

MINUTES OF THE REGULAR MEETING/JOINT PUBLIC HEARING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, JULY 11, 2013

1. At 6:00pm, Ranking Member, Commissioner Taylor R. Molgano called the meeting to order. The following were in attendance:

Commissioners:

Taylor R. Molgano
Peter Sciarretta
Michaëlle Jean-Pierre

Staff:

Rachel A. Goldberg, Interim
Executive Director & General Counsel
Durelle Alexander

Absent:

Christopher D. Meek, Chairman
Mayra M. Rios

2. At 6:01pm, Commissioner Sciarretta made a motion to adjourn the meeting to the Republican Caucus Room on the fourth floor of the Government Center to conduct a Joint Public Hearing with the Land Use-Urban Redevelopment Committee of the Board of Representatives (Land Use Committee meeting notice attached as part of these official minutes). The motion was seconded by Commissioner Jean-Pierre and carried by unanimous vote.

At 6:05pm, Commissioner Molgano and Land Use Chair Harry Day called the joint public hearing to order to address the proposed Plan Amendments to the URC Mill River Corridor Project Plan. Land Use Board members in attendance included: Chairman Day, Rep. Jay Fountain and Rep. J.R. McMullen. Also attending were Arthur Selkowitz and Milton Puryear representing the Mill River Collaborative.

Land Use Chair Day noted the following: (i) the proposed changes represented a major plan change, requiring Board approvals from his Board, the Planning Board and the full Board of Representatives; (ii) the proposed changes had been properly noticed in *The Stamford Advocate* (copy of notice attached as part of these official minutes); (iii) the matter had been previously discussed by the Land Use Board; and (iv) the Land Use Board did not have a quorum and would vote on this item at its next meeting on July 23, 2013. The URC will vote following the public hearing at its regular meeting and advise Chairman Day of the vote.

Attorney Goldberg distributed a red-lined version of the proposed changes to the financing provisions of the Plan (Section 905). She noted that the Connecticut State Statute requires an opinion from the Planning Board specifically stating that "the plan is consistent with the City of Stamford's Master Plan." That opinion, issued by the Planning Board on June 11, 2013, is posted on the Board of Representatives' web site.

Attorney Goldberg reviewed the three (3) proposed changes to the Plan (complete meeting transcript available for review at the URC office):

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- (i) Extend the project boundary north and south along the river to include publicly-owned and/or controlled real property within the current project area. She showed the specific area and proposed boundary extensions on maps entitled MRCP-1A and MRCP-1B. It was noted that the management of the properties being included in the TIF district would not change.
- (ii) Expand the available financing options and Tax Increment Financing (TIF) flexibility within the Plan in order to obtain the best possible financing rates. Attorney Goldberg explained that this would permit the City to provide guarantees against the TIF debt or to provide supplemental funding if the TIF were not sufficient. It would also permit the issuance of GO bonds by the City payable with TIF funds, but which would count toward the City debt limit. Discussion ensued. Rep. Fountain suggested inserting a “no later than date” for new debt. Attorney Goldberg noted that: (a) the TIF district must remain in place as long as there is outstanding debt, and (b) the proposed amendment makes no changes to existing debt. Chairman Day noted that the new state statute requires a plan review every ten years. Attorney Goldberg said that this change will “expand the tools/financing options the next time we sell debt.” Chairman Day said, “This mechanism is a magical tool for development within the City and for a terrific project.”
- (iii) Modify the termination date of the Plan in accordance with the requirements of Chapter 130 of the Connecticut General Statutes, as amended. Attorney Goldberg said that this is in response to statutory requirements that all redevelopment plans be reviewed every ten years; further, that the TIF will remain in effect as long as debt secured by the TIF is outstanding.

Following further discussion, Attorney Goldberg noted that the Mill River Corridor Project Plan and the TIF address not only Mill River Park, but the need for affordable housing in the area.

3. At 7:10pm, Commissioner Molgano and Chairman Day closed the public hearing

At 7:25pm, the regular Urban Redevelopment Commission meeting was resumed. Following discussion, Commissioner Molgano made a motion to approve the resolution amending the Redevelopment and Urban Renewal Project Plan for the Mill River Corridor Project by: (i) extending the project boundaries; (ii) expanding available financial options; and (iii) complying with the Connecticut General Statute Chapter 130 amendments regarding ten-year plan review. The motion was seconded by Commissioner Jean-Pierre and carried by unanimous vote. A copy of the resolution is attached as part of these official minutes.

