

**OFFICE OF ECONOMIC DEVELOPMENT
INTERGOVERNMENTAL RELATIONS**

**Response to Board of Finance Budget Presentation Format
2009/2010**

Review of Budget Request

The 2009/10 budget request is \$516,814, a slight reduction from the funds allocated in the current 2008/9 budget. Increases in salary follow the non-union, appointed and elected officials pay plan adjustment made in 2008. Decreases are in the professional consultant line item and in miscellaneous office accounts dealing with supplies, dues, travel. There are no changes in personnel.

Performance Measurement and Improvement

The Office of Economic Development is a two person operation, one professional and one clerical. It assumed the responsibilities of intergovernmental relations early in 2008, which essentially oversees the two city lobbying contracts (for state and for federal relations) and represents the city in a variety of regional efforts such as the FAA flight pattern lawsuit, the One Coast federal economic development initiative and at the Workplace, the regional labor force board. As such, it does not readily compare with other municipal economic development offices or development corporations.

Performance measures are outlined in pages 286-89 of the Mayor's proposed operating budget and include the following: enterprise zone activity, entertainment district projects, small business loan fund referrals, Old Town Hall, policy analysis necessitated by local entities such as the DSSD, the Chamber, Stamford Partnership, Stamford Center for the Arts, etc.; project ombudsman, small business outreach and linkages to job training efforts.

The office serves four boards and three development entities including the Economic Development Commission, the Enterprise Zone Community Board, the newly created Energy Improvement District board and the Old Town Hall Redevelopment Agency which has three affiliated corporations and partnerships with a variety of federal and state reporting obligations for the tax syndication. The mayor's budget performance measurements track these obligations as well.

Budget Management 08/09

The office reduced its 2008/09 operating budget twice during the year by 3% and has resisted new expenditures other than those obligations by contract. It has utilized grant and capital funds when possible for programs and projects initiated or managed by the office.

Personnel costs and contractual obligations total 86% of the OED budget.

Cost Analysis and Spending Priorities

The city is obligated by statute and local ordinance to maintain a variety of screening, review and tracking obligations for the enterprise zone program. The city through the Old Town Hall entities has a variety of reporting and performance responsibilities for the next seven years that are guided by federal IRS rules, bank underwriting, partnership law and state tax code and assistance contracts. These two classes of department priorities can not be dismissed nor reduced via budget cuts.

Other department priorities such as working with small businesses, community based organizations or overall city marketing and outreach can be tempered back, but each is done with the one professional already retained by the city for the Old Town Hall and Enterprise Zone obligations noted above as well as for the four municipal boards that require staffing. Each of these secondary priorities already suffers from the minimal level of staff resources already deployed.

Funding Scenarios

Reductions of 3%, 6% and 10% have been assessed. A reduction of 3% would be \$15,504, in itself larger than any one discretionary line (non-salary or contract) and totaling nearly 75% of discretionary items other than consultant services. In order to achieve a 3% reduction, cuts would therefore be targeted to the professional consultant line containing two lobbying contracts and funds to participate in regional coalitions or to hire specialty consultants. The first cut would be to specialty consultants such as those employed two years ago to assist the establishment of the West Side Neighborhood Revitalization and this year to assemble economic data for the Springdale Association seeking retail business. Such discretionary funds have also been used to provide the city with consultants reviewing such complicated transactions as the South End Tax Increment Financing.

Cuts at the 6% level would reduce or eliminate the city's participation in regional efforts and national initiatives such as coalitions active in securing federal funds for localities undertaking waterfront renewal, and large infrastructure projects in energy and transportation.

Cuts at the 10% level would necessitate reducing the term of our lobbying contracts or reduce office personnel.

City of Stamford
Office of Economic Development Large Project Pipeline March 2009

PROJECT	LOCATION	DEVELOPER	DESCRIPTION	STATUS	OTHER INFO
Downtown					
Park Sq West Phase 2	Summer/Main	Corcoran Jennison	183 rental units/15 story	HOLD	10-12,500 sf retail/3 level garage
Park Sq West Phase 3 & 4	Main/Washington	Corcoran Jennison	80 units/11 story; 150 units/24 story	URC review	retail (7500-10k sf) plus garage
High Grove	Forest Street	Jason Schlesinger	91 lux units	in construction	
Citiplace	Washington Blvd/North Street	Ernie Bello	102 market units	demo complete	HOLD
Trump Parc	Washington/Broad	Rich/Cappelli/Trump	177 market units/3500 sf retail	in construction	34 stories, 4 levels parking, Mill River contribution
Archstone	Washington Blvd.	Archstone	244 units rental	URC negotiations	Hold
Atlantic Center	Atlantic/Tresser	Rich/Cappelli	198 Ritz Carlton Hotel rooms; 289 condos	zoning approval 3/07	Two 39 story towers, 64,000 sf retail, post office
RBS	Washington/Richmond	RBS	400,000 sf commercial	in construction	March 2009 occupancy
Atlantic Hotel and Residences	Broad/Summer	Rich	100 room/54 residential unit expansion to Courtyard	zoning 10/08	in fill site, includes 15,000 sf retail
Tresser Square	Tresser/Washington/Bell	Lowe Enterprises	518 condo/316 rental units, 135,000 sf retail, 3 towers	zoning approved, financing	HOLD
Prospect Street Housing	Prospect St	Seaboard Properties	conversion of "B" office bldgs into 94 condo units	in construction	
YMCA/Hotel	Washington Blvd	Salvatore	100 room conversion of old Y to hotel	construction	late summer/early fall 09 opening
NBC Universal	Atlantic/Tresser	NBC	reconfigure Rich Forum	LOI	April lease, Aug operation 2009, 150 employees
South End					
Harbor Point	Pitney Bowes Site	BLT	4000 units, 2 hotels (up to 300 rooms total)	planning approved 2005	334 unit tower, 300,000sf office (2bldgs) constructi
Harbor Point	Northeast Utilities	BLT	70,000 sf retail at NU site, 330,000 sf retail at Y&T	GPD approved	80,000 sf retail at Y&T in construction
Yale and Towne	Yale & Towne	BLT	300,000 sf office, public amenities \$145 M TIF for infrastructure approved 7/2/08	Phase 1 zoning approved 7/08	Overall project: \$3.5Billion, 6 million sf
Metro Green Gateway (Manger)	Station Place/Wash. Blvd Washington/Pulaski	W&M/Malkin/Jonathon Rose BLT	225 units/325,000 sf office mixed use/ rail linkage/LEED bldg 350,000 sf office complex proposed/rail station linkage	pre-application master plan updates underway	48 aff hsg units in const./zoning approval Office zone change approved 9/08
Other Neighborhoods					
Glenville House	E. Main/Grove	Kinol/Wise	146 units - rental	completed	retail component (10,000 sf est)
Eastside Commons	840 E. Main	Paxton Kinol	108 units - condo	completed	
Home Depot	W. Main Street	Home Depot/Cytec	145,000 sf retail	zoning denied 3/07	possible appeal
Village at Rivers Edge	Springdale	Randy Salvatore	177 units	construction	near completion
Palmer Hill/Dorr-Oliver	Havemeyer Lane	Starwood-Buckingham	225 units	construction on demand	appeal resolved
Lord&Taylor	Long Ridge/High Ridge	National Properties	350,000 sf est. retail	zoning withdrawn/resubmission due	replace existing store, add additional s f
TOTALS					
Housing Units	7185 housing units				
Commercial/Office	1,375,000 s.f.				
Commercial/Retail	767,000 s.f.				
Hotel	698 rooms (5 projects)				