



Legislative & Rules Committee – Board of Representatives

Eileen Heaphy, Chair

Elise Coleman, Vice Chair

Committee Report

Date: Monday, August 21, 2017

Time: 7:00 p.m.

Place: Democratic Caucus Room, 4th 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., Day, Nabel, Okun, Ryan, Silver and Zelinsky. Absent or excused were Rep. Mitchell. Also present were Rep. Fedeli; Chris Dellaselva, Law Department; Earl Kim, Superintendent of Schools; Michael Fernandez, BOE; Tim Curtin, Old Town Hall; John Leydon, Attorney for Old Town Hall; Charles Spaulding, Fire Marshall; and Members of the public.

Chair Heaphy called the meeting to order at 7:03 p.m.

Item No.	Description	Invitee(s) or Designees
1. LR29.087	RESOLUTION; Amendment of Lease with Congressman Himes for Office Space on the 10th floor of the Stamford Government Center. 06/21/17 – Submitted by Mayor Martin 06/27/17 – Approved by Planning Board 07/13/17 – Held by Board of Finance 07/24/17 – Public Hearing Held and Approved by Committee 7-0-1 08/24/17 – To be considered by Board of Finance	Approved by Committee 7-0-1 on July 24, 2017
2. LR29.090	RESOLUTION <u>and public hearing</u> ; Approving a Board of Education Lease of Space at Old Town Hall, 175 Atlantic Street, Stamford, CT. 08/01/17 – Submitted by Board of Education 08/08/17 – Approved by Planning Board 08/24/17- To be considered by Board of Finance	Approved 5-2-1

Chair Heaphy opened the public hearing. One member of the public spoke in opposition of the resolution.

Mr. Kim and Mr. Fernandez spoke briefly about the resolution and lease noting:

- The Board of Education (BOE) considered financial numbers
- BOE considered issues any new school would experience
- BOE considered the transition from Holy Name Church to Old Town hall
- Worked fairly and openly with the church
- Worked closely with Corporation Counsel on this lease

- Believed the new location is more convenient
- New location allows for expansion of the program
- Close to public transportation
- This location combines 2 programs (Cloonan Program (ESL) and Adult Learning)
- Financial advantages (less rent for the first year)
- No other space options for this program

Committee members and invited guests discussed the new lease as follows:

- Other sites were considered but were not appropriate for this program
- The Board of Education (BOE) is responsible for any renovations needed for this move; it was noted that there are minimal renovations needed.
- Custodial staff will be the same as previous lease (outsourced) (only BOE areas)
- They have the entire first floor; 2 rooms on basement and third floor levels.
- The security guard will be there from 7 am to 11 pm Monday to Friday; Old Town Hall responsible for this cost.
- There are 50 parking spaces available at the Bell St parking lot; costs split between City and Old Town Hall
- Survey was completed on actual drivers to the program; 40% drove
- The previous facility and lease would not be approved by the Boards because it was inconsistent with regards to requirements they have to follow now.
- Either party can terminate this lease for any reason (must give a year notice)
- There is inventory and funding set aside to furnish the classrooms
- 125 to 150 students; 13 staff members; Day and Evening classes
- Can sublet with regards to Educational use only

Rep. Zelinsky is opposed to this lease because a similar lease was turned down previously by the Board of Finance. He feels the building should be leased to small businesses because that's what was originally promised.

Rep. Ryan stated he will not vote for this lease because since the Old Town Hall was beautifully restored, it should not be used for a classroom.

Chair Heaphy confirmed that Representative Day is a representative of the Board of Representatives on the Old Town Hall Redevelopment Agency and thus is not a conflict in regards to this item.

A motion to approve this resolution was made, seconded and approved by a vote of 5-2-1 (Reps. Heaphy, Day, Nabel, Okun, and Silver; Reps. Ryan and Zelinsky opposed; Rep. Coleman abstained)

Chair Heaphy adjourned the meeting at 8:12 p.m.

Respectfully submitted,
Eileen Heaphy, Chair

This meeting is on [video](#).