4. Approval of Minutes (12/13/12, 2/14/13, 4/17/13, 5/23/13,6/6/13)

Action of this agenda item was tabled until the next meeting.

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5. Announcements

None at this time.

6. Southeast Quadrant

- (a) **Trinity Status Report** – Attorney Goldberg reported that construction is underway; further, that although there was an initial problem with the first mortgage note payments, a check was received on June 10th and payments are now up-to-date. As of August 1st, payments will be automatically generated from the escrow agent.

Attorney Goldberg also reported she has been before the Land Use Committee and the Board of Representatives twice re: the proposed Loan Agreement from the City to the Commission and they are satisfied; however, the Administration has not sent its recommendation to the Board of Finance and the Board of Representatives cannot act unless and until the Board of Finance acts. It is on the Land Use Committee's agenda for their July 23rd meeting but if it does not go from the Administration to the Board of Finance, they will table it. Attorney Goldberg said, "Trinity has selected a developer to do the pre-cast work for the garage and once they sign a binding contract and place their order, the City and the Commission are obliged to return a security deposit to Trinity in the amount of approximately \$400,000. Writing a check in that amount would leave the Commission with insufficient funds to operate and would constitute an act of Bad Faith. You as a Board clearly have a fiduciary obligation to act in Good Faith and oversee the financial health of the Commission. The idea for the loan from the City to the Commission with Trinity agreeing to pay 6% interest on that loan for three years was so that the City would get the money back plus interest."

- (b) **Tresser Boulevard Sliver Parcel Status Report** – Attorney Goldberg reported that the Board had previously authorized an appraisal of the sliver parcel on Tresser Boulevard by St. John's Church to be paid for by the church. Cushman & Wakefield appraised the parcel for \$18,500.00. Attorney Goldberg is preparing a contract for sale of the parcel and subsequent review and approval by the Commission, the Planning Board, the Board of Finance and the Board of Representatives.

7. Agency Administration

- (a) **Election of Officers** – Attorney Goldberg noted that the Commission needed to elect two officers, a Vice Chairman and a Secretary-Treasurer. Chairman Meek's term runs until the annual meeting in September.

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Commissioner Molgano nominated Commissioner Sciarretta as Vice Chairman. There were no further nominations. The motion was seconded by Commissioner Jean-Pierre and carried by unanimous vote. Commissioner Molgano nominated Commissioner Jean-Pierre as Secretary-Treasurer. There were no further nominations. The motion was seconded by Commissioner Sciarretta and carried by unanimous vote. Attorney Goldberg noted that their terms would run until September because they were completing the balance of former Commissioner's terms.

Commissioner Molgano turned the meeting over to Vice Chairman Sciarretta.

- (b) **Discussion/Approval 2013/14 Budget** – Attorney Goldberg reported that the Budget Committee met on Tuesday and reduced the budget by \$13,300.00. A copy of the revised budget incorporating the Committee's recommendations was distributed prior to the meeting. Budget Committee member Sciarretta reported that Commissioner Rios joined him on the Committee. He said, "We met and looked at costs line-by-line in overhead-recurring & in overhead non-recurring only. The most substantial cost was in meetings and conferences, which has been reduced from \$8,000.00 to \$2,000.00. Attorney Goldberg has highlighted the changes in your copies." Commissioner Sciarretta said, for the record, "Although we have cut \$13,300.00, there is certainly more that we could look at but I think based upon the parameters we were given, we looked at them and reduced them in an amount we thought was responsible." Following further discussion, Commissioner Molgano made a motion to approve the 2013/2014 Operating Budget with the recommended revisions (copy attached as part of these official minutes). The motion was seconded by Commissioner Jean-Pierre and carried by unanimous vote. Attorney Goldberg noted she will instruct staff to disconnect the internal centrex telephone lines.
- (c) **Approval/Revised By-Laws** – By-Law Committee member Sciarretta said, "As a Committee of one, I have reviewed these thoroughly and considered all of Attorney Goldberg's proposed recommendations which were presented and reviewed in detail at our last Commission meeting. Since then, there has been discussion about the committees – how they should be formed and how many people should be on them. My understanding is that we should have a standing committee for personnel and a standing committee for budget, each comprised of two members of our Board. I want to be sure I don't limit other people's participation. Let's say someone outside the URC wanted to sit in or a third member of the Board wanted to be included. I wanted to be certain I was in no way excluding or limiting people's meaningful input." It was noted that consultants and other relevant parties have attended committee meetings in the past, without voting rights. Discussion ensued re: whether the Personnel Committee should be a committee of two or a committee of the whole. Attorney Goldberg clarified the issue, saying that it was the Personnel Search Committee that had been a committee of the whole, not the Personnel Committee. Attorney Goldberg also noted that the Secretary-Treasurer shall at all times serve as a member of the standing Budget Committee.

