

**Caroline Simmons**  
Mayor

**Loren Nadres**  
Executive Director

**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**  
**Regular Meeting- Thursday, June 9, 2022**

The City of Stamford Urban Redevelopment Commission, Office of Economic Development, held a **Regular Meeting, on Thursday, June 9, 2022, commencing at 5:02pm** via Zoom Meeting.

#### **1. Call to Order**

Chairman Diamond called the meeting to order at 5:02pm.

#### **2. Roll Call**

Commissioners Present: Mark Diamond, Stephen Fischer, and Richard Evanko

Commissioners Absent: Jack Condlin

Commission Staff: Loren Nadres-Executive Director, Dr. Tommie Jackson-Assistant Director, and Theresa Bowen-Office Manager

Guest(s): Leah Kagan- Special Assistant to the Mayor's Office, Economic Development, Frances Lane, Commissioner-Charter Review Commission, Jeanette , and Stephanie Odenath

#### **3. Public Comment**

- Frances Lane commented she will connect with Dr. Jackson regarding the Mill River Plan.
- Stephanie Odenath, representing Well Built, stated that an update was sent to Ms. Nadres last week and that they are moving forward with an extended stay hotel use. They also met with some neighbors such as Curley's and the Stamford Downtown Special Services District.

#### **4. Reading and Acceptance of Minutes**

##### **a. Approval of Minutes from Special Meeting May 16, 2022**

Chairman Diamond asked if all Commissioners have read the minutes from the Special Meeting held on May 16, 2022.

Chairman Diamond stated an amendment for number three public comment to change the last sentence to, "Attorney Coppola stated a written request should be done if seeking another extension". Also, delete the words, "for extending the September 20 deadline."

Chairman Diamond made the motion to approve the minutes with second from Commissioner Fischer. **Motion passed with Commissioners present.**

Chairman Diamond made the motion to approve the minutes as amended with second from Commissioner Fischer. **Motion passed with Commissioners present.**

**5. Report of Executive Director**

Ms. Nadres stated some updates from the recent Special Meeting on Budget such as the list of URC properties and easements for us to indicate what the milestones are, including timelines on redevelopment. On the Veteran's Park and other pending projects that need to get completed on by creating a list of key milestones and timelines towards completion. Lastly, for Dr. Jackson to send a calendar invite for a staff monthly bi monthly check in.

**6. Committee Report(s)**

**a. Budget Committee**

**i. Finance Reports**

Written reports were reviewed by Commissioner Evanko and discussed by the Commissioners.

**ii. Update on Investments**

People's Bank will be invited to present at a future meeting.

**iii. Discussion and Vote 2022-23 FY Budget**

Commissioner Evanko reviewed the current format, what's to be included in the current budget, identified next steps and we will have a follow up meeting. Chairman Diamond tabled the vote for budget approval.

**b. Personnel Committee**

None.

**7. Unfinished/Old Business**

**a. Title Report for Stamford Town Center (Mall)**

Dr. Jackson stated he received an e-mail on Tuesday from Charles Jansen from American Title Company and read it for the record.

"Reverend Jackson, since we spoke got Covid last week, had a negative rebound of exhaustion. I will call you shortly volley back in the game and get caught up on all fronts, if not this afternoon, no later than tomorrow to update you and also address your questions. Thanks. Best, Attorney Charles Jansen."

Dr. Jackson estimated the title report will cost \$7500.

**b. Stamford Town Center Parking Garage Agreement**

Dr. Jackson stated the last time money was received was in 2002. He has not been able to ascertain in the documents whether those additional monies should be forthcoming. However, the Mayor's Task Force that was done in 2010 and 2011, it was argued that the money was due to the URC but was never followed through on. He will follow through on that piece.

**c. Status Update-160 Atlantic Street Project (former 1<sup>st</sup> County Bank building)**

Dr. Jackson stated he met with John Leydon, the attorney for the developers, as well as members of the Land Use Bureau regarding the seven (7) easements. He has not received verification as it relates to ramp or removal from the mall. He added that Attorney Leydon has been in communication with URC Attorney Coppola to resolve issues related to the easements and whether it will be monetized or some other method of resolve. Dr. Jackson did confirm zoning has approved the project as a boutique hotel.

**d. Status Update-0 West Park Place (aka Park Square west Phase III)**

Chairman Diamond asked Dr. Jackson to address this item. Dr. Jackson stated, with all respect, I think Ms. Odenath and Ms. Nadres addressed that earlier. He hasn't been privy to all communications and correspondence. The correspondence that was sent last week which was shared with the Commission, was that Attorney Feinberg went to the Land Use Bureau with the developer to discuss changing the plans from the housing development to a boutique hotel.

**e. Status of Urby clock tower**

Dr. Jackson suggested that in September that we invite the Attorney for the developers to come to present to the Commission. They cannot receive a certificate of occupancy until they come back to the URC and that the Commission is satisfied with what has been done.

**f. URC Mission Statement and Strategic Plan**

Dr. Jackson stated this item was raised by him at the last meeting and he'll work with Ms. Nadres for her review and comment.

**g. Procedure for ongoing scanning and maintaining physical copies**

Ms. Bowen stated the procedure for new files coming in that they will be scanned and filed in the digital file along with the hard copy being placed in the appropriate filing cabinet. Chairman Diamond had questions regarding the searchability of the documents that Ms. Bowen will research with the vendor.

**8. New Business**

**a. Parking Lease Agreement**

Dr. Jackson stated he was not prepared to discuss this as the information has not been received in writing.

**b. Potential Property Acquisition**

Dr. Jackson stated there's several sites in the City of Stamford that potentially could be used by the URC to address issues of affordable moderate income housing.



**c. Next Meeting**

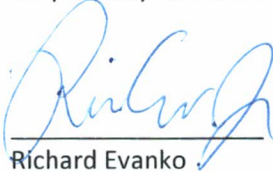
**i. Discussion-Next Meeting Agenda**

**ii. Confirmation-Next Regular Meeting (Thursday, August 11, 2022 at 5pm)**

**9. Adjournment**

Chairman Diamond made a motion to adjourn the meeting with second from Commissioner Fischer at 5:49pm. Motion passed unanimously. With no further business to be discussed, the meeting was concluded.

Respectfully submitted,



Richard Evanko

Secretary/Treasurer Urban Redevelopment Commission