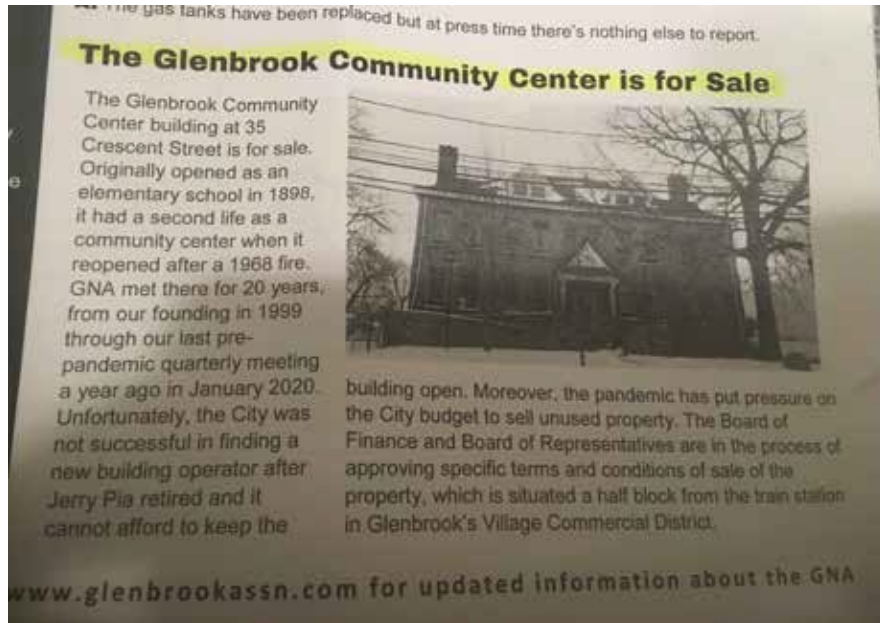


When did the Glenbrook Community Center Close?

“The GCC was closed in 2018 before the start of the pandemic. The facility closed due to financial challenges faced by the operator.”

- Document titled “Responses to community Inquiries” by Janeen Freeman and Mayor Simmons 9/23/2022

The GCC was still in use through 2020:



“GNA met there for 20 years, from our founding in 1999 through our last pre-pandemic quarterly meeting a year ago in January 2020.”

- Glenbrook Neighborhood Association
Newsletter Winter 2021



Irish Dancers using building in December 14, 2019 provided by Anam Cara dance studio

Cost of Rehabilitating the Glenbrook Community Center

“...the cost of fixing it (the building) is \$23 million”

“... it’s going to deteriorate, and it’s going to have to be demolished in a couple of years”

-Mayor Simmons CT Examiner 9/25 & The Advocate 9/22

“For all the repairs, it would be between \$5 million and \$6 million”

-Janeene Freeman 9/23 Ct Examiner

What We Know

Total cost based on itemized estimated cost: 1.29 million

-Facilities Conditions Assessment by Silver Petrucelli & Associates, Inc. Architects / Engineers / Interior Designers dated 3/20/2022

“...as of its closing, the building was up to code, maintained and was in excellent shape.”

-Jerry Pia (operator of GCC for 40 years) letter to BOR 9/6/2022

“The building is in beautiful shape. Its neat and clean and well run.”

-Ellen Bromley former Social Services Director of Stamford, BOR Fiscal Committee Meeting 4/12/2019 minute 33:15

Funding to Rehabilitate the Glenbrook Community Center

“Community centers are expensive organizations to run and require significant funding from the City to operate.”

- Document titled “Responses to community Inquiries” by Janeen Freeman and Mayor Simmons 9/23/2022

What We Know

“We’ve only talked to all the big non-for-profits in town and ascertained that they were not ready to take over that center.”

-Ellen Bromley former Social Services Director of Stamford, BOR Fiscal Committee Meeting 4/12/2019 minute 33:30

The City Has Not Tried...

- To use our own capital dollars to rehabilitate the building even though we have invested significant amounts of money to many private non-profits.
- To attain funding to fix the building even though funding is available.
Ex: Connecticut Community Challenge Grant (currently accepting applications) “public space improvements” and “projects that can demonstrate livability, vibrancy, convenience and equity of communities.” -https://portal.ct.gov/DECD/Content/Business-Development/05_Funding_Opportunities/CT-Communities-Challenge-Grant

Ex: Use American Rescue Plan Act money similar to community center plans in Hamden CT -<https://www.nhregister.com/news/article/Hamden-eyes-abandoned-school-for-new-community-17314944>

Is the Community Upset Because This is Affordable Housing?