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The final proposed change moved the annual meeting date from the third Monday to the second Thursday of the month of September to coincide with the regular Commission meeting date. Following further discussion, Commissioner Molgano made a motion to approve the URC By-Laws as presented on this date, July 11, 2013. The motion was seconded by Commissioner Jean-Pierre and carried by unanimous vote.

- (d) **Personnel Search Committee/Committee of the Whole** – Attorney Goldberg reported that the Chairman had requested that the City’s Human Resources Department perform a background check on the proposed candidate for Interim Executive Director. This was done by Clemon Williams, Assistant Director of Human Resources, and everything checked out satisfactorily. An offer letter will be sent to the candidate by Attorney Goldberg tomorrow with a proposed start date of July 15, 2013. Mr. Williams agreed to provide a copy of the report for the Commission’s personnel files.

8. Old Business

None at this time.

9. New Business

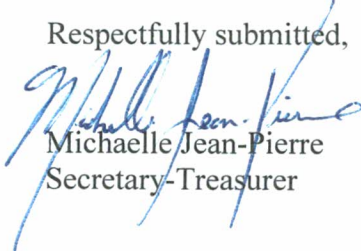
Attorney Goldberg reported that she had been asked by the Engineering Department to assist with the acquisition of property and tenant relocation for the Atlantic Street/Henry Street Intersection Improvement Project. They have received state funds so there will be a budget for her work as well as for time expended on the project by staff members. Following discussion, Commissioner Jean-Pierre made a motion to authorize Attorney Goldberg to prepare an Engagement Letter for acquisition and tenant relocation at the intersection of Atlantic & Henry Streets. The motion was seconded by Commissioner Molgano and carried by unanimous vote.

10. Adjournment

A walking tour of the URC project area, cancelled due to weather on June 26th, will be rescheduled. The next regular Commission meeting will be held on Thursday, August 8th, 2013 at 6:00pm.

There being no further business before the Board, Commissioner Jean-Pierre made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 8:37pm.

Respectfully submitted,


Michaele Jean-Pierre
Secretary-Treasurer



***Land Use-Urban Redevelopment Committee –
Board of Representatives***

Harry Day, Chair

**Notice of Joint Meeting &
Public Hearing with Urban
Redevelopment Commission**

Date: Thursday, July 11, 2013
Time: 6:00 p.m.
Place: Government Center – Exact Location to be determined

The Land Use-Urban Redevelopment Committee will meet jointly with the Urban Redevelopment Commission as indicated above. The following item is on the agenda:

Item No.	Description	Invitee(s)
1. <u>LU28.070</u>	RESOLUTION & public hearing; approving a Proposed Plan Amendment to the URC Mill River Corridor Plan that 1) extends the project boundaries; 2) expands available financing options; and 3) complies with CGS Chapter 130 amendments regarding ten-year plan review.	

