

MAYOR
DAVID R. MARTIN



RICHARD FREEDMAN
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BOARD OF FINANCE
STAMFORD GOVERNMENT CENTER
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CONNECTICUT 06904-2152

MINUTES
Regular Meeting
Thursday, September 8, 2016: 7:00 PM
Board of Finance Meeting Room, 4th Floor

Call to Order: Performed by Chairman Freedman at 7:08 p.m. (Video: 00:00), with the following Board Members present: Mary Lou T. Rinaldi, Dudley Williams, Salvatore Gabriele, David Kooris and Shelley Michelson.

Pledge of Allegiance: Led by Chairman Freedman

Approval of Minutes: August 11, 2016: 7:00 PM: Regular Meeting	Approved 5-0-1 Motion by: S. Gabriele Second by: D. Williams Abstained: R. Freedman (not present at meeting)
Video: 00:00:27	

During the vote on the Approval of Minutes, Mr. Gabriele commented on a suggestion he made at the August meeting pertaining to the possibility of the August meeting being held the third week of the month rather than the second week. This will assist the auditors with their reporting timelines. There was support from the members present and the Clerk noted that the calendar for next year will reflect this suggestion.

Public Participation: There was none.

Reports to the Board: Chairman Freedman reported that there had been a Meeting of the Whole earlier in the evening when the Board reviewed its budget presentation process, including the calendar, number of meetings, format for presentations, etc. (*This meeting is on video.*)

Ms. Rinaldi noted that the WPCA Engineer's Report recently distributed to the Board included budget numbers, not actual numbers and asked BOF representative to the WPCA, Ms. Michelson, if she could secure a more comprehensive report that included actual numbers, going back two (2) years. She added that when the audit is completed the Board would like to have 2015-16 numbers also. Ms. Michelson was not sure when the WPCA audit would be ready but will provide that information once the audit is completed.

OFFICE OF THE MAYOR

Possible Discussion: Executive Session

<i>Item 1</i>	Possible Discussion: Mayor Martin		There was no Executive Session
	Action Requested:	Possible Discussion	
	Amount:		
	Fund/Budget:		
	Submitted by:	Mayor David Martin	
	Video: 00:02:34	Mayor Martin spoke briefly about a couple of issues that he will bring to the Board next month. He explained that the issues are pending and are not ready to be discussed until maybe next month's meeting.	

