The Chair called the meeting to order at 3:00 PM.

1. Executive Session of Pending Cases in Litigation

The Committee agreed to enter into executive session to consider pending cases in litigation.

Upon motion by Ms. Krumeich, seconded by Ms. Fassuliotis, the Committee voted unanimously to go into Executive Session at 3:02 PM to discuss pending cases in litigation. Motion carried.

Upon a motion by Ms. Krumeich, seconded by Ms. Fassuliotis, the Committee voted 2-0-0 to come out of Executive Session at 3:40 PM. Motion carried.

2. Greenwich Plaza Project and Redevelopment Agreement

The Town Administrator and representatives of Greenwich Plaza, Inc. (GPI) and the Ashforth Company presented a proposed Greenwich Transportation Center Redevelopment Agreement between the Town of Greenwich and GPI (the Agreement), and a proposed conveyance of certain Land Air-Rights from TOG to GPI. They outlined the preceding agreements that had been entered into between GPI and TOG to lease the property surrounding the Greenwich Train Station and adjacent Office buildings. The Ashforth Company is seeking to establish ownership of the real property and office buildings, including parking areas and garage, and to transfer Air Rights from TOG to GPI. The Ashforth Company seeks to rebuild the Greenwich Train Station (with the agreement of MetroNorth and Connecticut Department of Transportation), build a new Train Station on the South Side,
improve the drop-off area, develop a “privately owned/public space” or “POP”, replace the movie theatre with a state-of-the-art theatre complex and thereby enhance the whole Train Station district in Town. GPI would be responsible for the maintenance of the Train Station and management of the commuter lot, paying TOG a percentage of the parking fees. GPI retained Cushman & Wakefield and TOG retained CBRE each to appraise the Land Air-Rights to certain parcels. TOG would retain its maintenance of the lower level parking area, including issuing permits, enforcement of parking regulations and overseeing revenue sharing. The Committee discussed the proposal put forward by the Office of the First Selectman and whether or not the sale of assets had been opened up to a bid process for the Air Rights. The Committee members discussed several issues to be addressed in the Agreement and Exhibits.

3. Approval of Minutes

Upon a Motion by Ms. Fassuliotis, seconded by Ms. Krumeich, the Committee voted 2-0-0 to approve the Minutes of the Law Committee meetings held as follows:

- May 13, 2019 – Regular Meeting
- May 22, 2019 – Special Meeting
- June 11, 2019 – Special Meeting
- June 17, 2019 – Regular Meeting

4. Adjournment

The Committee agreed to continue the meeting at another date and time in order to address the items that still remained on the Agenda.

Upon a motion by Ms. Fassuliotis, seconded by Ms. Krumeich, the Committee voted unanimously to adjourn the meeting at 5:00 PM. Motion carried.

The next Regular Meeting of the Law Committee will be held on Monday, September 16, 2019, at 3:00 PM in the Law Department Conference Room (subsequently moved to September 18, 2019, at 1:00 PM in the Law Department Conference Room).

Respectfully submitted,

Karen Fassuliotis
Karen, Fassuliotis, Recording Secretary

Elizabeth K. Krumeich
Elizabeth K. Krumeich, Chair