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CHAIRMAN
MARY LOU T. RINALDI
VICE CHAIR
DUDLEY N. WILLIAMS
SAL GABRIELE
DAVID KOORIS
SHELLEY A. MICHELSON
TEL: (203) 977-4699
FAX: (203) 977-5030

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

MINUTES

Thursday, August 24, 2017: 7:00 PM
Board of Finance Meeting Room, 4th Floor

Call to Order for this rescheduled regular meeting was performed by Chairman Richard Freedman at 7 p.m. Present were Mr. Freedman and members Dudley Williams, David Kooris, Salvatore Gabriele and Shelley Michelson (*Video 00:00:00*)

Pledge of Allegiance: Chairman Freedman

Approval of Minutes: July 13, 2017 - Regular Monthly Meeting (7 p.m.) <i>(Video: 00:00:46)</i>	Approved: 5-0 Motion by: D. Williams Second by: S. Gabriele
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Public Participation:

00:01:14 Chairman Freedman canvassed those members of the public who wished to speak. A number of people wished to speak on Item 4 and the Chairman asked that they please make their comments when that item was being discussed.

Reports to the Board:

00:01:58 **Audit Committee Meeting** – Mr. Freedman reported that the Audit Committee met with Transportation Bureau Director James Travers at 6 p.m., prior to the regular meeting, to review a potential audit of the City of Stamford parking system infrastructure, how revenue is generated, equipment, processes and procedures for collecting money and issuing tickets. We will be going ahead with that audit.

OFFICE OF THE MAYOR

Possible Discussion – Pending Contract Negotiations

<i>Item 1</i>	The Mayor may address the Board of Finance in executive session on any pending contract negotiations.		<i>There was no discussion on Pending Negotiations.</i>
	<i>Action Requested:</i>	Possible Discussion	
	<i>Amount:</i>		
	<i>Fund/Budget:</i>		
	<i>Submitted by:</i>	Mayor David Martin	
	<i>Video: 00:02:43</i>		

Lease Amendment – Congressman Himes

<i>Item 2</i>	This is a request for approval of an Amendment to the City's Lease with Congressman Himes for 966 square feet of office space on the 10 th floor of the Government Center. The Amendment changes only the Term of the lease, which will now run through January 2, 2019. The remainder of the terms, including the rent of \$1,796.47 per month, shall remain the same.		<i>Approved 3-1-1 Motion by: D. Kooris Second by: D. Williams Opposed: S. Michelson Abstained: S. Gabriele</i>
	<i>Action Requested:</i>	Approval of Lease Amendment	
	<i>Amount:</i>	\$1,796.47 per month	
	<i>Fund/Budget:</i>		
	<i>Submitted by:</i>	Mayor David Martin	
	<i>Video: 00:02:50</i>	Director of Operations Ernie Orgera and Counsel Amy Livolsi were present to answer questions, including a question from Ms. Michelson regarding the fair market value of the rental price. Ms. Livolsi explained that this was a lease extension, not a lease renewal and Mr. Orgera said that the price per square foot was consistent with other rents paid in this building.	

OPERATIONS

Request for Approval of Contract – RFQ #884, Replacement of the Riverbank Road Bridge over the East Branch of the Mianus River – A. Vitti Excavators, LLC

<i>Item 3</i>	This is a request for approval of an agreement between the City of Stamford and A. Vitti Excavators, LLC for the replacement of the Riverbank Road Bridge over the East Branch of the Mianus River (CONN DOT Bridge 135011). Due to the time being a critical factor, a bid waiver was approved by the Board of Finance at its June 8, 2017 regular monthly meeting.		<i>Approved: 5-0-0 Motion by: S. Gabriele Second by: D. Kooris Continued...</i>
	<i>Action Requested:</i>	Approval of agreement.	
	<i>Amount:</i>	Phase I: \$ 78,500.00 Phase II: <u>\$851,201.80</u> Total \$929,701.80	
	<i>Fund/Budget:</i>	45% Grant-funded, 55% City Bonds	
	<i>Submitted by:</i>	Mayor David Martin	

