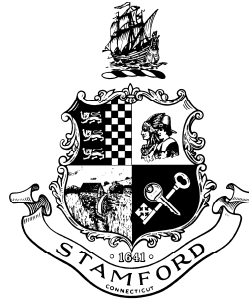


Minutes: June 12, 2014

DAVID R. MARTIN
MAYOR

JOHN J. LOUIZOS
CHAIRMAN
MARY LOU T. RINALDI
VICE CHAIR
GERALD BOSAK, JR.
SAL GABRIELE
RICHARD FREEDMAN
DUDLEY N. WILLIAMS, JR.
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BOARD OF FINANCE

STAMFORD GOVERNMENT CENTER
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CONNECTICUT 06904-2152

MINUTES

Regular Meeting

Thursday, June 12, 2014: 6:30 PM
Board of Finance Meeting Room, 4th Floor

Call to Order: Performed by Chairman Louizos at 6:30 PM (00:00); noting that all Members were present.

Pledge of Allegiance: Led by Chairman Louizos

Approval of Minutes (Video:00:07) May 8, 2014: 6:30 PM: Regular Meeting	Approved
	6-0-0
	Motion
	G. Bosak
	Second
	S. Gabriele

Public Participation: (Video: 00:04) Brendan Keatley, President of the Professional Firefighter's Association, spoke concerning the Turn of the River Grant (Item #5), stating that the actual cost to the City for this grant may total \$1.7M in City funds.

Reports to the Board: (Video: 00:02) Chairman Louizos welcomed Blum Shapiro Partner Joe Kask, whose team will be conducting the City’s Annual Audit for June 30, 2014. Mr. Kask stated that his responsibilities were to oversee the governmental accounting & consulting component of Blum Shapiro and introduced his partner, Jerry Paradis. Vice Chair Rinaldi asked that when performing the audit, they pay particular attention to see if recommendations they made in a previous investigative audit were implemented.

Note: Items are Shown in order of Consideration

OFFICE OF THE MAYOR: 6:30 PM Start Time

Update/Discussion: Status of Union Negotiations: Union 1199

Item 1	Update: Status of Negotiations between the City & 1199 Union		Discussion: No Action Taken
	Action Requested:	Discussion	
	Amount:	\$	
	Fund/Budget:		
	Submitted by:	Mayor David R. Martin	
	Video: 00:05	The Mayor stated that items numbered 1-3, as well as a segment of Item # 4 should be heard in executive session. On a motion by Mr. Williams, which was seconded by Mr. Freedman, the Board agreed by unanimous vote to hear items 1-4 in executive session due to discussion of negotiations and strategy. The participants who took part in executive session (for items as noted) included Board of Finance Members John J. Louizos, Mary Lou Rinaldi, Dudley Williams, Gerald Bosak, Jr. and Sal Gabriele (Items 1-4). Also included were Mayor David Martin (1-4) , Director of Administration Michael Handler(1-4) , Director of Legal Affairs Kathryn Emmett (1,2,4), Director of Human Resources Clemon Williams(1-3)Special Asst. Cindy Grafstein (#4)Thomas Dec (#4) & Atty. Chris Dellaselva (#4). After approximately 1hour, the Board exited executive session, with Chairman Louizos stating that no action was taken.	

Update/Discussion: Legal Settlement

Item 2	Update: Legal Settlement with Sprint/Nextel		Discussion: No Action Taken
	Action Requested:	Discussion	
	Amount:	\$	
	Fund/Budget:		
	Submitted by:	Mayor David R. Martin	
		See minutes for Item # 1.	

Update/Discussion: Urban Redevelopment Commission

Item 3	Update: URC Legal Matter		No Action Taken
	Action Requested:	Discussion	
	Amount:	\$	
	Fund/Budget:		
	Submitted by:	Mayor David R. Martin	
		See minutes for Item # 1.	

