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A Special Meeting of the Board of Representatives of the City of Stamford was held on August 16, 1955 in the Walter Dolan Jr. High School Cafeteria, Toms Road, Glenbrook, at 8:15 P.M., pursuant to a "Call" from Mr. George V. Connors, President, Board of Representatives.

Roll call was taken by the Clerk. There were 30 present and 10 absent. Dr. Dolan and Mr. Ficciallo arrived later, changing the roll call to 32 present and 8 absent. The absent members were: Irving Snyder, Vincent Vitti, Robert Lewis, Phil Coulter, David Waterbury, Paul Plotkin, Edward Ryba and Helen Bromley.

Mr. George V. Connors read the "Call" as follows:

August 10, 1955

"I, George V. Connors, President of the Board of Representatives, of the City of Stamford, pursuant to Section 202 of the Charter, hereby call a Special Meeting of the Board of Representatives, to be held on Tuesday, August 16, 1955, at 8:00 P.M. in the Walter Dolan Jr. High School Cafeteria, Toms Road, Glenbrook, for the further purpose of submitting to a vote of the electors of the City of Stamford the question of adopting the provisions of Public Act 409 of the 1955 Session of the General Assembly (An Act Concerning Bazaars and Raffles).

George V. Connors,
President,
Board of Representatives"

MR. KAMINSKI MOVED that the Board submit to the vote of the Electors of the City of Stamford the question of adopting the provisions of Public Act 409 of the 1955 Session of the General Assembly, Act Concerning Bazaars and Raffles. SECONDED by Mrs. Zuckert.

MR. HUIZINGA: "As a matter of information - is this to be submitted at the November election?"

MR. CONNORS: "We are going to have a Special Election for this purpose."

MR. JACHIMCZYK MOVED that we hear from Mr. Silberman regarding this matter. SECONDED by Mrs. Huben and CARRIED.

MR. SILBERMAN explained that a special election could be called upon petition of 5% of the voters, that they have 2,001 signatures, certified by the Town and City Clerk. He said the electorate could vote upon this Bill after it has been approved by the governing body - that the law reads that it must first be submitted to the legislative body of each town, city and borough and must be submitted in the form of a referendum and there must be a special election held which cannot be connected with any other election, held within 21 days after approval by the governing body. He read part of the Bill and further explained that the Bill cannot be submitted to the voters of the City of Stamford until after the Board of Representatives decide whether it should be submitted to them. The voters, in turn, decide whether or not they want to accept it.

MR. McLAUGHLIN asked a question: "How much would this reduce the taxes of the City?"

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MR. SILBERMAN: "If the Stamford Fire Departments can raise their own money, they won't have to ask for money from the City."

MR. COLLYER: "Mr. Silberman, I would like you to amplify your statement as to gambling. Isn't this a form of gambling?"

MR. SILBERMAN: "You might call it 'legalized gambling' if you want. However, you cannot convert the prize into money and you cannot have liquor as a prize."

MR. RUSSELL: "I am trying to clarify the difference between Carnivals and Raffles."

MR. SILBERMAN: "The prizes are not to consist of money or liquor. The prize is limited to \$5,000 but you can sell all the tickets you want."

MR. RHOADES: "Am I correct in assuming that any vote taken here is not a vote either in favor or opposition, but really just an expression of opinion by this Board that the people of Stamford should have the right to vote on this?" Mr. Silberman replied that this was true.

MR. KAMINSKI MOVED the QUESTION.

MR. HUIZINGA: "Can anybody give me information on this referendum. Mr. Silberman tells us this will be a special referendum - how much is this going to cost the City?"

MR. SILBERMAN: "It will be similar to the amendment that was just passed - perhaps somewhere around \$6,000."

An opinion was requested from Mr. Toner, City Clerk.

MR. TONER: "The last one ran about \$3,800. This will cost more - approximately in the neighborhood of \$5,000."

MR. HUIZINGA: "This cost will come from the moving of the machines to the voting places. Would it be possible to date this referendum a day or two before the regular election in order to cut the cost?"

MR. TONER: "The referendum must be held within a period of 21 days after you have expressed your approval, and if that is forthcoming tonight, then it must be held within 21 days from tonight."

MR. HUIZINGA: "Is there any justification to hold this off for another month?"

MR. FORTUNATO: "I would like to see this taken care of at once."

