

MINUTES OF SPECIAL MEETING

THURSDAY, MARCH 27, 1980

16th BOARD OF REPRESENTATIVES

STAMFORD, CONNECTICUT

A Special Meeting of the 16th Board of Representatives of the City of Stamford, Connecticut, was held on Thursday, March 27, 1980, pursuant to a "CALL" issued by the President, Sandra Goldstein, under provisions of Section 202 of the Stamford Charter.

The meeting was held in the Legislative Chambers of the Board of Representatives, Second Floor, Municipal Office Building, 429 Atlantic Street, Stamford, Connecticut.

The meeting was called for 8:00 P.M. The President of the Board, Sandra Goldstein, called the meeting to order at 9:12 P.M. after both parties had met in caucus.

PLEDGE OF ALLEGIANCE TO THE FLAG: Led by President Sandra Goldstein.

CHECK OF THE VOTING MACHINE: The machine is in fair working order. It is recording. Mr. Thomsen is in the mist of fixing it. He has it in working order for tonight, I hope it remains so for the rest of the meeting.

ROLL CALL: Clerk of the Board Annie Summerville called the Roll. There were 34 members present and 6 absent. The absent members being Reps. Pollara, Esposito, Bowlby, Dixon, Guglielmo, and Hawe.

The PRESIDENT declared a QUORUM.

CALL OF THE MEETING:

THE PRESIDENT, Sandra Goldstein, read the "CALL" of the meeting, as follows:

I, SANDRA GOLDSTEIN, President of the 16th Board of Representatives of the City of Stamford, pursuant to Section 202 of the Stamford Charter, do hereby CALL a SPECIAL MEETING of said 16th Board of Representatives at the following time and place:

THURSDAY, MARCH 27, 1980

at 8:00 P.M.

in the

Legislative Chambers of the Board of Representatives
Second Floor, Municipal Office Building, 429 Atlantic
Street, Stamford, Connecticut.

for the following purposes:

1. TO CONSIDER AND ACT UPON PROPOSED CHANGES IN THE URBAN RENEWAL CONTRACT ON PARCELS 8 and 9.
2. RESOLUTION TO CHANGE DATE OF BOARD MEETING CURRENTLY SCHEDULED FOR APRIL 7, 1980.

POINT OF PERSONAL PRIVILEGE. MR. LIVINGSTON: As you know last week I was privileged to have an invitation to the White House by the President of the United States. It was an experience that I would hope each and every citizen of this country could experience and I would like to use this point of personal privilege to thank the people of Stamford, my colleagues on this Board, and especially my beloved constituents of the 5th District for having demonstrated over the years such faith, trust and support for me that I was so honored by the President of the United States with a special invitation to the White House for a briefing on inflation and energy, and a reception at the State House dining room. This was not a partisan political gathering. At this briefing there were people from all over the country, members of both political parties. We were there, according to the President, and I quote, "because we have shown outstanding leadership in our communities", but I was there because of the kindness and trust of this Board, the people of Stamford have shown in me over a number of years and I have been to Washington many times but never there under those circumstances and being there under those circumstances for me it was a mind-blowing experience and I must say thank you to the people of Stamford. That trip not only expanded my fear in God but it also strengthened my affair of love for this City, members of this Board and especially the people of Stamford. I'd just like to say to the people of Stamford, thank you.

MRS. GOLDSTEIN: We're very proud of you, Jerry. Mr. Fasanelli, I'm going to turn the meeting over to you now.

MR. FASANELLI: Tonight at 7:00 P.M. the Urban Renewal Committee met to vote on the Proposed Urban Renewal Plan Changes on Parcels 8 and 9. All the members were present. The vote was 4 in favor of the Plan, and 1 opposed to the Plan. The member who was opposed to the Plan was Mr. Anthony Conti. Mr. Donahue, Ms. Summerville, myself and Mr. John Roos were in favor of the Plan. I'd like to make a MOTION at this time that the Board approve the Resolution approving the Proposed Urban Renewal Plan Changes on Parcels 8 and 9.

MRS. GOLDSTEIN: SECONDED by Mr. Darer.

MR. FASANELLI: Last time we met, this Committee had the Urban Renewal Plan Change referred to it by the full Board. Immediately we sent out the list of suggestions that the Board recommended to both the Mayor's Office and the Urban Renewal Committee. I'd like to discuss the response we got from the Urban Renewal Committee on these suggestions. On your desk you will find a fact sheet from the Urban Redevelopment Commission. It has as a heading, Block 8 and 9 Fact Sheet and dated March 27, 1980. I'm just going to go through the list of suggestions and coordinate the responses to them, just so everyone is fully informed of what went on. As a matter of fact, there was a meeting in the Mayor's Office this last Monday, between the Urban Renewal Commission, members of this Board, the President of the Board, members of the Committee and a few other Board Members, Leadership of the Board and the

MR. FASANELLI: (continuing)...Redevelopers were there to discuss some of the possibilities to act upon some of these suggestions and this is what arose.

No. 1. The first suggestion was immediately to send a delegation of distinguished citizens to Washington to obtain an extension of time limit on Federal Funding. In reference to that, Mayor Clapes stated that he had called HUD and HUD said it wasn't necessary to send anyone down, and the fact sheet reads, Washington D. C. advises it must have a policy decision from Stamford by March 31, 1980. On April 15, 1980, all unallocated funds will be used to reduce the Federal budget and funds will be lost to Stamford.

No. 2.(a) Greatly increased parking for area merchants. Under the last submitted amended proposed plan, there was allocation for 150 parking spaces on Parcel 16 and 16A. Through negotiations at the Mayor's Office, we had come up with an increased figure from 150 parking spaces up to 280 parking spaces provided on 16 and 16A. Those are public short-term parking spaces and they would be provided at the Developer's cost to the City of Stamford for public use, plus an additional 75 spaces would be provided for the merchants in that area in the Bell Street Garage. From 150 spaces, we went up to 355 spaces allocated. We feel we did something on that issue.

No. 2.(b) I think 3 response to B, 3 on the fact sheet response to B on the other sheet. The City should retain ownership to Parcels 16 and 16A with authority to lease or sell air rights. Said parcel to be used for municipal parking purposes as currently proposed. This change would allow the City to own the land rather than be the recipient of an easement. The response to that was: private ownership of 16 and 16A will result in additional tax revenue to the City and at the same time full control of the two levels of public parking and the rest of the property would go into private hands, and we will result in tax revenue from that.

No. 2. (c) The next item was retain the original plan to make Bank Street a pedestrian mall. In response to that was the Traffic Department has projected an increase in traffic on Bank Street from 342 vehicles per hour in the peak hour to 1,111 vph in 1982. It is therefore not in the best interest of the City to close Bank Street to vehicular traffic.

No. 2. (d) The next suggestion we had made was the language must be included in the agreement to insure "Market Level" purchase of land by the redeveloper. A write-down on land cost must be specifically prohibited. In response to that; all land will be sold to the developers at the current market level price in Stamford. This is an absolute requirement of the Federal Regulations and is fully understood and agreed to by the developer.

No. 2. (e) The next site we had recommended was a written agreement with the redeveloper as to priorities for buildings on the area. For example, housing must precede office construction, etc. As far as the schedule goes, all the land in Block 8 and 9 should be acquired and cleared within two to three years following the adoption of the Amended Urban Renewal Plan. As far as the United Development, Parcel 19A is virtually ready for development so that once plans are prepared, the parcel can be sold and development could be completed within three years from the date of adoption of the Plan. F. D. Rich, the planned hotel and residential development on Parcels 19B and 19C will proceed simultaneously as soon as the land is cleared.

MR. FASANELLI: (continuing).....No. 3. The final request, the financial impact of any proposed amendments to the Urban Renewal Contract must be made by the City of Stamford's Finance Department and then submitted to the Fiscal Committee of the Board of Representatives and the Board of Finance for review and study. On the last page of this fact sheet there is a breakdown on the cost of the current plan and the cost of the amended plan. In parenthesis you have the cost to the City under the current plan, existing plan is \$14,220,000. The cost of the amended plan, no cost to the City. As far as annual finances and tax revenue, The tax revenue under the current plan because of the loss in garage amortization, would be a loss per year of \$570,000 while under the amended plan there would be a tax revenue of \$1,400,000.

I'd just like to go back into the schedule, number 6, I think there was a misprint, I believe in the parcel quotes....if I'm not mistaken....no, it might be right. I think what it stands is correct.

MRS. GOLDSTEIN: Mr. Fasanelli, can we make sure, this is a very heavy issue we're voting on.

MR. FASANELLI: Let me check for one second. Those were the correct terms. The parcels are correctly labeled. That was the response to the fact sheet from the Urban Renewal and there also was a letter from Edith Sherman in response to these questions. There was a letter from Oscar Hoffman, the Finance Commissioner of the City of Stamford and I'd just like to read a few of the paragraphs from it.

MR. DARER: POINT OF ORDER. I would like to suggest that the letters from Edith Sherman and Oscar Hoffman be made part of the minutes of this meeting in total even though Mr. Fasanelli is only quoting in part from them.

MRS. GOLDSTEIN: We'll do so, Mr. Darer.

MR. FASANELLI: In a letter from Commissioner Hoffman: "the financing plans do meet HUD requirements in all respects." A most important aspect of the Amended Plan is that it removes a major financial burden from the City. Under the present plan, the City must invest about 14 millions dollars of Capital money; under the Amended plan the City does not put in any capital. There is also a favorable impact on our Operating Budget because the Amended Plan puts more land on the tax rolls. The current plan would increase tax revenue by a 1/2 million to 300 thousand dollars per year, but, the Amended Plan would increase taxes by at least \$1 million and possibly as much as \$1 1/2 million per year"

And Just going over briefly at the next page, the last two paragraphs, "The Finance Department is now monitoring the URC financial planning and control and we certainly intend to continue doing so. If the amended plan is approved, I would require of the URC an implementation plan time schedule with accompanying cash flow projection. If that schedule showed problems, we would make every effort to adjust the schedule to avoid the problem and to budget so that URC paid interest on any cash advanced. In any event Board approval would be required before any money could be loaned. In my judgement, strictly from a City financial management point of view, the amended plan is far superior to the present plan".

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MAYOR
LOUIS A. CLAPES



4A
COMMISSIONER OF FINANCE
OSCAR A. HOFFMAN

CITY OF STAMFORD, CONNECTICUT 06901

March 27, 1980

To: Sandra Goldstein/President
Board of Representatives

Re: URC Plan Amendment

This memo is written in response to the Board of Representatives' March 20, 1980 resolution requesting the Finance Department to make an independent evaluation of the economic aspects of the proposed amendment to the Urban Renewal Plan.

My staff and I have reviewed the financial aspects of the amended plan, including the basic assumptions and estimates on which it is based. We are convinced that these assumptions and estimates are as realistic as any projections of future events can be and that the calculations based on them are correct.

The URC has followed the very sound planning practice of making two sets of calculations, one based on "worst case" assumptions and the other on "best case" assumptions. Even under the "worst case" assumptions, the plan can be accomplished within the available funds. Under the "best case" there would be a surplus.

The financing plans do meet HUD requirements in all respects.

A most important aspect of the amended plan is that it removes a major financial burden from the City. Under the present plan, the City must invest about \$14 million of capital money. Under the amended plan, the City does not put in any capital.

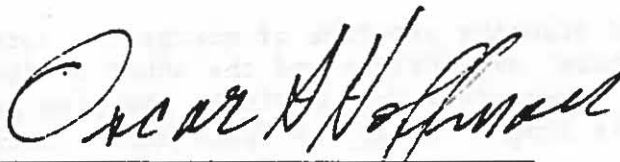
There is also a favorable impact on our operating budget because the amended plan puts more land on the tax rolls. The current plan would increase tax revenue by \$250,000 to \$300,000 per year, but, the amended plan would increase taxes at least \$1 million and possibly as much as \$1½ million per year. (I have not included debt service costs in the operating cost comparison because I assume that, under the old plan, parking revenue would cover the debt service cost, even though some projections show a short-fall that could cost the City

an additional \$3/4 million. Under that projection, the amended plan is more favorable than the current plan by at least \$1 1/2 million per year).

In searching for ways that the plan could err so as to create a problem for the City the only potential problem I can see would be of short duration and limited impact. It is in the area of cash flow and arises from the fact that the largest use of funds is acquisition and demolition and the largest source of funds is land sale. If events are not sequenced correctly, it could occur that URC would have insufficient cash to buy and clear a parcel before realizing that revenue from selling it. Under anything like normal circumstances the URC would arrange a short term bank loan to tide them over. We feel that there is enough contingency allowance in the URC budget to cover the interest on such a loan. (As a point of reference, at today's rates, \$1 million for 1 month is worth \$15,000 in interest). If money market conditions degenerate further, it is conceivable that the City would have to become the lender of last resort. If so, we would expect to collect interest.

