

SPECIAL MEETING OF 10th BOARD OF REPRESENTATIVES
Minutes of April 22, 1968
Stamford, Connecticut

A Special Meeting of the Board of Representatives of the City of Stamford was held on Monday, April 22, 1968, pursuant to a "Call" from the President, John C. Fusaro, in the meeting rooms of the Board, 429 Atlantic Street, Stamford, Connecticut.

The President called the meeting to order at 8:55 P.M. after a Caucus held by the respective parties.

PLEDGE OF ALLEGIANCE TO FLAG: The President led the members in the pledge of allegiance to the flag.

ROLL CALL was taken by the Clerk. There were 33 members present and 7 absent. The absent members were:

Paul Kuczo, Sr. (D) 1st District
Ralph Lockhart (D) 2nd District
Edward Dombroski (D) 3rd District
Anthony Truglia (D) 5th District
William Caporizzo (R) 15th District
Watson Horner (R) 19th District
J. Robert Bromley (R) 20th District

"CALL" OF THE MEETING:

The President read the following "Call" of the meeting:

April 10, 1968

TO: ALL MEMBERS OF 10th BOARD OF REPRESENTATIVES
FROM: John C. Fusaro, President, Board of Representatives
SUBJECT: To consider and act upon the proposed URBAN RENEWAL DISPOSITION CONTRACT and related matters with the City of Stamford, Conn., also to act upon an appointment to the Zoning Board

I, JOHN C. FUSARO, President of the 10th Board of Representatives of the City of Stamford, pursuant to Section 202 of the Stamford Charter, hereby call a SPECIAL MEETING of said Board of Representatives, for the following time and place:

MONDAY, APRIL 22, 1968

At the Municipal Office Building, Second Floor,
Board Meeting Room, 429 Atlantic Street,
Stamford, Conn.

At 8:00 P.M.

Minutes of Special Meeting of
April 22, 1968

for the following purposes:

- (1) To act on appointment of SAMUEL M. GOLD (D), 100 Turn-of-River Road, as a member of the ZONING BOARD, to term expiring December 1, 1972, replacing Mr. Stearns Woodman (R) whose term expired.
- (2) To discuss and act upon the proposed "CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT BETWEEN THE CITY OF STAMFORD, CONNECTICUT URBAN REDEVELOPMENT COMMISSION AND THE STAMFORD NEW-URBAN CORPORATION".

John C. Fusaro, President
10th Board of Representatives

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- (1) Concerning appointment of Samuel M. Gold (D), 100 Turn-of-River Road, as a member of the ZONING BOARD, to term expiring 12/1/72, replacing STEARNS WOODMAN (R) whose term expired.

MR. THEODORE BOCCUZZI, Chairman of the Appointments Committee, reported that a meeting of the Appointments Committee was held this evening in the Democratic Caucus Room of the Municipal Office Building and present were the following members of the Committee: John Boccuzzi, George Georgoulis, Lynn Farnen, John T.D. Rich and Theodore Boccuzzi. He said the only name on their agenda was the name of Samuel M. Gold, to an appointment as a member of the Zoning Board. He reported that the Committee interviewed Mr. Gold and gave his qualifications for the appointment. He said the Committee recommended Mr. Gold for the appointment.

The Tellers distributed the ballots and the result of the vote appears below:

ZONING BOARD

Term Ending:

SAMUEL M. GOLD (D)
100 Turn-of-River Road

Dec. 1, 1972

(Replacing Stearns Woodman (R)
whose term expired)

VOTE: 30 yes
3 no

- (2) To discuss and act upon the proposed "CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT BETWEEN THE CITY OF STAMFORD, CONNECTICUT URBAN REDEVELOPMENT COMMISSION AND THE STAMFORD NEW-URBAN CORPORATION"

THE PRESIDENT said, before calling on Mr. Calder, Chairman of the Urban Renewal Committee, he would read the following Sections of the Charter, which he did at this time:

Minutes of Special Meeting of
April 22, 1968

"Sec. 708. Contract Limitations.

No elective or appointive officer, no employee or person otherwise receiving a salary or compensation from municipal funds, and no partner, agent, servant or employee of either such officer or person shall:

- (1) Be interested directly or indirectly in any contract to which Stamford is a party, either as principal, surety or otherwise, or in any work to be performed for, or services rendered to or for, the municipality, or in any sale to or from the municipality or any agency thereof;
- (2) Purchase from or sell to the municipality or any agency thereof, except after public advertising or bid, any real or personal property. Any violation of the provisions of this section shall, at the option of the Commissioner of Finance, render forfeit and void the contract, work or business, sale or transaction affected, and further shall constitute grounds for removal from office or employment.

