

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, OCTOBER 10, 2103

1. At 6:16pm, Chairman Christopher D. Meek called the regular meeting to order. The following were in attendance:

Commissioners:

Christopher D. Meek, Chairman
Peter Sciarretta, Vice Chairman
Michaëlle Jean-Pierre, Secretary/Treasurer
Taylor R. Molgano
Mayra D. Rios

Staff:

Dr. Tommie Jackson, Interim Executive Director
Rachel Goldberg, General Counsel
Durelle Alexander

2. Approval of Minutes

Commissioner Molgano made a motion to approve the following sets of minutes: 12/13/12 annual meeting; 12/13/12 regular meeting; 2/14/13 special meeting; 4/17/13 special meeting; 5/23/13 special meeting; 6/6/13 special meeting; 7/11/13 regular meeting/joint public hearing; 8/13/13 special meeting, and 9/3/13 walking tour. The motion was seconded by Commissioner Rios and carried by unanimous vote.

3. Correspondence/Communications

Chairman Meek noted that there had been a great article on the URC's Walking Tour (9/3/13) in the *Stamford Advocate*, saying that he had received many positive comments. He thanked everyone for participating and setting it up.

4. Announcements/Media Update

(a) Dr. Jackson reported on the meetings he has been attending, including one on the Stamford Transportation Center that's being developed by the Connecticut DOT. Beginning in the spring of 2014, construction of the transit-oriented development (TOD) project will begin, expanding the availability of parking and adding some 600,000 square feet of commercial office space, 60,000 square feet of retail space, and a hotel with about 150 rooms and approximately 150 residential units. Commissioner Molgano asked, "Is there going to be enough parking when they tear down the existing garage?" Attorney Goldberg responded, "They haven't presented that level of detail yet to the public."

Dr. Jackson reported he has also attended meetings with the Downtown Special Services District (DSSD), the Mill River Corridor Collaborative, and a Land Use/Master Plan meeting which Attorney Goldberg also attended. He noted that there was another meeting October 9th pertaining to the potential rail station on the East Side, attended by Attorney Goldberg. Chairman Meek asked about the location of the new station. Attorney Goldberg responded, "Where the existing train station is now."

MINUTES OF THE REGULAR MEETING OCTOBER 10, 2013 – PAGE TWO:

She continued, “More important to note is the state open lot on the west side of Washington Boulevard, which is located right on the river. We’ve just expanded the Mill River Corridor to include that space and I’ve had conversations with the Board of Representatives about trying to keep that building back away from the river and furthermore, that the treatment of that west façade be appropriately sympathetic to the park.”

- (b) Attorney Goldberg reported that the Planning Board will be holding its final neighborhood workshop on the proposed Master Plan on Wednesday, October 23, 2013 at 7:00pm at the Ferguson Library. This session will focus on the downtown, the south end and the area around the train station. On Wednesday, November 13, 2013 the City’s consultant team led by BJB Planning will hold a city-wide workshop before they begin drafting proposed Master Plan recommendations. Attorney Goldberg noted that the Master Plan is required by state law to be updated every 10 years to keep pace with development trends and serve as a guideline for land use officials to evaluate whether projects meet the city’s overall land use goals.

5. Southeast Quadrant/Legal Counsel Informational Reports:

- (a) **Trinity, Including Loan Agreement** – Attorney Goldberg reported that construction activities are on schedule and the steel is going up very quickly. She said, “Since the pre-cast design used on the Summer Street garage is no longer available and the exterior finishes were supposed to match, Trinity will select as close a match as possible. A mock-up will be reviewed by the Executive Director and myself, and if we see an issue, we will probably ask the Commissioners to come out and take a look.” She also noted that the URC has been receiving mortgage & note payments on time every month from Trinity.

Discussion on the proposed Loan Agreement was tabled. It will be discussed at the next regular Commission meeting.

- (b) **Tresser Boulevard Sliver Parcel** – Attorney Goldberg is waiting for a response to the draft Land Disposition Agreement (LDA) sent to the church’s attorney John F. Leydon, Jr. several months ago. It was the sense of the Board that the Commission, specifically Mr. Molgano, contact Attorney Leydon to move the sale of this parcel, appraised by Cushman & Wakefield for \$18,500.00, forward.
- (c) **Re-Use Parcel 38** – Attorney Goldberg gave a brief history of the property’s ownership status, noting that since 1997, it has been owned by Milstein Properties, a NYC-based developer. Discussion ensued. Attorney Goldberg noted that the Commission, not the City, has the right to purchase the property back from a lender who is not building.

