

David R. Martin
Mayor
Thomas Madden, AICP
Executive Director
Dr. Tommie Jackson
Assistant Director



COMMISSION
Mark Diamond ESQ.
Chairman
Stephen Fischer
Vice Chairman
Richard Evanko
Secretary-Treasurer
Jack Condlin
Member
Jonathan Winkel
Member

CITY OF STAMFORD

URBAN REDEVELOPMENT COMMISSION

OFFICE OF ECONOMIC DEVELOPMENT

Stamford Government Center-Stamford, Connecticut
Special Meeting- Thursday, October 14, 2021

The City of Stamford Urban Redevelopment Commission, Office of Economic Development, held a Zoom
Special Meeting, on Thursday, October 14, 2021, commencing at 4:44pm.

1. Call to Order

Chairman Diamond called the meeting to order at 4:44pm.

2. Roll Call

Commissioners Present: Mark Diamond, Stephen Fischer, Richard Evanko, Jack Condlin and Jonathan Winkel

Staff: Thomas Madden- Executive Director, Dr. Tommie Jackson-Assistant Director
Theresa Bowen-Office Manager

Guest(s): Michael Cacace Esq., Cacace, Tusch & Santagata

3. Public Comment

None.

4. Reading and Acceptance of Minutes

a. Approval of Minutes from Regular Meeting September 9, 2021

Chairman Diamond asked if all Commissioners have read the minutes from the Regular Meeting held on September 9, 2021. Chairman Diamond stated to amend in item # 4 from "environmentally" to "environment study" and under 10.b change "title report" to "purchase and sale agreement". Commissioner Fischer made the motion to approve the minutes as amended with second from Chairman Diamond. With no discussion, Motion passed with all Commissioners present.

b. Approval of Minutes from Special Meeting September 17, 2021

Chairman Diamond asked if all Commissioners have read the minutes from the Special Meeting held on September 17, 2021. Chairman Diamond made the motion to approve the minutes with second from Commissioner Diamond. With no discussion, Motion passed with all Commissioners present.

5. Report of Executive Director

Mr. Madden reported the URC no longer has an office space. Staff have been moved up to the 10th floor near his office. The hard copy files have been boxed up (approximately 254 boxes) and are ready to be picked up by an outside vendor for digital scanning. Mr. Madden added that it will be discussed in further detail under New Business. All other updates are under Unfinished/Old Business.

6. Committee Report(s)**a. Budget Committee****i. Finance Reports**

Commissioner Evanko reviewed the reports for the Commissioners and answered any questions. Chairman Diamond asked about the change from the Accrual to Cash basis reports. Commissioner Evanko stated moving forward the reports will be done in an accrual basis to align with the City's method of reporting.

b. Personnel Committee

Commissioner Fischer asked Mr. Madden if the documents were received. Mr. Madden reported the employees' have received the employee handbook with appendix b to be returned signed. He stated as of today, staff were given a third notice to sign.

Dr. Jackson stated, "The third notice that he received today is wholly unacceptable." Based on the e-mail today that was sent by Mr. Madden in regard to taking disciplinary action, that he is creating a hostile work environment. After consult with his attorney, legally one cannot force an employee to sign this document. A copy was left on his desk and he acknowledge that he received it.

Chairman Diamond asked Ms. Bowen if she received it and she stated, "I replied in an e-mail that it was received but have not read it."

Mr. Madden confirmed that verbally acknowledgement and will be in the minutes is acceptable. Dr. Jackson stated, "Mr. Madden should rescind the e-mail that was sent earlier today regarding the disciplinary action and would request the same in writing."

7. Unfinished/Old Business**a. Report on status of mall property liability and lease review to determine responsibility**

Mr. Madden replied that under a FOIA request, the attorneys were asked for this information and they replied that they do not have it. Chairman Diamond repeated what was said last time, Fazio did the appraisal and attached to it was the lease agreement. He does not know if another lease was done but asked Mr. Madden to go back and take a look at those documents. Let's start there and go forward from there. Mr. Madden asked Dr. Jackson to write up a memo to send to the Commission. In terms of insurance, it needs to be identified as the URC may not need to have insurance on the property.

b. Update on status of PSW III Title and Sale Kerin & Fazio

Mr. Madden updated the Commissioners stating he spoke with Attorney Feinberg who confirmed the due diligence has been completed (a report will be sent shortly) and they are in process of interviewing the final two (2) architects and final selection by end of October. Then the application to the Zoning Board should be submitted in early 2022. Chairman Diamond asked, "In accordance to the schedule in the agreement what are the next steps and dates coming up?" Mr. Madden replied, "Approvals by March 2022 with the ability to extend to Sept 9, 2022 and closing shortly after."

c. URBY Art Requirement

Mr. Madden updated the Commissioners that they are in design phase for the clock and they acknowledged that will not receive a COC until that has been installed. He also recognized Attorney Michael Cacace for the record. Chairman Diamond mentioned that he spoke with Dr. Jackson about the possibility of placing a lien on the property and asked could speak with the attorney. Dr. Jackson stated a preliminary response from the attorney that a lien can't be done. Attorney Cacace added that Phase II was not required to begin in 2025 and that permits were already pulled with construction well underway. He confirmed that clock will be done before the COO and COC can be issued.

d. Corp. Counsel Response to FOIA Request for Stamford Town Center Title

Dr. Jackson provided the Commissioners a brief history of this request stating the City's Corporation Counsel Office had a title in draft form and could not be distributed in draft form. Most recently a FOIA request for the title report was issued to the City's Corporation Counsel they have responded that do not have a copy. Chairman Diamond made a motion with second from Commission Condlin to have a title report done. During discussion pricing was discussed. Staff will obtain pricing and get back to the Commission.

e. Marcum Management Response

Chairman Diamond requested from Mr. Madden the final report and Mr. Madden stated he has all the comments needed but the report has not been completed yet.

8. New Business**a. Approval for Document Scan Expense**

Mr. Madden reviewed the quote information with the estimated cost of \$59,305. and answered any questions. Chairman Diamond made a motion to approve A&A to scan the URC documents with the estimated cost of \$59,305. with second from Commissioner Condlin. Commissioner Fischer amended the motion to add additional storage in the cloud. Motion passed with all Commissioners present.

b. Long Term Planning Committee

Chairman Diamond spoke about ideas for different projects or one big project. For further discussion, a Special Meeting should be scheduled in the near future.

Commissioner Winkel shared that as of this meeting, he is resigned from the Urban Redevelopment Commission and early today he also has resigned from the Economic Development Commission. Chairman Diamond on behalf of the Commission "Thanked him for all his work" and asked staff to purchase a plaque.

c. Next Meeting

i. Discussion-Next Meeting Agenda

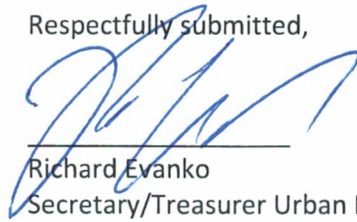
ii. Confirmation-Next Regular Meeting (Thursday, November 11, 2021 at 4:30pm)

Due to the Holiday on November 11, the next meeting will be held as a Special Meeting on Tuesday, November 9.

9. Adjournment

Chairman Diamond with second from Commissioner Condlin to adjourn the meeting. With no further business to discuss, the meeting was concluded at 5:36pm.

Respectfully submitted,



Richard Evanko

Secretary/Treasurer Urban Redevelopment Commission

Note:

*All or portions of a subject may require discussion in Executive Session.