<p><i>Video: 00:10:27</i></p>	<p>City Engineer Louis Casolo updated the Board on the progress of the Riverbank Road Bridge replacement effort. He said eight (8) contractors were contacted to give price proposals. Four (4) expressed an interest and, of the four, two (2) provided pricing. Vitti Excavators was the low bid at \$929,701. Mr. Vitti is a Stamford contractor with a good reputation, having done similar work. The engineer's estimate for the project was \$1.1 million and the bid waiver approval amount was \$1.5 million. The other bid was for \$1,370,000. Mr. Kooris asked the timeline for completion to which Mr. Casolo replied that it is realistic, but tight and aggressive and they want it open for traffic before the winter. There are incentives for the contractor to finish ahead of schedule (before Thanksgiving) and penalties for time delays after December 1. He added that they are planning to do as much work as possible ahead of time - outside the contract - to expedite the project.</p>
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BOARD OF EDUCATION

Request for Approval of Contract – Old Town Hall QALICB, LLC

<p><i>Item 4</i></p>	<p>This is a request for approval of a lease agreement between the Stamford Board of Education and Old Town Hall QALICB, LLC, for approximately 10,161 square feet of space for Adult Education Classrooms, supporting office space and any other use consistent with the normal operations of the Stamford Public Schools, at Old Town Hall, 175 Atlantic Street. The rent for this space is \$169,870.83 from September 6, 2017 through June 30, 2018. The second year will be \$217,300 with 2.5% increases every year thereafter. The term will be ten (10) years with two (2), additional 5-year options.</p>	<p><i>Motion to HOLD this matter until the full Board can vote was moved by: S. Gabriele Second by: S. Michelson</i></p>
	<p><i>Action Requested:</i> Approval of lease agreement</p>	
	<p><i>Amount:</i> \$169,870.83 for the first year – September 6, 2017 through June 30, 2018 \$217,300 for the second year – July 1, 2018 through June 30, 2019 Term: Ten (10) years with two (2) additional 5-year options</p>	<p><i>The Motion Failed with a Vote of 2-3-0</i></p>
	<p><i>Fund/Budget:</i></p>	<p><i>Opposed by:</i></p>
	<p><i>Submitted by:</i> Earl Kim, Superintendent of Schools</p>	<p><i>R. Freedman</i></p>
	<p><i>Video: 00:15:04</i> Attending: Earl Kim; Michael Fernandes, Assistant Superintendent – Secondary; Angela Thomas-Graves, Administrator, BOE; Richard Lyons, Construction Programs, BOE; and Amy Livolsi, Assistant Corporation Counsel</p>	<p><i>D. Williams</i> <i>D. Kooris</i></p>

Shortly after Mr. Freedman announced Item 4 and before speakers were invited to speak, Mr. Gabriele brought up his concern that one member was not present for this vote and he made a motion to hold this item until Board Member Mary Lou Rinaldi returned from vacation. Mr. Williams said he had never observed the Board of Finance holding a topic so a particular member could be present to vote. Ms. Michelson seconded the motion and Mr. Freedman called for a vote. The vote to hold the matter failed with a vote of 2-3-0 with Messrs. Freedman, Williams and Kooris opposing.

At approximately 7:18 p.m., after the vote to hold, Mr. Gabriele and Ms. Michelson left the meeting.

Superintendent of Schools Kim, Assistant Superintendent Fernandes and Counsel Livolsi spoke in support of the lease agreement and noted the few changes from the original lease presented on May 22, 2017.

At approximately 7:24 p.m. Chairman Freedman opened the meeting to the public for comments.

Board of Representatives member John R. Zelinsky spoke regarding his view of the proposed leasing of the Old Town Hall to the Board of Education.

Mr. Freedman interrupted the meeting at approximately 7:28 p.m. and called for a recess of ten minutes.

Upon returning to the conference room at 7:35 p.m. Mr. Freedman said that in accordance with Robert's Rules of Orders, the Board did not have a quorum following the departure of Mr. Gabriele and Ms. Michelson and no votes could be taken. He said he would attempt to schedule a meeting to continue the remaining agenda items when Ms. Rinaldi returns from vacation. He added that that would be the appropriate time to hear public comments associated with Item 4.

Mr. Zygmund Zajkowski, who is a member of the Holy Name of Jesus Church, briefly addressed a comment made by Counsel Amy Livolsi.

Mr. Freedman reiterated that Item #4 is tabled for lack of a quorum and that the Board will continue this meeting to an unspecified date.

The meeting ended at 7:38 p.m.

This Meeting is on Video.

Cynthia R. Winterle

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Clerk of the Board