LEGAL NOTICE
LAND USE-URBAN REDEVELOPMENT COMMITTEE, BOARD OF REPRESENTATIVES
AND URBAN REDEVELOPMENT COMMISSION OF THE CITY OF STAMFORD
WILL HOLD A JOINT PUBLIC HEARING

Notice is hereby given that the **LAND USE-URBAN REDEVELOPMENT COMMITTEE OF THE BOARD OF REPRESENTATIVES** and the **URBAN REDEVELOPMENT COMMISSION OF THE CITY OF STAMFORD** (the "URC") will hold a joint public hearing on Thursday, July 11, 2013 at 6:00 P.M. in the Republican Caucus Room, on the 4th Floor of the Government Center Building, 888 Washington Boulevard, Stamford, CT, 06901 to consider Proposed Amendments to the Mill River Corridor Project Plan (the "Plan") to: (a) Extend the Project Boundary north and south along the river to include publicly owned and/or controlled real property within the Project Area; (b) Expand available financing options and Tax Increment Financing ("TIF") flexibility within the Plan in order to obtain the best possible finance rates; and (c) Modify the termination date of the Plan in accordance with the requirements of Chapter 130 of the Connecticut General Statutes, as amended. All persons interested will be given an opportunity to be heard. A complete copy of the Proposed Amendments is available for inspection at the URC's office, located at 888 Washington Boulevard, 9th Floor, Stamford, CT, during normal business hours; or online at the URC's web page, City of Stamford website: <http://www.stamfordct.gov>.

RESOLUTION NUMBER _____
RESOLUTION OF THE URBAN REDEVELOPMENT COMMISSION
OF THE CITY OF STAMFORD, CONNECTICUT
AMENDING THE REDEVELOPMENT AND URBAN RENEWAL PROJECT PLAN
FOR THE MILL RIVER CORRIDOR PROJECT

WHEREAS, the City of Stamford, Connecticut, Urban Redevelopment Commission (the “Commission”) has been empowered in accordance with the provisions of Part I (redevelopment and Chapter II (urban renewal) of Chapter 130 of the General Statutes of the State of Connecticut (hereinafter “Chapter 130”) and the Code of Ordinances of the City of Stamford, Connecticut to prepare, approve and carry out redevelopment and renewal plans within the City of Stamford; and

WHEREAS, acting pursuant to such authority the Commission, on October 11, 2001, approved the Project Plan (the “Plan) for the Mill River Corridor Project (the “Project”), subject to the approval of the Board of Representatives of the City of Stamford, Connecticut; and

WHEREAS, on November 7, 2001, the Board of Representatives of the City of Stamford, Connecticut, approved Resolution 2668 thereby approving the Plan; and

WHEREAS, in 2007 the State of Connecticut amended Chapter 130 to change the effective period of all redevelopment plans and to require that the Board of Representatives reapprove redevelopment plans every ten years; and

WHEREAS, in order to (1) extend the boundary of the Project to include publicly owned real property within the Project Area thereby permitting the expenditure of Tax Increment Financing funds on such real property (2) expand the availability of financing options for redevelopment and urban renewal projects contemplated by the Plan; and (3) amend the effective period of the Plan and complete the decennial review now required by Chapter 130, the Commission has prepared a proposed amendment (the “Proposed Amendment”) to the Plan as set forth in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the Proposed Amendment was posted on the Commission’s website on or about April 13, 2013; and

WHEREAS, the Proposed Amendment is a Substantial Change to the Plan, pursuant to Section 1001 of the Plan, and as such requires the approval of the Board of Representatives; and

WHEREAS, the Proposed Amendment was prepared in cooperation with officials of agencies of the City of Stamford, Connecticut; and

WHEREAS, there are no Redevelopers (as defined in section 1001 of the Plan) affected by the Proposed Amendment; and

WHEREAS, the Commission has caused the Proposed Amendment to be submitted to the Board of Representatives for its review and approval; and

WHEREAS, no additional families, individuals or businesses will be relocated as a result of the Proposed Amendment; and

WHEREAS, there are no Redevelopers (as defined in Section 8-136 of the Connecticut General Statutes and Section 1001 of the Plan) affected by the Proposed Amendment; and

WHEREAS, the Commission has submitted the Proposed Amendment to this Board for its approval; and

WHEREAS, on July 11, 2013 following notice published in the Stamford Advocate (on June 25, 2013 and June 27, 2013), the Land Use-Urban Redevelopment Committee of the Board of Representatives and the Commission held a joint Public Hearing at which time all persons wishing to be heard with respect to the amendment had an opportunity to do so; and

WHEREAS, at the joint Public Hearing, Commission staff presented, discussed and explained the Proposed Amendment and responded to all questions, comments and suggestions posed by members of this Commission and the Board of Representatives; and

WHEREAS, the Proposed Amendment provides that:

1. The Project Boundary and Tax Increment Financing District will be extended to the north and to the south along the Mill River so that publicly owned real property is included within the Project Area and Tax Increment Financing District; and
2. The available financing options in Section 905 of the Plan will be expanded to provide the City and Commission with as much flexibility as possible; and
3. The Plan shall be approved for an additional ten years with a specific recognition that the Plan and Tax Increment Financing District must remain in effect during the entire period of any all approved debt financing; and

WHEREAS, on June 11, 2013, the Planning Board issued a written opinion confirming that the Plan as modified by the Proposed Amendment is consistent with the plan of conservation and development of the City (the Master Plan); and

WHEREAS, members of this Commission have personal knowledge of the Mill River Corridor Project Area and particularly the portions affected by the Proposed Amendment; and

WHEREAS, it is in the public interest, consistent with the historical use of the properties in the Mill River Corridor Project Area and consistent with the Plan and with Chapter 130 of the General Statutes of the State of Connecticut to so amend the Plan.

NOW, THEREFORE, be it resolved by the Urban Redevelopment Commission of the City of Stamford, Connecticut, that:

1. All of the findings, declarations and resolutions approving the Urban Redevelopment Plan for the Mill River Corridor Project and approving previous amendments of the Plan, are hereby ratified, confirmed and made applicable to the Plan and are incorporated herein by reference as if fully set forth herein, except in so far as they are inconsistent with the terms of the Proposed Amendment.
2. The eligibility conclusions contained in Section 103 of the Plan and in Resolution 2668, that the Project Area qualifies as a Redevelopment and Urban Renewal area under the provisions of Chapter 130 remain correct and appropriate
3. It is hereby found and determined that:
 - a. The Plan as modified by the Proposed Amendment will continue to meet all of the requirements of Part I (Redevelopment) and Part II (Urban Renewal) of Chapter 130 of the General Statutes of the State of Connecticut relative to urban redevelopment and renewal plans and includes sufficient details to give this Commission adequate information.
 - b. The Project Area of the Plan, as modified by the Proposed Amendment, qualifies as a redevelopment area pursuant to Part I (Redevelopment) and an urban renewal area pursuant to Part II (Urban Renewal) of Chapter 130 of the General Statutes of the State of Connecticut.
 - c. The carrying out of the Plan and Proposed Amendment will result in materially improving the conditions of the Project Area.
 - d. The Plan and Proposed Amendment do not displace families and in any event sufficient living accommodations are available within a reasonable distance of the Project Area or provided for in the Plan at prices or rentals within the financial reach of residents in the Project Area.
 - e. The Plan and Proposed Amendment are satisfactory as to site planning and relation to the plan of conservation and development of the City (the Master Plan).
 - f. The Planning Board has issued a written opinion confirming that the Plan and the Proposed Amendment are consistent with the plan of conservation and development of the City (the Master Plan).
 - g. The public benefits resulting from the Plan and Proposed Amendment outweigh any private benefits.

- h. The existing use of certain real property cannot be feasibly integrated into the overall Plan.
- i. The Proposed Amendment does not require acquisition by eminent domain and any acquisition necessary for the implementation of the Plan is for public park purposes and affordable housing purposes.
- j. The Plan and Proposed Amendment are not for the primary purpose of increasing local tax revenues.
- k. The Plan and Proposed Amendment, to the greatest extent feasible, afford maximum opportunity consistent with the sound needs of the City of Stamford as a whole to redevelop the Mill River Corridor Project Area by private enterprise.
- l. The Proposed Amendment does not change the general purposes or objectives of the Plan as previously adopted by this Commission.

IT IS FURTHER RESOLVED, subject to the approval of the Board of Representatives of the City of Stamford, Connecticut, that the Proposed Amendment of the Project Plan for the Mill River Corridor Project is hereby approved and that such Plan is hereby amended and restated as set forth in Exhibit A attached hereto.

IT IS FURTHER RESOLVED, that the Plan for the Mill River Corridor Project, as modified by the Proposed Amendment (the "Amended Plan") be and hereby is in all respects approved as a redevelopment and urban renewal plan pursuant to Part I and Part II of Chapter 130 of the General Statutes of the State of Connecticut.