Approval of Agreement

Item 4	Request for Approval of Purchase & Sales Agreement related to the Acquisition of 200 Strawberry Hill Avenue.		Approved
	Action Requested:	Approval of Purchase Resolution	6-0-0
	Amount:	\$10M NTE (not to exceed)	Motion
	Fund/Budget:		D. Williams
	Submitted by:	Mayor David R. Martin	Second
	Video: 00:08	Upon exiting executive session (see Item # 1), the Mayor reviewed the agreement to purchase 200 Strawberry Hill Avenue (see PowerPoint presentation, attached), reviewing various components of the sale; and characterizing the purchase as a ‘beautiful acquisition’ which was a ‘once in a generation’ opportunity to acquire a centrally located piece of land of this size. Ms. Rinaldi stated that this was a good asset for the City with many use options. Mr. Williams stated that as the Board had not yet been presented with the intended use of this property, that at this point, it was just the purchase of property. Mr. Bosak wanted to know if the City was dropping any other projects in order to acquire this land; which the Mayor said they were not, noting that concurrent with purchase, they would be filing application for State Grant funds for construction of a school, in the event that the City determined that was the best use; adding that authorization of the funds must be accomplished by June 30 so as not to lose a year. Chairman Louizos called for motions relating to this purchase. On a motion by Mr. Williams, which was seconded by Ms. Rinaldi, the Board then agreed by unanimous vote to approve this resolution.	M. Rinaldi

Supplemental Capital Appropriation- Strawberry Hill Avenue Acquisition Project (*)

Item 6	Request for Approval of Supplemental Capital Appropriation in an amount to be disclosed upon sale; for the purchase of 200 Strawberry Hill Avenue.		Approved
	Action Requested:	Supplemental Capital Appropriation	6-0-0
	Amount:	NTE \$10M	Motion by
	Fund/Budget:	Capital: New Project: Bonding	R. Freedman
	Submitted by:	Mayor David Martin	Seconded
	Video: 00:20	Director of OPM Hricay requested that the City authorize a Supplemental Capital Appropriation for the purchase of this property. On a motion made by Mr. Freedman, which was seconded by Mr. Williams, the Board agreed by unanimous vote to approve this appropriation.	D. Williams

Approval of Bond Resolution

Item 7	Request for Approval of Resolution to Amend the Capital Budget for Fiscal Year 2014-2015 By Adding an Appropriation of non-disclosed Amount for the Acquisition of 200 Strawberry Hill Avenue, Stamford, Connecticut and Authorizing the same dollar amount of General Obligation Bonds of the City to meet said Appropriation.	Approved
Action Requested:	Bond Resolution Approval	5-0-1
Amount:	\$	Motion by
Fund/Budget:	Capital	R. Freedman
Submitted by:	Jim Hricay, Director of OPM	Seconded
Video: 00:21	Mr. Hricay explained that this resolution was sought to approve the use of bond proceeds for the above noted project. On a motion made by Mr. Freedman, which was seconded by Ms. Rinaldi, the Board agreed by a vote of 5-0-1, with Mr. Gabriele abstaining, to approve this resolution.	M. Rinaldi

TOR Fire Department

Item 5	Discussion: FEMA Grant Reimbursement Process- TOR	Discussion: No Action Taken
Action Requested:	Discussion	
Amount:	\$	
Fund/Budget:		
Submitted by:	Mayor David R. Martin	
Video: 00:22	Director Emmett explained that TOR Fire Department applied for, and received – a FEMA Grant to hire 24 firefighters. She relayed to the Board that since TOR would be the direct recipient of the grant funds, they would turn the funds over to the City, governed by an agreement between the City and TOR & the City will hire the firefighters. Ms. Rinaldi asked questions concerning the fairness of the hiring, the training & the starting salaries of the firefighters. Mr. Gabriele asked how much savings the City would realize. Ms. Emmett characterized the cost to the City as net neutral, with Dir. Of Public Safety Jankowski adding that the initial differential of funds would be made up in cost savings within the 2-year grant period. Mr. Bosak offered to hold a Public Safety Committee Meeting to delve into this grant in more detail.	

