



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

Virgil de la Cruz, Co-Chair

Charles Pia, Jr., Co-Chair

# **Committee Report**

**Date:** Monday, February 26, 2018

**Time:** 7:00 p.m.

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

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chair de la Cruz and Committee Member Reps. Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood. Absent or excused were Reps. Pia and Summerville. Also present were Ralph Blessing, Land Use Bureau Chief; Michael Pollard, Chief of Staff; Thomas Cassone, Esq., Meister Seelig & Fein LLP; William Hennessey and Lisa Feinberg, Carmody Torrance Sandak & Hennessey LLP; Dudley Williams, Nia Rhodes Jackson and Michael Stake, Mill River Collaborative; and Michael Gaudiano, Clinton Court Condominium.

Co-Chair de la Cruz called the meeting to order at 7:00 p.m.

<b>Item No.</b>	<b>Description</b>	<b>Invitee(s) or Designee(s)</b>
1. <a href="#">LU30.002</a>	REVIEW; Overview of Land Use Bureau with Land Use Bureau Chief Ralph Blessing. 01/02/18 – Submitted by President Quinones 01/31/18 – Held in Committee	<b>Report Made</b>
<p>Mr. Blessing reviewed the <a href="#">attached handout</a> with the Committee. The three main areas of responsibility of the Land Use Bureau are Planning and Zoning, Zoning Enforcement and Environmental Protection. The role of the staff in the pre-planning process is as technical advisors to work with all applicants, including developers and community members, in order to ensure that the Boards received complete applications, so the Boards can make fully informed decisions. The staff does not have decision making authority.</p>		
2. <a href="#">LU30.004</a>	RESOLUTION; Approving the <a href="#">Director of Administration's Final Report Dated February 7, 2018</a> Concerning the Discontinuance of a Portion of Division Street West of Clinton Avenue and Directing that Such Discontinuance be Carried Out. 01/22/18 – Submitted by Mayor Martin 04/13/16 – Approved by <a href="#">Planning Board</a> 02/08/18 – Approved by Board of Finance	<b>Approved 7-0-0</b>

3. [LU30.005](#) RESOLUTION and public hearing; Approving the Sale of 0 Division Street by the City of Stamford to RBS Americas Property Corp. **Approved 7-0-0**  
 01/22/18 – Submitted by Mayor Martin  
 01/23/18 – Approved by [Planning Board](#)  
 02/08/18 – Approved by Board of Finance
4. [LU30.006](#) RESOLUTION and public hearing; Approving the Purchase Of 41 Main Street By The City From RBS Americas Property Corp. **Approved 7-0-0**  
 01/22/18 – Submitted by Mayor Martin  
 01/23/18 – Approved by [Planning Board](#)  
 02/08/18 – Approved by Board of Finance
5. [LU30.007](#) RESOLUTION; Approving the Completion Agreement Among RBS Americas Property Corp., City of Stamford and Clinton Court Condominium Association. **Approved 7-0-0**  
 01/22/18 – Submitted by Mayor Martin  
 01/23/18 – Approved by [Planning Board](#)  
 02/08/18 – Approved by Board of Finance

Chair de la Cruz opened the public hearings on Items 2 and 3 at the beginning of the meeting. There being no members of the public present wishing to speak, the public hearings were closed at the conclusion of discussion of these items. The Committee discussed items 2 through 5 with Mr. Pollard, Ms. Feinberg, Mr. Hennessey, Mr. Pollard, Mr. Williams, and Ms. Jackson.

Key points included:

- This transaction goes back several years.
- Stamford has been approved for a \$3.75 million Hurricane Sandy grant to take Mill river property out of the flood zone and a \$4 million grant from DEEP for this project. These grants may be rescinded if the project is not ready to begin in August of 2018.
- The goal is to extend the Mill River walkway down to the Richmond Hill on the east side and the cemetery on the west side, which would remove the properties from the flood zone.
- Clinton Court Condominium is a party to the agreement.
- 0 Division Street and the western end of Division Street will become RBS property (after this street segment is discontinued) and 41 Main Street (the Midas Muffler shop) will become City property.
- The City has not decided what it will do with 41 Main Street; Midas is a month to month tenant and currently pays approximately \$93,000/year in rent.
- RBS and Clinton Court will provide the City with public access easements.
- RBS will provide land to Clinton Court to use for parking to make up for the parking lost for the Riverwalk (the City will pay for the new parking lot)
- RBS has approval of a general development plan from the Zoning Board for 456 units, including 45.6 units of affordable housing, but will have to return to the City for specific approval of the plan.
- RBS will provide \$1.7 million to the City for building of the Riverwalk and will provide Clinton Court with \$10,000 for a doorway to the new parking lot.
- The properties were appraised independently; 41 Main was appraised at \$1.7 million at its highest and best use and the additional 33 units gained by RBS were appraised at \$1.65 million; the net benefit to the City, excluding the benefit of the Riverwalk, is \$50,000.

- There is currently a City-maintained drainage pipe down Division Street which will be moved to go under the Clinton Court parking lot with an easement for City access; RBS and the City are splitting the estimated cost of \$350,000. The City will also be paying \$285,000 for the parking lot for a total contribution of \$500,000.
- Any entity that acquires RBS or the RBS land in this transaction would be subject to the terms of this transaction.
- There are no tax deferments or incentives for RBS in connection with this transaction.
- The Midas property must be certified as clean under the terms of the agreement.
- The grant funds were awarded to the Mill River (the application required shovel ready projects)
- The property, as well as approximately 30 properties adjacent to the Mill River, will be removed from the flood plain, negating the requirement for flood insurance.
- The City joined with RBS for approval of the general development plan for 456 units.

A motion to approve Item No. 2 was made, seconded and approved by a vote of 7-0-0 (Reps. de la Cruz, Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood in favor).

A motion to approve Item No. 3 was made, seconded and approved by a vote of 7-0-0 (Reps. de la Cruz, Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood in favor).

A motion to approve Item No. 4 was made, seconded and approved by a vote of 7-0-0 (Reps. de la Cruz, Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood in favor).

A motion to approve Item No. 5 was made, seconded and approved by a vote of 7-0-0 (Reps. de la Cruz, Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood in favor).

6. LU30.008      REVIEW; the Zoning Enforcement Process, Illegal      **HELD**  
                          Housing, and the Exploration of Measures to  
                          Actively Pursue Violators Timely and Efficiently.  
                          02/07/18 – Submitted by Rep. Roqueta

This item was held due to Mr. Lunney’s unavailability.

Co-Chair de la Cruz adjourned the meeting at 8:41 p.m.

Respectfully submitted,  
 Virgil de la Cruz, Co-Chair

This meeting is on video ([Pt. 1](#) and [Pt. 2](#))