

27TH BOARD OF REPRESENTATIVES CITY OF STAMFORD

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DAVID R. MARTIN
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JOHN J. BOCCUZZI
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ROBERT "GABE" DELUCA

RESOLUTION NO. 3138

**OF THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD
APPROVING THE REDEVELOPMENT PLAN FOR THE OLD TOWN HALL
REDEVELOPMENT PROJECT AND CONFIRMING THE OLD TOWN HALL
REDEVELOPMENT AGENCY AS THE REDEVELOPMENT AGENCY FOR THE
PROJECT.**

WHEREAS, the City of Stamford, Connecticut, (hereinafter referred to as the "City") has formulated a Master Plan to redevelop and conserve certain important structures and areas within the City and one such structure is the Old Town Hall and such an area is the Old Town Hall Redevelopment Area, bounded on the west and north by Main Street; the east by Atlantic Street and the south by Bank Street (hereinafter referred to as the "Project Area"); and

WHEREAS, In September 2004, the City established a task force known as the Old Town Hall Steering Committee (hereinafter referred to as the "Steering Committee") to assess the condition of the historic Old Town Hall structure and develop recommendations which balance public use, historic renovation and construction and minimizing long term operating costs while maintaining City of Stamford ownership and control; and

WHEREAS, The Steering Committee proposed the establishment of the Old Town Hall Redevelopment Project to accomplish the rehabilitation, renovation and revitalization of Old Town Hall and the enhancement of the adjacent Heritage Park (at the intersection of Bank Street and Main Street) utilizing existing state and local funds, historic tax credits and federal economic development tax credits known as New Market Tax Credits; and

WHEREAS, in order to implement the proposals of the Steering Committee, on May 1, 2006, pursuant to and in accordance with the provisions of Chapter 130 of the Connecticut General Statutes (hereinafter referred to as "Chapter 130"), the City established the Old Town Hall Redevelopment Agency (hereinafter referred to as the "Agency") and assigned it responsibility for the implementation of the Old Town Hall Redevelopment Project; and

WHEREAS, acting pursuant to such responsibility and the authority granted pursuant to Chapter 130 to prepare, approve and carry out redevelopment and renewal plans within

the Project Area, the Agency, on March 8, 2007, with proper notice, held a public hearing to solicit comments and opinions and on thereafter on March 8, 2007, approved the Old Town Hall Redevelopment Project Plan (the "Project Plan) for the Old Town Hall Redevelopment Project (the "Project"); and

WHEREAS, Chapter 130 provides for the establishment and powers of a "redevelopment agency" and the contains definitions of "redevelopment," "redevelopment plan" and "redevelopment area;" the definition of a "redevelopment area" as established in Section 8-125(b) reads, in part, as follows: "*Redevelopment area*" means an area within the state which is deteriorated, deteriorating, substandard or detrimental to the safety, health, morals or welfare of the community. An area may consist partly or wholly of vacant or unimproved land or of land with structures and improvements thereon, and may include structures not in themselves substandard or insanitary which are found to be essential to complete an adequate unit of development, if the redevelopment area is deteriorated, deteriorating, substandard or detrimental... ;and

WHEREAS, pursuant to and consistent with the requirements of Chapter 130, after a properly noticed public hearing, the Agency has made the following findings:

1. The Project Plan satisfies the definition of a redevelopment plan as set forth in Chapter 130;
2. The Project Area satisfies the definition of a redevelopment area as set forth in Chapter 130;
3. The implementation of the Project will materially improve the conditions within the Project Area as well as the traditional downtown core of the City;
4. There will be no families or businesses displaced as a result of the Project Plan and the improvements and actions identified therein;
5. The Project is satisfactory as to site planning in relation to the comprehensive or general plan (Master Plan) of the City; and
6. The Project Plan thoroughly and accurately describes the method of financing to be employed by the Agency in the implementation of the Project Plan; and

WHEREAS, the Planning Board has reported favorably on this Project Plan confirming that it is consistent with the provisions of the City's Master Plan; and

WHEREAS, the Agency has submitted the Proposed Project Plan to this Board for its approval; and

WHEREAS, on March 22, 2007 the Land Use – Urban Redevelopment Committee held a public hearing to solicit comments and opinions from the citizens of the City; and

WHEREAS, on April 4, 2007 the Land Use – Urban Redevelopment Committee of the Board of Representatives reported favorably to this Board on the Proposed Amendment; and

WHEREAS, members of this Board have personal knowledge of the Old Town Hall Redevelopment Project Area.

NOW, THEREFORE, be it resolved by the Board of Representatives of the City of Stamford, Connecticut that:

1. The area of the City known as the Old Town Hall Redevelopment Project Area as specifically described in the Project Plan meets the criteria of a redevelopment area as defined in Chapter 130 and is hereby designated as redevelopment area.
2. The Old Town Hall Redevelopment Project Plan meets all of the requirements of Chapter 130 relative to urban redevelopment plans, includes sufficient details to give this board adequate information and is hereby adopted as a redevelopment plan.
3. The Old Town Hall Redevelopment Agency is hereby reconfirmed and designated as the redevelopment agency, as defined in Chapter 130 (with all of the powers set forth therein), to carry out and implement the Project Plan.
4. The implementation of the Project Plan will result in materially improving the conditions of the Old Town Hall Project Area.
5. The Project Plan is satisfactory as to site planning and relation to the comprehensive or general plan (Master Plan) of the City of Stamford.
6. The Project Plan accurately describes the anticipated financing methodology, and other details necessary to adequately inform the City, its boards, agencies, commissions, officers, employees, citizens and others.

7. The Project Plan, to the greatest extent feasible, affords maximum opportunity consistent with the sound needs of the City of Stamford as a whole to redevelop the Project Area.
8. In order to implement and facilitate the carrying out of the Project Plan, certain official actions must be taken by this Board and accordingly this Board hereby:
(a) pledges its cooperation in helping to carry out the Project Plan; (b) requests the various officials, departments, boards and agencies of the City of Stamford likewise cooperate to such end and to exercise their respective function and powers in a manner consistent with the Project Plan; and (c) stands ready to consider and take appropriate action upon the proposals and measures designed to effectuate the Project Plan.

IT IS FURTHER RESOLVED, that the Old Town Hall Redevelopment Project Plan be and hereby is in all respects approved and the Agency is authorized and directed to take all steps necessary to carry out the Project Plan in an expeditious and timely manner, and to utilize all powers granted by any pertinent legislative enactment, including all powers vested in redevelopment agencies by Chapter 130 of the General Statutes of the State of Connecticut.

IT IS FURTHER RESOLVED, that the effective date of this resolution shall be April 4, 2007.

This resolution was approved by unanimous voice vote at the Regular Meeting of the 27th Board of Representatives held on Wednesday, April 4, 2007.



David R. Martin, President



Annie M. Summerville, Clerk

cc: Mayor Dannel P. Malloy
Ben Barnes, Director of Operations
William Callion, Director of Public Safety, Health & Welfare
Thomas Cassone, Esq., Director of Legal Affairs
Sandra Dennies, Director of Administration
Donna Loglisci, City & Town Clerk