



Legislative & Rules Committee – Board of Representatives

Eileen Heaphy, Chair

Elise Coleman, Vice Chair

Committee Report

Date: Tuesday, May 23, 2017

Time: 7:00 p.m.

Place: Republican Caucus Room, 4th Floor Government Center, 888 Washington Boulevard, Stamford, CT

The Legislative & Rules Committee met as indicated above. In attendance were Vice Chair Coleman and Committee Member Reps. Mitchell, Nabel, Okun, Ryan and Zelinsky. Absent or excused were Chair Heaphy and Committee Member Reps. Day and Silver. Also present were Rep. McMullen; Burt Rosenberg, Assistant Corporation Counsel; and Jonathan Gottlieb, Charter Oak Communities.:

Vice Chair Coleman called the meeting to order at 7:01 p.m.

Item No.	Description	Committee Action
1. LR29.079	RESOLUTION <u>and public hearing</u> ; Approving a Purchase and Sales Agreement between the City of Stamford and Pacific Street Firehouse, LLC, for sale of the South End Fire Station, 670 Pacific Street. 03/22/17 – Submitted by Mayor Martin 04/04/17 – Held by the Planning Board 05/09/17 – Denied by the Planning Board without prejudice 05/11/17 - Held by Board of Finance	HELD
2. LR29.081	ORDINANCE <u>for public hearing and final adoption</u> ; Repealing Sec. 47-17; Requiring Contractors To Directly Perform 30% of Public Works Projects. 04/07/17 – Submitted by Mayor Martin 04/17/17 – Approved by Committee for publication	Approved 5-0-0

Vice Chair Coleman explained that this item, which was denied by the Planning Board and held by the Board of Finance, is being held.

Vice Chair Coleman opened the public hearing. There being no members of the public wishing to speak, the public hearing was closed. Mr. Rosenberg explained that the City had received numerous complaints from contractors about this ordinance, because they were unable to meet this requirement. The deletion will encourage competition. Committee members noted that they had recommended deleting this ordinance at the prior meeting. A motion to approve this ordinance for final adoption was made, seconded and approved by a vote of 5-0-0 (Reps. Coleman, Mitchell, Nabel, Okun and Ryan in favor).

3. [LR29.063](#) ORDINANCE, for public hearing and final adoption; **Approved 5-0-0**
Repealing Chapter 6, Article XI of the Code of Ordinances, Concerning the Smith House Board of Directors. .
01/06/16 – Submitted by President Skigen
01/19/16 – Held in Committee
04/17/17 – Approved by Committee for publication

Vice Chair Coleman opened the public hearing. There being no members of the public wishing to speak, the public hearing was closed. Mr. Rosenberg explained that the City transferred management of Smith House to a private entity in January, 2016. A motion to approve this ordinance for final adoption was made, seconded and approved by a vote of 5-0-0 (Reps. Coleman, Mitchell, Nabel, Okun and Ryan in favor).

4. [LR29.064](#) ORDINANCE, for public hearing and final adoption; **Approved 6-0-0**
Repealing Chapter 40, Article XLIV of the Code of Ordinances, Concerning the Executive Director - Smith House.
01/06/16 – Submitted by President Skigen
01/19/16 – Held in Committee
04/17/17 – Approved by Committee for publication

Vice Chair Coleman opened the public hearing. There being no members of the public wishing to speak, the public hearing was closed. Mr. Rosenberg explained that once the City transferred management of Smith House to a private entity this ordinance became superfluous. A motion to approve this ordinance for final adoption was made, seconded and approved by a vote of 6-0-0 (Reps. Coleman, Mitchell, Nabel, Okun, Ryan and Zelinsky in favor).

5. [LR29.082](#) RESOLUTION and public hearing; Approving a Real **Held 6-0-0**
Estate Sales agreement between the Housing Authority of the City of Stamford and the City of Stamford for the Purchase of 108, 172 and 186 Greenwich Avenue (Czescik Homes).
05/02/17 – Submitted by Mayor Martin
05/09/17 - Approved by [Planning Board](#)
05/11/17 - Approved by Board of Finance

Vice Chair Coleman opened the public hearing. There being no members of the public wishing to speak, the public hearing was closed. Mr. Rosenberg and Mr. Gottlieb discussed this agreement with the Committee as follows:

