

MAYOR
DAVID R. MARTIN



RICHARD FREEDMAN
CHAIRMAN
MARY LOU T. RINALDI
VICE CHAIR
DUDLEY N. WILLIAMS
SAL GABRIELE
DAVID KOORIS
SHELLEY A. MICHELSON
TEL: (203) 977-4699
FAX: (203) 977-5030

BOARD OF FINANCE

STAMFORD GOVERNMENT CENTER
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CONNECTICUT 06904-2152

MINUTES

(Continuation of August 24, 2017 Meeting)

Tuesday, September 5, 2017: 7:15 PM

Board of Finance Meeting Room, 4th Floor

Call to Order Chairman Richard Freedman began the continuation of the August 24, 2017 meeting at 7:15p.m.
(Video 00:00:00)

Public Participation: At the invitation of Mr. Freedman, the following individuals spoke regarding Item 4, Request for Approval of Contract – Old Town Hall (OTHRA):

1. Mr. Al Koproski, resident of Stamford spoke of his concerns with students occupying the old town hall.
(Video: 00:01:22)
2. Mr. John Orzechowski, president of the Holy Name Athletic Club and also a resident of Stamford, spoke in support of Holy Name Church as being an excellent school facility for the BOE and his concern that the issue of the lease with the church has met with misunderstanding.
(Video: 00:04:45)
3. Mr. John Zelinsky, member of the Board of Representatives (11th District), outlined the history of this effort and spoke of his belief that the public would be better served with a BOE lease of the Holy Name of Jesus Church building and asked that the Board not approve the lease with OTHRA.
(Video: 00:00:13 and 00:17:41) – Mr. Zelinsky was out of the room initially when the other speakers made their comments.

Reports to the Board: There were none.

BOARD OF EDUCATION
Request for Approval of Contract – Old Town Hall QALICB, LLC

<p>Item 4</p>	<p>This is a request for approval of a lease agreement between the Stamford Board of Education and Old Town Hall QALICB, LLC, for approximately 10,161 square feet of space for Adult Education Classrooms, supporting office space and any other use consistent with the normal operations of the Stamford Public Schools, at Old Town Hall, 175 Atlantic Street. The rent for this space is \$169,870.83 from September 6, 2017 through June 30, 2018. The second year will be \$217,300 with 2.5% increases every year thereafter. The term will be ten (10) years with two (2), additional 5-year options.</p> <p>This item is continued from the meeting of Thursday, August 24, 2017. It was suspended at that meeting for a lack of quorum.</p>		<p>Approved: 3-2-1 Motion by: D. Williams Second by: D. Kooris Opposed: S. Michelson S. Gabriele Abstained: M. L. Rinaldi</p>
	Action Requested:	Approval of lease agreement	
	Amount:	\$169,870.83 for the first year – September 6, 2017 through June 30, 2018 \$217,300 for the second year – July 1, 2018 through June 30, 2019 Term: Ten (10) years with two (2) additional 5-year options	
	Fund/Budget:		
	Submitted by:	Earl Kim, Superintendent of Schools	
<p>Video: 00:08:06</p>	<p>Ms. Rinaldi asked for clarification of some issues. She asked how much the renovation of the Old Town Hall cost. Mr. Timothy Curtin, OTHRA Chairman, responded that the cost was \$19 million: \$6.4 million paid by the City of Stamford, \$6.4 million from grants from the State, and \$6 million from the tax credits.</p> <p>In regard to Ms. Rinaldi's question about necessary adjustments to the building, Mr. Richard Lyons, Construction Projects, Board of Education (BOE) said that carpet squares were to be installed in the basement and some additional lighting fixtures. There will be an IT lab set up which will involve some electrical work and the OTHRA has arranged for this work to be done by the day before it opens. Mr. Lyons, when questioned, said that there were 10 to 12 bathroom units, including male, female and ADA (it was later clarified that each of these units housed three (3) stalls and 1 (1) handicapped stall).</p> <p>Ms. Rinaldi also asked what other sites the BOE considered to which Mr. Lyons responded:</p> <ol style="list-style-type: none"> a. Holy Name of Jesus b. A building in the Hope Street area (Riverbend area) c. A building in High Ridge area <p>He added that they were not on the same transportation track required by the BOE and were more costly. The Cloonan School wasn't considered because it is not available during the day and the Adult Education program conducts daytime classes.</p> <p>When asked by Ms. Rinaldi what plans were in place for the Adult Education Program should the lease not be approved, Superintendent of Schools Earl Kim said the day programs would have to be cancelled and there would be a reduction in State grant revenue estimates. Providing day and evening classes seems to serve students well.</p> <p>At this point in the meeting, Mr. Kim outlined the efforts the BOE had made and communications exchanged with</p>		

