

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, FEBRUARY 9, 2012

1. At 6:01pm, Chairman James I. Nixon called the meeting to order. The following were in attendance:

Commissioners:

James I. Nixon, Chairman
Jackie Heftman, Vice Chairman
Joel P. Mellis, Secretary/Treasurer
Taylor R. Molgano

Staff:

Rachel A. Goldberg, Interim Director
& General Counsel
Celeste Johnson, Reinventing Stamford
Chief Learning & Operating Officer
Durelle Alexander

Absent:

Christopher D. Meek

Attendees:

Rick Redniss, Redniss & Mead

2. Approval of Minutes 1/12/12 Annual & 1/12/12 Regular

Commissioner Mellis made a motion to approve both the January 12, 2012 annual and regular meeting minutes. The motion was seconded by Commissioner Heftman and approved by unanimous vote.

3. Correspondence

None at this time.

4. Announcements

(a) **Zoning Board Public Hearing** – Attorney Goldberg announced that the Zoning Board had scheduled a Public Hearing on Monday, February 13, 2012 at 7:00pm to address the Stamford Downtown Special Services Districts' proposed parking amendment re: changes to open space and parking requirements in the C-G and CC-N districts. Commissioner Heftman asked Attorney Goldberg to prepare a short informational blurb and re-distribute information on the proposed amendment prior to the hearing.

(b) **New Neighborhoods Champions of Housing Luncheon** – Attorney Goldberg announced that NNI was holding its annual awards luncheon on March 13, 2012 from 11:30am to 1:30pm at the Stamford Marriott. This year's honoree is Governor Dannel P. Malloy.

Commissioner Mellis made a motion to address the remaining agenda items out of order. The motion was seconded by Commissioner Heftman and carried by unanimous vote.

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6. Old Business

(a) **Reinventing Stamford Status Report** - Celeste Johnson reviewed the scope of her work and progress to date, noting the following:

- Meeting with DED Director Laure Aubuchon, who requested an update of RS program. Ms. Aubuchon also suggested a follow-up meeting with Representative Eileen Heaphy, Peter Savarine of Bartlett Arboretum, Missy Smith, Outreach Coordinator for BLT, and a representative from the West side.
- Reaching out to Kip Bergstrom's former RS relationships, outlining the program envisioned for the future.
- Negotiating with a CT public relations firm that may be willing to update the RS web site, pro bono.
- Working with City of Stamford Attorney Greg LaDestro and Attorney Goldberg to determine the best tax status for RS and file appropriate documents. Attorney Goldberg noted she is investigating other entities that might have established 501.C.3's that are currently inactive.
- Talking to companies/communities who might support/help fund RS going forward.
- Meeting with Fairfield County Community Foundation (Juanita James and Karen Brown) planned to target programs/activities which might complement RS's strengths and capabilities.
- Creating a "collective impact" initiative with organizations such as the Mill River Collaborative, Bartlett Arboretum, Sound Waters, etc. Following a meeting with Developer Randy Salvatore, Business Director of Hotel Zero Mia Schipani has expressed an interest in becoming involved in a potential tourism package tied into an "Eco-Arts Trail" theme, which is generating wide-spread interest among the Advisory Board participants and others.
- Identifying/establishing a diverse group of 30 to 40 RS thought leaders, each paying \$20, to participate in a "think-in" lunch at the Capital Grille specifically to identify with the projects outlined. This is the initial step in redefining the cost structure associated with past RS events.

Ms. Johnson noted that her initial priorities were: (1) redeveloping the existing web site, and (2) deciding on an elevator pitch. The Advisory Board made several suggestions at its initial meeting on January 5th. They are scheduled to meet again on February 16th. Ideas such as the proposed Eco-Arts Trail and the Main Street Collective (drawing in small business owners through a mentoring-micro-financing effort) will be discussed further at this meeting.

Commissioner Mellis asked, "With all your ideas, how will you prioritize?" Ms. Johnson responded, "The ones that get traction will get priority." Commissioner Heftman asked, "At what point do we determine if 'Reinventing Stamford' is the right name for this effort?" Ms. Johnson suggested having the participants at the Capital Grille lunch fill out a card indicating preference for a name change if warranted.

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She said, "This conversation we are having here tonight should include a wider group to say what the name 'Reinventing Stamford' means to them and if a name change is appropriate." Commissioner Heftman said, "To me, it's a sustainable issue, not a reinvention issue." Ms. Johnson responded, "We want to set the pace. Reinventing never terminates ... it is always thinking about the next step."

6. Old Business

Attorney Goldberg asked for a motion from the Board to add two items under Old Business. The motion was made by Commissioner Heftman, seconded by Commissioner Molgano, and carried by unanimous vote.