Supplemental Capital Project Appropriation - Energy Improvement Projects

<i>Item 2</i>	Request for Approval of Supplemental Capital Project Appropriations for the Energy Improvement Projects. Proceeds will be used for the following:		Approved <u>with the exception of the Street Lighting Phase which will be placed on HOLD.</u> 5-1-0 Motion by: R. Freedman Second by: D. Kooris Opposed: M.L. Rinaldi																																		
	Building Lighting Replacement (LED lights in 15 schools plus Government Center); Street Light Replacement (5,190 LED bulbs); Replacement of the cooling tower and HVAC compressor at Government Center; and Repair of the AITE Ice Storage (HVAC) system																																				
	Costs associated with the above:																																				
	<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Project</th> <th style="text-align: center;">Phase</th> <th style="text-align: right;">Cost</th> <th style="text-align: right;">Rebate</th> <th style="text-align: right;">Net Cost</th> </tr> </thead> <tbody> <tr> <td>School Lighting</td> <td style="text-align: center;">I</td> <td style="text-align: right;">\$6,191,710</td> <td style="text-align: right;">\$1,402,493</td> <td style="text-align: right;">\$4,789,217</td> </tr> <tr> <td>Gov't Center Lighting</td> <td style="text-align: center;">I</td> <td style="text-align: right;">700,651</td> <td style="text-align: right;">256,710</td> <td style="text-align: right;">443,941</td> </tr> <tr> <td>AITE Cooling</td> <td style="text-align: center;">I</td> <td style="text-align: right;">94,434</td> <td style="text-align: center;">---</td> <td style="text-align: right;">94,434</td> </tr> <tr> <td>Street Lighting</td> <td style="text-align: center;">II</td> <td style="text-align: right;">2,060,135</td> <td style="text-align: right;">389,820</td> <td style="text-align: right;">1,670,315</td> </tr> <tr> <td>Gov't Center Cooling</td> <td style="text-align: center;">II</td> <td style="text-align: right;"><u>2,199,922</u></td> <td style="text-align: center;">---</td> <td style="text-align: right;"><u>2,199,922</u></td> </tr> <tr> <td colspan="2" style="text-align: right;"><i>Total Project Costs</i></td> <td style="text-align: right;">\$11,246,852</td> <td style="text-align: right;">\$2,049,023</td> <td style="text-align: right;">\$9,197,829</td> </tr> </tbody> </table>	Project		Phase	Cost	Rebate	Net Cost	School Lighting	I	\$6,191,710	\$1,402,493	\$4,789,217	Gov't Center Lighting	I	700,651	256,710	443,941	AITE Cooling	I	94,434	---	94,434	Street Lighting	II	2,060,135	389,820	1,670,315	Gov't Center Cooling	II	<u>2,199,922</u>	---	<u>2,199,922</u>	<i>Total Project Costs</i>		\$11,246,852	\$2,049,023	\$9,197,829
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<i>Total Project Costs</i>		\$11,246,852	\$2,049,023	\$9,197,829																																	
	Action Requested:	Approval of Supplemental Capital Project Appropriation																																			
	Amount:	\$11,246,852																																			
	Fund/Budget:	Additional funding for an existing funded Capital Project																																			
	Submitted by:	Mayor David Martin; Thomas Madden, Director of Economic Development																																			
	Video: 00:04:08	Thomas Madden, Director of Economic Development, made an in-depth background presentation on the City's Energy Improvement Project – from its inception in 2007 to the point of proposed implementation. He explained the five (5) projects listed above and how they were selected, how analysis was performed, cost savings guaranteed by Con Edison, rebates and how they will be paid, financial aspects, including paybacks to the City, also costs that will be absorbed by the Board of Education for the school lighting project (This has been submitted to the Board of Education and received approval). Mr. Madden added that Stamford is the first city within the State to implement these energy-efficiency projects. Questions raised included; energy costs paid by the Board of Education in the past, compared with anticipated expenses for proposed projects; how guarantees are assured; criteria for managing savings; a request for rebate information in writing. With regard to the Street Lighting Project, a question was raised regarding the cost of the City performing the work vs. Con Ed.																																			
			Continued...																																		

	<p>Also present and responding to questions were representatives from Con Edison.</p> <p>As a result of discussions, the Board will be provided a signed written guarantee on cost savings and warranty and rebate information.</p> <p>Mayor Martin spoke to the funding of these projects. He said that with the building of a new Police Department the City is capital restrained and this energy improvement project is an opportunity to generate a guaranteed return.</p> <p>A motion to hold this item until next month was made by Mr. Gabriele who felt there was a lot of information to take in and additional information was needed.</p> <p>Mayor Martin explained that every month the City delays implementation, the more the City pays. Ms. Michelson asked if the school projects are prioritized. The Mayor replied that the smaller schools will be first to start rather than the larger schools.</p> <p>Mr. Freedman questioned the number of street lights in the City that City employees have already replaced with LED lights. The Mayor suggested it is more than 30% and it is part of their regular program. In response to a question from Ms. Rinaldi, the Mayor said that the street lighting project is strictly to save energy and that no new street lights are being added as part of the project. The Board would like to look at a cost analysis of the City doing the work itself rather than Con Ed. Mayor Martin responded that if the Board would like to HOLD this item then this research can be done.</p> <p>In regard to the Government Center Cooling project, Mayor Martin mentioned that what Con Ed has proposed will be substantially cheaper and faster if they (Con Ed) do the work than City Engineering. He distributed photos of cooling tower leakage and emphasized the time sensitivity of this project... it could become an emergency.</p> <p>Mr. Freedman called for a second to Mr. Gabriele's motion to hold approval of the appropriation. There being none, the motion failed.</p> <p>Mr. Kooris then made a motion to approve the supplemental Capital Project Appropriation, which was seconded by Mr. Williams. Before a vote was taken, Mr. Freedman made a motion to amend the motion to <u>HOLD the Street Lighting Project</u> pending receipt of cost information and <u>approve the appropriation in the amount of \$7,527,514.</u> Mr. Kooris seconded this motion.</p> <p><i>Please access the video for more detailed information.</i></p>
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Board Member Gabriele left the meeting at this point.

