

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, SEPTEMBER 10, 2019
SPECIAL MEETING
GOVERNMENT CENTER - BOARD OF FINANCE CONFERENCE ROOM
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; and Michael Totilo. Alternates: Claire Fishman (arrived at 2:10 p.m.). Absent: Michael Buccino, Voting Member; Jennifer Godzeno, Secretary & Voting Member and William Levin, Alternate. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning. Other City Officials: Tamu Lucero, Superintendent of Schools; Michael Handler, Director of Administration; Anthony Romano, Management Analyst, Office of Policy & Management (arrived at 2:10 p.m.)

Ms. Dell called the meeting to order at 2:00 p.m. and introduced the members of the Board and staff present.

Ms. Dell introduced the first item on the agenda.

REQUEST FOR AUTHORIZATION:

LEASE AGREEMENT BETWEEN WATERFRONT OFFICE BUILDING, LP AND THE CITY OF STAMFORD: Waterfront Office Building, LP is the owner of a building located at Two Harbor Landing, 68 Southfield Avenue, Stamford, Connecticut and the City of Stamford would like to occupy a portion of the first (1st) floor of said building consisting of approximately 15,046 sq. ft. and outdoor space together with the use of thirty (30) unreserved and non-exclusive parking spaces to be used for school purposes. The term of the lease shall be for ten (10) months beginning on November 1, 2019 through August 31, 2020 with a monthly rental fee of \$25,076.00.

Dr. Woods made a brief statement explaining the lease terms.

Ms. Dell asked why the term was only for one (1) year? Is there another location secured to occupy on September 1, 2020?

Mr. Handler explained that even though there are no other arrangements made at this time, it is planned to have another space leased by August 31, 2020.

Ms. Dell then asked if the Board should extend the lease for a second year just in case?

Mr. Handler stated that “in my appreciation for the way things work in Stamford, I have been here for 7½ years, is the amount of time we give people to make decisions, they’ll take it all. So if we give it a 7 year lease, there will still be a crisis in year 6½. We’re seeing it at Westover right now at Elmcroft. If we didn’t have that lease expire when it did, we would be spinning our wheels and it would take that much longer. Our goal is to find a home. If not, we’ll have to renegotiate an extension but I don’t see that happening.”

Mr. Totilo pointed out that there is a renewal option for another year on Pg. 11 of the lease.

Mr. Handler explained that this building is one of two buildings on a parcel owned by BLT. Building One, towards the water, has a tenant that is splitting up the building. They have taken an option on the building we will be occupying for 2 years. So the building can’t be leased out to anybody else. The current tenants are remaining but the portion they want will be free and clear for 1½ - 2 years. If they decide to exercise that option, we would not be able to renew. I don’t think we will renew the lease but that is there to protect us if we want to.

Ms. Dell asked Ms. Emmett if she agreed with Mr. Handler and she responded, “yes.”

After a brief discussion, Mr. Totilo recommended approval of the Lease Agreement between Waterfront Office Building, LP and the City of Stamford and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter 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; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 3-0 (Dell, Tepper and Totilo).

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

MOLD TASK FORCE (MTF) - Total Request: \$6,450,000.00: On October 29, 2018 the Mold Task Force was formed with the purpose of overseeing and actively managing the indoor air quality crisis within our Stamford Public School buildings. The MTF made the following commitments: **(a)** address the immediate mold conditions and the underlying water-intrusion issues; **(b)** design and implement medium to longer-term capital projects to remedy the building envelope and HVAC issues; and **(c)** design a proper ongoing maintenance structure to ensure that our buildings do not fall back into a state of disrepair. While we have not completed the first phase of surface mold cleaning in all of our buildings, we are at a point where "maintenance" is appropriately transitioning into "capital" upgrades. Some of these capital upgrades will be traditional projects that we design and bid out, while others will continue to have work done by construction management firms currently hired by the MTF and actively working in the buildings. The following schools will fall under this current request:

School	FY 18/19 Amount Fund Source: Bond (City)	Capital Forecast						Total
		FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	
Administration (#CPBM01)	\$1,000,000.00	0	0	0	0	0	0	\$1,000,000.00
CLC (#CPBM99)	\$200,000.00	0	0	0	0	0	0	\$200,000.00
Cloonan (#CPBM21)	\$1,000,000.00	0	0	0	0	0	0	\$1,000,000.00
Dolan (#CPBM22)	\$1,000,000.00	0	0	0	0	0	0	\$1,000,000.00
Rogers Int'l (#CPBM10)	\$250,000.00	0	0	0	0	0	0	\$250,000.00
Roxbury (#CPBM11)	\$1,000,000.00	0	0	0	0	0	0	\$1,000,000.00
Scofield Magnet (#CPBM23)	\$1,000,000.00	0	0	0	0	0	0	\$1,000,000.00
Strawberry Hill (#CPBM09)	\$1,000,000.00	0	0	0	0	0	0	\$1,000,000.00
Turn of River (#CPBM23)	\$1,000,000.00	0	0	0	0	0	0	\$1,000,000.00
Grand Total	\$6,450,000.00	\$0	\$0	\$0	\$0	\$0	\$0	\$6,450,000.00

Ms. Dell asked Mr. Handler to speak about this request.

Mr. Handler gave a brief explanation of the request but noticed that Strawberry Hill was included on the Agenda and should not have been so was omitted from the discussion and the amount for Rogers International was also incorrect on the Agenda and was noted it should be \$250,000.00 instead of \$1,000,000.00.

Ms. Dell asked Mr. Handler about the previous Mold Task Force approvals.

Mr. Handler gave an update of the work done to-date.

After a brief discussion, Mr. Tepper recommended approval of the Mold Task Force (MTF) - Total Request: \$6,450,000.00 as amended and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter 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 unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper and Totilo).

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 2:12 p.m.

Respectfully Submitted,

Jennifer Godzeno, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video 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.