The Finance Department is now monitoring the URC financial planning and control and we certainly intend to continue doing so. If the amended plan is approved, I would require of the URC an implementation plan time schedule with accompanying cash flow projection. If that schedule showed problems, we would make every effort to adjust the schedule to avoid the problem and to budget so that URC paid interest on any cash advanced. In any even, Board approval would be required before any money could be loaned.

In my judgment, strictly from a City financial management point of view, the amended plan is far superior to the present plan.



Oscar A. Hoffman
Commissioner of Finance

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CITY OF STAMFORD, CONNECTICUT, URBAN REDEVELOPMENT COMMISSION
605 MAIN ST., STAMFORD, CONN. 06901
327-9180

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March 27, 1980

Honorable Sandra Goldstein, President
Board of Representatives
City of Stamford, Connecticut 06901

Dear Mrs. Goldstein,

At its special meeting on March 20, the Board of Representatives re-committed the matter of approval of the proposed Amended Urban Renewal Plan with direction that certain questions and actions be considered.

On March 24, Mayor Louis Clapes convened a meeting including yourself, Representative Richard Fasanelli, Chairman of the Board's Urban Renewal Committee, Representative John Hogan, who made the motion to recommit, other members of the Urban Renewal Committee and of the Board of Representatives, other City officials, and the redevelopers. In the course of this meeting certain of the questions and actions proposed by the Board in its resolution were responded to in terms that appeared to satisfy those members of the Board present, as described below.

1. Mayor Clapes stated that he had discussed with HUD officials the question of an extension of the March 31 deadline. He was informed that if he could advise HUD by March 31 that agreement existed among all parties --the Board of Representatives, the Urban Redevelopment Commission and the redevelopers--then actual submission of the Amended Plan to HUD could be deferred until April 15 if necessary to meet legal requirements of formal approvals. In fact, if the Board of Representatives approves the proposed Amended Plan at its special meeting on March 27, the March 31 deadline can be met.

2. The following changes in the proposed Amended Plan requested by the Board of Representatives were discussed:

a. Provision of more public parking. In accordance with the discussion at the meeting on March 24, the Urban Redevelopment Commission on March 27 adopted a revision to the Proposed Amended Plan to require two levels of public parking on Re-use Parcels 16 and 16A. As described later in this letter, this public parking will be provided at no cost to the City of Stamford.

b. Ownership of Re-use Parcels 16 and 16A. As a result of the discussions at the March 14 meeting, the members of the Board appeared satisfied that the public interest would be protected adequately if Re-use Parcels 16 and 16A were sold subject to the retention by the City of an easement for the ownership and operation of the public garage. This would permit taxation of the land and development over the City owned and operated garage.

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Honorable Sandra Goldstein, President
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c. Bank Street Pedestrian Mall. Following the explanation on March 24 by Mr. Winkle, the City's Traffic Director, of projected traffic volumes on Summer Street entering the Summer/Main/Bank Streets intersection, the members of the Board of Representatives present appeared convinced of the necessity of keeping Bank Street open to automobile traffic.

d. Market level purchase of land. As a result of the explanation at the March 24 meeting by representatives of the Urban Redevelopment Commission of the process by which land prices would be established, the members of the Board of Representatives present appeared satisfied that the prices would be fair market value for the designated uses. The process involves: i) appraisals of the land by at least two appraisers based upon fair market value; ii) determination of fair market value prices by the Urban Redevelopment Commission based upon its review of the appraisal reports; iii) approval by the Board of Representatives of the prices.

e. Priority to the construction of housing. As Mr. Rich of Stamford New-Urban Corp. explained at the March 24 meeting, the difficulty of marketing housing surrounded by extensive construction would prevent its development before the other structures. However, it is his intent to include housing in the first stage of development by Stamford New-Urban Corp. on Block 9. This is also expressed in the enclosed letter from Stamford New-Urban Corp. The members of the Board present at the meeting appeared to be satisfied with Mr. Rich's statement.

3. Assessment of the financial impact of the proposed Amended Plan by the Commissioner of Finance, the Board of Finance and the Fiscal Committee of the Board of Representatives. While time has not permitted review by the Board of Finance and Fiscal Committee, the financial impact of the Amended Plan has been reviewed by the Commissioner of Finance and we understand that this will be the subject of a report submitted to the Board of Representatives tonight.

Enclosed with this letter is a letter dated March 27 from Stamford New-Urban Corporation supplementing its letter of February 29, a copy of which is also enclosed. In the March 27 letter, Stamford New-Urban Corp. agrees to construct the public parking garage on Re-use Parcels 16 and 16A at no cost to the City, provided that upon approval by the Commission of its proposed plan of development for Block 9, the Commission will seek zoning approval for higher density for hotel and residential development, if necessary. The plan of development would also be subject to approval by the Board of Representatives.

The proposed amended Urban Renewal Plan was further revised on March 17 by the Urban Redevelopment Commission to require two levels of public parking on Re-use Parcels 16 and 16A and to substitute the controls of the

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Honorable Sandra Goldstein, President

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March 27, 1980

Stamford Zoning Regulations for specific limitations in the Plan upon housing density and the size of the hotel. Enclosed with this letter is a proposed resolution of the Board of Representatives approving the Amended Plan. This resolution is the same as that previously submitted to you except for additional language to reflect this action by the Urban Redevelopment Commission.

Sincerely,

Edith Sherman

Edith Sherman
Chairman

MR. FASANELLI: (continuing)...I'd just like to briefly mention some of the other attractions of this amended plan. We feel that this amended plan will help that particular area, once it is revitalized, compete with the other revitalized neighborhoods of the City, specifically the new super mall that's going up. We feel the super mall will be a great attraction to all members of the City of Stamford if there is not reason for them to wander out of that particular area and go to another developed area. We feel this area as far as the merchants and what-not in that area will be at a loss to the super mall without some help. We feel that in this amended plan there's room for 33 units of housing to be built. Approximately 600 people will be living in that area. We hope that these people will bring life in that area, which presently lacks life after dark.

A hotel in the area will also beautify the area, bring in jobs for people who live in downtown Stamford, for people who don't live too far from that present area could acquire jobs in that particular area, this is an important aspect of it. The cost to the City is acceptable; we tried, they tried to improve some of the parking in the area for some of the merchants. We think we greatly resolved that and to these points that is why we feel our Committee voted in favor of this Plan and we just urge the rest of the Board to act the same way.

MR. DONAHUE: In an effort to answer some of the fears that have been expressed by members of this Board, at this time I would like to offer the following amendment to Mr. Fasanelli's motion.

No actions under the amended plan shall be undertaken by the URC without prior consent of the Boards of Finance and Representatives where the same shall commit or contingently commit the City of Stamford to the expenditures of funds which have not been appropriated.

In requesting such consent the URC shall submit a budget to the Boards summarizing the anticipated costs of such actions together with cash on hand and the date and amount of any anticipated off-setting resources.

MRS. GOLDSTEIN: MOVED. SECONDED. We have an amendment to the main motion on the floor. We will limit discussion just to that motion. I do have a list of people who have requested to speak on the main motion. Now I should have said before I called on Mr. Blum, whether any of these people wish to speak on the amendment. What we have before us is an amendment to the motion, so if any of the people who are on the list wish to speak to Mr. Donahue's motion they may speak prior to the ones on this list. Mr. Zelinski.

MR. BLUM: But didn't you call on me first?

MRS. GOLDSTEIN: I'm sorry, Mr. Blum, you're not next. I had assumed that the people on the list wish to speak on behalf of the main motion and that was an in-correct assumption on my part.

MR. BLUM: POINT OF ORDER: Mr. Donahue read his amendment to Mr. Fasanelli's motion upon hearing his amendment. I raised my hand to speak. If you had a prior list who were going to speak, they were on the list to speak on the main motion. My hand first made its appearance only after Mr. Donahue made his amendment. I wish to speak on the amendment only.

MRS. GOLDSTEIN: And so do these people on the list, at least so does Mr. Zelinski.

MR. BLUM: The list was made prior, prior to Mr. Donahue making his amendment, so I would say they were on the list to speak of the main motion, the amendment was read after, after Mr. Fasanelli had talked about and presented his motion, then Mr. Donahue came with an amendment, I placed my hand up in order to speak on the amendment. You did recognize me and I feel upon recognition I'm entitled to the floor.

MRS. GOLDSTEIN: Mr. Zelinski would you like to give the floor to Mr. Blum? If you so choose I would allow Mr. Blum to proceed.

MR. ZELINSKI: And then I would be next after Mr. Blum....yes, I would yield to my colleague.

MR. BLUM: Mr. Blum, go right ahead.

MR. BLUM: Speaking on the amendment, I'd like to ask Mr. Donahue, what is new, for we have some of that which you are talking of. We have the right before any parcel is sold to vote on a parcel to be sold or transferred to the developer. I have done it many times on this Board prior to voting on any amended plan. I voted to sell parcels of land to the developer. In as far as money spent, the URC has a budget that is reviewed by this Board of Reps. I'm asking you what's new and what have you put that might be amended to this motion. We have those powers already, it's nothing new.

MRS. GOLDSTEIN: Mr. Donahue, would you care to answer that?

MR. DONAHUE: Yes, I would. Because of the importance of the Amended Plan before us tonight and because certain questions have been raised and raised again tonight concerning the powers of the Board and its right of review, I feel that the answers to those questions, and those are very legitimate concerns, that this amendment makes it certainly clear to those who did come here tonight with this question, and to incorporate it within the amended plan.

MRS. GOLDSTEIN: Now I am going to proceed from the prior list. If you wish to speak on the amendment, on Mr. Donahue's amendment, by all means. Mr. Zelinski.

MR. ZELINSKI: Before I begin I just like to ask a question so I don't have any misunderstanding. I was prepared to talk on the Main motion, but now if I talk at this present time on Mr. Donahue's amendment, does that mean I'll have to go through the whole process of getting on the list again and possibly being allowed not even to speak if someone would move the question? is that correct because I would like to know that.

MRS. GOLDSTEIN: If someone moves the question, they move the question for the amendment. The Main Motion is still on the floor. This list that I have here will remain intact and in order regardless, because this is the list for the main motion on the floor. What I am giving to the people who have raised their hands the courtesy of speaking to Mr. Donahue's amendment. If you have nothing to say on the amendment, we can put it to a vote and then this list intact in order will be what we will follow for the next part of the procedure.

MR. ZELINSKI: I will hold my comments until that time.

MRS. CONTI: Yes, I find myself somewhat confused because if I understand Mr. Donahue's motion to amend, it is contingent upon the amended plan being passed and I don't know how we could use that amendment unless we know whether the amended plan is passed or not.

MRS. GOLDSTEIN: (tape changed here -some parts missing)....come part of what we vote of the entire resolution, but, tacked on to that resolution will be these instructions from the Board of Representatives in the form of Mr. Donahue's amendment.

MR. CONTI: In other words it's contingent upon whether or not the main resolution passes.

MRS. GOLDSTEIN: No, let me try this....if the Board passes Mr. Donahue's resolution, it gets tacked on to the main motion before us, the proposed amendment; if we defeat it, it's gone, dead, we don't have to worry about it, we still have the main motion before us. If the main motion passes, well, let me put it this way, if Mr. Donahue's amendment passes, we then vote on the main motion with the amendment and that can either pass or die but it will do so with the amendment.

Is there anyone that wishes to speak on the amendment?

MR. FAUTEUX: Mr. Donahue, Mr. Hoffman's letter indicates that the Finance Dept. is now monitoring the URC financial planning control. Is your amendment something in addition to such monitoring by the Finance Dept. I fail to understand why you feel that there isn't enough in the way of a check or balances or monitoring going on at the present time.

MR. DONAHUE: As I said the reason for my amendment at this time because there were serious questions asked both a few weeks ago, again last week, and again this evening, as to what would happen two years from now if we were requested to allocate funds for this parcel when we are being presented a fact sheet that says in fact that we will not have to allocate local funds for this project. In an effort to answer that and to allay those fears that certain people on this Board have, I'm offering the Amendment to structure it within the Plan. It would be in addition as I feel to Finance Commissioner Hoffman's statement; it doesn't supersede it, it doesn't take its place; it's simply an answer to certain questions that have been asked by members of this Board and important ones.

MRS. GOLDSTEIN: If there are no further questions.

MR. FAUTEUX: Mr. Donahue, one other aspect, what would be the periodicity of the reporting on this, would it be quarterly, monthly or otherwise?

MR. DONAHUE: I would think it would be as action was about to be taken, which the amendment addresses, projects and planning for projects. When the URC had a plan for a development of a parcel, before they undertook it, they would have to come in here with facts and figures as to how long that would take and what the expenditure would be and if it had any effect in fact on this Board appropriating any local funds.

