

MEETING OF THE BOARD OR REPRESENTATIVES
 Minutes of Special Meeting
 June 11, 1968
 Stamford, Connecticut

A Special Meeting of the 10th Board of Representatives of the City of Stamford was held on Tuesday, June 11, 1968, pursuant to a "Call" from the President, John C. Fusaro, in the meeting room of the Board, 2nd Floor, Municipal Office Building, 429 Atlantic Street, Stamford, Connecticut.

ROLL CALL was taken by George Georgoulis, Acting Clerk, in the absence of the Clerk. There were 23 present and 17 absent. The absent members were:

Frank A. Coperine (D) 1st District
 Paul J. Kuczo, Sr. (D) 1st District
 Ralph L. Lockhart (D) 2nd District
 Edward P. Dombroski (D) 3rd District
 Stephen E. Kelly (D) 4th District
 Robert M. Durso (D) 5th District
 Anthony D. Truglia (D) 5th District
 William D. Murphy (D) 6th District
 Armen Guroian (D) 7th District
 Joseph Neil Loglisci (D) 9th District
 Herman P. Alswanger (D) 11th District
 Jack Palmer (R) 13th District
 William P. Caporizzo (R) 15th District
 Daniel R. Russbach (R) 17th District
 Lynn H. Farmen (R) 18th District
 Booth Hemingway (R) 19th District
 Lois L. Pont-Briant (R) 20th District

"CALL" OF MEETING:

THE PRESIDENT read the following "Call" of the Meeting:

BOARD OF REPRESENTATIVES
 Municipal Office Building
 429 Atlantic Street
 Stamford, Connecticut

June 7, 1968

TO: All Members of 10th Board of Representatives

FROM: John C. Fusaro, President, Board of Representatives

SUBJECT: "Call" of Special Meeting to Consider and Act upon proposed changes in the Contract Between the City of Stamford, Connecticut, the Urban Renewal Commission of the City of Stamford and the Stamford New-Urban Corporation and other pertinent matters.

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I, JOHN C. FUSARO, President of the 10th Board of Representatives of the City of Stamford, pursuant to Section 202 of the Stamford Charter, hereby call a SPECIAL MEETING of said Board of Representatives, for the following time and place:

TUESDAY, JUNE 11, 1968

At the Municipal Office Building, Second
Floor, Board Meeting Room, 429 Atlantic
Street, Stamford, Connecticut

at 8:00 P. M.

for the following purpose:

- (1) To consider and act upon proposed changes in the Contract between the City of Stamford, Connecticut, the Urban Renewal Commission of the City of Stamford and the Stamford New-Urban Corporation, and
- (2) Any other pertinent matters.

John C. Fusaro, President
10th Board of Representatives

MR. BROMLEY said he would like to clarify a point. He said he signed a petition, along with ten other Republicans, asking that this meeting be called. He said they did it for the purpose of trying to expedite this whole matter and getting the Urban Renewal contract going. He asked if it is strictly correct that the President call the meeting and send out the notice, or should it have read that the "Call" of the meeting was by petition of ten Board Members.

THE PRESIDENT said he called the Special Meeting.

MR. BROMLEY added "pursuant to the petition signed by the Republican Board Members".

THE PRESIDENT said it was not necessarily so and added "no".

MR. BROMLEY asked the President if he is disregarding the petition signed by the ten members.

THE PRESIDENT said it seemed apparent that the Republicans did not want to act upon the resolution and it was obvious we could not have had a two-thirds vote last month to suspend the rules in order to act upon this

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resolution that will be presented this evening. He said at that time he did not press the issue, but since it came to light later that the Republicans were not attempting to hold up the Urban Renewal Contract, then he was perfectly willing to call the meeting for tonight. He said he did not see the petition referred to, but heard about it through the Minority Leader.

MR. HEINZER said he would like to have the record show that the call of the meeting is a verbatim copy of the petition that "we handed in".

MR. CONNORS said he comes up here this evening and does not even know what he is supposed to be voting on. He said he wanted to know why the Republicans had previous information that the rest of the Board Members did not get.

THE PRESIDENT said the members of the Urban Renewal Committee had knowledge of this and the Republican members of the Committee naturally knew about the proposed resolution.

MR. CONNORS asked if they gave this information to the other Republicans in their Caucus.

THE PRESIDENT said this is something he does not know.

MR. CONNORS asked Mr. Morris if this is what happened and he replied the answer is "no".

MR. CONNORS said if the Republicans did not know about the proposed resolution, then why did they issue a "Call" of a Special Meeting?

MR. MORRIS said they called a meeting because they felt that the Urban Renewal was very important and it is his understanding that the Courts do not operate from July to September and they felt that this would speed things up so that St. John's Towers could be separated from the law suit. He said he is sure that all Board Members got the same information about this matter.