OFFICE OF LEGAL AFFAIRS

Additional Appropriation

Item 8	Request for Approval of Additional Appropriation in the amount of \$240,000 to cover legal expenses related to several pending federal lawsuits, outside counsel for conflicts; and day to day costs for professional consultants and expert witnesses.	Approved
Action Requested:	Additional Appropriation	6-0-0
Amount:	\$240,000	Motion by
Fund/Budget:	Contingency	M. Rinaldi
Submitted by:	Kathryn Emmett, Director of Legal Affairs	Seconded
Video: 00:46	Chairman Louizos, stating that this was a large request of funds, asked if the Board could hold this item without harm. Ms. Emmett explained that this appropriation was sought to pay for bills already incurred; primarily for outside counsel costs in federal lawsuit cases; where there was a conflict; and where specialized Attorney's may be necessary. Mr. Bosak asked why there was such a large cost overrun, to which Ms. Emmet replied that the original budget was just way too low. Ms. Rinaldi, noting that we lived in a litigious environment; stated her preference for voting on this item now, which was when they needed the funds. Mr. Louizos advised that he wanted advance notification of such a request in the future. The Board then acted to approve this appropriation by unanimous vote.	R. Freedman

CDBG- Annual Action Plan for Yr. 40: 7/1/14-6/30/15 & HOME Investment Program Funds

Item 9	Request for Approval of Annual Action Plan for Year 40: July 1, 2014-June 30, 2015 for use of Community Development Block Grant (CDBG) & HOME Investment partnerships Program funds totaling \$1,276,156.	Approved
Action Requested:	Annual Action Plan Approval	4-0-0
Amount:	CDBG: \$897,738; HOME Program: \$378,418	Motion by
Fund/Budget:	US Dept. of HUD: 100% Grant Funded	G. Bosak
Submitted by:	Tim Beeble, Community Development Director	Seconded
Video: 00:52	Mr. Beeble explained that these funds were for HUD programs including CDBG Block Grant & HOME. The funds would be used for building and rehabbing affordable housing; reviewing the various properties, and also to provide services to homeless shelters. Mr. Freedman asked about the overhead portion, stating that as this was not disclosed in the budget, it would be helpful to have. (Mr. Gabriele and Ms. Rinaldi were out of the room when this vote was taken.)	R. Freedman

CDBG- Home Program

Item 10	Request for Approval of Additional Appropriation in the amount of \$164,900 to be used to make additional housing loans (\$148,410) as well as program staff costs (\$16,490).	Approved
Action Requested:	Additional Appropriation	6-0-0
Amount:	CDBG: HOME Program	Motion by
Fund/Budget:	US Dept. of HUD: 100% Grant Funded	D. Williams
Submitted by:	Tim Beeble, Community Development Director	Seconded
Video: 01:07	Mr. Beeble explained that this appropriation was to recycle grant funds back into the program to be used again for making housing loans, and advising, in response to a question from Mr. Freedman, that both for profit, and non-profit entities were entitled to take part. Mr. Freedman wanted to make sure that in each case, there was some portion reserved for affordable housing, which was assured. The Board acted to approve this item by unanimous vote.	R. Freedman

CDBG- Neighborhood Stabilization Program

Item 11	Request for Approval of Additional Appropriation in the amount of \$159,343.67 to be used to make additional housing loans (\$148,410) as well as program staff costs (\$16,490).	Approved
Action Requested:	Additional Appropriation	6-0-0
Amount:	CDBG: HOME Program	Motion by
Fund/Budget:	US Dept. of HUD: 100% Grant Funded	S. Gabriele
Submitted by:	Tim Beeble, Community Development Director	Seconded
Video: 01:09	Mr. Beeble explained that as with item # 10, this was to appropriate program income earned for the Neighborhood Stabilization Program to be used for program activities, making housing loans, as well as to be used for staff costs.	G. Bosak

STD Clinic Grant

Item 12	Request for Approval of Transfer in the amount of \$5,000 from the Part-Time Account to the Overtime Account in order to pay for nurses working on an overtime basis to fill-in for the part time nurse who left.	Approved
Action Requested:	Transfer	6-0-0
Amount:	\$5,000	Motion by
Fund/Budget:	Grants	D. Williams
Submitted by:	Anne Fountain, Director of Health	Seconded
Video: 01:10	Director Fountain explained that this is a transfer to overtime due to the departure of a nurse, so they needed to move funds from one account to another.	G. Bosak