There were NO Lawn Signs / Petitions / Rallies against the following affordable housing projects:

- Post House on the corner of Clinton Avenue and Tresser Boulevard. Opened 2007
 - Taylor Street Apartments near downtown and Mill River Park. Built 2007
 - The Fairgate on Fairgate Drive. Built 2009
 - Westwood Townhomes on near the Greenwich border. Built in 2011
 - Palmer Square near the Greenwich border. Built in 2012.
 - Park 215, at 215 Stillwater Ave. Built 2018
 - Belltown School Elderly Housing on Burdick Street
 - Glenbrook Road Elderly Housing, 44 units, Section 8 rental assistance.
 - Washington Crossing, 287 Washington Blvd.
Opening in 2022.

This is about losing the only COMMUNITY CENTER on the East side of Stamford not about Affordable Housing

Is this really affordable Housing?

See Excel Document

Community Space in Housing Proposal

There will be a total of 4,300 sq.ft. available for community space (1,300 for resident space and \$3,000 for community space).

Document titled “Responses to community Inquiries” by Janeen Freeman and Mayor Simmons 9/23/2022 & Revised Sales agreement p. 2, dated 9/26/2022

Daycare is “one of the potential uses for the community space...the daycare facility is not intended to be a source of revenue for the Property.”

Revised Sales agreement p. 2, dated 9/26/2022

Community Space in the GCC

16,415 sf building PLUS a 4,500 sf usable basement

Tax assessor’s card for 35 Crescent St

All space used for community purposes and include

- Dance Rooms
- Gym
- Playground
- Kitchen
- Office Space
- Daycare Space

All space was rented out at below commercial market rate which increased opportunity and affordability.

What Does The Community Want?

The Community has formed a “Save Our Center” group who have:

- created a website
- raised money and put out lawn signs
- published op eds
- held a rally
- Hand collected 1,152 signatures in favor of saving the GCC

To date the Board of Reps has a total of 84 emails from the public on this item.

- 2 wanting more information
- 7 in favor of current housing proposal
- 75 against the current housing proposal



What is 35 Crescent Street Worth?

City of Stamford tax appraisal values the property at \$1.78 mil

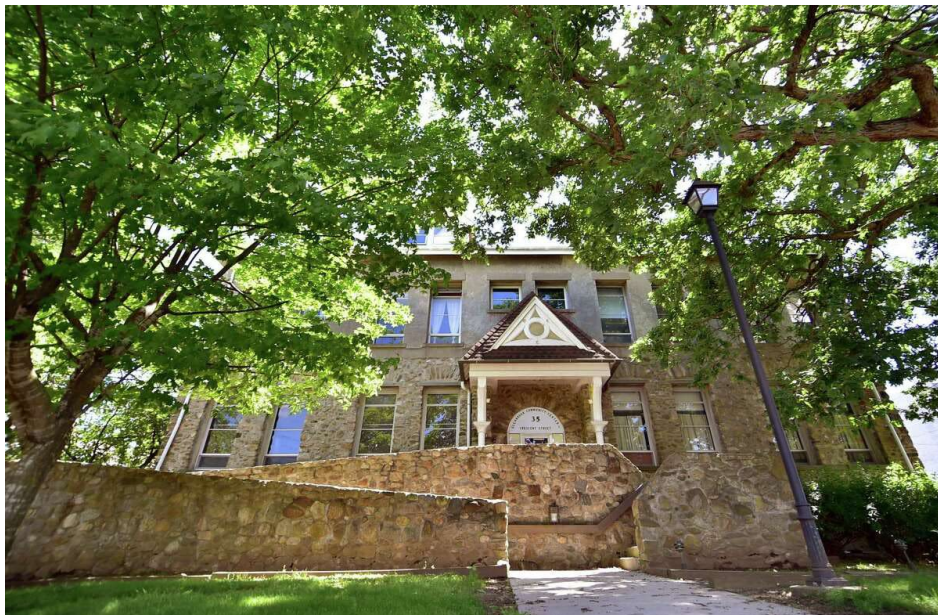
Housing Plan allows for the sale of 35 Crescent Street for \$700K

- Revised Sales agreement p. 1, dated 9/26/2022

Perhaps more than just money?

35 Crescent Street is:

- 0.96 acres
- Irreplaceable
- Is our responsibility



2018
A: Rob, Culligan, Johnson, & of the Activities For Kids Inc., who's sponsoring of the Stamford Community Center in Stamford Wednesday afternoon
Rev. 35, 2011