day, Kooris; Fountain, McNeil, Okun, Reeder, Ryan and Summerville in favor).

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<sup>2</sup> Video Time Stamp 00:12:20

<sup>3</sup> Video Time Stamp 00:20:00

Co-Chair Kooris proceeded, without objection, to have the Committee take up Item 6 out of order.

- <sup>4</sup>6. [LU29.002](#) REVIEW; construction work at Star Meadow Ranch, Erskine Road. **Held In Committee, 8-0-0**
- 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
  - 10/29/14 – Report Made & Held in Committee
  - 02/24/15 – Report Made & Held until April
  - 04/28/15 – Report Made & Held in Committee

Mr. Minor reported that the City is currently in litigation and arbitration. The trial date is set for October. He anticipated a settlement of all issues except possibly the fines and attorneys' fees. He believes that the setback issues will be solved by a Zoning Board text change scheduled for the end of June, which would permit farm buildings in front of the primary residence on farm properties of greater than 50 acres. If that change is not approved, then they will proceed to litigation. Other issues have been resolved: the wetlands permit has been obtained; the fill issue has been resolved; the demolition permit has been obtained; and the health department has verified ample septic capabilities. If the Zoning Board approves the text changes, the owner will have to take out retroactive building permits. If the Zoning Board does not approve the text change, the buildings will have to be taken down or moved. There are 3 other properties in Stamford that would benefit from this text change. This item was held without objection until July or August.

4. [LU29.029](#) RESOLUTION; Approving demolition of Buildings at 200 Strawberry Hill Avenue Site. **Held In Committee, 8-0-0**
- 10/24/14 – Submitted by Mayor Martin
  - 11/05/14 – 45 day extension by Planning Board
  - 11/13/14 – Held by Board of Finance
  - 02/24/15 – Report Made & Held until April
  - 04/28/15 – Held in Committee

Co-Chair Day reported Mr. Casolo's advice to him that the parties are working to resolve this item. HNP has suggested that the 2 cottages be advertised in historical publications for dismantling and removal. This item was held without objection.

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<sup>4</sup> Video Time Stamp 00:38:27

5. [LU29.035](#) RESOLUTIONS; 1) Waiving the Requirements of Section 21-3B of the Code of Ordinances and 2) Naming the West Main Street Bridge the Anthony F.X. Pellicci Memorial Bridge. **Held In Committee, 8-0-0**  
02/19/15 – Submitted by Rep. DePina and Zelinsky  
03/31/15 – Held in Committee  
04/28/15 – Held in Committee

This item was held without objection.

- <sup>5</sup>7. [LU29.039](#) REVIEW; Current and Future Purpose and Role of the Urban Redevelopment Commission. **Report Made & Held**  
04/08/15 – Submitted by Reps. Day, Kooris, Silver, Skigen, Buckman and Zelinsky  
04/28/15 – Report Made & Held in Committee

Committee members discussed the Memo from the URC regarding the Cash Flow Analysis and Projected Cash Flow with the representatives of the URC. Ms. Goldberg, Dr. Jackson and Mr. Sciarretta explained that

- Rental income refers to income that was received by the URC for the lease of the surface lots on lower Summer Street.
- Interest rates have fallen substantially since 2008 so that item of income item plunged.
- Reimbursables refers to funds that were paid up front by the URC on behalf of the City and then repaid by other agencies, such as consulting costs for Phases I and II of the SUT
- UBS is for amounts due under the contract with Swiss Bank/UBS
- In 2008 there were 3 full time people and 1 part time person on staff; there currently are 4 part time people on staff, 2 at 6-10 hours and 2 at 10-18 hours.
- The URC uses a cash flow budget for planning purposes, but the project budget is on an accrual basis; operations are based on anticipated revenue from sales of properties; projects go back 30 years and forward 10 years.
- The URC has 2 holdings with substantial value – the Sliver Parcel, which was appraised at \$18,500 two years ago, and Re Use Parcel 36, which was last appraised at \$4,500,000 – which are not included in the cash flow.
- It would not be appropriate to sell property just to raise money; site development must serve the needs of the Community, including affordable housing.
- The cash flow shows that the City gets paid back in 2016-17 based on the proceeds of the next Trinity Closing.
- There is enough cash to cover the projected shortfall prior to the payment of the interest and principal on the Phase II and Phase IV mortgages.
- Re-use Parcel 36 would replenish the cashflow shortfall.
- The Urban Renewal regulations govern the marketing of property; housing would be the highest, best and most appropriate use.
- The value offered by the URC is the coordinated development of a large area over time and the promise of affordable housing to come.
- Commission members meet on Saturdays, and to date, 3 of the Commissioners have never missed a meeting.

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<sup>5</sup> Video Time Stamp 00:50:39

Mr. Day stated that understanding the cash flow provided a foundation for continuing the Committee's inquiry, focusing on the value of the URC going forward compared to the cost.

Co-Chair Kooris adjourned the meeting at 9:11 p.m.

Respectfully submitted,  
David Kooris, Co-Chair

This meeting is on [video](#).