Dental Improvement Initiative Grant

Item 13	Request for Approval of Additional Appropriation in the amount of \$10,000 to pay for purchases of special dental equipment and supplies, a laptop computer and a projector for a grant to provide sealant on permanent molars to Stamford School children.	Approved
Action Requested:	Additional Appropriation	6-0-0
Amount:	\$10,000	Motion by
Fund/Budget:	Grants: 100% grant funded	D. Williams
Submitted by:	Anne Fountain, Director of Health	Seconded
Video: 01:11	In response to a question from Ms. Rinaldi for clarification of this grant, Ms. Cammarota explained that this is a new grant from the State for an existing program at Stamford schools' dental clinics where they apply sealant to children's molars to help prevent cavities. There is no City match to receive this grant.	S. Gabriele

Health Department: Additional Appropriation

Item 14	Request for Approval of Additional Appropriation in the amount of \$65,000 to pay for outstanding hotel bills for emergency housing, food reimbursement, moving expenses and re-housing expenses per State mandate related to housing code enforcement.	Approved
Action Requested:	Additional Appropriation	6-0-0
Amount:	\$65,000	Motion by
Fund/Budget:	Contingency	G. Bosak
Submitted by:	Anne Fountain, Director of Health	Seconded
Video:01:13	Ms. Fountain explained that these funds were necessary to cover an "empty mandate" from the State of Connecticut that requires the City to provide relocation expenses resulting from housing code enforcement issues. The City ultimately puts a lien on the property to recoup these expenses from the landlord, but there is a timing issue to recoup the funds.	R. Freedman

Urban Area Security Initiative

Item 15	Request for Approval of Additional Appropriation in the amount of \$42,185 due to increase in grant amount. Funds will be used to support the creation of a 5 channel, 700MHz trunked communication system which will enhance response capabilities for hazardous events.	Approved
Action Requested:	Additional Appropriation	6-0-0
Amount:	\$42,185	Motion by
Fund/Budget:	Grants: 100% grant funded	D. Williams
Submitted by:	Mike Pensiero, Director of IT	Seconded
Video:01:18	Ms. Cammarota explained that the State had unused funds for this grant which they are providing to the City here. This 100% grant funded item is to support an inter-regional communication system among 14 towns, of which Stamford serves as Grant administrator.	R. Freedman

Youth Services Bureau

Item 16	Request for Approval of Transfer in the amount of \$10,958 from the Permanent Part-Time & Seasonal Accounts to the Salaries, Insurance, Telephone & Direct Service Accounts to cover deficits in the latter.	Approved
Action Requested:	Transfer	6-0-0
Amount:	\$10,958	Motion by
Fund/Budget:	Grants/Operating	G. Bosak
Submitted by:	Terri Drew, Youth Services	Seconded
Video:01:19		D. Williams

OFFICE OF OPERATIONS

Capital Project Closeout Recommendation

Item 17	Notification of Capital Project partial Closeout recommendation for C5B613: Burner Replacement in the amount of \$250,000 as funds are not needed at this time for this project, and are more urgently needed for another capital project (see agenda item #18, following).	No Action Taken
Action Requested:	Capital Project Closeout recommendation	
Amount:	\$250,000	
Fund/Budget:		
Submitted by:	Ernie Orgera, Director of Operations	
Video:01:19	City Engineer Casolo advised that they were seeking a partial closeout of one Board of Education project in favor of another Board of Education project. In response to a question from Mr. Freedman, Mr. Casolo added that this was being done since the monies were already bonded and they were 'ready to go' for the Air Quality Project (see below) as opposed to the Burner Replacement at this time.	

