

**STAMFORD PLANNING BOARD**  
**APPROVED MINUTES - TUESDAY, JANUARY 21, 2020**  
SPECIAL MEETING  
GOVERNMENT CENTER  
BOARD OF FINANCE CONFERENCE ROOM - 4TH FLOOR  
888 WASHINGTON BLVD., STAMFORD, CT

---

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Michael Buccino and Michael Totilo. Alternates: Claire Fishman. Absent: Jennifer Godzeno, Secretary & Voting Member and William Levin, Alternate. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning; Cindy Grafstein, Special Assistant to the Mayor; Michael Handler, Director of Administration; Jay Fountain, Director, Office of Policy & Management; Andy George, President of Board of Education; Tamu Lucero, Superintendent of Schools and Michael Altamura, Board of Education.

Ms. Dell called the meeting to order at 7:00 p.m. and introduced the members of the Board and staff present.

Ms. Dell introduced the first item on the agenda.

**PLANNING BOARD MEETING MINUTES:**

**January 14, 2020:** After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of January 14, 2020; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Tepper and Totilo).

**PLANNING BOARD DISCUSSION & REFERRAL (POSSIBLE EXECUTIVE SESSION):**

**REVIEW & DISCUSSION OF STAMFORD PUBLIC SCHOOLS LONG-TERM FACILITIES PLAN - ADDITIONAL APPROPRIATION [CAPITAL BUDGET] - PROJECT #001213 - APPROPRIATION IN THE AMOUNT NOT TO EXCEED \$250,000.00 (Tabled from Special Joint Meeting held January 14, 2020):** For Professional Services in Support of Drafting, Evaluating and Managing Requests for Qualifications (RFQ) and Requests for Proposals (RFP) for Private Partners to Design, Construct and Manage Public School Facilities.

Ms. Dell opened the discussion for the Stamford Public Schools Long-Term Facilities Plan and introduced the related personnel in attendance. Ms. Dell explained Mr. Handler was invited as the Planning Board had many questions on the financial aspects of this issue that were not allowed to be discussed in the open forum at the Special Joint Meeting held on January 14, 2020. Ms. Dell also spoke to Mr. Fountain to confirm the \$750,000.00 of Operating funds would all be considered Operating and not Capital projects. Mr. Fountain replied that yes, all funds are Operating expenses.

Ms. Dell stated due to the discussion of certain calculations that if disclosed openly, might influence the public procurement process, the Planning Board would go into an Executive Session and asked those from the public to leave the meeting until the Executive Session ended.<sup>1</sup> The Executive Session was called and a discussion began of the topic of School Privatization. When all questioning was completed, the Board came out of the Executive Session; Ms. Dell reconvened the meeting and announced the Board was ready to make a decision. Ms. Dell called for a motion to approve the Stamford Public Schools Long-Term Facilities Plan - Additional Appropriation [Capital Budget] - Project #001213 - Appropriation in the Amount not to Exceed \$250,000.00 (*Tabled from Special Joint Meeting held January 14, 2020*): For Professional Services in Support of Drafting, Evaluating and Managing Requests for Qualifications (RFQ) and Requests for Proposals (RFP) for Private Partners to Design, Construct and Manage Public School Facilities.

---

<sup>1</sup> Executive Session began at Video Time Stamp 00:35:12 and ended at Video Time Stamp 01:59:00.

Mr. Buccino recommended approval of the Stamford Public Schools Long-Term Facilities Plan - Additional Appropriation [Capital Budget] - Project #001213 - Appropriation in the Amount not to Exceed \$250,000.00 with the following recommendations: **(1)** when the firm is selected, the Planning Board be advised who was chosen, their qualifications and scope of work, and **(2)** the Board of Education return to the Planning Board quarterly with updates on this facilities planning process. This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Ms. Fishman seconded the motion and passed with eligible members present voting, 4-0-1 (In Favor: Dell, Buccino, Fishman, and Totilo - Abstain: Tepper).

**OLD BUSINESS:**

Dr. Woods proposed to the Board to change the regular meeting time to 7:00 p.m. to allow more time to arrive for meetings.

All agreed and Ms. Dell called for a motion to change the regular meeting time to 7:00 p.m.

Mr. Tepper made a motion to change the regular meeting time to 7:00 p.m.; seconded by Mr. Buccino and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Tepper and Totilo).

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

February 4, 2020 - Capital Budget Final Review - Board of Representatives - Democratic Caucus Room

February 11, 2020 - (***IF NEEDED***) - 4th Floor Café

February 18, 2020 - 4th Floor Café

Ms. Dell announced the next meeting will be February 4, 2020 for the final review of the Capital Budget and to go over the letter to the Mayor. Ms. Dell asked the Board to consider a change to Tier 1 which is at approximately \$19,300,000.00. Ms. Dell asked the Board to think about adding an additional \$500,000.00 to the Tier 1 amount for the Board of Education, bringing them up from \$4.5 million to \$5 million; and allocating \$250,000.00 requested for the Harry Bennett Library as follows: **(a)** \$50,000.00 in Tier 1 for design development; **(b)** \$100,000.00 in Tier 2 for FY 2020-2021; and **(c)** \$100,000.00 in the next out-year. Ms. Dell then asked the Board to also consider placing all other projects which were not funded in the next out-year.

Ms. Dell announced the meeting scheduled for February 11, 2020 will not be needed and most likely cancelled; the next scheduled meeting will be February 18, 2020.

Mr. Buccino and Mr. Levin stated they would be travelling and not available for the February 18, 2020 meeting.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:40 p.m.

Respectfully Submitted,

Theresa Dell, Chair  
Stamford Planning Board

**NOTE:** *These proceedings were recorded on video and audio and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.*