

Testimony of Carol Ann McClean, Stamford RTC, District 3
Re: Raised Bill # SB 01114

Dear Sir/ Madam:

My apologies for not being able to attend this public meeting. Please enter my testimony into the record regarding Raised bill # SB 01114.

Taxpayers of the City of Stamford should have a vote of how this district of Harbor Point proceeds. This act should not just be drafted for the purpose of the developer, there should and needs to be input by the residents who are the taxpayers of the City of Stamford.

Our tax dollars are strained by the overflow of the total of 4000 Units being built in the Harbor Point district, not including the stores, restaurants and businesses, along with the office buildings Harbor Point has occupied, with more to come.

These are some of the points that are of serious concerns to my district 3 taxpaying residents, and they asked if I could prepare a breakdown of their concerns for your review. These are the topics:

Sewage: The sewage septic system is becoming compromised where sewage is leaking into the canal between Magee Avenue and Canal Street. No revisions have been made to that infrastructure to take on this extra volume, but when it breaks and we are fined by the federal bureaus, it will be the Stamford taxpayer paying the bill, not the renters. There is talk that this system will need to be replaced and the cost is in the millions.

Police and Fire: Our fire department is now having to manage the total of 4000 new units and high rise buildings that have false alarms sometimes twice in one week. Our police department is not informed of the plans when these streets are created and signs are installed that they have to manage, or what the rules are for the streets created in this district. All of this with no pay increase to our fine Fire and Police departments. They are also cheating our police department on overtime by not scheduling an officer to be where they are delivering re bar, or other building supplies on the city streets.

Public Schools: Are overflowing. When I brought to the board of education the numbers of Units that are being built and questioned what schools they could fit in, they had no idea or even realized that they had to plan for this, until I raised the question in 2012. As taxpayers we need to know how many new spaces they really need and know this is pushing our school district to the brink of capacity and our budget.

Taxes: Construction equipment here for years are not taxed as all other businesses and residents in our City. It was not till I asked our tax department what was being paid to our City for just the cranes, they said -0-. Only after this was brought to the attention of

Mr. Kirwin of our tax department in 2012, did the owners of the equipment start to even be billed. Some companies have already left...never to be billed. The Stamford tax department is understaffed and have no extra funds to hire more employees to do all these inspections for equipment that should be taxed, as all other businesses in Stamford are. Tax declarations that are not done by everyone of these contractors is a leaky hole no one can seem to fix. Harbor Point has the responsibility under section n(2) of the Harbor Point Infrastructure Act of 2007, to be sure this step is done and done correctly for the best interest of Stamford, but it is not, and there is no one in control to over see this process.

n(2) Except as specifically provided in this section, all other statutes, ordinances, resolutions, rules and regulations of the state of Connecticut and the city of Stamford shall be applicable to the property, residents and businesses located in the district. Nothing in this section shall in any way obligate the city of Stamford to pay any costs for the acquisition, construction, equipping or operation and administration of the improvements located within the district or to pledge any money or taxes to pay debt service on bonds issued by the district except as may be agreed to in any interlocal agreements executed by the city of Stamford and the district.

<http://www.cga.ct.gov/2007/ACT/SA/2007SA-00006-R00HB-07384-SA.htm>

Blasting: The Gateway project next to the train has been blasting the same rock for over 4 years. Damage to homeowners properties leaving the homeowner to deal with the blasting companies insurance and their own policy, including our home. The Holy Name Church sustained damage to the top of the church and ceilings in the alter, that fell down at a 12:00 mass, while the blasting was going on.

The gas and water lines are compromised. I personally have had to call the fire department on two occasions for the Berkeley Street residents due to the strong odor of gas coming from the drain pipes from the blasting.

Pollution: Out of state Mack trucks idling next to their homes for hours. Foam from the building construction fills our drains, business's and homes with these little small foam beads in their windows and AC's. Contaminated dirt is piled next to businesses and homes with no covers and never watered down.