Supplemental Capital Appropriation- District Wide Indoor Air Quality

Item 18	Request for Approval of Supplemental Capital Appropriation in the amount of \$250,000 for KT Murphy Media HVAC Replacement (\$100K) & Davenport School Ductwork Replacement for collapsed areas (\$150K).	Approved
Action Requested:	Supplemental Capital Appropriation	6-0-0
Amount:	\$250,000	Motion by
Fund/Budget:	Capital: CPB500-Bonded	M. Rinaldi
Submitted by:	Ernie Orgera, Director of Operations	Seconded
Video:01:23	Mr. Casolo explained that these funds would pay for a HVAC replacement at KT Murphy, as well as necessary ductwork to be performed at Davenport School due to code compliance.	R. Freedman

Garage Management Agreement

Item 19	Request for Approval of Agreement between the City of Stamford & LAZ Parking, LTD for Management of Bell Street, Bedford Street & Summer Street Garages and Parking facilities for the period July 1, 2014 through June 30, 2017 with a City option to extend for 1 additional year up to a maximum of two successive years.	Approved
	Action Requested: Approval of Agreement	5-1-0
	Amount: Yrs.1&2:\$590,400 (\$42,900 monthly) Yr.3:\$606,000 (\$50,500 per mo.)	Motion by
	Fund/Budget: Operating	R. Freedman
	Submitted by: Ernie Orgera, Director of Operations	Seconded
Video:01:24	Director Orgera explained that the City has engaged LAZ for several years in this capacity & this was a 3 year contract with two 1-year extensions. In response to a question from Mr. Freedman, Mr. Orgera advised that they did go out to bid, and were able to negotiate the original proposal down to the \$590K amount, as well as adding a contract for maintenance of surveillance cameras –which the City is currently responsible for- thus saving the City money. Mr. Freedman asked a question about the scope of services, which was not readily available, as well as the extension years cost, which was also not noted due to the absence of the contract exhibits. Mr. Louizos asked that henceforth, all contract exhibits be included with the contract when it was provided for Board approval. Ms. Rinaldi asked if people were utilizing the garages 24-7. Mr. Orgera said there were cameras which would indicate at what times the garage was in use, and that Bell & Summer Street were particularly active Thursday through Saturday. Mr. Bosak asked if there were background checks performed, to which Mr. Orgera responded in the affirmative; as well as how much cost savings was achieved by this agreement, which was noted at \$20K per year. Chairman Louizos asked that Mr. Orgera come back to the Board in approximately 4 months, after an internal assessment of safety was performed, to report on the findings. Mr. Bosak then advised that he wanted to ask Mr. Orgera to look into a disturbing event with a WPCA contractor about refusing to take responsibility for backed up sewage at a Shippan Avenue drycleaners. While the Board acted to approve this agreement, Mr. Bosak dissented, citing the absence of the aforementioned contract exhibits.	D. Williams

OFFICE OF ADMINISTRATION

Approval of Additional Appropriation

Item 20	Request for Approval of Appropriation from Prior Year Fund Balance in the amount of \$963,756 to cover FY 2012-13 expenses erroneously charged to the current fiscal year 13-14 (\$802,415), with the balance to go to capital non-recurring for future purposes (\$161,341).		Approved
	Action Requested:	Appropriation of Prior Year Surplus	6-0-0
	Amount:	\$963,756	Motion by
	Fund/Budget:	Fund Balance	M. Rinaldi
	Submitted by:	Michael Handler, Director of Administration	Seconded
	Video:01:34	Mr. Handler explained that this was a request for an appropriation from prior FY12-13 Fund Balance for a total of \$963,756: of which \$161K is to go to capital non-recurring- for future projects. The remaining \$802K is to cover expenditures that were erroneously charged to the current FY 13-14, which should have been charged to prior year. Mr. Freedman made the point that this rendered the previous year's surplus as overstated. Ms. Rinaldi said she understood how an expense could be charged to the wrong fiscal year in error, and made a motion to approve. The Board then approved this item by unanimous vote.	D. Williams

