



OLD TOWN HALL REDEVELOPMENT AGENCY
888 WASHINGTON BOULEVARD
STAMFORD, CT 06901-2152

OLD TOWN HALL REDEVELOPMENT AGENCY
888 Washington Boulevard
Stamford, Connecticut 06901

Minutes of October 20, 2016

October 31, 2016

OTHRA Attendees

Moira Lyons
Harry Day
Sandy Goldstein
Annie Summerville
Tim Curtin

Controller's Department

Eric Newman

Other Attendees

Thomas Madden, Director of Economic Development
Attorney John Leydon

The meeting was called to order at 8:45 a.m. by Chair, Tim Curtin.

A motion to approve the Minutes of September 13, 2016 was made by Moira Lyons, second by Sandy Goldstein and approved unanimously.

Red Hawk Corporation Proposal

Tim Curtin advised that Red Hawk did not respond in a timely manner to repeated e-mails and phone calls from our Building Engineer Gene Palmer regarding a start date for the replacement of the Old Town Hall fire panel. He recommended that we go to the second bidder, AST Corp. (Advanced Security Technology Inc.) to replace the panel at a cost of \$11,192. Red Hawk's bid was \$11,161.23. After discussion, a motion was made by Harry Day, second by Moira Lyons, to rescind the Red Hawk Agreement for lack of response to repeated e-mails and phone calls from our Building Engineer, and award the contract to AST at a cost of \$11,192. The Motion was approved unanimously.

Intake Program

The Board discussed the Intake Program's interest in locating its operations in Old Town Hall for choir rehearsals two nights per week from 4:00 p.m. to 7:00 p.m. in two separate rooms. A motion was made by Sandy Goldstein, to invite Angelica Durrell, Executive Director of the Intake, to come to our next meeting to inform us about intake and its programs. The motion was seconded by Moira Lyons and approved unanimously.

Executive Session

A motion to go into Executive Session and to invite Thomas Madden, John Leydon and Eric Newman to participate in the Executive Session, was made by Harry Day, second by Sandy Goldstein and approved unanimously.

Matters discussed in Executive Session were tenant issues, the status of the Stamford Innovation Center (SIC) and a discussion regarding organizations interested in renting space at Old Town Hall.

A motion to come out of Executive Session was made by Harry Day, second by Sandy Goldstein and approved unanimously. No motions were made or acted upon in Executive Session.

Tenant Issues

Tim Curtin stated that on September 29, 2016, he verbally advised Barry Schwimmer of SIC of the OTHRA Board's decision at its meeting on September 13, to require SIC to vacate Old Town Hall for failure to pay rent and for defaulting on the lease. Mr. Curtin advised that before he could give formal written notice to SIC, OTHRA had to inform the Connecticut Department of Economic and Community Development (DECD) of SIC's default. DECD had loaned SIC \$500,000 and, in connection therewith, OTHRA agreed to notify DECD of any default by SIC before formally advising them in writing, to vacate Old Town Hall. The letter to DECD was sent on October 18, 2016. A copy of the letter is attached to these minutes.

Tim Curtin informed the Board that, in follow up to motions made at the last meeting, he had prepared a plan to lease space in Old Town Hall as it became available and to hire the Pyramid Real Estate firm to establish up to date square foot values for each floor of Old Town Hall, to be used in rental negotiations, and to act as a consultant to the Board for such negotiations.

He also advised that he had retained the service, of Attorney Mark Phillips, a specialist in eviction matters, to assist the Board with SIC default.

New Business

Tim Curtin presented a request by Alex Virvo, our representative in Old Town Hall to use a room in the building on Sunday afternoons, to conduct a program for children called Kids Draw Free that will attract families downtown on Sundays and will encourage them to use local restaurants.

He also presented a request from the Mayor's Multicultural Association to use the Old Town Hall building free of rental charges, on Sunday, November 13, 2016 for their Multicultural Arts Day Program. They will be required to pay for cleaning of the space used and for security service. A motion was made by Moira Lyons, second by Sandy Goldstein, to approve both requests. The motion was approved unanimously.

A motion to adjourn was made at 10:20 a.m. by Annie Summerville, second by Moira Lyons and approved unanimously.

Next meeting: Thursday, November 17, 2016 at 8:30 a.m.

Respectfully submitted

Tim Curtin
October 31, 2016