MR. CONNORS asked why this information was only given to a few Board Members.

THE PRESIDENT informed the speaker that the information was transmitted to Mr. Calder as Chairman of the Urban Renewal Committee, who thereupon conferred with the other members of his Committee and both the Republicans and the Democrats on this Committee had knowledge of what was going to transpire this evening and this Committee is prepared to present a report on that resolution this evening.

THE PRESIDENT called upon Mr. Calder, Chairman of the URC Committee to present his report.

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MR. CALDER said last Monday night at the regular monthly Board Meeting, he received a set of the resolution we are going to look at tonight. He said he discussed this with the members of his Committee who felt that even though the changes seemed to be very minor and were changes in wording rather than content, they felt it best not to try to act on it without being able to give the full Board a little more warning than they were able to give at the time. He said, as everyone may recall, he reported then that they intended to study these changes, discuss them with the Corporation Counsel and report back next month. He said what has happened since then, everyone has read about in the papers, and some of the Board Members felt that we should not wait until the next regular Board meeting and should try to get this dispatched sooner. He said he has no objection, except that he didn't have very much warning of this impending special meeting and would have liked to have had time to prepare and distribute copies of the proposed resolution to all Board Members at least ten days or two weeks before the next Board meeting, with the changes underlined and would have held a meeting with the Corporation Counsel in order to explain these changes to the members. He said they were able to have a meeting with the Corporation Counsel last night and are prepared to answer questions that may arise. Unfortunately, however, he said they did not have enough time to make copies for all Board Members and were only able to give them to the members of his Committee.

MR. CONNORS asked how many of the 11 members who signed a "Call" of this meeting, are absent tonight.

THE PRESIDENT said this is not pertinent. He asked Mr. Calder to proceed with his Committee report.

MR. CALDER said if any of the members have a copy of the Minutes of April 22, 1968 which contained the original resolution (Resolution No. 559) "Approving Contract for Sale of Land for Private Redevelopment Between the City of Stamford, Connecticut Urban Redevelopment Commission and the Stamford New-Urban Corporation". He asked the members to compare Resolution No. 559 with the new resolution he passed out to the members this evening and he will point out the various changes - four in all.

MR. CALDER said the first, second and third "Whereas" clauses are the same, but there is a change in the fourth paragraph. He read the original and pointed out where the changes were. He said this paragraph was broken into two paragraphs, with the words: "..... which purchase price is less than the cost or carrying charges of same to the Commission;" being inserted after the word "Dollars".

He said the rest of the language merely states in clear language the basic philosophy of HUD and Urban Renewal regarding land purchases - that they must be re-sold at a price which is less than they paid for it.

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MR. HEINZER said that same phrase has also been added in the resolution portion in the 2nd paragraph.

MR. CALDER called attention to the change in the 7th paragraph (6th paragraph in previous Resolution No. 559) after the words: ".....requires that a redevelopment agency obtain" certain authorizations and approvals of the legislative body of the municipality prior to entering into a contract.

MR. RYBNICK asked why this has to be changed since we have already sent the contract through.

THE PRESIDENT said the resolution is now merely conforming to the Connecticut Statutes, being the exact words used in the Statutes. He said HUD insisted that the exact words be used as are used in the Statutes of the State of Connecticut.

MR. BROMLEY asked if the changes made in the WHEREAS clauses substantively change the resolution.

THE PRESIDENT said it does reflect on the actual resolution -- in other words, the "WHEREAS" clauses are reflected in the final resolution "Be it resolved.....".

MR. CALDER said that is the last of the changes in the "WHEREAS" clauses and we can now move on to the changes in the resolution itself. He said the 1st paragraph remains intact and the 2nd one again adds the same language that we talked about in the first change made regarding the price of the parcels of land, after the words "R-43" and before "is hereby approved" comes:

".....including the purchase price, which is less than the acquisition cost or carrying charges for said land to the Commission, is hereby specifically authorized and approved,"

and from there on the language is the same.

MR. CALDER said the next change is in paragraph #3 - the original wording remains intact, except at the end of the words: ".....upon receipt of such concurrence." is added the following amendment:", with the following amendments: after the word "Agency" in line 1 of Section 1.01, line 1 of Section 1.03 (a) and line 1 of Section 1.03 (b), insert "acting by and for the City of Stamford as authorized by Section 8-126 of the General Statutes of Connecticut, revision of 1958, and under the Charter of the City of Stamford." He said this relates to the Parking Agreement which would have to be referred to in order to understand what it is.

MR. CALDER said his Committee recommends that these changes be adopted.

