

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- Monday, May 16, 2022

The City of Stamford Urban Redevelopment Commission, Office of Economic Development, held a
Special Meeting, on Monday, May 16, 2022, commencing at 3:05pm via Zoom Meeting.

1. Call to Order

Chairman Diamond called the meeting to order at 3:05pm.

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, Sue
Halpern, Lisa Feinberg, Mitch Kidd, Mario Coppola, Stephanie Odenath, Burt Rosenberg

3. Public Comment

a. 0 West Park Place-Lisa Feinberg

Attorney Feinberg presented background on Wellbuilt, history on the Urban Renewal Plan and next steps on 0 West Park Place. During discussion Attorney Coppola stated that Attorney Feinberg had agreed that at some point, a summary of the proposed sources and uses for the financing would be submitted and Attorney Feinberg a proforma will be submitted once they have a better understanding of what is being built. Attorney Coppola stated a written request should be done if seeking another extension.

4. Reading and Acceptance of Minutes

a. **Approval of Minutes from Regular Meeting March 19, 2022**

Chairman Diamond asked if all Commissioners have read the minutes from the Regular Meeting held on January 13, 2022. Commissioner Fischer made the motion to approve the minutes with second from Commissioner Evanko. **Motion passed with all Commissioners present.**

5. Report of Executive Director

Ms. Nadres stated a recent meeting was held regarding 0 West Park Place with legal representation. To ensure that we're coordinated on both ends by connecting on a bi monthly basis with updates on any plans and updates on the development. Lastly, she stated the lights have been installed at Old Town Hall.

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. Prepare 2022-23 FY Budget

A meeting with staff and committee will be scheduled.

b. Personnel Committee

None.

7. Unfinished/Old Business**a. Title Report for Stamford Town Center (Mall)**

Dr. Jackson stated he had the information from the tax assessor showing the ownership and American Title Company will be doing the title report in the upcoming weeks for \$7500.

b. Stamford Town Center Parking Garage Agreement

Dr. Jackson stated he was not prepared to speak to the Commission on this topic until he can speak with the city corporation counsel.

c. Status Update-160 Atlantic Street Project (former 1st County Bank building)

Dr. Jackson stated URC attorney Mario Coppola gave information regarding the easements to their attorney and are in the process of determining the value of those easements and other URC rights of ownership

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

This was discussed earlier in the agenda during public comment.

e. Proceeds of Phase II

Dr. Jackson reviewed the history of where the monies were paid.

f. Status Update-Old Town Hall Lighting Project

Dr. Jackson stated Ms. Nadres noted this earlier in the agenda during the Director's report. He added, that they been used as recently as this past weekend to support the Ukraine with Old Town Hall being lit in blue and yellow.

g. Status Update-URC scanning project

Staff reported that all files have been saved on the city server. Now the process of unpacking, organizing and filing them away in cabinets along with following the federal and state retention policies for the type of document. All future documents will be added to the same system. Commissioner Fischer made a motion to that the URC position is that all documents that printed will also be scanned or saved in that fashion and have it on the record for the future with second from Chairman Diamond. Motion passed unanimously.

8. New Business

a. URC Mission Statement and Strategic Plan

Dr. Jackson stated that he has been working on it, sent a draft to the Commission and no one provided any feedback. Next steps he'll meet with the director to discuss next steps.

b. Next Meeting

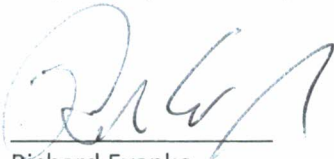
i. Discussion-Next Meeting Agenda

ii. Confirmation-Next Regular Meeting (Thursday, June 9, 2022 at 5pm)

9. Adjournment

Chairman Diamond made a motion to adjourn the meeting with second from Commissioner Fischer at 4:21pm. Motion passed unanimously. With no further business to be discussed, the meeting was concluded.

Respectfully submitted,



Richard Evanko

Secretary/Treasurer Urban Redevelopment Commission