Sec. 708.1. Exemption of Corporations.

A person shall not be deemed to be interested in any contract, purchase or sale made by a corporation with, from or to the municipality solely by reason of the fact that he is a stockholder or director of that corporation unless he, his partners and the members of his immediate family are together the beneficial owners of ten per cent or more of the stock of that corporation."

PRESIDENT: "I would ask that any member of this Board who comes under the purview of this Section of the Charter, kindly make that fact known at this point."

MR. KAPLAN said he would also like to call the President's attention to another provision of the Charter, which he does not have before him at this point, dealing expressly with the Board of Representatives, which states, completely apart from Section 708 that "no member of the Board of Representatives shall vote on any matter as to which he has private interest, and should abstain". He said as for himself, having to do with Section 708.1 of the Charter, he does not intend to vote on the URC contracts before the Board for the reason that his law firm represents a client who has made an alternative bid to the URC Commission and he does not want his vote to be questioned.

Minutes of Special Meeting of
April 22, 1968

MR. WECHSLER said he also will not be voting on the contract for the reason that the law firm with which he is associated is trial Counsel for the Urban Redevelopment Commission.

THE PRESIDENT said that over the many years this Contract has been pending before this Board and various City agencies, we have received many communications from various agencies and Boards of this City in regard to the present contract. Therefore, he said he has compiled all of these communications and will read that which he has compiled which will become part of the record for this evening's meeting.

He said he has compiled a copy of the Redevelopment Agreement, a copy of the Urban Renewal Plan dated October 23, 1967, a copy of the Parking Authority Agreement, two copies of resolutions forwarded to this Board by the Urban Redevelopment Commission, memorandum summarizing the changes to the Urban Renewal Plan since its original approval and adoption in 1963, and a map showing the streets and parcels involved in this contract. He thereupon submitted these to Mrs. Farrell, the Administrative Assistant of the Board, as part of the records of the Board of Representatives.

MR. CALDER, Chairman of the Urban Renewal Committee, said his Committee unanimously recommends the adoption of the latest edition of the Disposition Contract between the Urban Redevelopment Commission and the Stamford New-Urban Corporation. He said he would propose that this be done through the adoption of a resolution, a copy of which has been distributed to all Board members. Because of the length of the resolution he asked a member of his Committee - Mr. Heinzer - to read the first part and he would then read the resolution part of it.

MR. CALDER MOVED for adoption of the following resolution. Seconded by Mr. Murphy:

RESOLUTION NO. 559

APPROVING CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT BETWEEN THE CITY OF STAMFORD, CONNECTICUT URBAN RE-DEVELOPMENT COMMISSION AND THE STAMFORD NEW-URBAN CORPORATION

WHEREAS, the City of Stamford, Connecticut is carrying on an urban renewal project designated as the Southeast Quadrant (Extended) Urban Renewal Project - Conn. R-43, herein referred to as the "Project"; and

WHEREAS, the agency of the City responsible for said project is the Urban Redevelopment Commission, herein referred to as the "Commission"; and

Minutes of Special Meeting of
April 22, 1968

WHEREAS, the proposed redeveloper of a major portion of said project is the Stamford New-Urban Corporation, a corporation organized and existing under the laws of the State of Connecticut, herein referred to as the "Redeveloper"; and

WHEREAS, the Redeveloper has submitted a proposal to purchase Re-use Parcels 2, 3, 4, 5, 13, 19A, 20, 23, 26, 33, 34, 35A, 35B, 38 and 41 the purchase price of Four Million Four Hundred Sixty-Nine Thousand Eight Hundred Forty (\$4,469,840) Dollars and the commission has designated the Stamford New-Urban Corporation as the proposed Redeveloper of said Re-use Parcels, subject to the concurrence of the Department of Housing and Urban Development; and

WHEREAS, the Commission has submitted to the Department of Housing and Urban Development, for its approval, copies of the proposed Contract for Sale of Land for Private Redevelopment to be entered into by the City of Stamford, acting by and through the Commission, and the Stamford New-Urban Corporation, for the sale of said Re-use Parcels to the Stamford New-Urban Corporation for the purchase price of Four Million Four Hundred Sixty-Nine Thousand Eight Hundred Forty (\$4,469,840) Dollars;

WHEREAS, Section 8-137 of Chapter 130 of the General Statutes of the State of Connecticut, Revision of 1958, as amended requires that a redevelopment agency obtain the approval and concurrence of the legislative body of the municipality prior to entering into a contract for sale or lease of land in an urban renewal project area; and