Approval of Bond Resolution

Item 22	Request for Approval of Bond Resolution to Amend a Resolution with Respect to the Issuance & Sale of \$50M General Obligation Bonds of the City of Stamford, Issuance of 2013.		Approved
	Action Requested:	Bond Resolution Approval	6-0-0
	Amount:	\$50M	Motion by
	Fund/Budget:	Capital	D. Williams
	Submitted by:	Jim Hricay, Director of OPM	Seconded
	Video:01:34	Mr. Hricay explained that this resolution and the 2 resolutions below (see Items numbered 23 & 24) all sought to accomplish the same goal; which is to amend the original resolutions for the respective bond issuances (\$50M here, \$45M & \$35M following) in accordance with how the bond proceeds will be spent- by matching them with the projects that are moving forward. Mr. Freedman asked for assurances that the Boards authorized funds for the capital projects included were not exceeded; which was provided by Mr. Hricay. The Board acted to consider items # 22-24 together, and approved them by unanimous vote.	G. Bosak

Approval of Bond Resolution

Item 23	Request for Approval of Bond Resolution to Amend a Resolution with Respect to the Issuance & Sale of \$45M General Obligation Bonds of the City of Stamford, Issuance of 2011.	Approved
Action Requested:	Bond Resolution Approval	6-0-0
Amount:	\$45M	Motion by
Fund/Budget:	Capital	D. Williams
Submitted by:	Jim Hricay, Director of OPM	Seconded
Video:01:34	<i>See minutes in Item # 22.</i> The Board acted to consider items # 22-24 together.	G. Bosak

Approval of Bond Resolution

Item 24	Request for Approval of Bond Resolution to Amend a Resolution with Respect to the Issuance & Sale of \$35M General Obligation Bonds of the City of Stamford, Issuance of 2010.	Approved
Action Requested:	Bond Resolution Approval	6-0-0
Amount:	\$35M	Motion by
Fund/Budget:	Capital	D. Williams
Submitted by:	Jim Hricay, Director of OPM	Seconded
Video:01:34	<i>See minutes in Item # 22.</i> The Board acted to consider items # 22-24 together.	G. Bosak

Approval of Additional Appropriation

Item 21	Request for Approval of Additional Appropriation in the amount of \$2,728,064.07 to insure final projected expenses for FY 2013-14 are aligned to the approved revised budget amount. Funds will be used to cover projected deficits in salary & salary related line items citywide.	Held
Action Requested:	Additional Appropriation	4-2-0
Amount:	\$2,728,064.07	Motion by
Fund/Budget:	Contingency	J. Louizos
Submitted by:	Michael Handler, Director of Administration	Second
01: 41	Mr. Hricay explained that these funds were sought to pay for personal service costs already incurred, primarily in Public Safety overtime. Ms. Rinaldi asked by what authority did they 'overshoot' the budget by \$2.7 million dollars, and then try to fund what these Boards cut through a 'back door'. Director Handler stated that while they do listen to the Board of Finance's determination on financial matters, this request also included the reinstatement of two essential positions, which were equally sought by successive Mayors, adding that total control of overtime, such as in matters of emergency, was not possible. Chairman Louizos said that Administration was charged with managing the budget provided to them, and to come before the Board 18 days before the end of the fiscal year to advise them of a deficit of this magnitude was not a fair approach. City Controller Yanik advised that if they did not	M. Rinaldi

	receive these funds, the books could not be finalized, and outstanding audit items could be exacerbated. Mr. Williams said that without the intern funds provided through this funding, he could not hire the firefighters. Mr. Gabriele suggested that this was a problem of their own making, and that they find a remedy. Mr. Freedman sought to review the accounts in deficit, asking how much contingency would be available after this draw. Mr. Hricay said there would be almost nothing. Chairman Louizos, noting that the Board may meet again prior to the end of the fiscal year, made a motion to hold this item. Ms. Rinaldi seconded this motion, and the Board acted by a vote of 4-2-0, with Messrs. Bosak and Gabriele dissenting, to hold this item.	
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Next Regular Meeting of the Board: **Thursday, July 10, 2014 @ 7:00 P.M.**

Adjournment: (Video: 02: 06) On a motion by Mr. Williams which was seconded by Mr. Freedman, the Board unanimously agreed to adjourn this meeting at 9:48 PM.

Lorraine C. Gilden

Lorraine C. Gilden
Clerk of the Board