MRS. GOLDSTEIN: If there are no further questions on the proposed amendment, we will proceed to a vote.

MR. WIEDERLIGHT: I'd like to make a MOTION for a Roll Call Vote.

MRS. GOLDSTEIN: MOVED. SECONDED. CARRIED. The Clerk will call the Roll.

YES VOTES

Mrs. B. Conti
Mrs. Guroian
Mr. Flounders
Mr. Wider
Mr. Darer
Mrs. McInerney
Mr. Joyce
Mr. Roos
Mrs. Santy
Mr. Stork
Mr. A. Conti
Mr. DeLuca
Mr. Hogan
Mr. Perillo
Mr. DeNicola
Mr. Wiederlight

Mrs. Maihock
Mr. Loomis
Mrs. Lyons
Ms. Summerville
Mr. Livingston
Mr. Boccuzzi
Mr. Kunsaw
Mr. Corbo
Mr. Dziezyc
Mr. Fauteux
Mr. Fasanelli
Mr. Zelinski
Mrs. Signore
Mr. Rybnick
Mr. Donahue
Mrs. Goldstein

NO VOTES

Mrs. Perillo
Mr. Blum

ABSENT

Mr. Dixon
Mr. Guglielmo
Mrs. Hawe
Mr. Pollard
Mr. Esposito
Ms. Bowlby

MRS. GOLDSTEIN: The vote is 32 in favor; 2 opposed. The amendment to the main motion has been PASSED. We will now proceed to discussion on the main motion.

MR. HOGAN: POINT OF ORDER. I would simply at this time would like to caution my fellow Representatives as to not to be too hasty to move the question. In a matter that such weight and such magnitude as we're discussing tonight, I think it would be very improper and very unfair to shut off debate as an early time.

MR. ZELINSKI: To begin with, I came here last week as most all of us did with an open mind to vote intelligently on the proposal. I recommended and voted to send it back to Committee for reconsideration. I am concerned and upset about two things. First, this evening on my desk were several pieces of information pertaining to what we're voting on this evening which is a most important issue and I want to state publicly that I object in the strongest terms of not having this material available earlier to be able to read it and ask questions so that I can vote intelligently on the item this evening.

Secondly, that I'm also annoyed and distressed about a letter dated March 27, from Mrs. Edith Sherman, Chairperson, URC. The second paragraph reads: pertaining to a meeting on March 24th that Mayor Louis Clapes convened, which included Representatives of our Board. I was never contacted by the Mayor or his office. I don't know how many other Representatives were not also given the consideration of being asked to attend the meeting. I don't know if I would have been able to make it, but, I would have tried my best. I would have liked to have been there to see what recommendations, what changes were being made, so tonight I could be in a better position to vote intelligently on this.

MR. ZELINSKI: (continuing)...I would hope in the future, on any issue that comes before this Board, if there is going to be a meeting, that the Mayor or any other City head give each of the 40 members of this Board the courtesy and the consideration of inviting them to any meeting that affects the citizens of this City.

Now, to go along with this particular item this evening. I read over as quickly as I could some of the material that was put on my desk this evening. It seems that the small merchants who are affected by this are still not satisfied with the parking arrangements, that there is not adequate parking of which they have relied on for many years. The original plan which goes back to 1963, had its purpose, the restoration of the urban renewal area, was a vital part of the City of Stamford. This was to be achieved by correcting such deteriorating and blighting influences as incompatible land use, inadequate parking and traffic circulation. Thus in developing the plan, important provisions were made for parking, including the area of Blocks 8 and 9 to accommodate existing businesses. . . Almost from the beginning, and certainly by 1968, the need for the order of 1,000 parking spaces in Blocks 8 and 9, was recognized. An adequate provision was made by way of a garage for a 1,000 to 1,500 cars. Since the provision of the order of 1,000 spaces primarily for existing businesses in Blocks 8 and 9 have always been in the plan, and business and property owners have acted in reliance on such provision, Stamford has an obligation to further that number.

If Stamford cannot now, because of Financial conditions, construct a parking structure, the obligation should be satisfied by surface parking, and according to the merchants, some of this information and letter that was received this evening, this City must not adopt the amended plan which will forever foreclose opportunities to furnish either structure or surface parking of adequate size in the areas of Blocks 8 and 9. They're very concerned also with other significant problems which affect them as taxpayers. Why should not present owners be permitted to develop their own property so as to effect rehabilitation without Governmental intervention. Upon condemnation there will be an immediate loss of tax revenue which may not have been fully evaluated. Expenses of litigations and cost of settlements and judgements will likely be higher than anticipated in connection with condemnation proceeding and other actions by property owners who feel aggrieved. The lack of definite agreement with developer could lead to delays and costs that have not been fully assessed. I am not against progress, but, not at the inconvenience and expense of the man and woman, whether they be business people or individuals, who live here in Stamford and have made Stamford what it is today.

In conclusion I would like to read a very short letter that I just received this evening, which I'm sure my fellow Board Members received also. I hope that the author of this letter does not mind that I read this.

*I, Vera Oed, loved Stamford. Why the past tense? As the daughter of Mr. and Mrs. Joseph Oed, owners of the Card Shop, I do not think that I have any respect left for the way this city treats its citizens. Having just returned yesterday from Lehigh University, I admit that I am not fully acquainted with all of the latest facts and figures from the URC concerning the "marvelous" future of the downtown area. I have, however, been following the plan's progress through correspondence with my Mother and various Advocate articles.

MR. ZELINSKI: (continuing)..

We have been worthy citizens of this town; I went through the public school system and received the basis of a fine education. My parents could not have afforded to send me to college without the academic success which has earned me a scholarship to Lehigh. Now my Mother is upset that I might not be able to continue my education there. I am upset that she should be thinking of me at this moment instead of feeling outraged at what this town is doing to her own dignity and self-respect. It is truly appalling to see the way in which my parent's security is being pulled out from under them. My Mother always prided herself on my family's independence; we built up the business without any outside help. When times got rough we depended upon each other, getting to know the people and thinking how nice it was to live in Stamford.

Now I am blinded by the unjust treatment I see my parents receiving. I should have learned through my studies that the little guy always gets thrown out into the cold. The irony of this brou-ha-ha is the letter that I found waiting for me when I returned home yesterday. A congratulatory note from a district member of the House of Representatives for being named to the Dean's List at Lehigh. I get the royal treatment, and my parents, who "made me what I am today", are forced to exit by use of the "back door". The representative wishes me luck in the future. I doubt that that future will play itself out in Stamford."

How true from the mouth of babes. I think that sums up my feelings tonight and I would hope my colleague will stop and think what this means to the people who would be affected most by this and I would sincerely hope that they would view their conscience as if it were them or their family.

MR. WIEDERLIGHT: To start off with, I, too, echo the feelings of my colleague, of Mr. Zelinski, on receiving such a packet of information when I walk through the door. I sincerely regret that I didn't take a speed reading course so that I could comprehend it all in such a short period of time. Moving from there, I have two questions through the Chair, to Mr. Fasanelli. The first one concerns the fact sheet, #7, financial impact. I note under the current plan we will receive \$380,000, under the amended plan, \$7,000,000. It is stated on the fact sheet on #5, that it is against Federal Regulations to sell land at a price less than market value, but yet in the first plan we are. Can you reconcile this?

MR. FASANELLI: Under the current plan, the existing plan, right now, what we have to do, what we're obligated in contract, the City is obligated to two Developers, Developer s Mr. Cohn and Mr. Rich, they need not be mentioned, those two developers, the City of Stamford must buy their land at market price if they so request, at market level prices, suppose the land goes for a million dollars, let's just say for supposition. The City buys their land for a million dollars, then the City through URC is forced to sell the land

MR. FASANELLI: (continuing) ...back to them at 1/5 of the market value. In other words, then they'll turn around and they'll buy that same piece of property back for \$200,000 and make an \$800,000 profit. This is in contract, this is back in 1968, when this agreement was consummated it was done in order to encourage development of the area. And that's what they did, this is under the current plan, and that's why under the current plan we are not selling the land in the URC zone at market level prices to the developers, we're selling it at 1/5 the market level price. This is one of the problems in the 1968 plan that the amended plan is trying to rectify. Under the amended plan, all real estate will be sold at market level prices. The market level prices are quite high right now, and maybe the developers would think twice about buying some of that property.

MR. WIEDERLIGHT: Has the Law been amended from 1968 until now, Mr. Fasanelli? Has the Federal Regulations been amended from 1968 until the present?

MR. FASANELLI: I'm not knowledgable on the Federal Regulations, but, to my understanding that the Contract between the developers and the City of Stamford buy that real estate at that 1/5 price is still liable.

MR. WIEDERLIGHT: Yet it's against Federal Regulations, how can we get away with that? I mean it's against the law.

MR. FASANELLI: Which Federal Regulations are you referring to?

MR. WIEDERLIGHT: I'm referring to the Federal Regulations as stated in #5, Market Level and Land Sale as it's stated. This is an absolute requirement of the Federal Regulations and is fully understood and agreed to by the developer, so if it was good in 1980 and there are no amended laws, from 1968 until now, the sale of the land at 1/5 of the market level cannot be held justifiable.

MRS. GOLDSTEIN: Mr. Fasanelli, Mr. Donahue feels that he could answer that question, would you like him to?

MR. FASANELLI: Please.

MR. DONAHUE: The \$380,000 figure was the market value of the land in 1968 and that was the agreement that was made to sell it at that price. Under the new plan, the two developers have waived their rights to that price and they will purchase the land at present day market value.

MRS. GOLDSTEIN: Mr. Wiederlight, are you finished?

MR. WIEDERLIGHT: No, I'm not. I have to actually see the agreement to see, to know if now that 380 represent the market level versus 1/5 of the level. 1/5 of the price of the land. But, let me go to my second question. Again, to Mr. Fasanelli, only as Chairman of the Committee, you can refer it to any one of the members of his committee, I'm certainly not picking on Mr. Fasanelli. Again, the financial impact, #7 in the fact sheet, urgent needs, \$6 million, can you elaborate on what it is?

MR. FASANELLI: This is a grant I believe that the City of Stamford received from HUD as far as it applies to either plan. If you want to apply the \$6 million to the present plan or you could apply it to the current, which ever.

MR. WIEDERLIGHT: Mr. Wasanelli, do we have that money, is it money in the bank, is it locked up, do we have a guarantee on it.

MR. FASANELLI: To my knowledge it is, it is money secured by the URC under the current plan, if they choose not to go forward with the current plan, their litigation will be forth coming.

MR. WIEDERLIGHT: No further questions, I'll yield the floor.

MR. DZIEZYC: I urge the Board to reject this amended plan for the following reasons: the small merchants and businesses that constitute the backbone of this section of the City would be seriously affected by the change. During the past 18 years, these owners have expanded and improved their businesses with the assurance that the URC would implement the original plan. If the amended plan is adopted, most of these small businesses would be wiped out or virtually destroyed. How much money will be dissipated by long drawn-out court cases because of this amended plan. The agreement between the URC and the City, the URC Commission, which HUD concurred, they said that all costs or obligations incurred in connection with the project with respect to claims which are disputed, contingent, unliquidated, or un-identified and for the payment of which insufficient project funds are reserved, under the financial settlement shall be borne by the City. In other words, the URC will be paying, which is our tax money.

There are too many unforeseen circumstances for the URC to say it won't cost the tax-payers any more money for implementing the amended plan. Just reflect back to 1962 to what the URC promoter said when they sold the URC Plan to the City of Stamford. They said that the Federal Government would spend 24 million dollars, the State \$6 million, while the City of Stamford would spend a total of \$7 million. As of today, the Federal Government spent \$60 million, the State \$10 million, and the City of Stamford over \$18 million, almost three times the original estimate, who do we believe.

The cost of taking the Stamford Water Co. property, they have a low cost facility, it doesn't cost this much for the water rate, but if they have to move, it's going to cost them \$2 million to build and this is going to be reflected in our water rates. How can we in good conscience vote for this amended plan. We can't depend upon the URC to make these changes and promise

the taxpayers of Stamford that it won't cost anymore because it never happened before. Does not the urgent needs include the \$4.6 million still to come. We do not have this money now, therefore I urge the Bd. of Reps. my colleagues to vote against this amended plan.

MR. WIDER: I've been on this Board going into 5 years and I never received as many negative letters that I have recieved, these are all negative letters, everyone of them. Frankly as I sit here and look back to March, 1960, as I sat in the pulpit at Faith Tabernacle Baptist Church as President of the Stamford Branch of the NAACP and was selling to the people of Stamford the URC program. But I was asked to sell what never happened, what never came about and to say the least many people were deceived and I must say I am still hurt and why, I'm in the habit of telling the truth and telling it like it is. I'm afraid from what has happened I was telling what wasn't the truth. And many of those people meet me right today and they're pressed for decent houses, they were promised that.