WHEREAS, Section 8.8 of the Contract for Sale of Land for Private Development provides for the commencement of construction of FHA 221(d) (3) housing known as St. John's Towers on Re-Use Parcels 23 and 26 prior to the conveyance of said parcels to the Redeveloper; and

WHEREAS, the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43 and the Contract for Sale of Land for Private Development provide for the development by the Commission or the transfer and sale by the Commission of certain land owned by the City of Stamford and under the jurisdiction and control of certain city agencies and departments; and

WHEREAS, the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43 has been modified by the Commission from time to time since the date of its approval by the Board of Representatives of the City of Stamford; and

WHEREAS, Section 8-136 of Chapter 130 of the General Statutes of the State of Connecticut, Revision of 1958, as amended, requires that a redevelopment agency obtain the approval of the legislative body of the

Minutes of Special Meeting of
April 22, 1968

municipality for modifications of an urban renewal plan which substantially change the redevelopment plan as previously approved by the local legislative body; and

WHEREAS, the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43 requires the closing and vacating of certain public streets, all of which are set forth in said Plan and the Exhibits thereto; and

WHEREAS, a Parking Agreement among the City of Stamford, the Commission, the Parking Authority of the City of Stamford and the Redeveloper has been negotiated and approved by the parties thereto providing for necessary parking facilities in the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43;

NOW THEREFORE, BE IT RESOLVED, by the Board of Representatives of the City of Stamford, Connecticut:

1. That the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43 as modified to date, attached to the Contract for Sale of Land for Private Development as Exhibit A is hereby approved, subject to the concurrence of the Department of Housing and Urban Development.

2. That the Contract for Sale of Land for Private Development for Re-Use Parcels 2, 3, 4, 5, 13, 19A, 20, 23, 26, 33, 34, 35A, 35B, 38 and 41 in the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43 is hereby approved, subject to concurrence of the Department of Housing and Urban Development, and the Mayor is authorized on behalf of the City of Stamford to execute and deliver said agreement upon receipt of such concurrence.

3. That the Parking Agreement among the City of Stamford, the Urban Redevelopment Commission, the Parking Authority of the City of Stamford and the Stamford New-Urban Corporation is hereby approved, subject to the concurrence of the Department of Housing and Urban Development, and the Mayor, on behalf of the City of Stamford, and the Chairman of the Parking Authority, on behalf of the Parking Authority of the City of Stamford, are authorized to execute and deliver said agreement upon receipt of such concurrence.

4. That the Mayor of the City of Stamford is hereby authorized to permit the Stamford New-Urban Corporation to enter upon Re-use Parcels 23 and 26 and to commence construction of the FHA 221 (d) (3) housing on said Re-use Parcels prior to the conveyance of said parcels in accordance with the provisions of Section 8.8 of the Contract for Sale of Land for Private Development.

Minutes of Special Meeting of
April 22, 1968

5. That the Mayor of the City of Stamford is hereby authorized to transfer and sell to the Urban Redevelopment Commission certain land owned by the City of Stamford and under the jurisdiction and control of the Parking Authority, the Board of Education and the Department of Welfare, all of the City of Stamford, subject to the concurrence of the Department of Housing and Urban Development in the Contract for Sale of Land for Private Development and the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43, for development by the Urban Redevelopment Commission or for the transfer and sale to the Stamford New Urban Corporation, as required, by the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43, and the Contract for Sale of Land for Private Development and the Mayor is authorized to execute and deliver all documents necessary to effectuate this transfer.

6. That all streets required to be discontinued, closed and vacated under the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43, are hereby discontinued, closed and vacated and the Mayor, the Chief of Police and the Commissioner of Public Works are hereby authorized to take all actions required to effectuate the discontinuance, closing and vacating of said streets.

7. That the construction contemplated to be undertaken by the City of Stamford under Sections 12.5 (b) (ii) and (iii) of the Contract for Sale of Land for Private Development (the cost of which construction is presently estimated at \$1,300,000.00) shall be paid with funds appropriated by the City of Stamford to the Urban Redevelopment Commission for the Project, in accordance with the terms of a resolution to the same effect heretofore passed by the Urban Redevelopment Commission.

THE PRESIDENT explained that due to the unusual nature of what we are passing upon tonight, being the legislative body, to approve a contract entered into by the City through its Corporation Counsel, the Mayor, a private concern and the Urban Redevelopment Commission and the Parking Authority - that we are not the negotiators of this Contract and merely approve or disapprove the Contract. Therefore, he said, due to the nature of the situation before us, he ruled that any amendment either to the resolution or to the contract out of order at this time. He said if anyone has strong opposition to the contract because of an amendment that he sees should be added to the contract, or any particular phraseology which he feels should be deleted therefrom, he would therefore ask him to vote "no".

