

**Caroline Simmons**  
Mayor

**Dr. Tommie Jackson**  
Assistant Director



**COMMISSION**  
**Mark Diamond ESQ.**  
Chairman

**Stephen Fischer**  
Vice Chairman

**Richard Evanko**  
Secretary-Treasurer

**Jack Condlin**  
Member

**TBD**  
Member

# **CITY OF STAMFORD**

## **URBAN REDEVELOPMENT COMMISSION**

### **OFFICE OF ECONOMIC DEVELOPMENT**

**Stamford Government Center-Stamford, Connecticut**  
**Special Meeting- Thursday, December 9, 2021**

The City of Stamford Urban Redevelopment Commission, Office of Economic Development, held a **Special Meeting, on Thursday, December 9, 2021, commencing at 5:07pm** via Zoom Meeting.

**1. Call to Order**

Chairman Diamond called the meeting to order at 5:07pm.

**2. Roll Call**

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

Commission Staff: Dr. Tommie Jackson-Assistant Director, Theresa Bowen-Office Manager

Guest(s): Jeff Benson

**3. Public Comment**

None.

**4. Reading and Acceptance of Minutes**

**a. Approval of Minutes from Special Meeting November 9, 2021**

Chairman Diamond asked if all Commissioners have read the minutes from the Special Meeting held on November 9, 2021. 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 November 18, 2021**

Chairman Diamond asked if all Commissioners have read the minutes from the Special Meeting held on November 18, 2021. 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.

**Jack Condlin joined the meeting at 5:15pm**

**5. Report of Executive Director**

Dr. Jackson reported that Thomas Madden was not asked to return to the cabinet as Economic Development Director. He met with the Mayor regarding the URC direction and that an Economic Director has not been chosen at this time. A decision has not been made regarding the URC if it will remain under Economic Development or be split apart. Lastly, the URC has received notice from Trinity that they want to pay off the mortgage related to Vela on the Park and they are hoping to close by the end of the year. With this said, the Mayor suggest the URC look at ways to bring in affordable housing and workforce housing in the City of Stamford and the use of some of the monies. Dr. Jackson suggested that for the January meeting to bring in experts in this area to help guide the Commission in this discussion.

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

Commissioner Evanko reviewed the reports for the Commissioners.

**ii. Amendment to the FY 2021-2022 Budget**

Dr. Jackson stated this item will need to be addressed after the Personnel Committee meeting in regards to the staff salary increase as a Cost of Living Adjustment (COLA).

**iii. Changes to Signing Authority**

This item needs to be updated directly at the bank.

**b. Personnel Committee****i. Discussion and vote on proposed amendment regarding Prohibited Workplace conduct**

Commissioner Fischer reviewed the proposed Language for the Prohibited Workplace Conduct. Chairman Diamond made a motion to approve the language as presented with second from Commissioner Fischer. Motion passed unanimously.

**ii. Staff Salary Increase per June 2021 action**

Item was discussed.

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

Chairman Diamond reviewed the history on the parking garage and the URC carrying the general liability insurance for this structure in accordance to the lease that is attached to the appraisal and that Dr. Jackson is researching who's responsible for it. Dr. Jackson replied, "The URC is responsible for the whole garage, with the exception of 1000 feet." After discussion, Chairman Diamond requested

Commissioner Condlin review the lease and staff to continue to pay the insurance on the property until directed otherwise.

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

Dr. Jackson reviewed the Mario Coppola e-mail which was shared with the Commission, which stated the former City Corporation counsel acknowledges the existence of the Stamford Town Center title.

**c. Order of Title Report on mall property**

Chairman Diamond requested this item to be on hold until the URC receives a response from the City Corporation Counsel.

**d. Update from attorney on who gets the proceeds on PSW III**

Mario Coppola received the following response from the City Corporation Counsel, "Be advised that the City of Stamford does not claim an interest in the proceeds of the sale of 0 West Park Place. The City's expectations that the 100% of the proceeds of the sale will go to the URC."

**e. Update on URC scanning project**

Dr. Jackson reported that this project is back on track after Mr. Madden's departure.

**f. Marcum Report Update**

Dr. Jackson reported this item was not completed by Mr. Madden and he will go through and have it ready for the next meeting.

**8. New Business**

**a. Discussion and vote on 2022 Regular Meeting Calendar**

Chairman Diamond made a motion to approve the 2022 Regular Meeting Calendar as presented with second from Commissioner Condlin. Motion passed unanimously.

**b. Next Meeting**

**i. Discussion-Next Meeting Agenda**

**ii. Confirmation-Next Regular Meeting (Thursday, January 13, 2022 at 5pm)**

**9. Adjournment**

Chairman Diamond made a motion to adjourn the meeting with second from Commissioner Fischer at 5:46pm. Motion passed unanimously. With no further business to be discussed, the meeting was concluded.

Respectfully submitted,



Richard Evanko  
Secretary/Treasurer Urban Redevelopment Commission