



OLD TOWN HALL REDEVELOPMENT AGENCY
888 WASHINGTON BOULEVARD
STAMFORD, CT 06901-2152

OLD TOWN HALL REDEVELOPMENT AGENCY
888 Washington Boulevard
Stamford, Connecticut 06901

Minutes of September 13, 2016

October 4, 2016

OTHRA Attendees

Moira Lyons
Harry Day
Sandy Goldstein
Tim Curtin

Controller's Department

Karen Vitale
Eric Newman

Other Attendees

Attorney John Leydon
Gerry Bosak – Board of Education

The meeting was called to order at 8:45 a.m. by Chair, Tim Curtin.

A motion to approve the Minutes of July 19, 2016 was made by Moira Lyons, second by Sandy Goldstein and approved unanimously.

Red Hawk Corporation Proposal

Tim Curtin advised that the Fire Panel in Old Town Hall needs replacement. The current panel is out of date and there are no replacement parts available to repair it. He

presented two proposals, one from Red Hawk \$11,161 and one from TPC Corporation \$16,750. After discussion a motion was made to approve the Red Hawk proposal by Harry Day, second by Moira Lyons and approved unanimously.

Intake Program

Gary Bosak advised that this is a children's music program that needs space to practice and would like to use Old Town Hall. They would be in the building two days per week from 4:00 p.m. 7:30 p.m. and require two rooms. Tim Curtin stated that there are many small companies in the building working during those hours and that we are presently negotiating with the Board of Education Adult Education Program to run their classes in Old Town Hall during those hours as well. In addition, the above hours are the same time the Ballet School is most active with their classes in the building. He stated loud music would not be appropriate in a business environment. After discussion it was decided to put a decision on this issue over to the next meeting.

Meeting with Norwalk Community College (NCC)

On August 17, Moira Lyons, Karen Vitale and Tim Curtin met with Dr. Levinson, President of NCC. He stated he would like to start a small program of one or two classes in Old Town Hall but is unable to pay any rent. He could pay something toward the cost of utilities but no more than that. Tim Curtin informed him that, with the OTHRA Board's approval, he will meet with Pyramid Real Estate representatives to establish up to date square foot rental values for each floor of Old Town Hall. It is the Board's intention to use these values for future rental negotiations and that there would be no more tenants in the building paying utility costs only and no rent.

Meeting with Earl Kim, Superintendent of Stamford Schools

On Tuesday, August 30, Harry Day, Karen Vitale and Tim Curtin met with Superintendent Earl Kim. During the discussion, Mr. Kim was advised that space may become available in the near future in Old Town Hall and the OTHRA Board wanted to determine if there was any interest on the part of the Board of Education in renting space in building for its Adult Education Program. Mr. Kim stated that there could possibly be some interest in doing so and he would have the person responsible for the program contact Tim Curtin.

Tenant Issues

After extensive discussion on tenant issues Sandy Goldstein made a motion for OTHRA to give notice to the Stamford Innovation Center to vacate the Old Town Hall building by December 31, 2016. The motion was seconded by Harry Day and approved unanimously.

Harry Day made a motion that OTHRA develop a plan to lease all the space in Old Town Hall. The motion was seconded by Moira Lyons and approved unanimously.

Sandy Goldstein then made a motion for OTHRA to retain the services of Pyramid Real Estate to establish up to date square foot values for each floor of the building to be used in rental negotiations, and to retain an attorney that specializes in lease default matters to provide guidance to the Board. The motion was seconded by Harry Day and approved unanimously.

New Business

There being no new business, a motion to adjourn was made at 10:40 a.m. by Moira Lyons, seconded by Harry Day and approved unanimously.

Next meeting: October 20, 2016 – 8:30 a.m.

Respectfully submitted,

Tim Curtin
October 4, 2016