MR. WIDER: (continuing)... I have read for the last two days and tonight, I must say in the new plan as submitted. I can only say one thing, on the bottom line I'm asked to vote to take citizens' property. I'm afraid that if some of you out there were sitting up here and regardless of what it was, and you were taking my property, I wouldn't want you to vote for it, so, I'm afraid tonight I would have to say it because of my real concern for the people and not the buildings, I cannot justify voting for this plan.

(Change of tape - first part of Mr. DeLuca's sentence lost in transit)

MR. DeLUCA:.....Mr. Wiederlight, John Zelinski and others. All I can say is let us not be swayed by the dynamic URC Chairperson Edith Sherman, or our dynamic URC Chairman Richard Fasanelli. Comments have been made that this is the plan that's most beneficial to everyone, I question, beneficial to who. Some of you are worried that the original plan will be costly for the tax-payers but yet there was a recent article in the Advocate whereby a past URC Chairman and a past Corp. Counsel claims that we would have nothing to fear, that the City will not be held accountable for the original plan. The small merchants represent lambs being led to the slaughter house. They were made to believe that the contract signed in 1968 would be beneficial to them, now they are being told that the game plan has changed. Their property will be taken away, face relocation if they can find a spot. What ever way we go, we will be faced with law suits however, I feel by rejecting this plan, tonight, the law suits in the future will be practically nil, because I am naive enough to believe that our prime developer Bob Rich, has a moral obligation to the City of Stamford for being so good to him. He is a developer that just recently declared that we have two elephants, two white elephants in the name of the Bell Street and Bedford Street Garage. Like I said I am naive enough to think that he would not force the City to build a third white elephant. I'd just like to direct one question to our URC Chairman, Mr. Fasanelli, regarding the financial impact. It says annual finances, tax revenue, \$230,000. How is this computed please?

MR. FASANELLI: Those are the tax revenues derived from the office buildings built in the area from the private sector on the properties.

MR. DeLUCA: This does not take into consideration the proposal that Mr. DeLima tried to present to URC but because of executive sessions he was told or he wasn't able to make his presentation, because I have before me a letter which everyone of us received and I would like to, in case the Board doesn't have a copy, will like to make this part of our record, Mr. DeLima letter please, part of our minutes.

MRS. GOLDSTEIN: We shall do that.

MR. DeLUCA: Whereby he states where he's willing to develop a \$30 million office building in this area, which even if we were to say he had an assessment of \$15 million with a mill rate of \$50.00 a thousand, we could generate roughly \$750,000 here, which I think by looking at this financial impact we're not getting a true picture, because other people may be coming in to develop the land, now if this \$230,000 is just based on what's there now or is it based on the future private developers went in there?

-45-
3/20/80

To: Members of the Board of Representatives,
City of Stamford

From: Oscar A. de Lima

Date: March 19, 1980

Attached is a copy of a letter from my attorneys summarizing my legal objections to the proposed Urban Renewal Plan changes, and discussing the question of the City's obligations with respect to the "Broad Street Garage". I would hope that you would read the letter before the meeting scheduled for Thursday, March 20.

I will be present at that meeting to answer any questions you may have, and to present my arguments against the proposed Urban Renewal Plan changes.

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FRANCIS P. SCHIAROLI
 GEORGE F. LOWMAN
 HOWARD S. TUTTILL
 MORGAN P. JAMES
 PHILIP M. DRAKE
 RALPH A. NICHOLS
 FRANCIS J. MONAHAN, JR.
 CLIFFORD R. OVIATT, JR.
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 RICHARD W. BATH
 PHILIP A. MOREHOUSE
 WILLARD J. OVERLOCK
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 WILLIAM S. LYON
 GEORGE G. VEST
 JOHN S. WHEENET
 FOSTER SAM
 E. TERRY DURANT
 ROBERT W. WORLEY, JR.
 THOMAS P. BRIDGEMAN, JR.
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JOHN R. FRENCH
 SANDRA M. MCLEAN
 GARY A. HAMILTON
 PAUL G. HUGHES
 EDWARD W. WELLMAN, JR.
 LEE S. HREITWEN
 ALAN P. DONALDSON
 SARAH E. GORMAN
 DONALD P. HOUSTON
 PAUL C. VANCE
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 ARTHUR G. RYTT, JR.
 ERIC W. WIECHMANN
 RAY PARKER, JR.
 ROBERT P. COLLIER
 WILLIAM C. ROCKWOOD, JR.
 JOHN SANDERS
 LAWRENCE R. SANDRESS
 ALSO ADMITTED IN FLORIDA
 ADMITTED ONLY IN FLORIDA

MARTIN A. PURCELL
 JOHN A. SABANOSH
 GAYLE S. WILHELM
 DAVID R. LEVETT
 ROBERT A. DEER
 RICHARD L. ROSE
 ROBERT F. GRELE
 RICHARD J. TOBIN
 GEORGE H. NICHOLS
 HOWARD A. ENIGHT
 JAMES M. BARTON
 HAROLD S. FINN, II
 WILLIAM H. ATKINSON
 C. ANN MCLACHLAN
 FREDERICK H. WEISBERG
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CHARLES R. CAMPBELL, JR.
 WARREN R. DESPUI
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 EDWARD W. RUTHERFORD
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 JOSEPH C. MAGN
 WILLIAM R. O'NEILL
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ATTORNEYS AT LAW

ONE ATLANTIC STREET

STAMFORD, CONN. 06904

(203) 327-1700

TELEX 137365

March 18, 1980

EDWARD R. MEYERSON, JR.
 RAYMOND T. BENEDICT
 OF COUNSEL

TWO GREENWICH PLACE
 GREENWICH, CONN. 06830

ONE CENTRE STREET
 DARIEN, CONN. 06820

855 MAIN STREET
 BRIDGEPORT, CONN. 06610

81 WEST STREET
 GANSBURY, CONN. 06811

250 ROYAL PALM WAY
 PALM BEACH, FLORIDA 334

3411 TAMiami TRAIL, NOR
 NAPLES, FLORIDA 3394

Mr. Oscar A. de Lima, Trustee
 2901 High Ridge Road
 Stamford, Connecticut 06903

Dear Mr. de Lima:

You have stated your position, as Trustee of the Roger Smith property, to the Urban Redevelopment Commission of the City of Stamford, and to the Urban Renewal Committee of the Board of Representatives of the City of Stamford, that the proposed Urban Renewal Plan amendments are improper. To summarize your position, these are the objections to the Plan amendments:

1. The use of federal funds, in this case funds provided by the Department of Housing and Urban Development, for the acquisition of the Roger Smith Hotel site is questionable, when the Urban Redevelopment Commission itself has admitted that housing on the Roger Smith site would not primarily benefit low or moderate income people. Indeed, a member of that agency has referred to the possibility that such housing would be used primarily by area corporations for their executives.

2. You were never fully informed as to why the Roger Smith property is blighted or deteriorating. Furthermore, the Urban Redevelopment Commission never informed you as to what you could do to alleviate this supposed blight and deterioration. In addition, the Urban Redevelopment Commission proposes to take the Roger Smith property while at the same time granting another developer rights to a contiguous parcel so he may develop it in a way similar to what Roger Smith intended for its property.

3. The infeasibility of building a minimum of 300 housing units and a profitable hotel in Block 9, in which the Roger Smith property is located, was referred to by the Stamford New-Urban Corporation in a letter dated February 26,

1980 to the Urban Redevelopment Commission (Exhibit A). However, the Stamford New-Urban Corporation has apparently changed its position since. This should raise some question in the minds of the Board members as to just what the Urban Redevelopment Commission and the Stamford New-Urban Corporation intend to do with the Roger Smith property. Indeed, a Plan change would not necessarily obligate Stamford New-Urban Corporation to anything. There is also a cost infeasibility since the Roger Smith property alone is appraised at a value in excess of \$3.6 million.

4. The use of federal funds to acquire the Roger Smith Hotel site would constitute a waste of those funds. This is the case, because the owner of that property stands ready and willing to develop it in a way consistent with the present Urban Renewal Plan. Furthermore, the intent of the federal Urban Renewal program was to encourage private investment and development. The acquisition of the Roger Smith site with federal funds certainly does not promote private investment when Roger Smith had private investors interested in the property.

It has come to our attention that there is concern as to the City's obligation to provide a parking garage known as the "Broad Street Parking Garage" under the Parking Agreement of 1968. Indeed, the Chairman of the Urban Redevelopment Commission, Edith Sherman, implied at the meeting of the Urban Renewal Committee of the Board of Representatives on March 12 that if the Plan amendments were not approved, the City would be obligated to the extent of \$12 million in order to provide the Broad Street Parking Garage.

However, Lawrence Gochberg, Esq., as counsel for the Stamford New-Urban Corporation in a letter dated November 17, 1978 to the Board of Finance of the City of Stamford (Exhibit B), stated:

[I]t is my understanding based on information supplied to me by the Urban Redevelopment Commission that the Commission has not received funds from the Federal Government or, indeed, from any other source which would enable it to acquire the land necessary to construct the Broad Street Garage as shown on the present Urban Renewal Plan. It is also my understanding that there is no likelihood that federal funds or other funds will be made available to the Urban Redevelopment Commission

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Mr. Oscar A. de Lima, Trustee

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March 18, 1980

for this purpose. Based on this fact it is clear to me that the City's obligation under the Parking Agreement cannot come into play since the Commission cannot assemble the site necessary to carry out the present Urban Renewal Plan in the northwest corner.

We think Mr. Gochberg's letter speaks for itself.

I hope this letter is of some help to you in clarifying the issues involved.

Sincerely,

Paul E. Knag
Paul E. Knag

PEF:blc

13E
STAMFORD NEW URBAN CORPORATION
ONE LANDMARK SQUARE STAMFORD CONNECTICUT 06901
EXECUTIVE OFFICES. 203-359-2900

EXHIBIT

13

February 26, 1980

RECEIVED

FEB 26 1980

URBAN REDEVELOPMENT
COMMISSION

Urban Redevelopment Commission
City of Stamford, Connecticut
605 Main Street
Stamford, Connecticut

Dear Commissioners:

For the first time in the long history of urban renewal in Stamford we and the Commission are having a public dispute even though our goals and aims are identical. We submit that you have simply lost your way in attempting to belatedly insist on the precise number of 300 housing units in Block 9. The arithmetic is simple and was reviewed in detail with you by me on Thursday, February 14th.

There would be 240,583 square feet of land in Block 9 and Parcel 21 excluding United Oil and Flaherty. This further assumes that you have sufficient funds to assemble all of Block 9; a proposition which is still questionable. The present zoning which would be applicable to all of Block 9 for all of its uses allows only 2.5 square foot of building for each square foot of land. Accordingly, all of Parcel 9 could hold only 600,000 square foot of gross building area, excluding garages.

Three hundred apartments at 1,500 square feet gross area per apartment would use 450,000 square feet of the available 600,000 square feet. If the balance of 150,000 square feet were used as a hotel, at 700 square feet per room, it would only allow a hotel of 214 rooms which is not feasible. Our conversations with two national chains have indicated a minimum requirement of 400 rooms expandable to at least 500 rooms.

By eliminating any credit for Parcels 16 and 16A and by increasing the amount of land being made available to United Oil, and then insisting on 300 units of housing, you have doomed the development to failure.

Any apartment development requires the support of the hotel and other commercial spaces including office space.

13F
Urban Redevelopment Commission
City of Stamford, Connecticut
February 26, 1980
Page Two

13F
The cost at which you must dispose of the Land requires that some commercial development be included in the plan for Blocks 8 and 9.

It was for this very reason and because of these circumstances that Michael Divney proposed a plan on January 16, 1980 which, as he has frequently stated, was conceived as a broad envelope without specific goals so as to allow a successful development of Block 9 with significant housing. At the very last moment you have insisted upon inserting a requirement of 300 units of housing as an absolute requirement in violation of the direction and planning of Mr. Divney over the past several months. In our letter to you of February 25, 1980, we attempted to safeguard Mr. Divney's plan and also meet the objectives of the Commission. We specifically provided that the Commission would retain the right to approve any development on Block 9 including the scope and amount of housing. This would all occur prior to our entering into an amended Land Disposition Agreement. There is no question but that such a finite plan, which we would have the duty to submit, would contain significant housing in Block 9 as well as a hotel and perhaps other uses. But prior to effecting a zoning change as to the allowable density of housing and prior to studying the entire matter it seems foolish to cast in concrete your thoughts as to the amount of housing you would like to see in Block 9.