Minutes of Special Meeting of
April 22, 1968

MR. MORRIS said this evening the Republican members of the Board held a Caucus and after much discussion of the Urban Renewal Contract, they voted to support the Contract unanimously. He said they realize that there are some things in the Contract that possibly they are not too happy about, but again it is a contract between two parties. Also, he said, one of the factors in their decision was the housing at St. John's Towers, being for 350 some odd families, and they felt that the Seven Million Dollars that is put away for this by the Federal Government and for the reason that there are many cities that are after such money and they also know that the Federal Government is not in such great shape as far as money is concerned. He said considering all of these factors, all of the Republican members of the Board have agreed to support the Contract.

THE PRESIDENT asked Mr. Morris if this means they are not offering any amendments.

MR. MORRIS replied "Without amendment."

MR. FARMEN said he wants to make it clear that the Republicans are not going to offer any amendments.

MR. CONNORS said there are a few things that he would like to get some information about. He said according to the way he read the Contract, the City is obligated to build roads, ramps; they are obligated for the Parking Garages, all at the City's expense. He said he is personally well acquainted with redevelopment plans in other cities and does not know of one that has a plan such as Stamford's. In all the others, he said, the URC employed their own Planning experts and decided what they thought the City should have and private redevelopers were then invited to bid and compete for a contract which required them to develop in accordance with the City's plans, with all redevelopment construction plans to be approved by the Urban Redevelopment Commission.

He said in Stamford, the redeveloper prepared the redevelopment plan, which will be fantastically expensive to the City of Stamford and the redeveloper is not being required to submit detailed construction plans, the only plans showing architectural character of the improvement. He said, on the other hand, the City is required, at its own expense, to construct the Willow Street Parking Garage, to provide for a minimum of 3,000 cars and is designed to be constructed to support two additional levels for a total capacity of 1,000 additional cars. He said the City enters into this firm obligation to construct such additional levels, even though it may not be the desire of the City to do so at the time and even if they do not have any funds available at the time.

Minutes of Special Meeting of
April 22, 1968

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He said the City also agrees to construct additional parking facilities for 750 cars and 1,000 cars in two other locations and further agrees to operate all three of these garages under conditions which may become onerous to the City and to give up their rights to use their best judgment and discretion in the operation of these garages.

He said they also are agreeing to make land available for parking facilities on the surface and underground and to maintain these parking facilities and operate them in a manner which the developer has set forth. He said the City also agrees to construct public vehicular underground access ways at no cost to the redeveloper.

He said the foregoing items are considerably expensive and normally, a private developer will purchase, operate and maintain parking facilities for a shopping center and tenants will share in the expense and maintenance. He said in the mall center it is usually necessary to construct and maintain underground vehicular access roads for truck delivery, and these are generally a part of the redeveloper's construction costs. He said the foregoing items alone will cost the City far more than it is receiving for the entire redevelopment tract, as garages usually cost approximately \$2,000 per car space for construction alone.

In addition, he said, the City is obligating itself to forego taxes on these facilities and to operate and maintain them for the next twenty-five years, in accordance with the requirements of the redeveloper as set forth in the Contract.

He said these are questions which he does not think have ever been answered and he wants to know if anybody can give him the answers to them.

MR. CALDER said if he understands the objections

MR. FARMEN rose on a POINT OF ORDER. He said it is his understanding that if we are not going to make any amendments, we have passed the time for discussion and if Mr. Connors wishes to object to the contract, he has that right to vote against it, but he sees no reason why we should debate it tonight, because we are not going to make any amendments anyway.

THE PRESIDENT said the speaker's point is well taken, but Mr. Connors would like to read his objections, so we will allow him to do so.

MR. CALDER said as he understands the objection, Mr. Connors has said that the City is going to pay for the garages and roads and so on. Actually, he said, the agency is the organization that is responsible for this and the Parking Authority is going to have complete control over the design, consultation and the building of these garages.

Minutes of Special Meeting of
April 22, 1968

However, he explained that these funds are not going to be supplied 100% by the City and as a matter of fact, this is part of the cost that the Urban Redevelopment Commission is obtaining funds for from the Federal Government, who will supply two-thirds of these funds; the State Government will provide one-sixth and the City of Stamford provides one-sixth, so that any of these facilities that the agency is to build is going to cost the City, at most, one-sixth of the cost.

THE PRESIDENT said the roads referred to that the City has undertaken, to his mind are an advantage and we now have control to a great degree of the construction - of which we have the supervision. And, the funds for these roads have already been appropriated and will come from the Urban Redevelopment Commission and not from the City of Stamford and of course, the Parking Authority will be the recipients of the revenue.

