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VICE CHAIR
GEOFF ALSWANGER
DENNIS MAHONEY
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BOARD OF FINANCE

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BOARD OF FINANCE REGULAR MONTHLY MEETING

Thursday, June 9, 2022
Time: 7:00 p.m.
Via Zoom

AMENDED MINUTES

CALL TO ORDER: Chair Freedman called the meeting to order at 7:02 p.m. *(Video 00:00:22)*

MEMBERS PRESENT: Chair Richard Freedman, Vice Chair Mary Lou Rinaldi and Members: Geoff Alswanger, Dennis Mahoney, David Mannis and J.R. McMullen.

OTHERS PRESENT: Mayor Caroline Simmons, Sandy Dennies, David Yanik, Ralph Blessing, Anthony Romano, Elda Sinani, Dr. Tamu Lucero, Ryan Fealey, Al Cava, Chris Soules, Kevin Murray, Anita Carpenter, Lindsey Miller, David Villalva and Thomas Mooney.

PUBLIC PARTICIPATION: Several members of the public spoke regarding the sale and redevelopment of 35 Crescent Street/Glenbrook Community Center for affordable housing. *(Video 00:01:30)*

1. MINUTES *(Video 00:31:05)*

Request for approval of minutes of the following meeting:

- 05122022 Regular Monthly Meeting
- 05172022 Special Budget Meeting to Set Mill Rate

Submitted by: Clerk, Board of Finance

Motion to approve by David Mannis, seconded by Geoff Alswanger. Vote passed unanimously, 6-0-0.

2. POSSIBLE DISCUSSION – MAYOR CAROLINE SIMMONS (Video 00:24:48)

Mayor Caroline Simmons addressed the Board of Finance briefly on the sale and redevelopment of 35 Crescent Street.

3. BUDGET UPDATE – BOARD OF EDUCATION (Video 00:31:35)

Ryan Fealey, Director of Finance, Board of Education, provided a brief update on the BOE budget.

4. APPROVAL OF AGREEMENT/CONTRACT FOR THE SALE OF 35 CRESCENT STREET

The City issued Request for Proposals (RFP) No. 828 to redevelop 35 Crescent Street for affordable housing. Crescent Housing Partners, LLC was selected by the City’s selection committee (D. Woods, R. Blessing, T. Madden and R. Freedman) and subsequently came to this purchase and sale agreement with the City. (Video 00:50:04)

Action Requested:	Approval of Contract/Agreement
Submitted by:	Mayor Caroline Simmons
Attending:	Sandy Dennies, Director of Administration Ralph Blessing, Land Use Bureau Chief, Planning

Director Dennies and Chair Freedman, who was a member of the selection committee, reiterated that the developer did not request a tax abatement even though they were entitled to do so, and that taxes will be assessed on the property without an abatement. Assessor Greg Stackpole provided an analysis prior to the meeting that estimated the taxes to be paid by the affordable housing project as proposed at \$101,280.

Motion to approve by Mary Lou Rinaldi, seconded by David Mannis. Vote passed 4-2-0. Dennis Mahoney and J.R. McMullen were opposed.

5. RECEIPT OF AUDITING STANDARD NO. 114, “THE AUDITOR’S COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE” REGARDING AUDIT OF CITY OF STAMFORD, CONNECTICUT
Controller David Yanik briefly reviewed External Auditor, Clifton Larson Allen LLP’s, Audit Communication Memorandum dated May 20, 2022. (Video 01:45:12)

Submitted by:	David Yanik, Controller
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6. PRESENTATION OF THE FINAL F2021 AUDITED FINANCIALS (CITY ACFR)

Controller David Yanik presented the F2021 Annual Comprehensive Financial Report (ACFR). (Video 01:46:20)

Submitted by:	David Yanik, Controller
Attending:	David Yanik Nikoleta McTigue, CLA

7. PRESENTATION AND DISCUSSION W/ ANDY SETH, PRESIDENT, SUSTAINABLE STRATEGIES.
 Andy Seth reviewed various federal funding and infrastructure programs that Stamford can apply for in the next two years. (Video 02:17:52)

Submitted by: Bridget Fox, Chief of Staff
Attending: Andy Seth, President, Sustainable Strategies

8. ~~*****WITHDRAWN*****APPROVAL OF CONTRACT WITH SUSTAINABLE STRATEGIES FOR FEDERAL LOBBYING SERVICES (RFP 854).~~

~~This is a one-year contract, commencing on July 1, 2022. There are two possible extension years that may bring the total Term of this contract to three years. The fee for these services is a flat \$120,000 per year, payable in monthly installments of \$10,050~~

~~**Action Requested:** Approval of Contract
Submitted by: Mayor Caroline Simmons
Attending: Bridget Fox, Chief of Staff
Amount: \$120,000~~

9. REQUEST FOR ADVISORY OPINION – TENTATIVE AGREEMENT – PARAEDUCATORS OF STAMFORD ASSOCIATION (Video 02:42:00)

In accordance with City of Stamford Charter Section C6-20-7, the Board of Finance is asked to issue an advisory opinion on a labor settlement according to the Tentative Agreement between the City of Stamford and the Stamford Board of Education Employees Association – Paraeducators.

