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City of Stamford

BOARD OF FINANCE

STAMFORD GOVERNMENT CENTER
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July 24, 2015

REPORT: SPECIAL MEETING OF THE BOARD OF FINANCE HELD ON JULY 23, 2015

Notice was given that, pursuant to Sec. 6-20-2 of the *City of Stamford Charter*, Chairman John J. Louizos and Vice-Chair Mary Lou T. Rinaldi called for a special meeting on Thursday, July 23, 2015 at 6:30 pm of the Board of Finance for the specific purpose of:

Chairman Louizos opened the meeting at 6:37 pm (video:00:00) and after leading the Board in the Pledge of Allegiance, suggested that the Board proceed to Item No. 1

AGENDA

Lease Agreement

Item 1	Request for Approval of Lease Agreement between the City of Stamford and the Boys & Girls Club of Stamford, Inc. for premises located at the Dorothy Yerwood Center, 90 Fairfield Avenue, Stamford, CT, for a 5-year period to commence upon execution of agreement.		Approved
	Action Requested:	Lease Agreement Approval	6-0-0
	Amount:	\$10	Motion by
	Fund/Budget:		G. Bosak
	Submitted by:	Chris Dellaselva, Corporation Counsel/Chief of Staff Michael Pollard	Second
	Video: 00:02	Chief of Staff Michael Pollard thanked the Board for agreeing to hold a special meeting to hear this item, noting that the Yerwood Collaborative relinquished their lease in favor of the Boys & Girl's Club who needed more space and wanted to start programming in September. Mr. Pollard advised that while the agreement, which was a standard lease for non-profit organizations for most items, did have a term that was for an initial 5-years but included 2-25 year extensions. Mr. Freedman, saying that this was a very long lease, expressed his concern that he saw no provision which allowed the City to terminate the agreement if the City wished to do so. Mr. Pollard said that since this was a non-profit agency which typically go through cycles related to the economy, they should not be asked to leave due to economic downturns outside of their control, if they were still	D. Williams

	<p>providing the programs. Mr. Freedman clarified that evicting the lessee was not the only remedy, but that there should still be performance standards in the agreement that the Lessee must agree to, suggesting that the City would have been in a better position if these existed with the former lessee. Chairman Louizos then called the room's attention to Paragraph 4, 2nd sentence, which referred to the "Lessee acknowledges the operation of the Programs by Lessee is a material aspect of this Agreement", noting that the fact that the word 'Programs' was capitalized signified that this was defined in the lease. Mr. Louizos then pointed to Paragraph 10. "Default" which defined a breach in the agreement relating to "violation of any of the material terms and conditions of the Lease". Mr. Freedman, praising Chairman Louizos, advised that the Chairman just made the best argument for answering his concerns. Other questions asked were the amount of outstanding debt (Mr. Bosak), which was cited by Mr. Pollard as the full responsibility of the departed lessee, as well as what capital costs may be incurred (Mr. Gabriele), which was noted by Mr. Pollard as negligible at this time due to the recent completion of a construction project. Mr. Bosak made a motion to approve this agreement, which was seconded by Mr. Williams who stated that the Boys & Girls Club stepped up to help the City at a critical time by extending themselves to provide a valuable service to the City. Mr. Freedman stated that it was apparent that the City found a superb tenant and that we were trusting them to do the right thing. The Board joined in thanking Mr. Pollard for his work on bringing this agreement by all parties to fruition, who in turn recognized Ellen Bromley's contributions to this effort. The Board then agreed by unanimous vote to approve this agreement. Mr. Louizos advised the Board that he was retiring from the Board of Finance at the end of this term after serving for 8 years, stating that he would like to continue his public service in another way. He then thanked everyone, stating it was his pleasure to work with them and noted that he never missed a meeting in all this time, and would continue on this path, working hard all the way to November 30.</p>	
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BOARD OF EDUCATION

Advisory Opinion

Item 2	Pursuant to City of Stamford Charter Sec. C6-20-7 (c), request for Advisory Opinion to the Board of Education regarding the tentative contract agreement between the Board of Education and the Stamford Board of Education Employees Association: Custodian & Maintenance Workers for the period for the period July 1, 2013 and ending on June 30, 2018.	Advisory Opinion to be Provided
<i>Action Requested:</i>	Advisory Opinion	
<i>Amount:</i>	\$	
<i>Fund/Budget:</i>		
<i>Submitted by:</i>	Stephen Falcone, BOE Human Resources; Exec. Director	
Video: 00:32	BOE Attorney Tom Mooney asked President Heftman if she	

	<p>wished him to lead the discussion, which was affirmed. Mr. Mooney stated that some items could be discussed in open session, but he also wanted to share negotiation strategy which was better discussed in executive session. Chairman Louizos asked for such a motion, which was made by Mr. Bosak (video:00:34), seconded by Mr. Williams, and then agreed to by unanimous vote, to be referenced at a later time when the Board wished to enter executive session. Mr. Mooney then reviewed the major focus of the intended negotiations which was to change the previously negotiated restrictions regarding assignment of staff and the use of part-time employees. He stated that it was a long & difficult process, but by engaging in such, they were able to save \$50K for the exchange of every full time custodian (who retired) for two part-time employees who would not be paid pension or overtime. Mr. Freedman advised that he now had some questions that were more appropriately discussed in executive session, so suggested that the Board enter the same (video:00:43) which was approved earlier. In addition to Board of Finance Chairman John J. Louizos, Vice Chair Mary Lou Rinaldi and Members Richard Freedman, Dudley Williams, Sal Gabriele, and Gerald Bosak, Jr., the following individuals took part in executive session: BOE President Jackie Heftman, Superintendent Winnie Hamilton, BOE Labor Counsel Tom Mooney, BOE Member Geoffrey Alswanger, Facilities Manager Al Barbarotta, and BOE Finance Director Hugh Murphy. After approximately 42 minutes, the Committee exited Executive session with Chairman Louizos, noted the time as 8:00 PM and stated that no action was taken, but an advisory opinion would be provided to the Board of Education.</p>	
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The Board of Finance conducted a special meeting for the above stated purpose at the Stamford Government Center in the Board of Finance Conference Room on Thursday July 23, 2015.

Adjournment (video:1:25) On a motion by Mr. Freedman, which was seconded by Mr. Bosak, the Board agreed to unanimously adjourn this meeting at 8:02 PM.