MR. CONNORS asked if we have ever received a financial statement from the Urban Redevelopment Commission as to how much it has cost us up to the present time - for salaries, upkeep of their offices, general expenses, etc.

THE PRESIDENT explained that this appears in every Budget request.

MR. CONNORS asked if we have ever received a breakdown - dollar for dollar - as to how much has been spent.

THE PRESIDENT said it appears every year in the Budget request - and everything has to be appropriated to a specific Code number and they have appeared in our Budget every year.

MR. CONNORS said if they are receiving so much in Federal Funds, then are we paying for their offices, and are we paying for their help - and does this come out of the City budget, or does it come out of the Federal or the State funds?

THE PRESIDENT informed him that one-sixth of the liability is the City's and we are continuing that liability.

MR. CONNORS said, then in other words, we never did get a real breakdown of just what it costs - then we only show one-sixth of the total.

MR. PRESIDENT said Mr. Connors question was what it is costing the City of Stamford and not what it is costing the Federal Government which comes to Stamford.

MR. CONNORS said he said "Did we ever get a breakdown?"

THE PRESIDENT explained that any URC report would cover Federal funds, and the money spent by the City of Stamford is detailed every year in

Minutes of Special Meeting of
April 22, 1968

our Budget.

MR. SCOFIELD said he has definite reservations about a certain five million dollar City obligation written into this Contract and had proposed a reasonable amendment, but he is much more concerned about the general welfare of the City of Stamford and therefore intends to vote in favor of this Contract and urge all members of this Board to accept the Contract as a reasonable compromise in the best interest and general welfare of the City.

MR. RUSSBACH said he is happy to see this contract become a reality after ten years, but he does have certain reservations about certain things contained in the contract which are not to his liking. But, in spite of these reservations, he intends to vote in favor of it, because it is high time we started receiving some tax benefits from this program and take the burden off the back of the home owners. He said it will be a pleasure, for a change to see new buildings going up rather than parking lots and broken down blighted eyesores which in his opinion are a disgrace to the name "Research City".

MR. MORRIS requested a roll call vote. Seconded.

There being more than enough requesting a roll call vote, the President said a roll call vote will be taken on the resolution as presented by Mr. Calder.

THE PRESIDENT explained that an affirmative vote approves the resolution as read and authorizes the City of Stamford to enter into the contract before this Board and a vote in the negative is against the resolution and against the contract.

ROLL CALL VOTE was taken by the Clerk on Resolution No. 559 and CARRIED with a vote of 26 in favor, 3 opposed, 3 abstentions, with the President not voting except in case of a tie. The vote was as follows:

THOSE VOTING IN FAVOR:

(D) ALSWANGER, Herman
(D) BOCCUZZI, John
(D) BOCCUZZI, Theodore
(D) CALDER, Otto
(R) CHIRIMBES, Peter
(D) DEUTSCH, Chester
(D) DURSO, Robert
(R) FARMEN, Lynn
(D) GEORGOULIS, George
(D) GRISAR, Richard

THOSE VOTING IN OPPOSITION:

(D) CONNORS, George
(D) GUROIAN, Armen
(D) RYBNICK, Gerald

Minutes of Special Meeting of
April 22, 1968

THOSE VOTING IN FAVOR (CONTD.)

(R) HEINZER, Charles III
(R) HEMINGWAY, Booth
(D) JOSS, James, Jr.
(D) KELLY, Stephen
(D) LOGLISCI, Joseph
(D) LONGO, Carmine
(D) MILLER, Frederick
(R) MORRIS, Thomas
(D) MURPHY, William
(R) PALMER, Jack
(D) PLOTNICK, Paul
(R) PONT-BRIANT, Lois
(R) RICH, John
(R) RUSSBACH, Daniel
(R) RUSSELL, George
(R) SCOFIELD, Edward

THOSE WHO ABSTAINED:

(D) OOPERINE, Frank
(D) KAPLAN, Howard
(D) WECHSLER, Robert

THE PRESIDENT called attention to the fact that a meeting of the Steering Committee will be held directly after adjournment and asked all members of that Committee who are present to please attend.

ADJOURNMENT:

On motion, duly seconded and CARRIED, the meeting was adjourned at 9:45 P.M.

VF

Velma Farrell
Velma Farrell
Administrative Assistant
(Recording Secretary)

APPROVED:

John C. Fusaro
John C. Fusaro, President
10th Board of Representatives

Note: The above meeting was broad-
cast over Radio Station WSTC

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