We have submitted to you on at least two occasions our thoughts as to the area which you have seen fit to ignore. For the record we would like to again review our solution for the area which includes the following undertakings on our part:

1. A release of sufficient land to United Oil to satisfy their requirements.
2. A release of any taking of the Flaherty Building.
3. An easement for publicly operated parking at street level on Blocks 16 and 16A.
4. A release of sufficient land from 16 and 16A to allow Union Trust to build 50,000 square feet of office space.

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Urban Redevelopment Commission
City of Stamford, Connecticut
February 26, 1980
Page Three

5. An increase of our minimum housing requirement from 200 to 500 units located, with your approval of our plans, on Re-use Parcels 2, 38, 19B, 19C, 16 or 16A or a combination of any of them.

Thus, it can be seen that contrary to the statements made by you last night we stand ready to commit our company and ourselves to the production of 500 units of quality market housing in downtown Stamford.

It is our judgment, since you retain the right to approve our plans in total before amending the Land Disposition Agreement, that it is vital that you return to the Divney approach and accept our agreement to approve the February 16 plan with minor variations which we have discussed previously with your consultant.

In summary, my conscience will not allow me to be party to such a serious error in concept.

However, to make it crystal clear that we are not standing in the way, we are again submitting with this letter a signed agreement which will accomplish our mutual objectives.

Very truly yours,

STAMFORD NEW-URBAN CORPORATION


Robert N. Rich, President

GOCHBERG & BERKMAN

ATTORNEYS AT LAW
ONE LANDMARK SQUARE
STAMFORD, CONNECTICUT 06901

LAWRENCE GOCHBERG
JEROME BERKMAN

November 17, 1978

TELEPHONE
(203) 348-6471

Board of Finance
City of Stamford
Stamford, Connecticut

Re: Appropriation Request Intended to Amend
the Capital Projects Program by an Additional
Appropriation of \$3,449,000 for Urban
Redevelopment Commission

Dear Members:

Please be advised that I represent Stamford New-Urban Corporation, the Redeveloper of the Southeast Quadrant under a Contract for the Sale of Land for Private Redevelopment, executed on July 2, 1968 among the City of Stamford, the Urban Redevelopment Commission and said Stamford New-Urban Corporation.

It has come to my attention that a question has been asked as to the liability of the City of Stamford under said Contract and under a Parking Agreement, simultaneously entered into among the parties, as to the Broad Street Garage to be constructed in the Northwest Corner of the Project. This garage is referred to in said Parking Agreement and called the Broad Street Garage and is shown on the Urban Redevelopment Plan as amended through date.

I have been requested to give my opinion as to the financial liability of the City of Stamford to the Stamford New-Urban Corporation in relation to the construction of the Broad Street Garage. Please be advised that it is my opinion that the City of Stamford has no material exposure at this time.

I base my opinion on the following:

1. The Disposition Contract dated July 2, 1968 provides in Section 11.12(b) as follows:

Board of Finance
November 17, 1978
Page Two

"Notwithstanding any provisions hereof, the City and the Agency shall not be considered in default under this Agreement and shall not be liable for damages for a failure on the part of the City to construct any facility, including but not limited to the new north-south street pursuant to Section 12.5 (b) hereof, because of the failure of the City to obtain approvals and appropriations as provided for in the Charter of the City of Stamford or in any State statute. The City shall, however, diligently use its best efforts in attempting to obtain necessary appropriations and approvals to construct said facilities."

2. While this would seem to absolve the City completely from any financial liability for failure to build the Garage, the Parking Agreement, however, states as follows in Paragraph 1.04 that:

"The City and the Parking Authority agree to pay any cost of the parking facilities exceeding funds available to the Agency, including the contribution made by the Redeveloper in accordance with the preceding sentence."

This paragraph refers only to the construction cost involved. This is clearly so since in the preceding sentence in discussing the "cost" of the parking garage, the statement is made that the garage "shall be paid for by the Agency from non-federal funds...". Non-federal funds under federal law must be used to construct facilities which represent the City's one-third share under the Federal Grant Loan Agreement for Urban Renewal. However federal funds may be used and, indeed, are specifically granted to be used for the acquisition, clearance and preparation of property for urban renewal. So clearly the Parking Agreement is intended and does state that to the extent the Urban Redevelopment Commission would run out of money in the construction of the Broad Street Garage the City could be required to furnish the funds necessary to finish the Garage.

3. However it is my understanding based on information supplied to me by the Urban Redevelopment Commission that the Commission has not received funds from the Federal Government or, indeed, from any other source which would enable it to acquire the land necessary to construct the Broad Street Garage as shown on the present Urban Renewal Plan. It is also my understanding that there is no likelihood that federal funds or other funds will be made available to the Urban Redevelopment

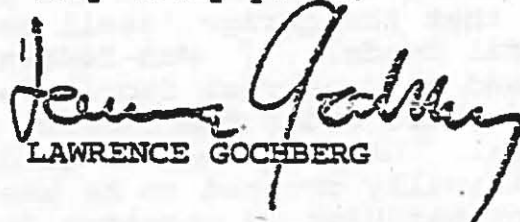
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Commission for this purpose. Based on this fact it is clear to me that the City's obligation under the Parking Agreement cannot come into play since the Commission cannot assemble the site necessary to carry out the present Urban Renewal Plan in the Northwest Corner.

4. In order for the City's liability under the Parking Agreement to mature it would be necessary for an amendment to be made to the Urban Renewal Plan, moving the site of the Broad Street Garage to another area on land which is either owned by the Urban Redevelopment Commission or for which the Urban Redevelopment Commission can obtain federal funds to acquire. However, under the Connecticut General Statutes dealing with modifications of redevelopment plans (8-136), a redevelopment plan may not be substantially changed without approval of the legislative body of the City. In my opinion, and following the consistent practice of both the Urban Redevelopment Commission and the Redeveloper, all changes of any consequence in the Urban Renewal Plan must, and have consistently been, brought to the Board of Representatives for approval. Accordingly, any ultimate liability of the City to appropriate or make available funds to build the Broad Street Garage is in the complete control of the City's Board of Representatives.

I trust that the above will be of some help to you in considering the appropriation requests presently before you for the Regional Center Garage.

Very truly yours,


LAWRENCE GOCHBERG

LG:gg

MR. FASANELLI: On the current plan, the reason we have \$230,000 right there, under the current plan, Mr. DeLima's development would not be allowed, because to put in the parking garage, half of Mr. DeLima's property would be taken and the parking garage would take up a very large portion of Block 9 there, so we must realize that parking garage is not taxable income, it's not going to be taxed, it's publicly owned garage and the \$230,000 is going to be derived from the rest of the private developments so we could not include that proposed structure that Mr. DeLima has suggested because it's not in the current URC plan.

MR. DELUCA: I won't go into a dialogue about this parking garage that most of us feel that that would never get built anyway, regardless what plan we go by. Just another question. Like everyone is concerned as I am, at these recent meetings that were held. You had one tonight and I believe you had one or someone had one the other day; I was always under the impression Madame President, that when there is a public hearing held on something, and now there have been amendments made to it, that another public hearing be required or if not, I feel that once again, the people that have opposed the amended plan, and were in favor of the original plan, we have passed on a resolution, were any of these people invited to these meetings to voice their oppositions or approval of the resolution or was it just the URC and the two developers and your committee?

MR. FASANELLI: I can only speak on behalf of my committee because I don't have any control over what URC does, Urban Renewal Commission that is. My committee held a meeting Tuesday night, right here in the Board Room, and all the retailers and there was people from the public that came, it was not announced as a public hearing, it was just announced as an ordinary meeting. As I chairperson allowed each of these people to speak and I tried to hold them not to go on excessively but I think everyone who was there, and I think there were about 20 to 30 people from the public, had an opportunity to speak and prior to that we had held a public hearing in which there was a great turn-out. I feel that as far as public input, there was substantial public input at my committee meeting, I can't speak for anybody else, and they came out and I allowed them to have their say which I think they can attest to.

MR. DELUCA: I'd just like to conclude by urging my colleague here tonight to reject this plan because not only don't we have all the facts, the figures, and I still firmly believe that the City will be in more trouble by approving this plan.

MR. DENICOLA: I think our main obligation here is to the tax-payers of Stamford and to the little people. One of our problems that is faced in front of me is that I see a lot of figures and with the inflation going up who knows 2 to 3 years from now we're not going to have the same prices and I wouldn't want to be sitting on this Board two years later and the URC Commission come in for 2 or 3 million dollars and say they cannot finish the project. We have nothing in writing here, it's just on a piece of paper nobody signed it, nothing, just figures. Commissioners come, Commissioners go, Representatives come, Reps. go, I think we should have it on paper,

MR. DENICOLA: (continuing).....Also, on the parking, they could tell us they're going to give us 300 spaces; later on, after this amendment is passed and the money is not there, we have no parking space. I urge all my fellow Board Members to reject this.

MR. BLUM: It seems to me no matter where we turn, we're faced with litigation. I've studied all this paper that was just put up before us by the representative in front of me, Lathon Wider, and we've all have received numerous letters, one way or another. But, I feel sort of deceived in a sense that I sat on the 15th Bd. of Reps. and we took up the town center garage, and when they came here for an additional appropriation, as a result of the additional appropriation for the town center garage to go forward with the parking garage, for the 4,000 cars, was that the Broad Street Garage, that we would have no obligation in the 1,000 car garage, and a lot of study went into that prior to whether we would have that obligation or not.

I have here and I sit here the Stamford New UrbanCorp. and they write here: you ask us to consent the elimination of the Broad St. Garage due to the lack of sufficient funds to construct the said garage, and we asked that, yes, I do remember, we asked that when we were thinking of the town center garage. Yet, I hear the threat, if we knock down this plan, lo and behold, it's not the Stamford New Urban Corp. that might be suing us, another Corporation, called the United Corp. might be the vehicle by which we will get sued, this City of Stamford.

Well, the URC, that agency knew very well at that time when we talked of that town center garage, that this commitment whether it be by the United Oil or the United Corp., or the Stamford New Urban Corp. which did give us a commitment in order for us to go ahead with the town center, and if we were living here at the time, we will see a Macy, and we will see a J. C. Penny and we will have come to a fruition of seeing that town center finally opened. But I was faced with the fact that I never had to deal with this Broad Street garage again, because that was the stipulation at that time, that if we gave more money toward this town center garage, that we didn't have to worry about the Broad Street garage and lo and behold I sit here tonight and I hear it from the gentlemen at my left, that if we do not vote on this plan, that we are faced with that Broad Street Garage. who's telling the truth. I'm deceived, I don't like it and I don't like what I'm hearing. I've lived in this town all my life-time. I've seen it grow from a small town of 25,000

people that I knew the policemen on the corner, that I knew every merchant on Pacific St. that I knew the people round the corner on Atlantic Street and I knew who was who in this town. And we talk of small merchants and small entrepreneur and we hear a letter from a student, from Lehigh University who feels down on the City of Stamford. I feel down on my home town also, because all I see of what's happening out here, on this Atlantic Street, on our Main Street and on the former Pacific Street site, nothing but a mobility of people, people moving from one place to another and that was in my opinion the intent of the URC, it's come to the point now when we talk of fair market

MR. BLUM: (continuing)....housing and this City of Stamford we're talking about \$200,000 condominiums and the promise of putting 300 units of fair market housing, for who.....for who....where do I go, where do people in my situation go. Are they going to be forced out of the City of Stamford. The City that I love, yes, and I'm still here and I'm proud of it. I'm going to do something about it and I'm asking these members on this Board tonight to feel with me that this is our city and let's leave this City somewhat what we call suburbia I read the N.Y. Times and I see Stamford on the Real Estate pages, and I see Summer Street becoming a wall, a wall of office buildings. And I read and I see a picture of this downtown area and I see nothing but a wall of office buildings.

Where is that housing for people, for middle income housing, even for those people who are supposed to be working in those office buildings. Where are they to live. Are you saying to us or are you saying to me, leave my town, because there is no room anymore for you, because the rents are high, because we are giving you fair market housing which is 300,000 or 200,000 housing here in downtown City of Stamford and I say to you no, no, and I ask my Board members, vote it down, if we have to accept....if we have to accept the old plan, it's going to be no, and that's it.

MR. JOYCE: I have several points that I would like to bring to the attention of this Board. I'm going to ask at a point in time after I conclude my remarks, Madame Chairman, for a ruling of the Chair, on the number of votes required to pass this proposed amended plan, proposed resolution affirming or denying the amended plan. My understanding is that motions involving money require a 2/3 vote and I refer to the letter of Comm. Hoffman, which we just received on March 27, 1980, specifically the full paragraph in page two, which he refers to the question of cash flow. If I may briefly just read the pertinent sentence I think you'll see what I mean, unless you all read it and understand it.