Generators: The building generator pipe for the Infinity building sticks out to Pacific Street in front of two businesses that cannot have their doors open due to the noise and pollution of this pipe. Property owners were never notified about this building or the design or when hearings would be held about it.

Taxpayers: Taxpayers are never sent notices, as they are required, regarding any meetings that are taking place at zoning for this district. This fact is noted in zoning records, that even though they are required to send notices to property owners, this is not followed.

HPID Board: No notice of meetings the board for HPID holds are posted for the public. No minutes provided to the Clerk of Stamford for their meetings. A meeting in

Feb. 2011 that I attended does not have what actually occurred at the meeting in their written minutes. Paul Kuehner was not in attendance at the meeting, even though John Freeman claimed he was on the phone. I do have a video copy of that meeting that I can provide as well as the minutes provided to me by John Freeman.

Stamford skilled labor force: Families in CT are not being hired by this developer. Skilled contractors continue to have their families struggle to pay their bill and find employment, due to the fact these jobs that are created are not guaranteed for people who are CT taxpayers in State, who have all the correct insurance and pay employment tax and workers compensation, are passed up so this developer can make more money, only to turn around and sell these buildings when completed for record profits. There is no reason not to hire the CT. Contractors, especially from our City.
<http://www.stamfordadvocate.com/news/article/Harbor-Point-developer-sells-apartment-complex-4291607.php>

State Taxpayer Dollars: The state of CT has spent an enormous amount of money with labor investigations and building violations. BLT and Harbor Point, the developer is responsible to hire the companies that bring in unskilled labor as well as undocumented workers who are being paid as independent contractors. These actions are putting our City and State in a very serious situation if any or these individuals get hurt or killed on the job. Per section n(2) of the Harbor Point Infrastructure District Act clearly states that they are to follow all rules, ordinances and statues by the State of CT. and the City of Stamford. The issue of individuals here working from Texas and other States who are undocumented workers and unskilled labor is a direct violation of our State Ordinances. This enables this developer to make record profits while they circumvent the system.

Out Of State Vehicles: An invasion of out of State vehicles have been parked here for years. The contractors that are living and working here from all over the country who now live in CT, do not have CT License nor a CT plate. This is millions of dollars our State and City loose by this simple issue being enforced. The DMV guidelines are very clear. 30 Days you need to get a CT license and 60 days your registration. They would have to purchase insurance, pay property tax and have emissions testing.

From: <http://www.ct.gov/dmv/site/default.asp>

Requirements to Transfer Your

Out of State Registered Vehicle

Once you have established residency in Connecticut, **you have 60 days to transfer your vehicle** registration to this state.

An [emissions test](#) and vehicle identification number (VIN) verification is required, which are performed at the emissions station. Please bring your vehicle, registration and drivers license to your [local emissions test station](#).

Vehicles that are [exempt](#) from emissions testing will require a VIN verification at the DMV offices in Bridgeport, Danbury, Hamden, Norwalk, Waterbury, Wethersfield or Willimantic, [or at a VIN Verification Emissions Station](#).

A Vehicle Inspection Report (VIR) will be completed by the emissions technician and a copy of the report will be given to you. The VIR must be presented to the DMV when applying for a permanent registration.

Licensing Requirements for New Residents

NOTE: Not all DMV offices offer this service. [Click here to find an office near you](#).

This service is provided on a walk-in basis.

Once you have established residency in Connecticut, [you have 30 days to transfer your out-of-state](#) license to Connecticut.

The driver must possess an out-of-state license which has not expired for more than 2 years. A vision test will be administered prior to the issuance of the Connecticut license. The knowledge and road tests may be waived at the discretion of the licensing agent.

When you are prepared to apply for a Connecticut Driver's License, please visit a DMV office that conducts this driver's license service.