THE PRESIDENT asked for discussion of the four changes as mentioned by Mr. Calder.

MR. CONNORS said he can't understand how we can sell the property cheaper than we bought it for.

THE PRESIDENT said this is the considered opinion of the Congress of the United States of America when they instituted this program - the concept being to buy up land that is now deteriorating, for the betterment of the local municipalities and sell it at a lower price in order to develop it and engender new life into the urban areas of our country.

MR. RICH asked if we are substituting this new resolution for the previous Resolution No. 559 adopted at the April 22, 1968 meeting.

THE PRESIDENT said we are amending the four points that were brought up, but in the interest of clarity, the entire resolution, as amended is being presented.

MR. RICH inquired if something should not be inserted, nullifying the previous resolution and substituting this one for the previous one, which will result in having two different resolutions in conflict with each other.

MR. KAPLAN said certain acts have been taken on the basis of the previous resolution and he would not like to destroy the old one. He suggested that the amended new resolution be substituted in place of the old one.

THE PRESIDENT suggested that the speaker put this in the form of a motion.

MR. KAPLAN MOVED that this resolution as distributed to the Board Members this evening, be substituted in its entirety for the previously adopted Resolution No. 559. Seconded by Mr. Calder and Mr. Boccuzzi.

MR. SCOFIELD requested a ruling as to his eligibility to vote because of his association with a firm that does business with the URC. He said he is an employee of this firm and not an officer, with no financial interest other than being an employee.

THE PRESIDENT said if the speaker feels he is following his conscience in voting on this matter, he does not think it is his prerogative to interpret the Charter. He said if he had presented it earlier, he would have endeavored to obtain a ruling from the Corporation Counsel, but as it now is, he will allow the speaker to decide this matter for himself.

MR. KAPLAN said when this matter came before the Board April 22, 1968, he abstained from voting, but since that time Mr. Heyman passed away. He explained that Mr. Heyman was an alternative sponsor. However, he said, he now feels he no longer has any reason to abstain from voting.

THE PRESIDENT called for a vote on the following resolution as presented by Mr. Calder. CARRIED by a vote of 21 in favor, one opposed (Mr. Connors) and one abstention (Mr. Wechsler):

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RESOLUTION NO. 564

RESOLUTION (IN SUBSTITUTION AND IN LIEU OF RESOLUTION NO. 559, ADOPTED APRIL 22, 1968) APPROVING URBAN RENEWAL PLAN, AS MODIFIED, AND CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT BETWEEN THE CITY OF STAMFORD, CONNECTICUT URBAN REDEVELOPMENT COMMISSION AND THE STAMFORD NEW-URBAN CORPORATION

WHEREAS, the City of Stamford, Connecticut is carrying on an urban renewal project designated as the Southeast Quadrant (Extended) Urban Renewal Project - Conn. R-43, herein referred to as the "Project"; and

WHEREAS, the agency of the City responsible for said project is the Urban Redevelopment Commission, herein referred to as the "Commission"; and

WHEREAS, the proposed redeveloper of a major portion of said project is the Stamford New-Urban Corporation, a corporation organized and existing under the laws of the State of Connecticut, herein referred to as the "Redeveloper"; and

WHEREAS, the Redeveloper has submitted a proposal to purchase Re-use Parcels 2, 3, 4, 5, 13, 19A, 20, 23, 26, 33, 34, 35A, 35B, 38 and 41 for the purchase price of Four Million Four Hundred Sixty-Nine Thousand Eight Hundred Forty (\$4,469,840.00) Dollars which purchase price is less than the cost or carrying charges of same to the Commission; and

WHEREAS, the Commission has designated the Stamford New-Urban Corporation as the proposed Redeveloper of said Re-use Parcels, subject to the concurrence of the Department of Housing and Urban Development; and

WHEREAS, the Commission has submitted to the Department of Housing and Urban Development, for its approval, copies of the proposed Contract for Sale of Land for Private Redevelopment to be entered into by the City of Stamford, acting by and through the Commission, and the Stamford New-Urban Corporation, for the sale of said Re-use Parcels of the Stamford New-Urban Corporation for the purchase price of \$4,469,840.00; and

WHEREAS, Section 8-137 of Chapter 130 of the General Statutes of the State of Connecticut, Revision of 1958, as amended, requires that a redevelopment agency obtain certain authorizations and approvals of the legislative body of the municipality prior to entering into a contract for sale or lease of land in an urban renewal project area; and

WHEREAS, Section 8.8 of the Contract for Sale of Land for Private Development provides for the commencement of construction of FHA 221 (d) (3) housing known as St. John's Towers on Re-Use Parcels 23 and 26 prior to to the conveyance of said parcels to the Redeveloper; and

