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BOARD OF FINANCE
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MINUTES
SPECIAL MEETING - AMENDED
Monday, October 30, 2017: 7:00 PM
Board of Finance Meeting Room, 4th Floor

Call to Order: Performed by Chairman Richard Freedman at 7:08 p.m. Present were Mr. Freedman, and all members of the Board, with the exception of Mr. Williams, who was absent. (*Video 00:00:01*)

Pledge of Allegiance: Given by Chairman Freedman

Public Participation: None

Reports to the Board: None

OFFICE OF THE MAYOR

Memorandum of Understanding – Land Swap between the City of Stamford and the State Department of Transportation

Item 1	Approval of Land Swap – Myrtle Avenue (City of Stamford and CT Department of Transportation) This Memorandum of Understanding (MOU) is intended to document the intention of the City of Stamford and Connecticut Department of Transportation to work together in the disposition and exchange of real property made available by the Stamford Urban Transitway (SUT) project and to formalize this agreement as outlined in the MOU.		Approved 5-0-0 Motion by: D. Kooris Second by: S. Gabriele
	Action Requested:	Approval of Land Swap by the City of Stamford (133 Myrtle Avenue, Stamford) and the Connecticut Department of Transportation (105 Myrtle Avenue, Stamford)	
	Amount:	-	
	Fund/Budget:	-	
	Submitted by:	Mayor David Martin	
	Video Part 1: <i>00:00:43</i>	Ann Brown, Operations Project Manager; Laura Labosky, Project Coordinator; and Burton Rosenberg, Assistant Corporation Counsel were present to answer questions posed by members of the Board. Ms. Brown presented a map showing the properties included in the land swap and gave a history of the SUT project to date.	

**Lease Agreement between Our Lady Star of the Sea Corporation and
The City of Stamford**

Item 2	Approval of lease of school building areas located at 1170 Shippan Avenue, Stamford by the City of Stamford Recreation Services Division.		<p>Approved 5-0-0 Motion by: S. Gabriele Second by: S. Michelson **condition upon a prorated rent for Year 1 being Secured (See note)</p>
	Action Requested:	Approval of Lease Agreement	
	Amount:	<p>Annual "Premises Rent"</p> <p>Year 1 \$163,275.00 <i>** Note below</i></p> <p>Year 2 \$167,356.88</p> <p>Year 3 \$171,540.80</p> <p>Year 4 \$175,829.32</p> <p>Year 5 \$180,225.05</p> <p>Additional "Summer Premises Rent"</p> <p>Summer 2017 \$14,037.50</p> <p>Summer 2018 \$14,388.44</p> <p>Summer 2019 \$14,748.14</p> <p>Summer 2020 \$15,116.86</p> <p>Summer 2021 \$15,494.78</p>	
	Fund/Budget:		
	Submitted by:	Mayor David Martin	
	<p><i>Video Part 1:</i> <i>00:21:07</i></p> <p><i>Video Part 2:</i> <i>00:23:54</i></p>	<p>Laurie Albano, Superintendent of Recreation and Burton Rosenberg, Esq., were present to answer questions.</p> <p><i>**Note: On a motion by Mr. Gabriele and seconded by Ms. Michelson, the Board voted to approve this lease agreement conditional upon a prorated rent for Year 1 being secured. The Board is to be provided with a revised copy of the lease agreement.</i></p>	

Conveyance – Cubeta Stadium by State of Connecticut to the City of Stamford

Item 3	Request for approval of conveyance of Cubeta Stadium to the City Pursuant to Public Act 15-1. The State legislature passed Public Act 15-1, pursuant to which it is conveying Cubeta Stadium to the City. The Board of Representatives Legislative and Rules Committee approved a Resolution authorizing the City to take all actions necessary for the transaction. The Planning Board has also approved the conveyance of this property.		<p>Approved: 5-0-0 Motion by: S. Gabriele Second by: M. L. Rinaldi</p>
	Action Requested:	Approval of Conveyance of Property	
	Amount:	At a cost of \$1,500 for the administrative costs of making such conveyance.	
	Fund/Budget:		
	Submitted by:	Mayor David Martin	
	<p><i>Video Part 1:</i> <i>00:35:51</i></p>	<p>Attending: Laurie Albano; and Burton Rosenberg, Esq. This land was formerly owned by the City of Stamford and was conveyed to the State of Connecticut in 1954 when the State built the J. M. Wright Vocational School. It is coming back to the City at no cost other than the \$1,500 administrative costs noted above. The City has been maintaining and using this site over the years. On a motion by Mr. Gabriele, seconded by Mr. Kooris, the Board, by unanimous vote, placed this item on hold until a copy of the lease for the property could be presented - which was later in the evening. (<i>Video Part 2: 00:03:51</i>) Following the votes on Items 4, 5 and 6, this item was again addressed. Mr. Rosenberg and Ms. Albano provided copies of the lease and a discussion followed. A motion was then called for to approve the conveyance.</p>	