	<p>individuals at Holy Name of Jesus.</p> <p>Further discussion was held on the original purpose intended for OTHRA occupancy. Mr. Curtin explained the efforts that had been made to place tenants and the reasons they did not eventuate. Ms. Michelson had questions on a comparison of costs associated with both the OTHRA and Holy Name. Mr. Kim responded. Ms. Rinaldi asked who would be responsible for any damage done to the building, to which Mr. Leyden, OTHRA attorney, referred to contract articles VII and XIII which indicate that it is the responsibility of the lessee to put things back in order.</p> <p>Mr. Kooris spoke of his support for approval of the lease, indicating that he respects the BOE making a proposal that works for their program in a building that meets their criteria. Mr. Williams said that he agreed with Mr. Kooris' comments and added that to use the OTHRA for public education is a great use and entirely appropriate.</p> <p>There being no further questions, Mr. Freedman called for a motion. A motion in support of the lease agreement between the Stamford Board of Education and Old Town Hall was made by Dudley Williams and seconded by David Kooris. Mr. Freedman then called for a vote: All those in favor – 3, those opposed - 2 (S. Gabriele, S. Michelson), abstained – 1 (M. L. Rinaldi). The lease was approved 3-2-1.</p>	
--	---	--

OFFICE OF POLICY AND MANAGEMENT

Transfer – FY16/17 Year-End Salary Budget Transfers – Office of the Mayor

<i>Item 5</i>	<p>In accordance with the City Charter Section C8-30-11, Control of Appropriations, transfers of appropriations (excluding administrative transfers) may, with the approval of the Board of Finance, be made in proper cases from one item to another. Please see attached FY16/17 year-end salary budget transfers request.</p>	Approved: 6-0-0
		Motion by: D. Kooris
	Action Requested: Request Budget Transfers	Second by: D. Williams
	Amount: \$77,166.00	
	Fund/Budget: Various	
	Submitted by: Mayor David Martin	
	Video: 00:44:25	
	<p>Interim Director, OPM, Jay Fountain, answered questions posed by members of the Board.</p> <p><i>Please refer to the meeting video for complete details of these transfers.</i></p>	

Transfer – FY16/17 Year-End Salary Budget Transfers – Office of Administration

Item 6	<p>In accordance with the City Charter Section C8-30-11, Control of Appropriations, transfers of appropriations (excluding administrative transfers) may, with the approval of the Board of Finance, be made in proper cases from one item to another. Please see attached FY16/17 year-end salary budget transfers request.</p>		<p>Approved: 6-0-0 Motion by: M. L. Rinaldi Second by: D. Williams</p>
	Action Requested:	Request Budget Transfers	
	Amount:	\$124,611.00	
	Fund/Budget:	Various	
	Submitted by:	Michael Handler, Director of Administration	
	Video: 00:48:01	<p>Interim Director, OPM, Jay Fountain, explained the transfer process and answered questions posed by members of the Board.</p> <p><i>Please refer to the meeting video for complete details of these transfers.</i></p>	

Transfer – FY16/17 Year-End Salary Budget Transfers – Law Department

Item 7	<p>In accordance with the City Charter Section C8-30-11, Control of Appropriations, transfers of appropriations (excluding administrative transfers) may, with the approval of the Board of Finance, be made in proper cases from one item to another. Please see attached FY16/17 year-end salary budget transfers request.</p>		<p>Approved: 6-0-0 Motion by: D. Kooris Second by: D. Williams</p>
	Action Requested:	Request Budget Transfers	
	Amount:	\$22,630.00	
	Fund/Budget:	Various	
	Submitted by:	Kathryn Emmett, Department Director	
	Video: 00:48:52	<p>Interim Director, OPM, Jay Fountain, answered questions posed by members of the Board.</p> <p><i>Please refer to the meeting video for complete details of these transfers.</i></p>	

Transfer – FY16/17 Year-End Salary Budget Transfers – Operations

Item 8	<p>In accordance with the City Charter Section C8-30-11, Control of Appropriations, transfers of appropriations (excluding administrative transfers) may, with the approval of the Board of Finance, be made in proper cases from one item to another. Please see attached FY16/17 year-end salary budget transfers request.</p>		<p>Approved: 6-0-0 Motion by: M. L. Rinaldi Second by: D. Kooris</p>
	Action Requested:	Request Budget Transfers	
	Amount:	\$491,134.00	
	Fund/Budget:	Various	
	Submitted by:	Ernie Orgera, Department Director	
	Video: 00:49:42	<p>Interim Director, OPM, Jay Fountain, answered questions posed by members of the Board.</p> <p><i>Please refer to the meeting video for complete details of these transfers.</i></p>	