MRS. GOLDSTEIN: Mr. Joyce, are you asking the Chair what kind of vote is needed to pass this resolution. According to section 202.2 of the Charter, we need a majority of those members present and voting to pass this resolution, it is not specifically an appropriation request, it is a resolution. I have checked it out with the Law Dept.

MR. JOYCE: Do you have a written opinion from the Law Dept.?

MRS. GOLDSTEIN: No, I do not have, I never asked for a written opinion, I checked out what was the intent of the Charter and I am convinced we need a majority of those present and voting, and it really states just that in the Charter, that is the vote.

MR. JOYCE: I'm trying to help the Chair. I think it's very clear from Mr. Hoffman's letter that the passage of this plan will involve the expenditure of City money, as least it's very clear to me in reading his letter and in view of this I would urge you to reconsider your.....

MRS. GOLDSTEIN: Mr. Joyce, I can't really reconsider something that is right. The precedent is established as well as Charter. Anytime we vote on ^{an} amendment to the Urban Renewal Contract, we vote by a majority of those present and voting. When we pass a contract, although there are implications for financial commitments in the future, we vote a majority of those present and voting. When we have to vote on the funds necessary to implement the contract, if we ever have to vote for funds for this, then and if there are additional funds, we'll need a 2/3 vote. To pass this resolution, Mr. Joyce, requires a majority of those present and voting according to Section 202.2.

MR. JOYCE: I'm going to appeal your ruling, Madam Chairman.

MRS. GOLDSTEIN: You have a right to appeal a ruling.

MR. JOYCE: May I continue with my remarks and we can come back to that question?

MRS. GOLDSTEIN: NO, if you appeal a ruling and I'll tell you in something that relates to the Charter and not to Parliamentary Procedure, I am even loathe to permit such a challenge, but I am going to, knowing that this Board is aware that in the past any amendment to the contract has required a majority of those present and voting. We, or one, or anyone may wish something else was the case, but nothing else is the case. When one deals with facts, they are facts, and it is a fact that we need a majority of those present and voting even if you wish to make it mean something else.

MR. JOYCE: Well in the interest of time I don't like to make a complicated situation but I think, well, all right, in that case, I shall withdraw my appeal from the ruling. Let me continue. On the 27th of March, this evening, we received several pieces of paper and I will not go over and cover ground covered by previous speakers at to the inadequacy of notice, opportunity to consider and and discuss these various changes and and exclusion of certain members, I won't go into any of that, that's been treated earlier. But I do want to pick up certain points. And I'm going to talk more a point of philosophy and this really goes back to what I'm going to suggest as a solution to this particular apparent dilemma which some people on the Board feel we have been placed and that is I'm going to recommend after reading the Corp. Counsel's rather copious opinion the other day, that I am of the opinion that we have a right to reject both of these plans; and in effect, this Municipality will have the right to halt further condemnation proceedings in effect which is our URC Program.

Many years ago a law suit was in fact brought against the Urban Renewal Commission and the City by someone by the name of Mr. Benjamin Gilbert on the basic theory, and the suit was settled by attorneys in town here; however, times have changed substantially and I think if you read carefully the Corp. Counsel's opinion, you'll note that the proper function of Urban Renewal is to renew or replenish blighted area. That's a very strict requirement as applied by the State to Urban Redevelopment. Otherwise you will have a taking or an appropriation and the misuse of condemnation proceedings for the benefit without due process to the parties involved.

MR. JOYCE: (continuing)....Now, what we're faced with here is the fact that earlier Boards of Reps. and/or commissions such as the URC may have acted outside their lawful authority, which is what they define as law, as an ultra vires act, that does not excuse the performance and does not relieve this Board from the responsibility of taking the proper action at the proper time. Now, that can be put to a test and I think it's a very good one. But let me go back to the letter from the Urban Renewal Commission of March 27, 1980. Point number two, Public Parking, the very serious difficulty involving the parking of the 75 spaces in the Bell St. Garage, if you're shopping in downtown Stamford, or walk around that particular area in the evening, you know very well that those streets for old women are not necessarily safe. Now if you're going to shop in some of these shops on Broad Street, and you have to walk to the Bell Street Garage, this is not a happy accommodation, I don't think you want to do it and I don't think the members of this Board, female or male, would want to do it; perhaps some of the tough ones would, but even so, nobody I think would want to walk there. That's the point. I see this as a problem.

Next point. now going down to the question of the Bank Street Mall, I won't comment on that. The ownership of 16 and 16A, I won't comment on that. Now, the market level land sales. This was touched down by Mr. Wiederlight, but I'm going to go into it just a little more. If in fact, the so-called current plan calls for discount selling of land, then the statement made in this page, item 5 here, that current market levels of pricing are required by the Urban Renewal Commission cannot be correct. You can't have a rule which applies in one situation does not apply in another situation. It's just not the way things are done, either in all situations current market level prices will control, or no situation current market level prices will control. And I think if any of you talked with people in Urban Renewal experts, one of the functions is they will take land and it is an inducement to improve blighted area, the land will be sold at a cheaper price to developers to induce them to come in and develop urban areas. So I think we have to keep our facts straight here. Turning to the scheduling for residential housing. I read Mr. Rich's comment and the statement by the Stamford New Urban Corp. and I do not see a commitment which is what we asked for at the last meeting we had here, that the housing will be put in place. I read two different things here, and I think this is one of the concerns of the members of the Board; I see a piece of paper, unsigned, on the letterhead of the Urban Renewal Development Commission, which says, and refers to simultaneous development, I believe it's on page 2, although it's un-numbered, of residential development with hotel sites, now it doesn't say about office building sites; what we asked for in the beginning was that the residential units be in place at the very least simultaneously, but I read what Mr. Rich signed and he's the developer, and it does not say that, it says quote, and I quote "we would agree that substantial residential construction will take place as part of the first phase of the development in that block 9 " that is not to commit to what we're talking about and we must pay very precise attention to precise language, because if we are going to get into any situation where it doesn't occur and we go back to sue, he's going to come back and say I didn't say that, I'm not on the Urban Redevelopment Commission, I'm the developer, it's what commitment I make and what's right. We have got to be, and I think perhaps in the past this may have been...we have a responsibility

MR. JOYCE: (continuing)..we're dealing with a awful lot of money, and an awful lot of people livelihoods and we cannot treat this thing without being very, very precise as to what people commit to do, because, believe me, if we go up in court where we have to defend on what commitments were made or not made, and it has to be said simple, clear and concise and succinct, it is not said that way in my opinion. Turning to the last page, and I don't mean to bore you with time, but, I'm sorry it takes that kind of time. Financial Impact, we are already looking at a situation and its been the opinion of the majority of members of this Board who have read the various documents relating to waiver, that the numbers under the current plan are not accurate. There is no 10 million dollars because there is no garage construction, that's been waived; we're not prepared to go ahead with that and we're not going to accept it. We have our opinion, at least I do, and most of the members I've talked to, that there is no number 10 million dollars in there. That changes very substantially the column of figures going down the road.

The second urgent needs, now let's dig into this thing and find out what urgent needs are all about. If there is in fact, a deficit of funds, or a stir of privation of funds in Washington, let us not just blithely assume that urgent needs are going to be passed out, alright, I won't go further than that. Question, if we have no garage, then we have no amortization, so subtract number of 800,000 in the bottom bracket to the left is not going to be correct, that means that the last, the entire column of figures are not accurate representation of the total, so these are the kind of things, facts, we have to have, cold hard facts, and they can't change from day to day, or week to week.

MR. HOGAN: I have sat here tonight and listened to many comments by many of my colleagues in reference to the proposed amended plan versus the current plan, or the old plan. I agree with many of them that much of the paper work that has piled up has come at the last minute. This past week has been a very hectic week, we've received innumerable letters and communications from individuals, Boards, Commissions regarding parcels 8 and 9. I think that the bottom line here is that we are wrestling with the question of how best to resolve this to the satisfaction of all concerned. We do have a responsibility as a Board to the individuals in the area concerned and to the merchants, property owners, etc., but, I also feel that the over-all good of all of the people, of all of the City of Stamford, should be upper-most in the minds of each and every member of this Board. Considering all this, we can only conclude how very simply, the bottom line is the tax burden. I was privileged to sit last night as a member of the Fiscal Committee of this Board at a hearing, a public hearing held at Rippowam High School on the projected budget for next year. Speaker after speaker appeared before that committee and asked that the line be held on spending and taxes. I feel that the tax rate is now at the breaking point, that the tax-payer has just about had it and that this will just about be the straw that will break the camel's back. The bottom line and this is not just my opinion, but the opinion of learned people, and when I say learned people I mean a person such as our esteemed Commissioner of Finance, the Members of the Urban Renewal Commission, our own Urban Renewal Committee, and other

MR. HOGAN: (continuing) ..individuals on upon whom we have to rely to dig into these matters and report the facts to us. The bottom line is with the old plan, we saddle the tax-payers with the burden of the 14 million dollars. With the adoption of the new plan, we don't saddle the tax-payers with this 14 million dollars, they are saddle with no increase. I think that to say that the merchants and the owners of the property of those parcels involved are being mistreated, and is once again not speaking to the facts. I think that they will all receive fair treatment from the Urban Renewal Commission; I'm sure the properties will be negotiated for at proper prices, proper market value; but, I think once again it comes back to the basic fact that we are talking here tonight of the over-all good, the over-all welfare of all of Stamford, of all 40 sq. miles of the City of Stamford, not just two parcels.

MRS. McINERNEY: Before I start with my comments, I would like to thank the members of the Urban Renewal Committee of this Board, as well as the Urban Renewal Commission and those people who have tried to deal with and expedite this plan as best as possible. I realize that many thanks have to go to all of you, by the citizens of this community. It would have been much easier last week to take a vote and be done with it. But, I do feel that in your deliberations, some concessions were made by the developer and I think that to this point I appreciate the time that was spent on this within the past week.

I would like to speak to a few points. Many people have brought up the fact that we do not have enough housing in Stamford for low or moderate income rental people. In 1979, when we approved the URC Plan, I guess we forgot to read point 3, which said that the low and moderate income housing requirements with respect to the project is obligated pursuant to Section 105. F and H of title 1, of the housing act of 1949, as amended, they have been met, as follow the units required were 552 and those provided were 560. Therefore, I say that URC must have met their obligation for those housing units according to this contract which we voted on. I also would like to say that regardless of what happens with any legal outcome with this particular contract, that any costs or obligations incurred in connection with the projects, with respect to claims which are disputed, will be absorbed or borne by the City of Stamford. That also is in the old contract. As far as Urban Renewal is concerned, as was stated previously, the General Assembly adopted the Urban Renewal Law, enabling Municipalities to combat the social and economic liability of sub-standard, insanitary, deteriorated, obsolete slums or blighted conditions throughout redevelopment and renewal for the purpose of revitalization of city centers.

As has been stated many times, when this plan was adopted, certain sections of Block 8 and 9 were designated as conservation areas, areas not to be touched. We know that many people poured their life savings into those areas, hoping that some day they would reap profits from their investments, hanging in by the threads of their thumbs, when it would have been much easier to leave the city center at that time. With respect to one portion of the proposed amendment

MRS. McINERNEY: (continuing)...in the Stamford New Urban Corporation letter, there is a section which says: the plan will further be an amendment to remove any density, coverage, or quantity restrictions for hotel and residential use so as to allow us to later present a Plan of Development for residential and hotel uses which are in excess of the densities and coverage now allowed by the present Stamford Zoning Regulations. I happen to be in disagreement with any kind of excesses or increase in density which thereby bring in increased traffic to downtown roads. Apparently we're very concerned with traffic flow otherwise we would not be so concerned with doing away with the pedestrian mall on Bank Street. As far as the financial impact is concerned, I would note that the letter states that financial impact is based on the basic assumption and estimates upon which the plan is based, but we don't know whether these figures are clad in iron, because we are living in a world at 13% inflation rates, the world of limited cash flow and high interest. And based on recent financial forecast and looking at what happened on Wall Street today one doesn't know what the future holds six months down the road, or two years down the road.

I hope that when all of us sit down tonight, we will try to vote with a clear conscience as possible, however, we did receive a wealth of material at 7:00 o'clock, 8:00 o'clock this evening and I think many of us are laboring under duress and pressure, and it does make it quite difficult to think very clearly on the total ramifications of either this plan or the prior plan; and regardless of the outcome, I think we will all have to wrestle with the monumental decision, and I think we will all do our best.

MRS. PERILLO: I was going to go home because I thought you forgot I was here.

MRS. GOLDSTEIN: Mrs. Perillo, my apologies, we never saw your hand up here.

MRS. PERILLO: I know I'm small, but my hand was up there. Through the Chair I would like to address myself to Mr. Fasanelli. Mr. Fasanelli, is there a written law that states the present property owners cannot develop their own property?