MR. COLLYER: "It seems incomprehensible to me that we have to resort to this sort of thing to finance our Fire Departments. I feel inclined to vote against the proposal and wish to explain my reasons." Massachusetts had the same thing and they did away with it because of abuses that crept in. Easy money to be gained attracts outsiders of dubious reputation who take advantage of well meaning organizations. I hope that I am wrong in my fears that these abuses will come. I believe these services should be compensated for by taxation."

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MR. MULREED: "The matter before us is not whether we feel that raffles, games of chance, etc. are good for Stamford or not. The matter is something that the electorate can decide for themselves."

~~MR. FREDERICKS MOVED the QUESTION again. VOTE taken and CARRIED, 29 in favor that the electorate can decide for themselves."~~

MR. FREDERICKS MOVED the QUESTION again. VOTE taken and CARRIED, 29 in favor and 1 opposed, Mr. Collyer voting in opposition.

MR. FREDERICKS: "It is incumbent upon this Board to set the date for the referendum within a period of 21 days from tonight, if the Town Clerk finds the petition satisfactory."

MR. TONER: "I would suggest a week from next Tuesday, August 30, 1955."

MR. FREDERICKS MOVED that the date of the referendum be Tuesday, August 30th, 1955. SECONDED by Mr. Fortunato and CARRIED unanimously."

Mr. George V. Connors, President, read the first "Call" as follows:

August 8, 1955

"I, George V. Connors, President of the Board of Representatives of the City of Stamford, pursuant to Section 202 of the Charter, hereby call a Special Meeting of the Board of Representatives, to be held on Tuesday, August 16, 1955 at 8:00 P.M., Walter Dolan Jr. High School Cafeteria, Toms Road, Glenbrook, for the purpose of discussing the report of the Housing Committee of the Board of Representatives in reference to the recent survey made by the Equitable Financial Company to help relieve the housing shortage caused by the Thruway.

George V. Connors,
President,
Board of Representatives"

MR. FORTUNATO MOVED that Mr. LiVolsi, Chairman of the Housing Committee, take the Chair. Seconded by Mr. Murphy and CARRIED unanimously.

MR. FREDERICKS: "May I ask, with the permission of this Board, that the Corporation Counsel come forward."

He was informed that the Corporation Counsel was not present.

MR. FREDERICKS: "May I ask the Assistant to the Corporation Counsel to come forward?"

He was informed that the Assistant Corporation Counsel was on vacation.

MR. FREDERICKS: "Then, may I ask the President of the Board whether or not there were any restrictions in the original purchase of Cove Island?"

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MR. CONNORS: "It was bought for park purposes."

MR. FREDERICKS: "I am a little sick and tired of coming to these meetings without having the Corporation Counsel available for questioning on legal matters. I recently read in the newspaper that the Governor had not signed the Bill legalizing the appointment of a Park Commission. We ought to be able to find out in advance before we make appointments whether or not there are any legal restrictions. In regard to this meeting, we should be able to find out in advance if there are any legal restrictions, because, if so, there would be no need to have a meeting."

MR. LIVOLSI: "I concur with you in the matter that the Corporation Counsel is not here and should be here. He is being paid to do so. I move at this time to talk about the merits of the project, if I may."

MR. FREDERICKS: "I am not being captious, but I do think it is important enough to have a legal opinion on it. I think someone should get ahold of the Corporation Counsel to find out if there is any restriction against this matter."

MR. TOPPING MOVED to AMEND that Mr. Hanrahan, or his Assistant Corporation Counsel attend this meeting.

MR. MULREED: "We will proceed as planned whether or not the Corporation Counsel comes in."

MR. FORTUNATO: "I do not believe that Mr. Hanrahan has anything to do with what is coming before this meeting tonight."

MR. MULREED: "There has been a proposal prepared and submitted by the Equitable Financial Corporation. I think the entire thing has been publicized to all the Boards involved. It involves the Planning Board, the Zoning Board and the Board of Finance, and at this stage everybody should be made aware of what this plan entails. They might disapprove of the location proposed or the method of financing. However, I believe the proposal itself should be heard by everyone here."

MR. FREDERICKS: "If the proposal is entirely dependent on the site selected, then we should wait to hear from Mr. Hanrahan, but if the site can be moved, then it is proper for the proposal to be explained in detail. It might be that the Cove Island site is not legally possible. If they understand this and are still willing to proceed, we should get our Legal Department here to see whether or not we have a right to proceed."

MR. HUIZING.. MOVED that this matter be confined to the discussion of the plan and that the Board take no action this evening.

MR. KAMINSKI: "The suggested site could very well wait."