(b) **Mayor's Letter to Land Use Committee** – Attorney Goldberg reported that the Land Use Committee of the Board of Representatives report incorporates the Mayor's letter (copy attached as part of these official minutes) putting the activity of the Governance Task Force on hold. Chairman Day indicated he is going to move to have the report placed on the Board of Representative's forthcoming agenda.

(c) **Videotaping Commission Meetings** – Attorney Goldberg reported that the ordinance requiring that meetings be videotaped only applies to elected Boards; further, that she contacted the City's Director of Technology Mike Pensiero, who said the City pays for an outside vendor to videotape its meetings and put them on the web site. Attorney Goldberg is exploring the technology and prices should the Commission decide to move forward.

7. New Business

(a) **URC Committees** – The Chairman distributed a revised list of Committees (copy attached as part of these official minutes).

5. Southeast Quadrant/Re-Use Parcel 38

At 7:20pm, Commissioner Heftman made a motion to go into Executive Session to discuss the status of negotiations concerning the reacquisition of Re-Use Parcel 38. The motion was seconded by Commissioner Mellis.

Mr. Redniss, attending the meeting on behalf of the Milsteins, asked that it be noted in the minutes if the Commission objected to his presence and participation in Executive Session. Attorney Goldberg said the subject is appropriate for Executive Session and it would be inappropriate for him to remain since he was representing the property owners. The emails noting Mr. Redniss' formal objection on behalf of the Milsteins are attached as part of these official minutes.

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There being no further discussion, the question was called and the motion to go into Executive Session was passed by unanimous vote. Durelle Alexander left the meeting at this time. Attorney Goldberg participated in the discussion. No motions were made and no votes were taken.

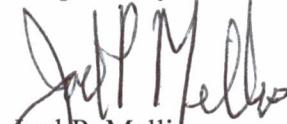
At 8:05pm, Commissioner Molgano made a motion to return to Open Session. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

8. Adjournment

Due to schedule conflicts, the regular meeting scheduled for Thursday, March 8, 2012 at 6:00pm is cancelled. The Commission will hold a special meeting on Thursday, March 1, 2012 at 6:00pm instead.

There being no further business before the Board, Commissioner Heftman made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 8:09pm.

Respectfully submitted,



Joel P. Mellis
Secretary/Treasurer

Attachments (3)

Mayor
MICHAEL A. PAVIA



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CITY OF STAMFORD
OFFICE OF THE MAYOR

Representative Harry Day, Chair
Land Use & Urban Redevelopment Committee
Stamford Board of Representatives
888 Washington Blvd., 4th Floor
Stamford, CT 06901

January 25, 2012

Re: LU28:025, REVIEW; Mayor's Governance Task Force Report recommendations re:
eliminating the Urban Redevelopment Commission

Dear Chair Day:

Your committee has been reviewing the recommendation the Governance Task Force with regards the future of the Urban Redevelopment Commission. I believe strongly that the key objectives of the Task Force are appropriate in so far as their goal of assuring the most relevant commission structure for the City is still very essential. Since their report has been issued we have explored creative alternatives which are now being considered along with the Task Force's well researched recommendation to sunset the URC.

While I evaluate and pursue such alternative courses of action, I would ask that your Committee hold further consideration of Item LU28:025 until advised otherwise by my office.

I very much appreciate the substantial time and effort you and your Committee have given to this matter.

Thank you.

Michael A. Pavia

URC COMMITTEES:

(Revised 2/7/12)

Budget	Mellis & Heftman
Mill River & Expansion	Meek & Nixon
Block 9	Heftman & Molgano
Oversee Stamford Urban Transitway Project	Mellis & Meek
Parcel 36	Heftman & Molgano
Land Use Board Workshops	Heftman & Nixon
Downtown Rezoning	Heftman & Molgano
Parcel 38	Nixon & Mellis
Eastside	Mellis & Meek
Springdale/Glenbrook	Molgano & Heftman
Governance	Meek & Molgano
Personnel	Heftman & Mellis
Reinventing Stamford	Meek, Mellis & Nixon

Richard W. Redniss

From: John Alschuler [jalschuler@HRAADVISORS.COM]
Sent: Thursday, February 09, 2012 3:10 PM
To: Richard W. Redniss
Cc: Howard Milstein; mmmilstein@gmail.com; Edward Milstein
Subject: Re: p 38 -URC

The Milstein's clearly want you to attend. I assume they will immediately retire to an Executive Session claiming, perhaps correctly, that they intent to discuss privileged commercial matters pertaining to negotiations. Regardless, your presence would be useful.

Sent from my iPad

From: Howard Milstein [hpm@emigrant.com]
Sent: Monday, February 06, 2012 10:54 AM
To: Richard W. Redniss
Cc: mmmilstein@gmail.com; jalschuler@HRAADVISORS.COM; Edward Milstein
Subject: Re: p 38 -URC

Yes you should attend, and if they ask you to leave make a formal objection that you want noted in the minutes if thy insist

Sent from my iPad