

CITY OF STAMFORD
URBAN REDEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES

Saturday, March 7, 2015

A **Special Meeting** of the City of Stamford Urban Redevelopment Commission (URC) was held on **Saturday, March 7, 2015**, 888 Washington Boulevard, 9th Floor, Stamford, Connecticut.

Commission Chair Peter Sciarretta called the meeting to order at 12:51 pm. Roll call was taken and all Commissioners – Rios, Molgano and Patterson - were in attendance as well as Special URC Counsel Michel Bayonne and Executive Director Dr. Tommie Jackson.

At 12:52 pm, Commissioner Molgano moved, with a second from Commissioner Patterson, to go into Executive Session to discuss Agenda 2 of the Special Meeting Notice.

At 2:21 pm, Commissioner Patterson moved, with a second from Commission Vice Chair Rios, to end the Executive Session and return to an open meeting. The Commission returned to the public meeting.

Commissioner Chair Sciarretta read a statement into the record as follows, “It is Saturday, March 7, 2015, the Commission convened today on the advice of Special Counsel Bayonne to develop and present a workable loan agreement related to a \$300,300 payment due to Trinity Development and Management doing business as (dba) Trinity Stamford, LLC. On September 22, 2014, the URC and City of Stamford entered into and sign an Intent to Repay Loan Agreement. On February 23, 2015, the City of Stamford sent a Loan Agreement to the URC related to the repayment terms. However, the document from the City did not reflect the September 22, 2014 terms as agreed at that time. On February 25, 2015, the URC went to the City with a counter (proposal) spelling out terms from the September 22, 2014 Loan Agreement entered by both parties as well as conditions that the URC found acceptable in the February 23, 2015 letter from the City. The URC iterated its desire to get a workable agreement with the City for the benefit of all parties. On February 26, 2015, the URC proposal was rejected outright by Stamford Mayor David Martin’s Chief of Staff Michael Pollard.

“I have been working with Michael Pollard since February 26, 2015 asking him to give the URC an opportunity to meet, as a Commission of the Whole, with the City’s Attorney. The meeting was requested to afford Commissioners an opportunity to hear directly from the City’s Attorney and to elicit responses to questions posed.

“It is unclear to me, as Chairman of the URC, as to why the request for explanations to comments and concerns was denied and rejected in full. Further, it is unclear to me as why concerns of the Commissioners would not be considered or heard. This is especially troubling because some of the City’s terms for the Repayment Agreement are impossible to perform (italics added for emphasis in voice of Chair Sciarretta) by the URC. I certainly do not want to trade one problem for another problem. We are meeting here today, on a Saturday, to continue to act responsibly in seeking a workable solution for all parties.

“This was one of the reasons that I requested discussions with the City’s Attorney Ted O’Hanlan and the URC Special Counsel Michel Bayonne. However, in efforts to remain agreeable and respectful of the Tenth Floor, which is a reference to the Mayor’s Office housed on the Tenth Floor of the Government Center, I shared the words of Michael Pollard from the City Administration, verbatim, with the Commissioners to ensure that clarity was received. The City Administration words were ‘to take it or leave it’ because ‘no changes to the agreement can or will be made.’ The agreement reference was to the February 23, 2015 proposal from the City to the URC.


“Again, the Commission is meeting in the middle of the day on a Saturday to present a workable deal to the City in the best interests of all parties. The meeting is also to approve an agreement before the March 12, 2015 Board of Finance meeting. In conclusion, it is my desire to show the presence, the commitment, dedication, leadership and sincerity with the City in meeting the same goals and objectives held by the City for its citizens as well as resolving the Trinity matter. We are here today to continue to work to accomplish the same and move forward with this loan agreement as the URC seeks to fulfill its obligations as an entity of the City.

“I ask for a motion to approve Attorney Bayonne speaking with and presenting to Attorney O’Hanlan a Loan Agreement on behalf of the URC that was reviewed and discussed today. Is there a motion to approve the Loan Agreement from the URC.”

Vice Chair Rios moved, with a second from Commissioner Molgano, to approve the motion and its contents as stated by Chair Sciarretta. The motion was unanimously passed and received.

Commissioner Patterson moved to adjourn the meeting at 2:30 pm. Commissioner Molgano seconded the motion and the meeting was adjourned.

Respectfully submitted,


Taylor R. Molgano
Secretary/Treasurer