



## ***COMMITTEE OF THE WHOLE - BOARD OF REPRESENTATIVES;***

Randall M. Skigen, Chair, Committee of the Whole

# **Committee Report**

**Date:** Tuesday, December 1, 2015  
**Time:** 6:00 p.m.  
**Place:** Legislative Chambers, 4<sup>th</sup> Floor Government Center, 888 Washington Boulevard, Stamford, CT

President Skigen called the meeting to order at 6:09 p.m.

The Committee of the Whole met as indicated above. In attendance were President Skigen, and Reps. Adams, Caterbone, Coleman, Coppola, Day, de la Cruz, DeLuca, DePina, Di Costanzo, Fedeli, Figueroa, Franzetti, Giordano, Giraldo, Heaphy, Hoch, Kolenberg, Liebson, McMullen, McNeil, Nabel, Okun, Pratt, Quinones, Ryan, Savage, Skigen, Summerville and Watkins. Absent or excused were Reps. Buckman, Cerasoli, Mahoney, McGarry, Mitchell, Moore, Silver, Wallace and Zelinsky. Also present were Board of Finance members Rinaldi, Freedman, Williams, Gabriele and Kooris; Planning Board members Dell, Totilo, Fishman, Tepper and Levin; David Woods, Principal Planner; Mayor Martin; Michael Pollard, Chief of Staff; Michael Handler, Director of Administration; Kathryn Emmett, Corporation Counsel; Ellen Bromley, Director of Social Services; Charles Edouard Gros, CMG; and approximately 50 members of the public. (See [public hearing sign-in sheet](#).)

Mayor Martin swore in the newly elected members of the Board of Finance and the Board of Representatives.

Without objection, the Committee of the Whole took up the following item under a suspension of the Rules.

<b>Item No.</b>	<b>Description</b>	<b>Committee Action</b>
1. <a href="#">LR29.062</a>	RESOLUTION and PUBLIC HEARING; Approving A Lease Agreement And Option To Purchase By And Between The City Of Stamford And The Center Management Group, LLC for Property Located at 88 Rock Rimmon Road And 614 Scofieldtown Road, Stamford, Connecticut 11/20/15 – Submitted by Mayor Martin 12/01/15 – Approved by Planning Board 12/01/15 – Approved by Board of Finance	<b>Report Made</b>

Mayor Martin reviewed the attached [power point presentation](#) regarding the proposed lease agreement and option to purchase for the property located at 88 Rock Rimmon Road and 614 Scofieldtown Road, Stamford, Connecticut.

Mr. Charles-Edouard Gros of CMG introduced a video regarding CMG.

<sup>1</sup>There was then a Question and Answer period from the Planning Board, the Board of Finance and the Board of Representatives. In response to questions from Committee and Board members, Mayor Martin, Mr. Handler and Ms. Emmett explained that:

- There is no provision for an escalation in the rent during the 95 year lease
- In the event of purchase, they could expand the facility, subject to zoning laws
- The lease begins upon the transfer of the license
- 2 residents have returned and 2 more are anticipated to return
- The appraised value of the property is based upon an estimate of the value as an ongoing concern and its best available use as 2 acre zoning
- There are no deed restrictions currently, but the City intends to put in deed restrictions in the property is sold
- If the lease is not approved, the Administration will try to repair the deal
- There would be no conveyance tax payable on this transaction
- Many of the employees will be eligible to retire and retain their employment with CMG, which will increase the City's pension obligations. However, OPEB may be reduced, depending upon the benefits the employees choose
- CMG has not taken any position on the walking trails and community gardens
- If this lease is not approved, the City would most likely be successful in closing Smith House
- If the property were privately owned, the City would receive approximately \$200,000 in taxes if it were zoned as 2-acre residential
- Employees will be entitled to severance as provided in the union contracts, since their positions will be eliminated
- The City has not reserved for the accelerated sick/vacation pay and is not required to do so under GASB
- The Risk Manager has reviewed the insurance provisions
- CMG will operate under the City's license and will take over all of the City's revenues and expenses effective the date they take over ; there will be no cost to the City
- Ownership of the property gives CMG the ability to obtain financing to upgrade the property
- The entire 33 acres is under the public use requirement
- The assets of Smith House, including the van, will stay with the facility
- The City will use its best efforts to get the State to continue the grant for the emergency generator
- There would be no need for the City to return to the Boards to approve the purchase, since the Boards are considering the purchase option tonight
- CMG will determine if the facility will remain named "Smith House"

Representative Liebson provided the following statement on behalf of Rep. Zelinsky:

My Colleague, Representative Zelinsky could not be here because of a previous commitment. I will now read his brief comments for the record on this resolution and lease.

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<sup>1</sup> Video Time Stamp 00:43:36

Mr. Mayor, President Skigen and colleagues: I could not attend this most important meeting. I wanted so much to be here this evening to support the residents and staff at Smith House. I have read the resolution and lease and because the staff & their union supports the contract & protects the residents who consider The smith House their home, I support the resolution & lease.

President Skigen opened the public hearing.

- June Stefanek spoke in favor of the lease
- Lynn Woodhall expressed concern as to how CMG will make the facility profitable and that the facility remain available for residents on medicare
- Jack Bryant spoke in favor of the lease
- Larry Perlstein expressed concern that CMG may not be able to make the facility sustainable and that the facility remain available for low income residents
- Cecily Chapin spoke in favor of the lease
- Christel Truglia spoke in favor of the lease
- Jeanette Biliczniwiczzi spoke in favor of the lease but expressed frustration with the way the process was handled, the tax burden on the City due to the tax abatement, the need to preserve the walking trails and protections for the future

President Skigen closed the public hearing.

The Committee of the Whole meeting was adjourned at 7:58 p.m.

Respectfully submitted,  
Randall Skigen, President

This meeting, including the vote of the Planning Board and the immediately following special meeting of the Board of Representatives, is on [video](#).