



## ***Parks & Recreation Committee - Board of Representatives***

Dennis Mahoney, Co-Chair      Marion McGarry, Co-Chair

# **Committee Report**

**Date:** Tuesday, July 23, 2019

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

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

The Parks & Recreation Committee met as indicated above. In attendance were Co-Chair Mahoney and Committee Member Reps. de la Cruz, Giordano, Matherne, Saftic, Stella and Watkins. Absent or excused were Co-Chair McGarry and Committee Member Reps. Aquila, Pratt, and Wallace. Also present were Reps. Jacobson, Lee, McMullen, Sherwood and Zelinsky; Chris Dellaselva, Law Dept.; Mark McGrath, Director of Operations; Doug Bora, Leigh Shemitz, and Bud Grebey, Soundwaters, Inc.; Meghan Miles, Carmody law firm; and seven members of the public.

Co-Chair Mahoney called the meeting to order at 7:03 p.m.

<b>Item No.</b>	<b>Description</b>	<b>Committee Action</b>
1. <a href="#">PR30.025</a>	RESOLUTION <u>and public hearing</u> ; Approving Amended and Restated Lease Agreement and Assignment of Rights of a Portion of the Premises Known as John J. Boccuzzi Park a/k/a Southfield Beach Park a/k/a Boccuzzi Park by the City of Stamford to Soundwaters, Inc. 06/03/19 – Submitted by Mayor Martin 06/04/19 – Approved by Planning Board 06/19/19 – Approved by Parks & Recreation Commission 07/08/19 – Approved by Harbor Management Commission 07/11/19 – Approved by Board of Finance 4-1-0 06/10/19 – Moved to Pending	<b>Held 4-3-0</b>

Co-Chair Mahoney opened the public hearing at 7:04 p.m. Two members of the public spoke. There being no one else wishing to speak, Co-Chair Mahoney closed the public hearing at 7:08 p.m.

There was extensive discussion on this item. Some key points brought up:

- This is a 50 year lease with a total of 25 years of renewal options.
- SoundWaters currently has a 50 year lease, expiring in 2055, and the reason for the amendment is to build the new educational center.
- Soundwaters is responsible for all capital improvements, and does not get City funding.
- SoundWaters operates 12 months per year, with a full time staff. The programs offer an opportunity for many students who would not otherwise have access to these types of activities. Most of the students in the full time summer camp are on scholarship.
- The [attached memo](#) from Superintendent Lucero was read into the record.
- Donors will be donating approximately \$8 million to the new educational center.
- The park is currently not in the best of shape, and the master plan will improve it.
- There are provisions in the lease that if the building is not maintained properly, it becomes the property of the City.
- Public/private partnerships can be complicated.
- Although SoundWaters does not receive subsidy from the City, some feel that a \$1.00 per year lease can be considered a subsidy.
- Park land is a limited commodity in Stamford, and residents have the right to enjoy all of it.
- Residents should get something in return for giving up part of their parks.
- The SoundWaters programs and activities should be accessible for the average family who does not fall into either the scholarship category or higher income category.
- The City is leasing the land, and assigning rights to the water.
- The land portion is for approximately 16,000 square feet. A public referendum is not required for less than 20,000 square feet of land.
- The lease concerns 3% of Boccuzzi Park.
- There can be complications with riparian (water) rights, such as environmental issues occurring and the City needing to access the assigned water area.
- Clarification is needed on the terms “leasing”, “assigning rights” and “transfer”.

A motion was made and seconded to hold the item.

A motion to table the previous motion to hold was made, seconded and approved by a vote of 5-1-0 (Reps. Mahoney, de la Cruz, Giordano, Matherne and Watkins in favor; Rep. Stella opposed).

A motion to hold this item was made, seconded and approved by a vote of 4-3-0. (Reps. Giordano, Matherne, Saftic and Stella in favor; Reps. Mahoney, de la Cruz and Watkins opposed).

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| 2. PR30.026 | REVIEW; Lack of Access for Disabled Individuals to Second Floor of Renovated Pavillion at Cummings Beach.<br>06/20/19 – Submitted by Reps. Giordano, Mahoney and Kolenberg | <b>Report Made and Held 7-0-0</b> |
|-------------|--|-----------------------------------|

Mr. McGrath gave an update of the status of this item, and read the [attached memo](#) from Erin McKenna.

A motion to hold this item was made, seconded and approved by a vote of 7-0-0 (Reps. Mahoney, de la Cruz, Giordano, Matherne, Saftic, Stella and Watkins in favor).

3. PR30.016      REVIEW; Status of the Closing of Kosciuszko Park.      **Report Made**  
12/05/18 – Submitted by Reps. McGarry and  
Zelinsky  
12/18/18 – Held in Committee  
01/22/19 – Report Made & Held 7-0-0  
02/19/19 – Report Made & Held 7-0-0  
03/19/19 – Report Made & Held 6-0-0  
04/08/19 – Moved to Pending

Mr. McGrath gave an update on the status of this item. There are no anticipated plans to change the closed area. It is possible that the area might still be needed for students for the 2020-2021 school year, but it is too early to be able to predict that for certain.

Co-Chair Mahoney adjourned the meeting at 10:10 p.m.

Respectfully submitted,  
Dennis Mahoney, Co-Chair

This meeting is on [video](#).