**BOARD OF EDUCATION
OFFICE OF HUMAN RESOURCES**

(Video Part 1: 00:50:36) Counsel Thomas Mooney, Shipman & Goodwin, discussed the requests for Advisory Opinions in the following order with the understanding that there would be one (1) executive session to discuss all three (3) contracts/agreements:

- Stamford Education Association (SEA)
- Stamford Administrative Unit (SAU)
- Paraeducators of Stamford Association

(Video Part 1: 01:27:58) On a motion by Mr. Kooris, seconded by Mr. Gabriele, the Board moved to enter Executive Session to discuss labor negotiation strategies. The motion passed unanimously and the following individuals entered Executive Session at 8:36 p.m.: Members of the Board present; Counsel Thomas Mooney; Executive Director of Human Resources Stephen Falcone; Superintendent of Schools Earl Kim; Director of Finance Hugh Murphy; Board of Education President Geoffrey Alswanger; Board of Education Members Jackie Heftman and Andy George; and Attorney Melika Forbes.

EXECUTIVE SESSION

(Video Part 2: 00:00:00) At 9:05 p.m. participants came out of Executive Session with Chairman Freedman stating that no votes were taken and no actions taken. The following items were then voted upon:

Advisory Opinion – The Paraeducators of Stamford Association Contract

Item 4	Pursuant to Section C6-20-7 (b) of the City Charter, request for Advisory Opinion to the Board of Education on the Tentative Contract between the Stamford Board of Education and the Paraeducators of Stamford Association for the period July 1, 2016 through June 30, 2019.		Favorable Advisory Opinion Motion by: D. Kooris Second by:
	Action Requested:	Advisory Opinion	S. Gabriele
	Amount:	-	Opposed:
	Fund/Budget:	-	M. L. Rinaldi
	Submitted by:	Dr. Stephen Falcone, Executive Director of Human Resources	Abstained:
	Video Part 2: 00:00:28	Attending: Stephen Falcone; Counsel Thomas Mooney, Shipman & Goodwin <i>See notes above and video for additional information on this item.</i>	S. Michelson 3-1-1

Advisory Opinion – Stamford Education Association (SEA) Agreement

Item 5	Pursuant to Section C6-20-7 (b) of the City Charter, request for Advisory Opinion to the Board of Education on the Tentative Agreement between the Stamford Board of Education and the Stamford Education Association (SEA) for the period July 1, 2018 through June 30, 2020.		Favorable Advisory Opinion Motion by: M. L. Rinaldi Second by:
	Action Requested:	Advisory Opinion	S. Gabriele
	Amount:	-	Abstained:
	Fund/Budget:	-	S. Michelson
	Submitted by:	Dr. Stephen Falcone, Executive Director of Human Resources	4-0-1
	Video Part 2: 00:01:11	Attending: Stephen Falcone; Counsel Thomas Mooney, Shipman & Goodwin <i>See notes above and video for additional information on this item.</i>	

Advisory Opinion – Stamford Administrative Unit (SAU) Agreement

Item 6	Pursuant to Section C6-20-7 (b) of the City Charter, request for Advisory Opinion to the Board of Education on the Tentative Agreement between the Stamford Board of Education and the Stamford Administrative Unit (SAU) for the period July 1, 2018 through June 30, 2020.	Favorable Advisory Opinion Motion by: D. Kooris Second by:
	Action Requested:	Advisory Opinion
	Amount:	-
	Fund/Budget:	-
	Submitted by:	Dr. Stephen Falcone, Executive Director of Human Resources
Video Part 2: 00:01:38	Attending: Stephen Falcone; Counsel Thomas Mooney, Shipman & Goodwin <i>See notes above and video for additional information on this item.</i>	S. Gabriele Abstained: M. L. Rinaldi S. Michelson 3-0-2

Please refer to Item 2 for the remainder of the discussion on this item and a vote on the matter.

(Video Part 2: 00:03:51) Following the votes on Items 4, 5 and 6, this item was again addressed. Mr. Rosenberg and Ms. Albano provided copies of the lease and a discussion followed. *See Item 3 above.*

At this time there was discussion about moving the date for the regular meeting of the Board of Finance in November from Thursday the 9th to Tuesday the 14th. A consensus of the members present decided the November meeting would be held on Tuesday 14th.

Adjournment: There being no further questions, Chairman Freedman called for a motion to adjourn the meeting. A motion was made by Ms. Rinaldi and seconded by Mr. Gabriele. All members were in favor of adjourning the meeting at 9:14 p.m. *(Video Part 2: 00:12:51)*

This meeting is on video:

[Part 1](#)

[Part 2](#)

Cynthia R. Winterle

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Clerk of the Board