You will be asked to provide the following:

- Your current driver's license. It may not be expired for more than 2 years.
- Complete an Application for a Non-Commercial Driver's License ([Form R-229](#)).
- The documents required as [acceptable forms of identification](#).
- The application fee of \$40. See [acceptable forms of payment](#).
- The license fee of \$72 or \$84. Fee varies based on number of years the license will be valid (five and one-half to seven years), which depends on your date of birth.
- If paying by check please bring two checks for this process.
- **If you are under 18 and have a driver's license from another state**, you must complete additional [special requirements](#). Please be aware of the [passenger restrictions and other laws for newly licensed 16-and 17-year-olds](#). Connecticut does not accept a license issued to individuals who are under 16 years of age.

Boatyard: This issue is enormous for a lot of CT residents who are boaters and are concerned about safety first. BLT/ Harbor Point illegally tore down the boatyard, and telling no one, who would be upset by this event. All along it was a scheme to put a building for a billionaire, there. Again, breaking all rules and regs on the City side, again no real consequence. They have overwhelmed our Zoning board with all the false information they provide on many long nights, when it was all to keep a secret of their

true intention for the 14 acre boatyard to be revealed in August 2012. Residents do not believe the claimed hype of 1000 jobs would be created.

"Many in Stamford are incensed that no city officials, not even the mayor, knew of the deal with Bridgewater until it was announced last August. Critics also say the global investment company should not be getting state funds to build an office complex in a high-risk floodplain, in apparent violation of state environmental policies. They say the move shows that Bridgewater is getting special treatment when compared with agencies such as housing authorities, which have historically been unable to use state money to renovate housing projects in floodplains" CT Mirror, March 14th.

<https://www.ctmirror.org/story/19424/opposition-growing-bridgewater-project-stamford>

Loft Artists Association: And most recently this week, we come to find that the non profit art association that Dan Malloy and his wife supported when this district was created, was to remain and be able to continue to be the cultural tradition of the Stamford City's South End, is next on the chopping block. BLT is claiming that they fulfilled the obligation to support a cultural Institution, by having the non profit private school, Waterside School in the district now, fill that spot. When we all knew full well, that when the district terms etc for this type of cultural Institution was described, there was no Waterside School in the South End. The Loft Artist Association was the only "cultural institution" in the South End of Stamford. I myself followed this closely as I was a member in the early 90's. The residents in my community that support the arts, participate and attend the famous "Loft Artist Open House". Over 4000 visitors in one weekend, and art lovers are able to stop in during the year, some would come enjoy this with their families, art in progress...it's a travesty to this to end now in our community. The history of the Loft Artists is 30 years in the South End of our great City, for those of you on this board who have never been here, you really should, to see the talent in our community.

<http://www.loftartists.com/about.php>

This Raised bill #SB01114, should not be passed. There is an out cry from our community that there needs to be an over site committee, to be sure all levels have checks and balances or audit at some level, so that with this progress, Stamford could grow rather than being burdened and tax dollars strained. We need over site and consequence with no extra fee to the average tax payer, and this should be a vote next fall by the residents in the City Stamford, when we also vote for a new Mayor.

This district also creates a denial of process where residency is no longer a requirement for voting and no one is voting as a resident. What you will be putting in place with this raised bill, you would be giving BLT the power to stay in charge, no matter what they sell the buildings in this district for, and who ever buys them.

And last, I would like to share a personal experience I had, when I was walking around the new offices of Harbor Point with a friend, who's job was being relocated with one of the new large new companies in this district. We were stopped by their building guard

on a City sidewalk, and told we were trespassing...and last year they posted in our new City, Commons Park playground a sign that stated "For Harbor Point Residents Only".

As our President Obama states, it should all "be fair" and for this developer and the special district this is all "not fair" to the taxpayers of Connecticut. We are very excited about new development, but it all needs to be fair, across the board.

My district and I request that this raised bill #1114 does not go further. We need a forum by Stamford tax payers to be part of this conversation and process. It gets very confusing in Stamford when you have two Mayors, we like to keep it to one that is elected by the people of our City.

I thank you for your time today.
Kind regards,
Carol Ann McClean
Stamford RTC, District 3