Transfer – FY16/17 Year-End Salary Budget Transfers – Public Safety, Health and Welfare

Item 9	In accordance with the City Charter Section C8-30-11, Control of Appropriations, transfers of appropriations (excluding administrative transfers) may, with the approval of the Board of Finance, be made in proper cases from one item to another. Please see attached FY16/17 year-end salary budget transfers request.		Approved: 5-0-1 Motion by: D. Williams Second by: D. Kooris Abstention: S. Michelson
Action Requested:		Request Budget Transfers	
Amount:		\$1,350,354.00	
Fund/Budget:		Various	
Submitted by:		Ted Jankowski, Department Director	
Video: 00:55:49 Interim Director, OPM, Jay Fountain, answered questions posed by members of the Board. <i>Please refer to the meeting video for complete details of these transfers.</i>			

THE REMAINING ITEMS WERE HEARD IN THE FOLLOWING ORDER

Transfer – FY16/17 Year-End Salary Budget Transfers – E. G. Brennan Golf Course

Item 11	In accordance with the City Charter Section C8-30-11, Control of Appropriations, transfers of appropriations (excluding administrative transfers) may, with the approval of the Board of Finance, be made in proper cases from one item to another. Please see attached FY16/17 year-end salary budget transfers request.		Approved: 6-0-0 Motion by: M. L. Rinaldi Second by: D. Kooris
Action Requested:		Request Budget Transfers	
Amount:		\$28,667.00	
Fund/Budget:		Various	
Submitted by:		Ernie Orgera, Department Director	
Video: 01:02:14 Interim Director, OPM, Jay Fountain, answered questions posed by members of the Board. <i>Please refer to the meeting video for complete details of these transfers.</i>			

Transfer – FY16/17 Year-End Salary Budget Transfers – Parking Management

Item 12	In accordance with the City Charter Section C8-30-11, Control of Appropriations, transfers of appropriations (excluding administrative transfers) may, with the approval of the Board of Finance, be made in proper cases from one item to another. Please see attached FY16/17 year-end salary budget transfers request.		Approved: 6-0-0 Motion by: D. Kooris Second by: D. Williams
Action Requested:		Request Budget Transfers	
Amount:		\$26,994.00	
Fund/Budget:		Various	
Submitted by:		Ernie Orgera – Department Director	
Video: 01:02:52 Interim Director, OPM, Jay Fountain, answered questions posed by members of the Board. <i>Please refer to the meeting video for complete details of these transfers.</i>			

(Video: 01:03:12) Mr. Fountain requested that he be given permission to make minor transfers that may come in after the above-approved transfers. Following a discussion, the following vote was taken:

Motion made by Mr. Kooris that the Chairman, in consultation with Mr. Fountain (OPM) approve any minor transfers up to a cap of \$5,000 per item. The motion was seconded by Ms. Rinaldi with a unanimous vote in favor – 6-0-0.

Transfer - Computer System Administrator Position – Public Safety, Health and Welfare

<p>Item 10</p>	<p>In accordance with the City Charter Section C8-30-11, Control of Appropriations, transfers of appropriations (excluding administrative transfers) may, with the approval of the Board of Finance, be made in proper cases from one item to another. Please see attached FY17/18 salary budget transfer request.</p>		<p>Approved: 6-0-0 Motion by: S. Gabriele Second by: D. Kooris</p>
<p>Action Requested:</p>	<p>Request Budget Transfer (transfer of position of Computer System Administrator from Emergency 911 to TMS effective 7/1/2017)</p>		
<p>Amount:</p>	<p>\$111,034.00</p>		
<p>Fund/Budget:</p>	<p>From: 01433501100 Emergency 911/Salaries To: 01410611100 Application Support/Salaries</p>		
<p>Submitted by: Video: 01:05:10</p>	<p>Ted Jankowski, Department Director</p> <p>Mr. Jankowski and Mr. Fountain answered questions posed by members of the Board.</p> <p><i>Please refer to the meeting video for complete details of these transfers.</i></p>		

[This Meeting is on Video](#)

Next Regular Meeting of the Board: Tuesday, September 19, 2017 at 7:00 P.M.

Adjournment: (Video: 00:00:00)

Cynthia R. Winterle
Cynthia R. Winterle
Clerk of the Board