MR. FORTUNATO MOVED the QUESTION. VOTE taken and CARRIED unanimously.

MR. LIVOLSI took the CHAIR.

MR. LIVOLSI: "We found out last Tuesday night, when we met with the City Housing Authority that we do not have the power to decide on the site. I think we should divorce the site from the plan itself and that it would be well if we go ahead with this matter with that understanding."

MR. MULREED: "At our Committee meeting, it was for the sole purpose of allowing the representatives of the Equitable Financial Corporation to come before the Board to explain their proposal."

MR. FREDERICK: "May I point out that anyone here has the right to refer the question to committee."

MR. LIVOLSI read from the New York Telegram of August 15th in which an article stated the middle income group is between \$5,000 and \$12,000 and that this type of housing is intended for that group. He said: "We have written the Mayor repeatedly to ask him to meet with our Committee and he has consistently declined."

MR. KELLY: "The Mayor has been very busy with the flood conditions throughout the City."

MR. MULREED: "I was very much surprised to see that you accepted the Chairmanship of this matter, as the Chair has no right to take part in debate."

MR. KAMINSKI: "We are not going to accomplish anything this way."

MR. CONNORS reported back on telephone call made to Mr. Hanrahan's home. "Mr. Hanrahan has illness in his family and cannot attend tonight's meeting. His Assistant is on vacation. However, he suggests that you drop him a line and he shall be glad to answer any questions you may have."

MR. LIVOLSI: "Let's get down to brass tacks. Mr. Floyd Hicks is here from the State Housing Authority to answer questions. Mr. Caesar Nobiletti is here from the Equitable Financial Corporation to explain the results of their survey which was mailed to you previous to this meeting."

MR. HUIZINGA: "Mr. Mulreed made a point when he stated that the Chairman cannot make any comments. He must be impartial."

MR. LIVOLSI asked Mr. Connors to resume the Chair.

MR. CONNORS resumed the Chair.

MR. LIVOLSI, as Chairman of the Housing Committee, presented a verbal report of what had been accomplished to date and said: "I wish to present the President of the Equitable Financial Corporation, Mr. Nobiletti, who will explain his plan."

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MR. NOBILETTI addressed the Board. He said: "Any site must have certain minimum qualifications. Last month, Mr. LiVolsi, Mr. Hicks and our Vice President and I looked over two specific sites, but these sites could not possibly be acceptable. You must remember we will be investing in 10% of the cost of this project and we don't want to build on inferior locations. Then, we were shown the Cove Island site, and of course we liked it best. It was a beautiful site and perfect for our purposes. I hope all of you have received a copy of the plan and have already read it. Mr. Colen will be glad to explain anything you do not understand."

MR. COLLYER: "Is it a necessary part of the plan that the City own the land at the time of starting the project on the chosen site?"

MR. NOBILETTI: "It is not necessary that the City own the site. It may lease the site. There is quite a bit of flexibility in the way this can be done. However, it can be done better if the City owns the land."

MR. FREDERICKS: "If the City does not own the site, that does away with the reversal to the City and we would have a semi-perpetual Housing Authority."

MR. NOBILETTI: "The Housing Authority would acquire the land by condemnation. When all the bonds are bought, the Housing Authority, being a subsidiary of the City, then your Board can make an appropriate resolution to abolish the Housing Authority."

MR. CONNORS: "Are there any further questions?"

MR. FREDERICKS: (Referring to report of Equitable Financial Corp.)
"I note you have in here the maintenance and operation costs."

MR. NOBILETTI spoke about the project they have under construction in Union City, New Jersey and cited this as the only example they have to offer, this being the first one done under Title 7 of the National Housing Act. He said they would supply everything that would be needed to operate the project.

MRS. WINSOR: "May I ask how long your corporation has been in existence?"

MR. NOBILETTI: "One year. The Union City project is the first under Title 7, which has been on the books since 1948."

MR. COLLYER: "Perhaps permissive legislation from Hartford would be required before we could go ahead with a project of this sort."

MR. NOBILETTI: "I have examined the laws of the State of Connecticut, and although I am a lawyer, I am not a Connecticut lawyer and this would have to be ascertained by your own counsel."

MR. CONNORS: "Are you aware that the City of Stamford already has two Housing Authorities? There has been the question raised that future housing can still function under our present Authority."

MR. MURPHY: "Mr. Nobiletti, have you had any contact with our Housing Authority? Could it now be that our Housing Authority has other sites available besides the ones you were shown?"

MR. NOBILETTI: "We were shown only these two sites. I don't know anything about any other sites."