Bond Resolution – Energy Improvement Projects

<i>Item 2-a</i>	Request for Approval of Bond Resolution Amending the Capital Budget for fiscal year 2016-2017 by adding an appropriation of \$9,197,829 for the Energy Improvement Projects and authorizing \$9,197,829 General Obligation Bonds of the City to meet said appropriation.		Approved 4-1-0 Motion by: R. Freedman Second by: D. Kooris Opposed: M.L. Rinaldi
	Action Requested:	Approval of General Obligation Bonds	
	Amount:	\$9,197,829 (Minus \$1,670,315 on HOLD) = \$7,527,514	
	Fund/Budget:	Capital Budget	
	Submitted by:	Thomas Madden	
	Video: 01:35:17	As the Street Lighting Project was placed on HOLD (see related item #2 above), the amended amount for this Bond Resolution totals \$7,527,514.	

Loan Forgiveness – Old Town Hall Redevelopment Agency (OTHRA)

<i>Item 3</i>	Request for BOF approval of a Resolution approving the acceptance of Title to the Old Town Hall property at 175 Atlantic Street by the City of Stamford and approving assignments of related notes and mortgages in exchange for forgiveness of certain notes and release of mortgages on that same property pursuant to the Old Town Hall Financing Plan approved by the City of Stamford Board of Representatives.		WITHDRAWN
	Action Requested:	Approval of Loan Forgiveness	
	Amount:	<u>Purchase Price:</u> \$4,785,588 (transferred to QALICB) (\$2,531,208 to be paid with cash from the QALICB) (\$2,254,380 to be funded with a Property Acquisition Loan from the City to the QALICB) <u>Financing Plan:</u> (\$5,683,773 Investment Fund Loan) (\$7,927,996 QALICB Loan) (\$2,579,974 Reserve Monies – Morgan Stanley Bank) (\$3,170,802 Construction Advances that are presently outstanding in the aggregate principal amount of \$1,948,303 from the City to the QALICB – Construction Loan) (\$2,673,028 Operating Deficit Loan) (\$31,599 Manager Loan)	
	Fund/Budget:		
	Submitted by:	Mayor David Martin	
	Video: 01:36:05		

Board Member Rinaldi left the meeting at this point.

**OFFICE OF ADMINISTRATION
GRANTS**

Additional Appropriation – Grant-Funded – Dental Sealant Program

<i>Item 4</i>	Request for an additional appropriation to expand the dental sealant program in schools to Grades 1, 6 and 7. A part-time dental hygienist will be hired to provide outreach, screenings and sealants at the middle school level. Purchase of additional portable units will increase the efficiency by reducing the time spent moving equipment and allow more than two (2) schools to have the program at a time. Students will be checked for retention of sealants within a year of placement.		Approved 3-1-0 Motion by: D. Kooris Second by: D. Williams Opposed: S. Michelson
	Action Requested:	Approval of Additional Appropriation	
	Amount:	\$60,000 (100% grant funded)	
	Fund/Budget:	Dental Sealant Program	
	Submitted by:	Ted Jankowski, Director of Public Health, Safety and Welfare	
	Video: 01:36:16	Ms. Cammarota noted that parents can opt-out of this State	

	Department of Health program.
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Additional Appropriation – Grant-Funded – Inter-town Capital Equipment (ICE) Grant

<i>Item 5</i>	<p>Stamford will partner with Greenwich and Norwalk to purchase tactical equipment for Fire and EMS personnel. Each town will contribute 20% of its respective project cost.</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Grant</td> <td style="text-align: right;">\$160,036</td> </tr> <tr> <td>Stamford</td> <td style="text-align: right;">19,204</td> </tr> <tr> <td>Greenwich</td> <td style="text-align: right;">6,401</td> </tr> <tr> <td>Norwalk FD</td> <td style="text-align: right;">7,202</td> </tr> <tr> <td>Norwalk Hospital/EMS</td> <td style="text-align: right;">7,202</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$200,045</td> </tr> </table>	Grant	\$160,036	Stamford	19,204	Greenwich	6,401	Norwalk FD	7,202	Norwalk Hospital/EMS	7,202	Total:	\$200,045	<p>Approved 4-0-0 Motion by: D. Williams Second by: D. Kooris</p>
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Stamford	19,204													
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Total:	\$200,045													
	Action Requested: Approval of Additional Appropriation													
	Amount: \$200,045													
	Fund/Budget: ICE / Equipment													
	Submitted by: Ted Jankowski													
	Video: 01:37:54	Ms. Cammarota explained that the City administers this State grant, which is done in one (1) purchase. The administration of the grant rotates between the districts each year.												