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WHEREAS, the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43 and the Contract for Sale of Land for Private Development provide for the development by the Commission or the transfer and sale by the Commission of certain land owned by the City of Stamford and under the jurisdiction and control of certain city agencies and departments; and

WHEREAS, Section 8-136 of Chapter 130 of the General Statutes of the State of Connecticut, Revision of 1958, as amended requires that a redevelopment agency obtain the approval of the legislative body of the municipality for modifications of an urban renewal plan which substantially change the redevelopment plan as previously approved by the local legislative body; and

WHEREAS, the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43 requires the closing and vacating of certain public streets, all of which are set forth in said Plan and the Exhibits thereto; and

WHEREAS, a Parking Agreement among the City of Stamford, the Commission, the Parking Authority of the City of Stamford and the Redeveloper has been negotiated and approved by the parties thereto providing for necessary parking facilities in the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43;

NOW THEREFORE, BE IT RESOLVED, by the Board of Representatives of the City of Stamford, Connecticut:

1. That the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43, as modified to date, attached to the Contract for sale of Land for Private Development as Exhibit A is hereby approved, subject to the concurrence of the Department of Housing and Urban Development.
2. That the Contract for Sale of Land for Private Development for Re-use Parcels 2, 3, 4, 5, 11, 19A, 20, 23, 26, 33, 34, 35A, 35B, 38 and 41 in the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43 including the purchase price, which is less than the acquisition cost or carrying charges for said land to the Commission, is hereby specifically authorized and approved, subject to concurrence of the Department of Housing and Urban Development, and the Mayor is authorized on behalf of the City of Stamford to execute and deliver said agreement upon receipt of such concurrence.
3. That the Parking Agreement among the City of Stamford, the Urban Redevelopment Commission, the Parking Authority of the City of Stamford and the Stamford New-Urban Corporation is hereby approved, subject to the concurrence of the Department of Housing and Urban Development, and the Mayor, on behalf of the City of Stamford, and the Chairman of the Parking Authority, on behalf of the Parking Authority of the City of Stamford, are authorized to execute and deliver said agreement upon receipt of such concurrence, with the following amendments: After the word "Agency" in line 1 of Section 1.01, line 1 of

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Section 1.03 (a) and line 1 of Section 1.03 (b), insert "acting by and for the City of Stamford as authorized by Section 8-126 of the General Statutes of Connecticut, revision of 1958, and under the Charter of the City of Stamford."

4. That the Mayor of the City of Stamford is hereby authorized to permit the Stamford New-Urban Corporation to enter upon Re-use Parcels 23 and 26 and to commence construction of the FHA 221 (d) (3) housing on said Re-use Parcels prior to the conveyance of said parcels in accordance with the provisions of Section 8.8 of the Contract for Sale of Land for Private Development.

5. That the Mayor of the City of Stamford is hereby authorized to transfer and sell to the Urban Redevelopment Commission certain land owned by the City of Stamford and under the jurisdiction and control of the Parking Authority, the Board of Education and the Department of Welfare, all of the City of Stamford, subject to the concurrence of the Department of Housing and Urban Development in the Contract for Sale of Land for Private Development and Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43, for development by the Urban Redevelopment Commission or for the transfer and sale to the Stamford New Urban Corporation, as required, by the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43, and the Contract for Sale of Land for Private Development and the Mayor is authorized to execute and deliver all documents necessary to effectuate this transfer.

6. That all streets required to be discontinued, closed and vacated under the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43, are hereby discontinued, closed and vacated and the Mayor, the Chief of Police and the Commissioner of Public Works are hereby authorized to take all actions required to effectuate the discontinuance, closing and vacating of said streets.

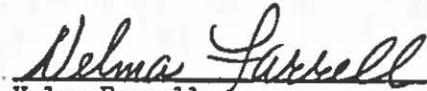
7. That the construction contemplated to be undertaken by the City of Stamford under Section 12.5 (b) (ii) and (iii) of the Contract for Sale of Land for Private Development (the cost of which construction is presently estimated at \$1,300,000.00) shall be paid with funds appropriated by the City of Stamford to the Urban Redevelopment Commission for the Project, in accordance with the terms of a resolution to the same effect heretofore passed by the Urban Redevelopment Commission.

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ADJOURNMENT:

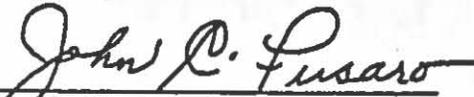
On motion, duly seconded and CARRIED, the meeting was adjourned at 9.15 P.M.



Velma Farrell
Administrative Assistant
(Recording Secretary)

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APPROVED:



John C. Fusaro, President
10th Board of Representatives

NOTE: The above meeting was NOT
broadcast.

VF