MR. McLAUGHLIN: "How can you determine how large a building can be erected on any selected site? 7500 rooms would require a very large tract of ground, wouldn't it?"

MR. COLEN answered this question. "I am not in a position to answer too many questions. You may even find this will not be large enough to meet your needs."

MR. NOBILETTI: "Are the sewer facilities of your City so that this will not cause an overburdening of your sewer facilities? We determined by a very preliminary examination that this seemed adequate, subject to further study."

MRS. PEATT: "Is it necessary to build these units in one location?"

MR. NOBILETTI: "It is cheaper to do it that way."

MR. HUIZINGA: "We have members of the Planning Board and Board of Finance here and can call upon them for their views. Is it possible to put restrictions on this so that residents who have been here for a number of years would have priority over newcomers?"

Mr. Nobiletti replied that it would be possible to give older residents priority.

Mr. Iacovo asked Mr. Nobiletti to explain the 7% vacancy clause, which he did.

MR. CONNORS: "Are there any other Board members who wish to talk?"

There being no answer to this question, Mr. Cameron of the Finance Board, addressed Mr. Nobiletti.

MR. CAMERON: "What will the City receive from this project?"

MR. NOBILETTI: "All you will get is the \$50,000 a year - no taxes can be levied."

MR. CAMERON: "I wonder if people realize this is a \$12,000,000 project that we are talking about. We would be losing \$400,000 a year in taxes. In this case you have a \$2,000,000 rental project with too small a return to Stamford."

MR. COLEN: "There is no subsidy of any kind and this is outside of the City debt limit. These are not bonds that will run for 50 years, but will be paid off in 24 years. It is not subsidized by the government. There is no subsidy of any kind in Title 7. There is the 7% vacancy allowance. That is your's to do with as you wish. You will have about \$175,000 a year out of the vacancy allowance. When you say \$50,000 add to this your operating costs. Undoubtedly this thing gets pretty near your \$400,000. If you want to take that reserve and

add it to taxes, you can."

MR. CAMERON: Quoted from table 3 of the Equitable Financial Corporation report. He said "It seems to me that the size of the thing would worry me. When you talk in terms of 750 units it seems to me we would be going overboard on this kind of arrangement."

MR. NOBILETTI: "We have made a very thorough survey and we find we are about 50% below what you need. The magnitude of the thing is our problem."

MR. CAMERON: "Would you consider doing a project of one-half this size?"

MR. NOBILETTI: "I would propose to start with one-half or even less."

MR. CAMERON: "Then you would be willing to do this?"

Answer: "Yes."

MR. HUIZINGA: "Has your survey taken into account what the people are paying for rent that are now being displaced? Has your survey included any of that information?"

MR. LIVOLSI: "We still have 100 units that are to be erected by the State Housing. But, we have a problem of this middle income group. We do not have anything for this middle income group."

MR. NOBILETTI: "It is an extremely difficult thing to go knocking on doors to ask what each one is paying. You look at the distributable family income and look at what has been paid in certain areas. Our report is based on those conclusions. There is also the matter of spacing downwards. The not-so-good apartment will become available to those who can better afford this type, as better apartments become available to those who want and can afford this type."

MR. CONNORS: "Do you take into consideration the school problem? We would have to build new schools."

MR. LIVOLSI: "You always will have the worry about the school problem."

MRS. ZUCKERT: "I am concerned about the depreciation. That 7% could not possibly take care of the depreciation."

MR. NOBILETTI: "These bonds will be paid off in 24 years. Suppose it does depreciate 25% or 30% - that will not be too bad."

MRS. ZUCKERT: "At what speed can these buildings be constructed?"

MR. NOBILETTI: "If we can get through with all the technicalities and problems involved - it depends on how long this will take."

MR. KELLY: "The question of the schools - this may mean that two schools will be needed. 12 acres will be needed for a school in that area."

MR. NOBILETTI: "Since this is a re-location of Stamford families, part can be taken care of by buses, part by another school in the area."

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MR. MCLAUGHLIN: "I am not clear on the rate to the City in taxation. Will the City be compensated?"

MR. COLLEN: "We have a vacancy allowance."

MR. NOBILETTI: "The first 7 years a fund is developed to secure the bond. At the end of 25 years you get the bonds. It is only delayed and the fund will have to be invested - you do get it - only it is delayed."

MR. FREDERICKS: "Mr. Cameron mentioned \$12,000,000 and you said more. What is the proposed cost?"