Additional Appropriation – Grant-Funded – Homeland Security

<i>Item 6</i>	<p>The 14 towns and cities comprising DEMHS Region 1 will each pay a pre-determined share of the costs to sustain the UASI interoperable radio system. As the fiduciary of the Region's Homeland Security grant, Stamford will issue payment to the vendor.</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Bridgeport</td> <td style="text-align: right;">\$8,573.27</td> <td>Darien</td> <td style="text-align: right;">\$1,966.22</td> </tr> <tr> <td>Easton</td> <td style="text-align: right;">\$1,966.22</td> <td>Fairfield</td> <td style="text-align: right;">\$4,743.84</td> </tr> <tr> <td>Greenwich</td> <td style="text-align: right;">\$4,966.27</td> <td>Monroe</td> <td style="text-align: right;">\$1,966.22</td> </tr> <tr> <td>New Canaan</td> <td style="text-align: right;">\$1,966.22</td> <td>Norwalk</td> <td style="text-align: right;">\$5,995.45</td> </tr> <tr> <td>Stamford</td> <td style="text-align: right;">\$7,744.90</td> <td>Stratford</td> <td style="text-align: right;">\$4,332.52</td> </tr> <tr> <td>Trumbull</td> <td style="text-align: right;">\$3,646.41</td> <td>Weston</td> <td style="text-align: right;">\$1,966.22</td> </tr> <tr> <td>Westport</td> <td style="text-align: right;">\$3,254.26</td> <td>Wilton</td> <td style="text-align: right;">\$1,966.22</td> </tr> </table>	Bridgeport	\$8,573.27	Darien	\$1,966.22	Easton	\$1,966.22	Fairfield	\$4,743.84	Greenwich	\$4,966.27	Monroe	\$1,966.22	New Canaan	\$1,966.22	Norwalk	\$5,995.45	Stamford	\$7,744.90	Stratford	\$4,332.52	Trumbull	\$3,646.41	Weston	\$1,966.22	Westport	\$3,254.26	Wilton	\$1,966.22	<p>Approved 4-0-0 Motion by: R. Freedman Second by: D. Kooris</p>
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Westport	\$3,254.26	Wilton	\$1,966.22																											
	Action Requested: Approval of Additional Appropriation																													
	Amount: \$55,054.26																													
	Fund/Budget: Homeland Security/Contracted Services																													
	Submitted by: Ted Jankowski																													
	Video: 01:39:53	Ms. Cammarota stated that this is a Federal grant through the State and individual towns in Region 1 contribute to costs of maintenance and upgrades for the radio system. Since Stamford has to pay Motorola, the towns in turn pay Stamford - which receives a fee-for-service for the administration of the grant.																												

Additional Appropriation – Grant-Funded – Justice Assistance Grant

<i>Item 7</i>	<p>Request for an Additional Appropriation for extra walking patrols on an overtime basis. A recent rash of gun-related violent criminal activity perpetrated by youth gang members has plagued several neighborhoods in Stamford.</p>	<p>Approved 4-0-0 Motion by: D. Kooris Second by: D. Williams</p>
	Action Requested: Approval of Additional Appropriation	
	Amount: \$43,468 (100% grant funded)	
	Fund/Budget: Justice Assistance Grant - Overtime	
	Submitted by: Jon Fontneau, Chief of Police	
	Video: 01:41:14	Ms. Cammarota was present for any questions. This is a Federal grant received each year.

Chairman Freedman noted that Board of Education Director of Human Resources, Clemon Williams, reported there is a Tentative Agreement on the proposed contract between the City and the MAA Union. MAA members will vote on the contract proposal on September 14, 2016 and the Board of Representatives Personnel Committee meets on October 5. Director Williams has requested that the Board of Finance hold a special meeting to issue an Advisory Opinion on the proposed contract. A consensus of members present selected a meeting date of Tuesday, September 27, 2016, at 7:00 P.M.
(Video: 01:41:51)

Due to calendar conflicts, the October Board of Finance regular meeting will be held on the following date:

Next Regular Meeting of the Board: Wednesday, October 19, 2016 at 7:15 P.M.

Adjournment: Motion by David Kooris, second by Dudley Williams to adjourn at 8:56 P.M. (Video: 01:45:09)

Cynthia R. Winterle

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