IT IS FURTHER RESOLVED, that this resolution shall become effective upon the approval of the Proposed Amendment by the Board of Representatives of the City of Stamford, Connecticut.

Approved _____

URBAN REDEVELOPMENT COMMISSION BUDGET FOR FISCAL YEAR 2013/2014
Approved July 11, 2013
7/12/2012

PAYROLL SALARY/EARNED TIME	APPROVED 13/14 BUDGET	EXPENDITURES THRU 7/12/2012	BALANCE TO BUDGET	PROJECTED YEAR END BALANCE
DIRECTOR	0	0	0	0
TEMP. OFFICE HELP	0	0	0	0
BOOKKEEPER	10,000	0	10,000	
ADMINISTRATIVE ASSISTANT	22,511	0	22,511	
GENERAL COUNSEL	162,576	0	162,576	
total net payroll	195,087	0	195,087	0
FUNDED ACCRUALS *	0	0	0	
PAYROLL CONTINGENCY	39,000	0	39,000	
total accruals & contingency	39,000	0	39,000	0
total gross payroll	234,087	0	234,087	0
<u>NON-PAYROLL Expense/Benefits</u>				
SOCIAL SECURITY	12,500	0	12,500	
HEALTH INSURANCE	27,770	0	27,770	
PENSION	15,118	0	15,118	
WORKERS' COMPENSATION	3,000	0	3,000	
UNEMPLOYMENT COMPENSATION	3,700	0	3,700	
total benefits	62,088	0	62,088	0
FUNDED ACCRUALS	0	0	0	
BENEFITS CONTINGENCY	3,000	0	3,000	
total accruals & contingency	3,000	0	3,000	0
total gross benefits	65,088	0	65,088	0

* Payroll funded accruals represent potential costs for vacation or sick leave if one or more employee leaves. Non-payroll funded accruals would cover potential cost for social security, pension or health insurance.

<u>OVERHEAD-RECURRING</u>	<u>APPROVED 13/14 BUDGET</u>	<u>EXPENDITURES THRU 7/12/2012</u>	<u>BALANCE TO BUDGET</u>	<u>PROJECTED YEAR END BALANCE</u>
RENT	19,800	0	19,800	
TELEPHONE	3,000	0	3,000	
COPIER	1,500	0	1,500	
INSURANCE	1,400	0	1,400	
ACCOUNTING SERVICES	5,000	0	5,000	
OFFICE SUPPLIES	4,000	0	4,000	
POSTAGE/METER RENTAL	1,000	0	1,000	
DUES/SUBSCRIPTIONS/PUBLICATIONS	2,500	0	2,500	
MEETINGS/CONFERENCES	2,000	0	2,000	
REPRODUCTIONS	0	0	0	
WEBSITE MAINTENANCE	0	0	0	
Subtotal	40,200 *	0	40,200	0
<u>OVERHEAD-NON-RECURRING</u>				
WEBSITE DEVELOPMENT	0	0	0	
ADVERTISING/PUBLIC NOTICE	0	0	0	
TRAINING	0	0	0	
OFFICE FURNITURE/EQUIPMENT	2,500	0	2,500	
MISCELLANEOUS	1,000	0	1,000	
STRATEGIC PLANNING	0	0	0	
LEGAL SERVICES	0	0	0	
ARCHITECTURAL CONSULTANTS	1,000	0	1,000	
MILL RIVER COLLABORATIVE	0	0	0	
RPA - REZONING	0	0	0	
HNPP	3,000	0	3,000	
Subtotal	7,500 *	0	7,500	0
Totals	346,875	0	346,875	0

* Urban Transitway reimbursement is 50% of overhead except specialized equipment (unless approved by the the City's Project Manager) and travel.

	BUDGET PROJECTION FY 2013/14	FUNDS IN 7/12/2012
RENTAL	10,000	0
TRANSITWAY:	13,000	0
Overhead Contribution		
Administrative Assistant & Bookkeeper	500	0
INTEREST	500	0
OTHER:	18,500	
Tresser Boulevard Sliver Parcel		
Mill River (Reimbursables)	15,000	0
Trinity Mortgage	55,938	0
TOTAL	113,438	0

INCOME (Projections)

RENTAL
TRANSITWAY:

INTEREST
OTHER:

TOTAL