This item will be discussed further at the next regular Commission meeting.

MINUTES OF THE REGULAR MEETING OCTOBER 10, 2013 – PAGE THREE:

(d) **Epstein Loan** – Attorney Goldberg reported that the Epstein loan was paid in full by the Commission at the time of the Trinity closing. A Release & Satisfaction of Mortgage executed by Mr. Epstein was recorded in the City’s Land Records on May 13, 2013.

6. Agency Administration

- (a) **Chairpersons’ Report/Procedural Discussion** - There were no reports at this time.
- (b) **Budget/Status of Reimbursables** – Dr. Jackson said that he and Attorney Goldberg were working to collect outstanding reimbursables.
- (c) **Personnel** – At 7:00pm, Chairman Meek made a motion to go into Executive Session to discuss matters specifically related to agenda item 6c, personnel. The motion was seconded by Commissioner Sciarretta and carried by unanimous vote. Dr. Jackson and Attorney Goldberg participated in the discussion. No motions were made and no votes were taken. At 7:26pm, Commissioner Rios made a motion to return to Open Session. The motion was seconded by Commissioner Jean-Pierre and carried by unanimous vote.

Chairman Meek passed the gavel to Vice Chairman Sciarretta and left the meeting at 7:27pm.

7. Old Business

- (a) **Atlantic St./Henry St. Project** – Attorney Goldberg reported that the Commission has been retained by the City’s Engineering Department to assist with the acquisition of property and tenant relocation for the Atlantic Street/Henry Street Intersection Improvement Project. That letter agreement was signed by all parties on September 12, 2013. Attorney Goldberg is now working with engineering on a Rights-of-Way Acquisition and Management plan and putting together a budget for all the activities associated with that project.
- (b) **Stamford Urban Transitway** – Attorney Goldberg reported that the Engineering Department has extended the project budget through March 31, 2014. Work will be completed by the end of March, with the exception of Attorney Goldberg assisting with the remaining Transitway appeals.
- (c) **Glenbrook/Springdale Stations** – Attorney Goldberg reported that the Commission has been very interested in participating in Transit Oriented Development (TOD) Projects and briefly reviewed its progress to date. Earlier this year, the City issued a Request for Proposals (RFP) seeking professional planning assistance and they retained a firm called Goody Clancey out of Boston, Massachusetts. She said, “I have had conference calls with them and made it very clear that the Commission is interested in either being the developer or joint venturing with a prospective developer. What we will be proposing before the CT General Assembly is the ability to create a non-contiguous redevelopment project and a non-contiguous TIF.”

MINUTES OF THE REGULAR MEETING OCTOBER 10, 2013 – PAGE FOUR:

(d) **East Side Partnership** - Attorney Goldberg reported that the Commission has a Memorandum of Understanding with the East Side Partnership to create a renewal or redevelopment project around what we hope will eventually be a full main line station although the Consultant's draft report is recommending a bus station, followed by a branch line station, followed by a main line station. She said, "Neither I nor anyone at the East Side Partnership believes there is any benefit to a bus station in terms of establishing or creating development activities. It is our belief that the preferred location for the branch line station could also work for east bound main line trains."

8. New Business

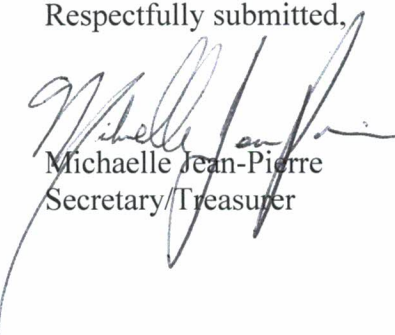
(a) **OTHRA** – Attorney Goldberg reported she had received a phone call from Tim Curtin asking that the Commission appoint someone to the OTHRA (Old Town Hall Redevelopment Committee) Board. Former Commissioners Jim Nixon and Joel Mellis had previously represented the URC. Commissioner Molgano will be the current representative for the URC.

9. Adjournment

The next regular meeting will be held on Thursday, November 14, 2013 at 6:00pm. There will be a special meeting of the Committee of the Whole on Thursday, October 30, 2013 at 6:00pm.

There being no further business before the Board, Commissioner Jean-Pierre made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 7:54pm.

Respectfully submitted,



Michaele Jean-Pierre
Secretary/Treasurer