MR. FASANELLI: I don't believe there is, but only to the effect that there is contractual commitment to develop certain parcels under the current plan. There are certain parcels under the current plan slated for acquisition and there are certain parcels under the current plan that are going to be partially taken by URC Plan and that would prevent for those of legal contractual agreement at the present time which have some legal effect on preventing or have to be brought to court to be settled maybe on the fact that a private developer could not develop his property the way he wants.

MRS. PERILLO: Mr. Fasanelli, this is supposed to be a free country we're living in. You mean if these people wanted to develop their own property, they can't do it, they have to go to court?

MR. FASANELLI: What I think you're arguing here is the philosophical opinion of URC in general. I believe this area is in an URC zone and because of that unique situation, there are different legal ramifications, and I really am not in the position to argue for or against the philosophy of URC that exists right now and I think we have to deal with it.

MR. FLOUNDERS: I am really concerned about the many inaccurate and misleading statements that have been made tonight, perhaps well-intended, but, nonetheless, inaccurate and misleading. If these statements are not correctly understood, they will back-fire on this Board and more importantly on the City of Stamford and on the tax-payers of the City of Stamford. For example, the question was asked if the 6 million dollars in urgent need funds was locked up. The answer is no, it is not locked up. If the existing plan is implemented tonight, we will only receive the \$4,600,000. from HUD, which is a very important part of that 6 million. If we prove to HUD that we have the necessary money, remaining money to complete the project, that's 14 million dollars, we do not have the 14 millions dollars so therefore it is really doubtful that we would receive the \$4,600,000. If our main obligation is to the tax-payers of Stamford and indeed it is, we must recognize that by not approving the amended plan, we are committing the tax-payers to a 14 million dollar bill to foot which is the cost for implementing the present plan.

Now, it is not a foregone conclusion that we will get out from under the garage commitment which we now have because we want to; promising ourselves that we will get out from under it, is really wishful thinking. But, let's assume we do; let's say we get out from under it; we still have a \$10,600,000 purchase commitment for land purchase under the present plan, and I can't think of a better term for it, but it's irresponsible to wishful think that we probably won't have to pay that either, that we probably could get out of that, too. In short, the present plan is the plan that's costly to the tax-payers of Stamford, not the amended plan, and that's the truth. Final point, the opponents of the amended plan make it appear that only the amended plan will condemn parcels of land in Blocks 8 and 9. They make it appear as if its either the amended plan or no plan, if we don't approve this amended plan, everything remains as the status quo. That's not true, if we don't approve the amended plan, we have the existing plan. The example of the Stamford Water Company was given and a warning was raised that if the Stamford Water Co. is dislocated, our water rates will go up. Now, that may very well be, but if that is true it will happen any way, because both the existing plan and the amended plan provide for acquiring the Stamford Water Company property.

We now have the present plan call for a total of 28 parcels. The amended plan calls for a total of 17 parcels. The present plan, all or part of an additional 11 parcels in Block 8, the amended plan, an additional 4 parcels, 7 less than the existing. Block 9, the present plan calls for 17 parcels, and the amended plan 13 parcels, that's 4 less. In conclusion I guess we have a right to second guess the people who have been carefully examining and analyzing our options and to speculate that we could get out of any commitments we want, or that the laws that apply to 1965 or 1968 or 1970 don't apply today, but I urge all of us to remember that if we defeat the amended plan and our speculation and Sunday morning quarterbacking and our second-guessing that our advisors are wrong because we want them to be, is incorrect, we're in very, very, dangerous waters. Our advisors tell us that the amended plan for parcels 8 and 9 is affordable to the City and to the tax-payers and that the existing plan is not. More than that, we are being told that to implement the existing plan could be disastrous to the City of Stamford, but we choose to ignore it

MR. FLOUNDERS: (continuing)...let's please not give this taxpayer on this radio broadcast tonight anymore; John Hogan said it right, if we don't get the tax-payers out of their City's existing plan, we are saddling them with at least a 14 million dollar added expense. Any other conclusion is ignoring the facts to support our own wishful thinking. Please, I urge my colleagues, let's give the people who have conscientiously studied this complex subject the benefit of the doubt. It is our responsibility as conscientious Representatives of our constituents to save them from the 14 million dollar expense we are told it will cost. I beg you in the spirit of our mandate as Representatives, please approve the amended plan; we can't afford the original plan.

MR. DARER: I very much appreciate following my colleague and my associate, Mr. Flounders, because he had great patience and his remarks are well thought out and I believe well presented. I, on the other hand, have sat here tonight and to fashion the comments I would make by stating what I think are the views of the various protagonists to this event. Let me begin first with the present merchants in the area. I very much wanted to give them full understanding of what their arguments were and I've studied their letters and their correspondence from their attorneys and their own correspondence with my feeling as a Representative of a District in the City and in effect a Representative of the people of Stamford. I've come to certain thoughts that I'd like to share with you if I may. Very often people in the Community which not too many years ago was a fairly small town, tend to become very much enamored with the life style that they have and don't always, and this isn't meant as a criticism, but don't always see the future in the way as elected officials, legislators, have to see the future. We are saddled with the responsibility of making plans not for Stamford today, and not for Stamford yesterday, but for Stamford tomorrow. We're saddled with the responsibility of coming up with the monies that are necessary seeing to it that the citizens of Stamford are not overly taxed. We're saddled with the responsibility of helping our constituents because we're elected by them, to make those judgements that our constituents know that we have put the time in and the effort in to resolve. In analyzing the merchants' situation I've come to a conclusion of my own and that is that I believe that when the town center is completed, when the Urban Renewal is completed, we will have a very viable commercial downtown, a very viable community downtown. A community in which there will be thousands of jobs, in which people will have a place to walk, and eat and relax and enjoy. I think that it will be an economic community, it will be a tax-producing, viable entity that will enable the city to continue on its march toward progress, and I don't mean to make light of any of the comments I've made; I think the amount of jobs created by the Stamford Urban Renewal is well up into the thousands of new jobs; I think this is tremendously important. But, I also understand that people who, and I'm perhaps one of them, who have moved here almost twenty years ago, who remember Stamford as a nice small town, and look around and say what's happening to the big canyons that's are going up in the buildings, but I also understand that this is part and parcel of a progress that even though I may not in my own way appreciate or enjoy in every way, it's part and parcel of the road that Stamford has chosen, because it wouldn't happen on its own, it's happened because over the various

MR. DARER: (continuing) . . administrations in the last 15 or 20 years, a decision was made to encourage the economic development in the City of Stamford, and we continue to encourage that economic development. We continue to look forward to further growth in other areas of the City in addition to the down-town, and these plans as we know are on the drawing board now for the South End and for other areas. So, I think that closing our eyes and burying our heads in the sand and saying to ourselves wasn't it nice in the good old days, I think that's making the question one that is not worthy of us as legislators; I think our roll is to move forward intelligently with wisdom and to give Stamford a view of the future and to our constituents one that is economically viable and one that represents for the citizens of Stamford a way in which they can enjoy the amenities of very fine and beautiful down-town. I say to myself, when I moved to Stamford first, we had Pacific Street, we had some of those small shops and rather decrepit area it was at the time. I walked through the new town center what's been developed and built so far and I say to myself, I'm proud of this, I find this beautiful; I think this is something that when this is completed we can all hold our heads high and say we've done this, this is our town and this is beautiful. The fact that hundred, and and hundred of millions of dollars will be spent here each year that will flow in some small measure into the hands and pockets and into the coffers of the City and into the hands of our constituents who are owners of stores, who work in the stores as employees, I think this is tremendously important for our economic development and growth. Now I say to myself, I'm a legislator and I've been elected. I know that well over six weeks ago, the Urban Renewal Program was presented to this Board. I don't mean to criticize anybody on this Board but I think the argument made, we've arrived and all these tons of papers are here, I can't really sit here in good conscience and accept that because this is something we've known about for six weeks. We've asked for certain clarifications, we've asked for certain explanations of questions - that were raised by Mr. Hogan and his amendment last week. Honest attempts have been made to answer these questions to us. I just feel that if we take the view, it's too difficult for us to make a sincere decision, I think that's not being fair to our constituents. We've been elected to look at serious problems. The only analogy I can make is to the budget, when 100 million dollars is put on our desk and we have to make decisions in a few nights on how the citizens of Stamford are going to come up and pay 100 million dollars for the running of this City. That also was a great deal of pressure, but we do it every year and I think we do it pretty well. I don't think this problem is any more complicated than the various budgets we have to go through in the course of the year. I think it doesn't really bode well for legislators to say that the work load that's on their desk is too great for them, and perhaps they shouldn't be here if it's too great for them. I think that.....

MR. ZELINSKI: POINT OF PERSONAL PRIVILEGE. In Mr. Darer's remarks I've taken a little bit, but I'm not going to take any more about his comments that seem to be addressed to something that I said early this evening. I don't think it's germane; I'm entitled to my opinion, we're discussing the particular item before us and I don't think it's fair for anybody to get up and criticize or say things what other legislators should or should not do, and I would remind Mr. Darer to please stick to the topic at hand and not to personalities or why other people have their opinion; we're all entitled to our opinions. Thank you.

MRS. GOLDSTEIN: Mr. Darer, proceed.

MR. DARER: Thank you, and I have a small point of Personal Privilege in response.

I would love to hear your opinions, Mr. Zelinski, but I do fee that when you read from Mr. Robert Hockfield's letter tonight and claimed those were your opinions I take a point to but I made no comment on it, Mr. Zelinski, at the time.

MRS. GOLDSTEIN: The one thing we will not have on the Floor of this Board, is personality problems, nor will we engage in any personality contest here; now, let's please keep to the topic. It is getting late, Mr. Darer, proceed.

MR. DARER: The next area that I would like to comment on is the over-all financial situation vis-a-vis the situation that existed in the entire Urban Renewal Area prior to development.

At one point, the Urban Renewal, I beg your pardon, the Project Area prior to Urban Renewal had a tax yield less than \$1 million. It is projected that once the Urban Renewal is completed, and this is without Blocks 8 and 9, the City will be receiving somewhere in the neighborhood of \$9 million in annual income and this is before the reassessment of 1980.

If the amended Plan is approved, the estimate at the moment is something like \$1,500,000.00 income from that area; so, the City would in affect be receiving approximately 11% of its current annual budget from the Urban Renewal Area. The City's outlay for Urban Renewal to date, or shall I say the City's appropriations invested by URC to date, have been in the neighborhood of \$8 million. The balance of the money that this Board has appropriated for Urban Renewal is currently in the City's coffers. I believe this is very important because the City manages its money fairly well; it's invested in money-market instruments, short term money-market instruments and at the current high rates of interest, something to the order of \$16 million is probably earning the City somewhere in the neighborhood of \$1 million odd dollars a year. That money is being held for use of payment for the Town Center Garage and when that Garage is completed, some of that money will be spent for that.

I think that we really have to and, I know that most people have made-up their minds tonight, but I believe in following Mr. Flounder's remarks; what we're really doing now is talking to the citizens of Stamford and trying to get them to understand that the emotionalism presented tonight is just not backed-up by the facts, and with that, I thank you.

MRS. GOLDSTEIN: Thank you, Mr. Darer. Mr. Roos.

MR. ROOS: (End of tape - beginning of dialogue not on tape)

MR. ROOS: (continuing)....said what I've been thinking here, but I'm not going to take everybody's time in repeating it all. There seems to be an assumption that the City can just walk away from our legal contract without penalty.

Mr. Leonard Cookney, our Corporation Counsel, and the gentleman whose legal opinions I deeply respect, says that if the Board of Representatives fails to adopt the Resolution amending the Plan, the existing Urban Renewal Plan will still be in effect and the contractual rights and obligations to the City remain. In other words, we just can't walk away from something like this. I don't think we should; there's a moral obligation right there. We made an agreement, we signed it, this Board approved it; it was a contractual agreement and whether it was made this year or 10 years ago, it's still a contractual agreement.

The only way it can be changed is for both parties concerned to agree to a change and that means that the land will have to be acquired at a rough cost of \$10,600,000.00 and will have to be re-sold to the developer for the sum of \$380,000.00 maximum. Somebody asked the question is that \$380,000.00 the least we can pay or the most? It's the most we can get for it according to the Contracts. It also means that even if we don't have to build a 1000 car garage, we still have an obligation to furnish adequate parking at City expense. This is in the Contract. And, we have a debt service on that of, well, they estimate \$800,000.00. At present interest rates, it could be higher.

We, also, if we go into the existing Plan, we're not going to get any housing. Mr. Blum said he didn't want to see walls of office buildings, the whole Plan gives us walls of office buildings. I think somebody said, it was wall-to-wall offices, and I agree with him on that and here we have housing. Now, even if this housing is of a high-cost nature, people that can afford it will move in and possibly move out of more moderate income. Moderate income people, moderate income apartments could be available and so on. It would help us; it helps the City.

