

Minutes

Long Range Planning and Mooring Committee of the Stamford Harbor
Management Commission

Date: Thursday, July 23, 2014

Time: 20:00

Location: Stamford Government Center
888 Washington Blvd
Stamford, CT 06901
Operations Conference Room – 10th floor

Roll Call:

In attendance were:

Commissioners: Steven M. Loeb, Chair, Robert Karp, Michael Pensiero, Dr.
Damian Ortelli

Guests: Cynthia Reeder, Kevin Dailey and Marikay Mead

The meeting was called to order at 20:03.

1. First order of business was the approval of the minutes of last meeting of Committee. The attached minutes of the July 10, 2014 meeting were unanimously approved.
2. Second order of business was a report on and discussion of the meeting held by the Mayor on July 22 at 4:30 pm in the 10th Floor Mayor's conference room.

Dr. Damian Ortelli, Chairman of the Harbor Management Commission attended the meeting and made the following report and interpretation of the topics covered at that meeting:

The meeting was attended by the following individuals:

Mayor David Martin
Damian Ortelli, Chairman of the Harbor Management Commission
Norman Cole, Land Use Bureau Chief
Teresa Dell, Chairman of the Planning Board
Kathryn Emmett, Esq. , Corporation Counsel
Michael Handler, Director of Administration
Thomas Madden, Director of Economic Development
Robin Stein, Special Assistant to the Mayor
Thomas Mills, Chairman of the Zoning Board

The principal topic of the discussion was the boatyard situation in Stamford. The Mayor believes the best compromise for the City is to allow BLT development rights on the 14 acre parcel to build an office building and build the boatyard on the approximately 5 acre Petro site located between Stamford Landing and O & G. There would be a marina on the 14 acre site similar to what was there before.

The Mayor still speculated that Bridgewater may want to come to the 14 acre site and if not, BLT will have another undisclosed high profile corporate tenant.

BLT is developing a concept of a Maritime village on the Petro site using parts of the adjacent Stamford landing site for ancillary businesses to the boatyard such as yacht sales and ships stores.

The Mayor understands that the existing State and City laws do not allow for this compromise but he said laws can be changed and BLT has the time and money to wait out his and any administration until they get what they want.

The Mayor also understands that the City has the legal ability to take BLT to task through the use of eminent domain or ceasing to issue building permits on the SRD-S site given that BLT is in violation of the zoning laws. However, he is concerned about the effects of those tactics, particularly on BLT's ability to service the TIF bonds which he says are now costing the City a lot of money. He also fears that if an office building is not built on the 14 acre site that the City may go into a recession.

The Mayor stated that if the City were to use its eminent domain powers he did not have a developer with the financial ability to develop the boatyard and the City could get stuck with the costs.

Tom Mills suggested reintroducing the 205 Magee Avenue site as a possible site for a boatyard.

Dr. Ortelli also reported that there is a follow up meeting now scheduled for August 11, 2014 with the same attendees plus Martin Levine and Michael Pollard.

There was a lively discussion of this matter in the Committee and the following consensus was reached:

- The Committee is not in favor of this compromise and believes that the City should insist on the 14 acre boatyard be returned to the site in accordance with the law. We refer the Mayor to our letter to him dated June 18, 2014 concerning the future of Stamford Harbor. We believe that many of the assertions made by the Mayor are incorrect.
- The Committee believes that the Mayor's position and meeting in private with the Chairpersons of the Planning board and the Zoning Board is improper. The Mayor is advocating for actions which are in violation of existing law and not consistent with the duties of his or the other Chair's duties. The Committee feels strongly that given that BLT is

in violation of the zoning law on the 14 acre site and that the City is litigating with BLT on this subject, that the Mayor should be advocating for all parties to follow the law and that he should put pressure on BLT to stop the litigation and put a world-class boatyard on the 14 acre site.

- Given the Committee's view of the Mayor's meetings, we recommend that Dr. Ortelli not attend the August 11th meeting and that he discuss these views with Mr. Mills and Ms. Dell. Should they agree, a joint letter to the Mayor should be proposed.
 - In any event a letter should be written and sent to the Mayor prior to the August 11th meeting informing him that Dr. Ortelli (and perhaps others) will not be attending and why.
3. Third and final order of business was a decision that all important correspondence including the letter to the Mayor regarding the future of Stamford Harbor should be posted on the Harbor Management Commission website.

The meeting was adjourned at approximately 21:39.

Respectfully submitted

Steven M. Loeb