

MAYOR  
CAROLINE SIMMONS



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MARY LOU T. RINALDI  
VICE CHAIR  
GEOFF ALSWANGER  
DENNIS MAHONEY  
DAVID MANNIS  
J.R. MCMULLEN

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## BOARD OF FINANCE

STAMFORD GOVERNMENT CENTER  
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STAMFORD, CONNECTICUT 06904-2152

## BOARD OF FINANCE REGULAR MONTHLY MEETING

Thursday, June 9, 2022

Time: 7:00 p.m.

Via Zoom

### ACTION REPORT

- CALL TO ORDER: Chair Freedman called the meeting to order at 7:02 p.m.
- MEMBERS PRESENT: Chair Richard Freedman, Vice Chair Mary Lou Rinaldi and Members: Geoff Alswanger, Dennis Mahoney, David Mannis and J.R. McMullen
- OTHERS PRESENT: Mayor Caroline Simmons, Sandy Dennies, David Yanik, Ralph Blessing, Anthony Romano, Elda Sinani, Dr. Tamu Lucero, Ryan Fealey, Al Cava, Chris Soules, Kevin Murray, Anita Carpenter, Lindsey Miller, David Villalva and Thomas Mooney.
- PUBLIC PARTICIPATION: Several members of the public spoke.

### 1. MINUTES

Request for approval of minutes of the following meeting:

05122022 Regular Monthly Meeting  
05172022 Special Budget Meeting to Set Mill Rate

Submitted by: Clerk, Board of Finance

Motion to approve by David Mannis, seconded by Geoff Alswanger. Vote passed unanimously, 6-0-0.

2. POSSIBLE DISCUSSION – MAYOR CAROLINE SIMMONS

Mayor Caroline Simmons did address the Board of Finance briefly on the Agreement/Contract for the sale of 35 Crescent Street.

3. BUDGET UPDATE – BOARD OF EDUCATION

Ryan Fealey, Director of Finance, Board of Education, did provide a brief update on the BOE budget.

4. APPROVAL OF AGREEMENT/CONTRACT FOR THE SALE OF 35 CRESCENT STREET

The City issued Request for Proposals (RFP) No. 828 to redevelop 35 Crescent Street for affordable housing. Crescent Housing Partners, LLC was selected by the City's selection committee (D. Woods, R. Blessing, T. Madden and R. Freedman) for this project and subsequently came to this purchase and sale agreement with the City.

<b>Action Requested:</b>	Approval of Contract/Agreement
<b>Submitted by:</b>	Mayor Caroline Simmons
<b>Attending:</b>	Sandy Dennies, Director of Administration Chris Dellaselva, Assistant Corporation Counsel Ralph Blessing, Land Use Bureau Chief, Planning

Motion to approve by Mary Lou Rinaldi, seconded by David Mannis. Vote passed 4-2-0. Dennis Mahoney and J.R. McMullen were opposed.

5. RECEIPT OF AUDITING STANDARD NO. 114, "THE AUDITOR'S COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE" REGARDING AUDIT OF CITY OF STAMFORD, CONNECTICUT

Controller David Yanik was present to assure that Board members have been provided a copy of External Auditor Clifton Larson Allen LLP's Audit Communication Memorandum dated May 20, 2022.

6. PRESENTATION OF THE FINAL F2021 AUDITED FINANCIALS (CITY ACFR)

Controller David Yanik presented the F2021 Annual Comprehensive Financial Report (ACFR).

<b>Submitted by:</b>	David Yanik, Controller
<b>Attending:</b>	David Yanik Nikoleta McTigue, CLA

7. PRESENTATION AND DISCUSSION W/ ANDY SETH, PRESIDENT, SUSTAINABLE STRATEGIES.  
A review of federal dollars that Stamford is positioning to secure in the next two years.

**Submitted by:** Bridget Fox, Chief of Staff  
**Attending:** Andy Seth, President, Sustainable Strategies

8. ~~\*\*\*WITHDRAWN\*\*\*~~ APPROVAL OF CONTRACT WITH SUSTAINABLE STRATEGIES FOR FEDERAL LOBBYING SERVICES (RFP 854).

~~This is a one-year contract, commencing on July 1, 2022. There are two possible extension years that may bring the total Term of this contract to three years. The fee for these services is a flat \$120,000 per year, payable in monthly installments of \$10,050~~

~~**Action Requested:** Approval of Contract  
**Submitted by:** Mayor Caroline Simmons  
**Attending:** Bridget Fox, Chief of Staff  
**Amount:** \$120,000~~

9. REQUEST FOR ADVISORY OPINION – TENTATIVE AGREEMENT – PARAEDUCATORS OF STAMFORD ASSOCIATION

In accordance with City of Stamford Charter Section C6-20-7, the Board of Finance is asked to issue an advisory opinion on a labor settlement according to the Tentative Agreement between the City of Stamford and the Stamford Board of Education Employees Association – Paraeducators.

