



Land Use-Urban Redevelopment Committee – Board of Representatives

Virgil de la Cruz, Co-Chair

Charles Pia, Jr., Co-Chair

Committee Report

Date: Wednesday, September 26, 2018
Time: 7:30 p.m.
Place: Democratic Caucus Room, 4th Floor Government Center, 888
Washington Boulevard, Stamford, CT

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chair de la Cruz and Committee Member Reps. Cottrell, Lion, Sherwood and Summerville. Absent or excused were Committee Member Reps. Graziosi, Lee, Michelson and Pia. Also present were Rep. McGarry; Thomas Madden, Director of Economic Development; Michael Pollard, Chief of Staff; Barry and Shelley Michelson; and Barry Lytton, Stamford Advocate.

Co-Chair de la Cruz called the meeting to order at 7:30 p.m.

Item No.	Description	Committee Action
1. LU30.019	REVIEW; Reporting Requirements for the Harbor Point Infrastructure Improvement District. 08/08/2018 – Submitted by Reps. Cottrell, McGarry and Sherwood 08/29/2018 – Held by Committee 4-2-0	REPORT MADE & HELD

Rep. Cottrell state that the Annual Meeting Minutes for the Harbor Point Infrastructure Improvement District had not been updated on the City website. She believes that there are numerous deliverables that have not been provided. She stated that she has gotten no information from City officials. She requested information from Thomas Madden and Jay Fountain.

Mr. Madden and Mr. Pollard discussed this item with the Committee as follows:

- much of the information was included on the Board of Representatives website
- The Harbor Point Infrastructure Improvement is a separate district from the City; it is made up by the property owners, not the City; all of the information is available at the headquarters of the District
- The information that is submitted to the City is notice of the Special Meeting and the Annual Reports
- There have been no new work in the last couple of years; most of the work was prior to 2014, which was the subject of the quarterly reports that were being done
- They did just refinance the bonds in December and the City will get an extra \$1 million per year as a result of the restructuring
- He has requested the information from the Harbor Point Infrastructure Improvement District for Rep. Cottrell
- This is not an intergovernmental agency or a town or city agency; it was created by the State
- As part of the Interlocal agreement, the District is required to report to the Board of Representatives

- The offices are open from 9 to 5
- It might make sense to invite them to a meeting and request the documents beforehand
- Mike Handler would be the person who would be able to talk about inspection of the account documents and audits
- The Harbor Point Infrastructure Improvement District is not a public agency
- The City is not the guarantor of the bonds and has no risk
- The assessed value of the district has grown from \$1 million to \$21 million over the course of the agreement and the district has contributed \$1.5 billion to the grand list

Representative de la Cruz stated that among the information to be provided should be a Balance Sheet and a Profit & Loss statement.

A motion to create an initial list of questions raised during this discussion for a future meeting was made, seconded and failed by a vote of 2-2-1 (Reps. de la Cruz and Lion in favor; Reps. Cottrell and Sherwood opposed and Reps. Summerville abstaining).

A motion to hold this item was made, seconded and approved by a vote of 5-0-0 (Reps. de la Cruz, Cottrell, Lion, Sherwood and Summerville).

As a Secondary Committee:

1. HCD30.010 REVIEW; The City's BMR Program and Affordable Housing in 2018. City of Stamford Zoning Regulations §7.4.
09/06/18 – Submitted by Reps. Roqueta, Cottrell and Sherwood

Co-Chair de la Cruz adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Virgil de la Cruz, Co-Chair

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