



## **Legislative & Rules Committee – Board of Representatives**

Eileen Heaphy, Chair

Elise Coleman, Vice Chair

# **Committee Report**

**Date:** Tuesday, June 27, 2017

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

**Place:** Republican Caucus Room, 4<sup>th</sup> Floor Government Center, 888 Washington Boulevard, Stamford, CT

The Legislative & Rules Committee met as indicated above. In attendance were Chair Heaphy, Vice Chair Coleman and Committee Member Reps. Mitchell, Okun, Silver and Zelinsky. Absent or excused were Reps. Day, Nabel and Ryan. Also present were Rep. McMullen; Kathryn Emmett and Chris Dellaselva, Law Department; Mike Handler, Director of Administration; and Jonathan Gottlieb, Charter Oak Communities.

Chair Heaphy called the meeting to order at 7:08 p.m.

<b>Item No.</b>	<b>Description</b>	<b>Committee Action</b>
1. <a href="#">LR29.079</a>	RESOLUTION and public hearing; 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 <a href="#">Planning Board</a> 05/09/17 – Denied by the <a href="#">Planning Board</a> without prejudice 05/11/17 - Held by Board of Finance 05/23/17 – Held in Committee 06/06/17 – Approved by <a href="#">Planning Board</a> 06/08/17 – Approved by Board of Finance	<b>Approved 5-0-1</b>

Chair Heaphy opened the public hearing. There being no members of the public wishing to speak, the public hearing was closed. Mr. Dellaselva explained that this purchaser was found through a competitive RFP process. The sale price is \$200,000 to be put in escrow, which the buyer may draw down from to perform any necessary remediation. The City will get any remainder. The Buyer must use its best efforts to maintain the façade and there are restrictions on the use of the property because it is in a historic district.

The Committee discussed the agreement with Mr. Dellaselva, Ms. Emmett and Mr. Handler as follows:

- BLT is the managing partner of the LLC
- There were underground storage tanks remediated in 2005, since report is not clear that remediation was complete, escrow is available for testing and any further remediation
- The buyer's intent is to have small retail on the 1<sup>st</sup> floor and 2 residences above
- The building is in very bad shape and the roof has collapsed into the building

- The requirement for a police substation was requested by the Board of Representatives the last time the City tried to sell the property
- If the remediation cost exceeds \$200,000, the Buyer will bear the cost
- They don't know if it falls in the Harbor Point TIF District

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

2. [LR29.084](#)      ORDINANCE, for public hearing and final adoption;      **Approved 6-0-0**  
 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.  
 05/12/17 – Submitted by Mayor Martin  
 05/23/17 – Approved by Committee for publication

Chair Heaphy opened the public hearing. There being no members of the public wishing to speak, the public hearing was closed. Mr. Dellaselva explained that this is a standard tax abatement agreement for 60 units at a 100% abatement. The City receives 10% of the shelter rent.

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

3. [LR29.085](#)      ORDINANCE, for public hearing and final adoption;      **Approved 6-0-0**  
 Concerning a Tax 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  
 05/23/17 – Approved by Committee for publication

Chair Heaphy opened the public hearing. There being no members of the public wishing to speak, the public hearing was closed.

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

4. [LR29.086](#)      ORDINANCE, for publication; Amending § 21-1 of      **Approved 6-0-0**  
 the Stamford Code of Ordinances to Allow Stamford  
 Helping Paws to Name Areas, Facilities and  
 Structures of the Stamford Animal Control and Care  
 Center.  
 06/06/17 – Submitted by Mayor Martin and Rep.  
 Heaphy

Ms. Emmett stated that Stamford Helping Paws is a Captive 501(c)(3) formed by the City solely to raise money for the animal shelter. They are currently raising money to build a new facility.

This type of 501(c)(3) is needed because without it the City would not be able to promise donors that donations to the City would be used as requested. The members of the PAWS board act solely for the City building; there is no financial gain for them.

Mr. Dellaselva stated that this ordinance mirrors the language used for the Mill River exception to the naming ordinance. This is the most likely way to raise large sums of money.

The Committee agreed that the ordinance should be renumbered to make the Mill River exception subsection (a) and the Paws exception subsection (b).

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

Chair Heaphy adjourned the meeting at 7:45 p.m.

Respectfully submitted,  
Eileen Heaphy, Chair