

**MAYOR  
CAROLINE SIMMONS**



**RICHARD FREEDMAN  
CHAIR  
MARY LOU T. RINALDI  
VICE CHAIR  
GEOFF ALSWANGER  
DENNIS MAHONEY  
J.R. MCMULLEN**

**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

## **BOARD OF FINANCE SPECIAL MEETING**

**Tuesday, September 6, 2022  
Time: 9:00 a.m.**

*Via Zoom*

### **MINUTES**

**CALL TO ORDER:** Chair, Richard Freedman called the meeting to order at 9:00 a.m. *(Video 00:00:03)*

**MEMBERS PRESENT:** Chair, Richard Freedman; Vice Chair, Mary Lou Rinaldi; and members Geoff Alswanger, Dennis Mahoney and J.R. McMullen.

**OTHERS PRESENT:** Sandy Dennies, Chris Dellaselva, Elda Sinani, Lee Berta, David Yanik, Lou Casolo, Anthony Romano, Linsey Miller, Nina Sherwood, Sean Boeger, Carman Hughes and Angela Carella.

**PUBLIC PARTICIPATION:** There was none.

1. REQUEST FOR APPROVAL OF CONTRACT WITH CITY'S OUTSIDE AUDITORS – RMS US  
RSM will conduct an examination and render an opinion on the City's Annual Comprehensive Financial Statements (ACFR), the Single Audit Reporting Package, 3 of the City's pension plans, and the Stamford Water Pollution Control Authority. This is a 3-year contract with 2 possible extension years for a total potential Term of 5 years. RSM's compensation for years 1, 2 and 3 shall be, respectively, \$345,000.00, \$357,000.00 and \$371,000.00. Compensation for the 2 possible extension years shall be negotiated, but not shall not exceed 110% of the year-3 compensation. (Video 00:00:35)

<b>Action Requested:</b>	Approval of Contract
<b>Amount:</b>	\$1,073,000
<b>Submitted by:</b>	Mayor Caroline Simmons
<b>Attending:</b>	David Yanik, City Controller

Mr. Mahoney recused himself from the item.

David Yanik, City Controller, presented an overview of the completed Outside Auditor (RMS) Contract and the City's desire to issue Letter of Engagement. Vice Chair, Mary Lou Rinaldi, encouraged the Board to pass this item. J.R. McMullen expressed concern for the high increase of fees for "option" years 4 and 5.

Motion to approve by Mary Lou Rinaldi, seconded by Geoff Alswanger. Vote passed unanimously, 4-0-0.

2. AMENDMENT TO PREVIOUS APPROVAL OF SPECIAL SALE OF 35 CRESCENT STREET  
The special sale of 35 Crescent Street was approved by the Board at its meeting of June 9, 2022. The amendment is to add a condition to the special sale that prohibits the buyer and future owners from applying for a tax abatement on the property. This condition/restriction will run with the land and be included in the deed. (Video 00:08:30)

<b>Action Requested:</b>	Approval of amendment
<b>Submitted by:</b>	Chair Freedman

J.R. McMullen voiced disappointment that the "additional" language document he submitted for this item was not included in meeting documents. The document was immediately added to meeting documents as requested.

Chris Dellaselva, Assistant Corporation Counsel, explained the process of the special sale going forward, if approved. He noted that the proposed new owner and any future owner of this property will not be eligible for a tax abatement.

There was extensive discussion regarding the Board's ability to revisit an item/contract after approval adding additional language before action is taken by the Board of Representatives.

Mary Lou Rinaldi suggested forwarding a letter of recommendation to the Board of Representatives which would include the addendum/ additional language from this Board.

Motion to approve and forward letter of recommendation as outlined in discussion to the Board of Representatives by Richard Freedman, seconded by Mary Lou Rinaldi. Vote passed unanimously, 5-0-0.

3. TRANSFER REQUEST – YEAR END FY21/22 BOF TRANSFERS – ALL CITY

These are YE FY21/22 transfers that OPM is requesting be allowed to process prior to authorization due to timing. (Video 00:37:47)

<b>Action Requested:</b>	Approval of transfer requests
<b>Amount:</b>	\$852,874
<b>Submitted by:</b>	OPM
<b>Attending:</b>	Elda Sinani, Director, OPM Lee Berta, Assistant Director, OPM

Lee Berta presented this item. This item is to transfer funds from one line item to another. It does not change the budget.

Motion to approve by Geoff Alswanger, seconded by Richard Freedman. Vote passed unanimously, 5-0-0.

4. 1<sup>ST</sup> AMENDMENT TO THE CITY'S CONTRACT WITH BBS ARCHITECTS & ENGINEERS, PC TO ADD THE DESIGN OF THE TOILET ROOM RECONSTRUCTION AT SPRINGDALE ELEMENTARY SCHOOL (RFP No. 807). (Video 00:47:11)

The original construction cost estimates for the window and floor replacement project ranged from \$750,000 (City) to \$1,183,000 (BBS). The corresponding estimated BBS fee range was, therefore, \$65,625 to \$99,167. The current construction budget, including the new toilet room reconstruction, is now \$2,740,000. The corresponding estimated BBS fee is now, therefore, estimated at \$202,760 (7.4%)

<b>Action Requested:</b>	Approval of 1 <sup>st</sup> Amendment to Contract
<b>Amount:</b>	over \$100,000
<b>Submitted by:</b>	Mayor Caroline Simmons
<b>Attending:</b>	Louis Casolo, City Engineer Anthony Romano, Management Analyst, OPM

Lou Casolo presented this item. Tony Romano addressed the Board's capital budget expenditure concerns.

*\*\*Please reference this meeting's video to view the extensive discussion on this item.\*\**

Motion to approve by Dennis Mahoney, seconded by J.R. McMullen. Vote failed unanimously, 0-5-0.

5. REQUEST FOR APPROVAL OF SALE OF 0 HAIG AVENUE WITH CONDITIONS (Video 01:24:25)  
At its August 9, 2022 meeting, the Planning Board unanimously recommended approval of the sale of 0 Haig Avenue with the following conditions:

- Original historic building must be preserved.
- Property will be subdivided into two (2) parcels consisting of a 0.63-acre parcel containing the building to be sold and a one (1) acre parcel to be kept by the City.
- Subdivided parcel of 0.63 acres with the building cannot be rezoned.
- Development of the 0.63-acre parcel and building shall be limited to no more than four (4) units.

**Action Requested:** Approval of sale with conditions  
**Submitted by:** Sandy Dennies, Director of Administration

Motion to approve sale with conditions by Richard Freedman, seconded by Mary Lou Rinaldi.  
Vote passed unanimously 5-0-0.

6. ADJOURNMENT (Video 01:28:01)  
Motion to adjourn by Mary Lou Rinaldi, seconded by Dennis Mahoney. The meeting was adjourned at 10:28 a.m.

[This meeting is on video.](#)

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