Action Requested: Issuance of Advisory Opinion
Submitted by: Christopher Soules, Interim Director, BOE Human Resources
Attending: Thomas Mooney, Shipman & Goodwin
 Chris Soules

Motion by Geoff Alswanger to provide a positive advisory opinion to the BOE, seconded by David Mannis. Vote passed unanimously, 6-0-0.

10. RESOLUTION WITH RESPECT TO THE ISSUANCE AND SALE OF \$40,000,000 GENERAL OBLIGATION BONDS OF THE CITY OF STAMFORD, CONNECTICUT, ISSUE OF 2022

Request for a Resolution to authorize bonds to pay for certain capital appropriations set forth in “Schedule A” and the issuance of \$40,000,000, City of Stamford General Obligation Bonds, Issue of 2022. (Video 03:08:06)

Action Requested: Issuance of resolution
Amount: \$40,000,000
Fund/Budget: City Bond
Submitted by: Mayor Caroline Simmons
Attending: Anthony Romano, OPM

Motion to approve by Mary Lou Rinaldi, seconded by Richard Freedman. Vote passed unanimously, 6-0-0.

11. APPROVAL OF CONTRACT WITH AFFINECO, LLC d/b/a UNITED SERVICES OF AMERICA FOR ENGINEERING SERVICES AT GOVERNMENT CENTER, POLICE HEADQUARTERS AND OLD TOWN HALL (RFP 850). (Video 03:49:00)

This is a three year contract, commencing on July 1, 2022. There are two possible extension years that could bring the total Term of this contract to five years. Affineco will be compensated on an hourly basis for these services. Kevin Murray estimates total fees for all buildings combined per year to be: Y1 - \$766,429.02; Y2 - \$793,402.64; Y3 - \$821,121.75; Y4 - \$849,901.03 and Y5 - \$879,438.43.

Action Requested: Approval of Contract
Submitted by: Mayor Caroline Simmons
Attending: Sandy Dennies, Director of Administration

Motion to approve by David Mannis, seconded by Mary Lou Rinaldi. Vote passed unanimously, 6-0-0.

12. APPROVAL OF CONTRACT WITH AFFINECO, LLC d/b/a UNITED SERVICES OF AMERICA FOR JANITORIAL SERVICES AT GOVERNMENT AND POLICE HEADQUARTERS (RFP 851). (Video 03:57:31)

This is a three-year contract, commencing on July 1, 2022. There are two possible extension years that could bring the total Term of this contract to five years. Kevin Murray estimates total fees per year for both buildings, combined, to be: Y1 – \$903,895.72; Y2 – \$944,434.24; Y3 – \$978,003.11; Y4 – \$1,011,356.01; and Y5 – \$1,049,025.09.

Action Requested: Approval of Contract
Submitted by: Mayor Caroline Simmons
Attending: Sandy Dennies, Director of Administration
Kevin Murray, Operations Manager, Parks and Facilities

Motion to approve by Dennis Mahoney, seconded by Geoff Alswanger. Vote passed unanimously, 6-0-0.

13. REVIEW AND DISCUSSION OF TRIENNIAL LIST OF PROPERTIES (Video 04:00:26)

In accordance with Sec. 9-4 of the Stamford Code of Ordinances, the Director of Administration has submitted a list of all real property owned or leased by the City (the Triennial List) for review and discussion with the objective of recommending future use or disposal of unused properties. The following two (2) properties will be discussed at this meeting: **384 Elm Street and 402 Elm Street**. The remainder of the Triennial List will be reviewed at the July 14, 2022 Regular Monthly Board Meeting.

Submitted by: Sandy Dennies, Director of Administration
Attending: Sandy Dennies
Ralph Blessing

Motion to hold item by Mary Lou Rinaldi, seconded by Dennis Mahoney.

The motion to hold by Mary Lou Rinaldi and the seconding of the motion by Dennis Mahoney were withdrawn.

Motion to approve by Richard Freedman, seconded by Geoff Alswanger. Vote passed unanimously, 6-0-0.

14. **ADJOURNMENT** (*Video 04:15:12*)

Motion to adjourn by Mary Lou Rinaldi, seconded by Dennis Mahoney. The meeting was adjourned At 11:18 p.m.

This meeting is on video.

Tracy Donoghue
Tracy Donoghue
Clerk of the Board