**Action Requested:** Issuance of Advisory Opinion  
**Submitted by:** Christopher Soules, Interim Director, BOE Human Resources  
**Attending:** Al Cava, Director of Human Resources  
Chris Soules

Motion by Geoff Alswanger to provide a positive advisory opinion to the BOE and BOR, seconded by David Mannis. Vote passed unanimously, 6-0-0.

10. RESOLUTION WITH RESPECT TO THE ISSUANCE AND SALE OF \$40,000,000 GENERAL OBLIGATION BONDS OF THE CITY OF STAMFORD, CONNECTICUT, ISSUE OF 2022

This request is for a Resolution for authorization of bonds to pay for certain capital appropriations set forth in "Schedule A" and the issuance of \$40,000,000, City of Stamford General Obligation Bonds, Issue of 2022.

**Action Requested:** Issuance of resolution  
**Amount:** \$40,000,000  
**Fund/Budget:** City Bond  
**Submitted by:** Mayor Caroline Simmons  
**Attending:** Anthony Romano, OPM

Motion to approve by Mary Lou Rinaldi, seconded by Richard Freedman. Vote passed Unanimously, 6-0-0.

11. APPROVAL OF CONTRACT WITH AFFINECO, LLC d/b/a UNITED SERVICES OF AMERICA FOR ENGINEERING SERVICES AT GOVERNMENT CENTER, POLICE HEADQUARTERS AND OLD TOWN HALL (RFP 850).

This is a three year contract, commencing on July 1, 2022. There are two possible extension years that may bring the total Term of this contract to five years. Affineco will be compensated on an hourly basis for these services. Kevin Murray estimates total fees per year to be: Y1 - \$766,429.02; Y2 - \$793,402.64; Y3 - \$821,121.75; Y4 - \$849,901.03 and Y5 - \$879,438.43.

<b>Action Requested:</b>	Approval of Contract
<b>Submitted by:</b>	Mayor Caroline Simmons
<b>Attending:</b>	Sandy Dennies, Director of Administration Chris Dellaselva, Assistant Corporation Counsel

Motion to approve by David Mannis, seconded by Mary Lou Rinaldi. Vote passed unanimously, 6-0-0.

12. APPROVAL OF CONTRACT WITH AFFINECO, LLC d/b/a UNITED SERVICES OF AMERICA FOR JANITORIAL SERVICES AT GOVERNMENT AND POLICE HEADQUARTERS (RFP 851).

This is a three-year contract, commencing on July 1, 2022. There are two, possible extension years that may bring the total Term of this contact to five years. K. Murray estimates total fees per year for both buildings, combined, to be: Y1 – \$903,895.72; Y2 – \$944,434.24; Y3 – \$978,003.11; Y4 – \$1,011,356.01; and Y5 – \$1,049,025.09.

<b>Action Requested:</b>	Approval of Contract
<b>Submitted by:</b>	Mayor Caroline Simmons
<b>Attending:</b>	Sandy Dennies, Director of Administration Chris Dellaselva, Assistant Corporation Counsel Kevin Murray, Operations Manager, Parks and Facilities

Motion to approve by Dennis Mahoney, seconded by Geoff Alswanger. Vote passed unanimously, 6-0-0.

13. REVIEW AND DISCUSSION OF TRIENNIAL LIST OF PROPERTIES

In accordance with Sec. 9-4 of the Stamford Code of Ordinances, the Director of Administration has submitted a list of all real property owned or leased by the City (the Triennial List) for review and discussion with the objective of recommending future use or disposal of unused properties. The following two (2) properties will be discussed at this meeting: **384 Elm Street and 402 Elm Street**. The remainder of the Triennial List will be reviewed at the July 14, 2022 Regular Monthly Board Meeting.

<b>Submitted by:</b>	Sandy Dennies, Director of Administration
<b>Attending:</b>	Sandy Dennies

Motion to hold item by Mary Lou Rinaldi, seconded by Dennis Mahoney.  
The motion to hold by Mary Lou Rinaldi and second by Dennis Mahoney was withdrawn.  
Motion to approve by Richard Freedman, seconded by Geoff Alswanger. Vote passed unanimously, 6-0-0.

14. ADJOURNMENT

Motion to adjourn by Mary Lou Rinaldi, seconded by Dennis Mahoney. The meeting was adjourned  
At 11:18 p.m.

***This meeting is on video.***

**Tracy Donoghue**  
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**Clerk of the Board**