We have a responsibility to the taxpayer and when I say taxpayer, I mean all the taxpayers and this is kind of redundant; everybody said it, and we can possibly run-up a cost of close to \$20 million. It might be less. Maybe we can get away with a smaller parking area, but don't forget we're to give parking at City expense and parking areas have never been money producers. Here's to the condemnation of a good structure. Mr. Cookney states that land with structures and improvements thereon may include structures not in themselves sub-standard or unsanitary which are found to be essential to complete an adequate unit of development. So, it doesn't have to be a slum and it doesn't have to be an area of neglect. It still, if it is needed for the project, it is possible to take it.

MR. JOYCE: Point of Personal Privilege, Madam Chairman.

Mr. Roos is addressing to a point that I touched on earlier; that is the interpretation of the...

MRS. GOLDSTEIN: Mr. Joyce, please allow Mr. Roos to finish. If you wish to answer it, I shall put you on the end of the list.

MR. JOYCE: Thank you.

MR. ROOS: I'd like to just say one more word on the old property. I was touched by the girl's letter, too, but this property was purchased three months ago, less than three months ago. It was in an area that certainly, there was a cloud around there, and really Urban Redevelopment isn't asking for that building as it is the Traffic Department that feels they need it. They feel they need it that bad that, if it isn't included now, it will possibly be later. Thank you.

MRS. GOLDSTEIN: Thank you, Mr. Roos. I would just like to inform the Board that: #1, it's getting late; but the second thing is: I am purposely permitting this elongated debate because of the importance of the issue.

MRS. CONTI: Thank you, Madam President. I do wish to agree with all my Colleagues who are against this amended Plan. My main opposition is that it requires the condemnation of private individual's property which those owners are willing and able to develop themselves. As long as I sit on this Board, God Forbid I should ever vote to commit the taxpayers to pay for anything which private interests are willing to pay for.

Now, I must respectfully disagree with some of my Colleagues who claim that the old Plan, actually, I don't like the old Plan much better, but I have no responsibility for that. Some of my Colleagues have said that the old Plan commits us to spending \$14 million. Now, that \$14 million represents land acquisition for and the cost of building a 1000 car garage. We have as much reason to assume that we don't have to build the garage as we do to assume that we do have to build the garage and, therefore, I am going to err on the side that we don't have to build it. I think that we have a strong case on that side.

Now, as far as losing \$4.6 million, we must all remember something very important; that \$4.6 million can only be used for property acquisition and demolition. Now, we do not need the \$4.6 million if we do not have to build the garage, therefore, it is not going to kill us to lose it, and I would prefer to let the private interests in Blocks 8 and 9 develop their own property at no cost to the taxpayer because the taxpayers have endured enough. Thank you very much.

MR. WIDER: Move the question, Madam Chairman. **SECONDED.**

MRS. GOLDSTEIN:

There's a second to the motion. I would just like to inform the Board of the people who remain yet to speak: Mrs. Maihock, Mrs. Signore, Mrs. Santy, Mr. Zelinski, Mr. Joyce, Mr. Wiederlight and Mr. Fasanelli.

MR. LIVINGSTON: Point of Information, Madam President. Do you have any speakers that have yet to speak tonight?

MRS. GOLDSTEIN: I just read the list and most of them, almost all of them will be speaking for the first time.

MR. LIVINGSTON: I withdraw my Second.

MRS. GOLDSTEIN: The Second has been withdrawn. Do you withdraw your motion, Mr. Wider?

MR. WIDER: No, I don't.

MRS. GOLDSTEIN: It has been SECONDED. We will proceed to a vote. This needs a two-thirds vote. We will vote by use of the machine.

The motion is to move the question. It has been seconded.

Has everyone voted? We'll proceed to a count. Mrs. McEvoy does not have a complete count. I'm going to clear the machine and we are going to take another vote on this. Wait, don't vote now. Now, vote up to move the question; down not to move the question.

Has everyone voted? The vote is 20 NO; 13 YES. The motion has been LOST. We will proceed to the next speaker, Mrs. Maihock.

MRS. MAIHOCK: All can be assured that we Representatives have been carefully evaluating this very serious problem on a scale to balance the merits of each position.

On the one side, we listen to the concerns of those merchants who have made their contributions to our City for many years and now are fearful that they will not have sufficient parking for their customers. A concession has been made in the Urban Redevelopment Commission's letter dated March 27, 1980, under 2A; Two levels of public parking on Reuse Parcels 16 and 16A, this public parking will be provided at no cost to the City of Stamford. There will be 75 additional reserved parking spaces for their employees in the Bell and Bedford Street garages. This I know isn't exactly what is ideal, but it is a compromise. They won't get exactly what they want but they are offered more than they were offered last week. I believe all must compromise and compromise is the only way we can address this problem.

Dr. Hoffman has given us a financial impact statement dated March 27, 1980, that under the current Plan of net annual loss, \$570,000.00 is projected. Under the amended Plan, he projects a \$1,400,000.00 gain. I trust Dr. Hoffman has given us a very careful evaluation of this problem. We have trusted him to direct our City's financial management, and I feel I must trust him now to make a proper evaluation of the impact of these URC Plans on our taxpayers. For most of us, in final analysis, are taxpayers in one way or another. Mr. Hoffman says a most important aspect of the amended Plan is that it removes a major financial burden from the City.

This has not been an easy experience for many. I feel a grave injustice was done in not having a more cooperative approach for all concerned throughout the negotiations. All concerned should have been invited to participate. I listened to a program yesterday on what inflation will do to our quality of life in 10 years. It was a scary prognostication. We are just not going to be able to afford many of the things we want in the future, and the longer we wait, the closer we get to that point of unaffordability.

MRS. MAHOCK: (continuing)...I come to this decision with a great deal of concern in my heart. I feel, however, that a decision must be made now and at this time, these factors must be considered.

MRS. GOLDSTEIN: Mrs. Signore.

MRS. SIGNORE: Thank you, Madam President. In the interest of brevity, I will limit my remarks.

I moved to Stamford in 1960 and have listened to talk of Urban Renewal since then. I've seen it started, delayed, stopped and started again. No one wants to see it completed more than I do. However, I'm greatly disturbed that the business and property owners who are most directly affected by the amended Plan, have been denied a voice in the decision-making process. This may prove to be a fatal error on the part of URC.

I think a lot of the controversy could have been avoided had they had a voice in this decision. Let's not forget that these are the people who have kept this section of Town alive and functioning for many years and many of them have stayed there waiting for the promises to be fulfilled. I think they have been treated in a very cavalier manner.

Secondly, Urban Redevelopment Commission has known for 18 months that the deadline for HUD was March 31. Knowing that, this complicated Plan was presented to us only within the past few weeks and as so often happens on our City Boards, attempts are made to force us into compliance by threats of an impending deadline. I resent that kind of pressure and I ask my fellow Board Members, let no one make our decisions for us. This is important; let's not be pressured. Let's not vote on something when we don't have all the answers. We don't have dates, we don't have prices, we don't know what our inflation rates are going to be. It's a very serious process. Thank you.

MRS. GOLDSTEIN: Thank you for your brevity, Mrs. Signore. Mrs. Santy.

MRS. SANTY: Thank you. We will have turned our backs on the small businesses and offices in this area if we approve this amended Plan tonight. I was born in this town. My grandfather, of whom I was very proud, owned a grocery store. First on West Street, then Richmond Hill and finally to the corner of Greyrock Place and Main Street. He felt he was part of the foundation of Stamford. We needed his business just like we still need the businesses of the people involved here tonight. You may be thinking, some of you tonight made statements, this is an emotional statement. It certainly is emotional for the people involved.

This morning driving down, I think it's still morning, yes. This morning driving down Summer Street, I noticed it was very dark and that the sun is completely blocked-out and it's like driving through a tunnel. This is progress and, of course, this can never be changed. There are comments here that we must see the future and not live in the past. I don't think anyone here is living in the past especially when you drive into any gas station locally.

MRS. SANTY: (continuing)...I do see the future and I am saddened that not everyone is included in the future. Maybe, if many of these people involved, were included in the decision-making meetings that Mrs. Signore spoke about, we wouldn't be faced with this dilemma. Let us not hide our light under a bushel; let us never never forget the past. Let us look to the future definitely, but we must be responsible to everyone.

I urge a No vote on this amended Plan. Thank you.

MRS. GOLDSTEIN: Mrs. Guroian.

MRS. GUROIAN: I would like to move the question.

MRS. GOLDSTEIN: Remaining to speak now are people who have already spoken once. They are Mr. Fasanelli, Mr. Wiederlight, Mr. Zelinski and Mr. Joyce. Is there a Second to Mrs. Guroian. SECONDED. All in favor of moving the question, please signify by saying aye, AYE; opposed; CARRIED. We will now MOVE to the main question as amended and that is to act upon, to pass the Resolution for the proposed changes in the Urban Renewal Contract on Parcels 8 and 9 which we have before us and as amended by Mr. Donahue. Mrs. Perillo.

MRS. PERILLO: May we have a Roll Call vote?

MRS. GOLDSTEIN: Is there a second to that? SECONDED. All in favor of a Roll Call vote; there are enough voices for a Roll Call vote. We will now proceed to Call the vote. YES is in favor of the proposed Resolution as amended; NO is opposed.

POINT OF INFORMATION, yes.

MR. WIEDERLIGHT: How many Members are in attendance?

MRS. GOLDSTEIN: We have 34 Members in attendance. Ms. Summerville, please proceed to call the roll.

MS. SUMMERVILLE: Mrs. Betty Conti

MRS. GOLDSTEIN: The vote is on the question before the Board tonight as amended.

MS. SUMMERVILLE: Mrs. Betty Conti - NO
Mrs. Grace Guroian - NO
Mr. Burt Flounders - YES
Mr. Lathon Wider - NO
Mr. Stanley Darer - YES
Mrs. Barbara McInerney - NO
Mr. Everett Pollard - absent
Mr. Patrick Joyce - Most definitely NO
Mr. Paul Esposito - absent
Mrs. Bowlby - absent
Mr. John Roos - YES
Mrs. Lois Santy - NO
Mr. Philip Stork - NO
Mr. Anthony Conti - Absolutely not

MS. SUMMERVILLE: (continuing)...

Mr. Robert DeLuca - Emphatically NO
Mr. John Hogan - YES
Mrs. Maihock - YES
Mr. Ralph Loomis - NO
Mrs. Lyons - YES
Mrs. Summerville - YES
Mr. Livingston - NO
Mr. Boccuzzi - PASS
Mr. Kunsaw - NO
Mr. Corbo - NO
Mr. Dziezyc - NO
Mr. Fauteux - YES
Mr. Dixon - absent
Mr. Fasanelli - YES
Mrs. Perillo - NO
Mr. Blum - NO
Mr. Zelinski - NO
Mrs. Mary Jane Signore - NO
Mr. Alfred Perillo - NO
Mr. Vincent DeNicola - NO
Mr. Guglielmo - absent
Mr. Gerald Rybnick - NO
Mr. Donahue - YES
Mr. Wiederlight - NO
Mrs. Hawe - absent
Mrs. Goldstein - YES

Will everyone be quiet so the Clerk can do her job. Mr. Boccuzzi, would you like to vote?

Mr. Boccuzzi - NO

MRS. GOLDSTEIN: The meeting is not over. The vote has not been counted yet.

THE VOTE IS 23 OPPOSED; 11 IN FAVOR. The motion to amend the Urban Renewal Plan has been defeated.

We will next go on to the next order of business, but prior to that, I would like to thank the Urban Renewal Committee, Mr. Fasanelli, Ms. Summerville, Mr. Donahue, Mr. Roos and Mr. Conti for the hard work that went into analyzing this Plan. Thank you.

I would also like to thank Ms. Summerville for her hard work in making sure that this group is provided with coffee and whatever other amenities are necessary during our Board meeting. Thank you very much, Ms. Summerville.

I will now allow a motion, number 2 which is a Resolution to change our next Board meeting, Mr. Boccuzzi.

MR. BOCCUZZI: I move we change our next Board meeting to April 10, 8:00 p.m.

MRS. GOLDSTEIN: There is a motion to change our Board meeting to April 10. It has been SECONDED. CARRIED.

ADJOURNMENT

There being no further business before the Board, upon MOTION made by Representative Barbara A. McInerney, SECONDED and CARRIED, the meeting was adjourned at 11:35 P.M.

By Helen M. McEvoy
Helen M. McEvoy, Administrative Asst.
(and Recording Secretary)

APPROVED:

By Sandra Goldstein
Sandra Goldstein, President
16th Board of Representatives

Note: The above meeting was broadcast in its entirety by Radio Station WSTC and WYRS.

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