Mr. Nobiletti said there would be a 2% amortization and 3% interest charge and that there will be a fixed rental of \$2,025,000 at full capacity, which means \$1,250,000 for amortization and insurance and \$1,445,000 debt service.

Mr. Colen said: "These are not our figures, but are the FHA figures. We set up the figures and the FHA has to approve it."

MR. IACOVO: "I don't understand the yield of insurance in your report."

MR. NOBILETTI: "I will try to explain a very complex law. It is an insurance of the FHA in the event the project does not pay enough...."

MR. IACOVO: "Like bankruptcy insurance?"

MR. MARSHALL: "What acreage will be required for a project of this size?"

MR. NOBILETTI: "30 acres."

MR. COLLYER: "How many persons do you expect to occupy these rooms?"

MR. NOBILETTI: "One person per room - it might work out less."

MR. IACOVO: "If you saw fit to put some stores in this project - would that be controlled by the local authority?"

MR. NOBILETTI: "Something would have to be worked out there."

MR. IACOVO: "I was thinking in terms of rent."

MR. NOBILETTI: "The Authority can operate of itself, but we do not advise it."

MR. RHOADES: "I assume wind-fall profits will not operate in this case. I assume the FHA will guarantee that."

MR. NOBILETTI: "I know the FHA will not allow anything of this sort. You know, Mr. Colen is the 'Father' of Title 7."

MR. FORTUNATO: "I have never even heard of Title 7 - will you please enlighten us on this?"

Mr. Nobiletti referred these questions to Mr. Hicks of the FHA who was present.

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MR. HICKS spoke on behalf of Director Kelly who was unable to be present. He read portions from Title 7 of the National Housing Act of 1948.

He said the site must be adaptable for residential use and must not be harmful to the neighborhood and at the termination of the mortgage period the buildings return to the City.

MR. FORTUNATO: "Would this come in under our State Legislature, or would special legislation have to be sought?"

MR. NOBILETTI: "The State law says you may charge such rent as the Authority so desires. This \$22.50 rent we have in mind is a moderate rental and has to go to the State Authority. Whether you use a new Authority or use the one now existing makes no difference."

MR. LIVOLSI: "I forgot to mention that I was referred to this corporation by Mr. Snyder of the FHA. Is it permissible to refer this to Committee?"

He was told it was permissible to do this.

MR. LIVOLSI MOVED that this matter be referred to the Housing Committee for recommendation for action at the next regular meeting of the Board.

MRS. WINSOR MOVED to AMEND that this be referred to two Committees of the Board and that a second Committee be set up to investigate a site for the project.

MR. MULREED: "I am interested in just what this Board can do. The question arises in my mind as to just how a decision can be made - just how this whole business can be initiated. I do not know whether it is within the powers of the Board to do anything other than just make a recommendation. Perhaps the Planning Board would be the one to initiate action."

MR. LIVOLSI: "The Committee was going to ask the Corporation Counsel for an opinion and then make our recommendations to the Board."

MR. MULREED: "My remarks were made because of certain projects that this Board have felt were of benefit to Stamford in the past. A few years ago a recommendation was made that something be done, but it ended right there. I don't want to see this end here tonight. I think this Board should express itself as to whether or not they feel that this type of financing is in their opinion the solution to our needs. If we decide that we are in favor of this proposal, we must find out from our Corporation Counsel who must institute a move to make recommendations in reference to the proposal we have listened to here tonight."

MR. RUSSELL seconded Mr. Livolsi's MOTION.

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MR. KAMINSKI MOVED that the Housing Committee study the proposal and make their recommendations and also that they request the Corporation Counsel to advise the necessary steps to follow to accomplish the Board's desires.

Mr. Kaminski stated that the Board as a legislative body knows they can only recommend action, but can express and reflect the desires of the Community.

Seconded by Mr. Jachimczyk.

MR. MCLAUGHLIN: "In connection with Mr. Mulreed's question, do we have a precedent in this?"

MR. KELLY: "Can this be included in the motion: This does not include Cove Island as a site?"

MR. LIVOLSI: "The site is up to the Planning Board to decide."

MR. RHOADES: "This motion is intended to send the Housing Committee out to find the answers."

MR. FREDERICKS MOVED the QUESTION.

VOTE taken on Mr. Kaminski's motion and CARRIED unanimously.

MR. KILLEEN moved the Board adjourn until their next regular meeting on September 12th. SECONDED by Mrs. Huben and CARRIED unanimously. The Board adjourned at 10:45 P.M.