- the City will be getting the property for \$1 and will be transferring it to the Mill River Park
- The buildings are to be demolished and the cost of the demolition will be borne by the City. The Board of Representatives previously approved an appropriation for the demolition
- There have been two assessment of the property: one for \$1,537,110 and one for \$2,700,600.
- He spoke to the City Engineer, any contamination from the former gas station on the property is more than 10 feet below the surface and will not require remediation because the soil this far down will not be disturbed
- The property is currently tax exempt
- The property was developed as low income housing with State funds; the housing has been replaced with newer housing on Summer Street

- The buildings were located in a flood plain, and so can't be demolished and used for new housing due to zoning and flood regulations
- There is no ability to receive taxable income from this property (if it had been sold, the State would have had first claim on any income)
- The agreement with the Mill River will note the contamination
- The Housing Authority is not liable for any environmental hazards on the property
- An environmental firm did a review of the property

Mr. Rosenberg stated he would provide the Committee with a copy of the environmental report.

A motion to hold this item until June 5, 2017 at 6:00 p.m., pending receipt of the environmental report, was made, seconded and approved by a vote of 6-0-0 (Reps. Coleman, Mitchell, Nabel, Okun, Ryan and Zelinsky in favor).

6. [LR29.083](#) RESOLUTION and public hearing; Approving a Lease between the Board of Education and The Old Town Hall Renovation Authority or Holy Name of Jesus Church for Adult Education Space. **No Action Taken**
 05/05/17 – Submitted by Kathryn Emmett
 05/09/17 – Approved by the [Planning Board](#)
 05/22/17 – Rejected by Board of Finance

Vice Chair Coleman stated this item would not be take up because it was rejected by the Board of Finance.

As Late Submissions:

A motion to take up the two late submissions was made, seconded and failed by a vote of 3-3-0 (Reps. Coleman, Mitchell, and Ryan in favor; Reps. Okun, Nabel and Zelinsky opposed).

Rep. Zelinsky as a member on the prevailing side of the previous motion, made a motion to reconsider, which was approved by a vote of 4-2-0 (Reps. Coleman, Mitchell, Ryan and Zelinsky in favor; Reps. Okun and Nabel opposed).

A motion to take up the two late submissions was approved by a vote of 4-2-0 (Reps. Coleman, Mitchell, Ryan and Zelinsky in favor; Reps. Okun and Nabel opposed).

7. [LR29.084](#) ORDINANCE, for publication; Concerning a Tax Abatement Agreement Among the City of Stamford and Lawnhill Terrace 2 Limited Partnership and the Housing Authority of the City of Stamford for 60 Below Market Units Located at 150-168 Lawn Avenue (Even Numbers Only) and 99-199 Custer Street (Even Numbers Only), Stamford, CT. **Approved 6-0-0**
 05/12/17 – Submitted by Mayor Martin

Mr. Gottlieb discussed this item with the Committee as follows:

- This is a standard tax abatement agreement
- This is a renovation of an older development; the first phase has been completed; the second phase consists of 60 units at the same income levels as the first phase

- Once the development is complete, it will be transferred to the partnership, which will make PILOT payments (shelter rent payments of 10% of the rental income less any owner paid utilities). Since these are town homes and the residents will be paying utilities, there are almost no owner paid utilities)
- The partnership will also pay the City 10% of any cash flow after the payment of loans
- Although the abatement agreement provides for rents at 60% of area median income, there are deed restrictions through CHFA which limit the rents further. Typical rents will be mid-800s for a 2 bedroom and high-800s for a 3 bedroom
- The tax credit agreement provides for 50 year affordability
- The net cost to the tenants are expected to stay the same, since the rent will be reduced to cover utility expenses
- CHFA inspects every year to ensure affordability requirements are being complied with
- He will provide the Committee with a breakdown of the affordability of the units and a written explanation of the shelter rent payments

A motion to approve this ordinance for publication was made, seconded and approved by a vote of 6-0-0 (Reps. Coleman, Mitchell, Nabel, Okun, Ryan and Zelinsky in favor).

8. [LR29.085](#) ORDINANCE, for publication; Concerning a Tax **Approved 5-0-1**
 Abatement Agreement Among the City of Stamford
 and Glenbrook Road Elderly Housing Corporation
 and the Housing Authority of the City of Stamford for
 44 Below-Market Units Located at Glenbrook Manor,
 10 Glenbrook Road, Stamford, CT.
 05/12/17 – Submitted by Mayor Martin

A motion to approve this ordinance for publication was made, seconded and approved by a vote of 5-0-1 (Reps. Coleman, Mitchell, Okun, Ryan and Zelinsky in favor; Rep, Nabel abstaining).

Vice Chair Coleman adjourned the meeting at 8:24 p.m.

Respectfully submitted,

Elise Coleman, Vice Chair

This meeting is on [video](#).