

**MINUTES OF THE SPECIAL MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**MONDAY, AUGUST 13, 2012**

1. At 6:08pm, Chairman Jackie Heftman called the special meeting to order. The following were in attendance:

**Commissioners:**

Jackie Heftman, Chairman  
Joel P. Mellis, Secretary/Treasurer  
Christopher D. Meek  
Taylor R. Molgano  
Peter Sciarretta

**Staff:**

Rachel A. Goldberg, Interim Director  
& General Counsel  
Durelle Alexander

**Attendees:**

Laure Aubuchon, Director of Economic Development, City of Stamford  
Attorney Thomas Cassone  
Jack Condlin, Stamford Chamber of Commerce  
Terri Dell, Chairman, Planning Board, City of Stamford  
Attorney Lisa Feinberg, Sandak, Hennessey & Greco  
Attorney Donald Gustafson, Shipman & Goodwin  
Attorney William Hennessey, Sandak, Hennessey & Greco  
Claire Howlett, Intern, Sandak, Hennessey & Greco  
Neal Jewell  
Elizabeth Kim, Stamford Advocate  
Attorney John Mostyn, Corcoran Jennison  
Marzuq Muhammad, Assistant Project Manager, Trinity Financial  
Richard O'Dwyer, Principal, ICON Architecture  
Rick Redniss, Redniss & Mead  
Randy Skigen, President, Stamford Board of Representatives  
Sheila Williams-Brown

2. Southeast Quadrant

(a) **Park Square West/Trinity**

(i) Review/Approval Project Plans - Chairman Heftman said "We've all had many presentations on this project so we won't move forward at this particular time with another presentation unless there are specific things the Commissioners would like to address." She asked Attorney Goldberg to bring the Board up to date on what they needed to approve. Attorney Goldberg noted that she had sent the Commissioners a copy of Dan Doern's architectural consulting report as well as a copy of the Board of Representative's Land Use Committee meeting report and the Zoning Board Certificate. The Commission received a letter in support of the project from the Mill River Collaborative (copy attached as part of these official minutes) and, at this time, Jack Condlin submitted a letter of support on behalf of the Stamford Chamber of Commerce (copy attached as part of these official minutes).

## MINUTES OF THE SPECIAL MEETING AUGUST 13, 2012 – PAGE TWO:

Attorney Goldberg said, "The first item before you tonight is review and approval of the design documents, which we're calling schematics at this point. We have a soon to be superseded construction drawing set for Phase II and will receive a final set on August 24. The construction document review will be by Staff and Mr. Doern. The only things that would come before the Board would be substantial changes. We'll be receiving design development documents for the Phase IV building and the garage on August 24 as well, which I will distribute to you and Dan Doern, and we can complete that review at our September meeting."

Chairman Heftman asked Attorney Hennessey if he had any comments on or issues with Mr. Doern's report. He said that the reactions they had have all been transmitted to Attorney Goldberg. Attorney Hennessey added, "The one tricky item is understanding and treating the glass façade at the southern end of the existing garage. We believe a little more discussion is needed because that element, we think, is going to be visible ... so we understand that is an on-going discussion. And the only other question had to do with the location for the public art display in Phase IV and we are totally open to having a discussion on it."

Following further discussion, Commissioner Meek made a motion to approve the plans for Phase II, Phase IV and the parking garage as presented with the understanding that discussion would continue with respect to the public parking garage glass element and the proposed location of the Phase IV public art. The motion was seconded by Commissioner Mellis. Discussion ensued. Attorney Goldberg noted, for the record, that newly appointed Commissioner Peter Sciarretta had the opportunity participate in Trinity's presentation at the last Board meeting on August 1<sup>st</sup> and also was invited to participate in the Commission's discussion re: contract negotiations, bringing him up to speed on the proposed project. Chairman Heftman said, for the record, "On behalf of all the Commissioners, we are very excited about this project. We think it will greatly contribute to this block and to the downtown." The question was called and the motion was passed by unanimous vote.

(ii) Review/Approval of "Second Amendment to Contract for Sale of Land for Private Redevelopment Reuse Parcels 19 & 19B" including Purchase Money Mortgages & Notes – Attorney Goldberg explained that the related documents included the various notes, mortgages, guarantees, and title exceptions. She said, "When we last met, we went through a number of open items, all of which have been resolved including changing the wording from 'similar' to 'equivalent' in relation to changes in material that might occur down the road. We have received the valuation of the easement at \$60,000.00 (sixty thousand dollars) and this number has been incorporated in the contract. There were a couple of concerns about title matters which have been resolved exactly as discussed. There are no outstanding big issues and there is no difference to the deal."

**MINUTES OF THE SPECIAL MEETING AUGUST 13, 2012 – PAGE THREE:**

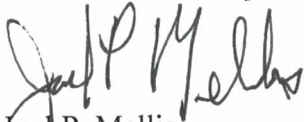
Following discussion, Commissioner Molgano made a motion to approve the “Second Amendment to the Contract for Sale of Land for Private Redevelopment Reuse 19 & 19B” and related documents subject to scrivener corrections. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

At 6:25pm, Chairman Heftman called for a brief recess. The meeting was resumed at 6:30pm.

3. Adjournment

There being no further business before the Board, Commissioner Mellis made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 6:36pm.

Respectfully submitted,

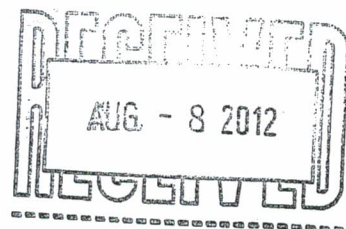
A handwritten signature in dark ink, appearing to read 'Joel P. Mellis', written over the printed name.

Joel P. Mellis  
Secretary/Treasurer

Attachments: Mill River Collaborative Letter dated 8/8/12  
Chamber of Commerce Letter dated 8/13/12



MILL RIVER  
COLLABORATIVE



Michael A. Pavia  
Mayor, City of Stamford

August 8, 2012

BOARD MEMBERS

Arthur Selkowitz  
Chairman

Arnold Karp  
Bill Hennessey  
Bob Phillips  
David Kooris  
Diana Lenkowsky  
Don Brownstein  
Ernie Orgera  
Fabrizio Zichichi  
Frank Mercede  
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Michael Widland  
Norman Cole  
Rev. Richard Futie  
Robin Graham  
Robin Stein  
Sandy Goldstein  
Shelly Nichani  
Stephen Osman  
Thomas Gissen  
Tia Benjamin  
Vincent Tufo

Ms. Jackie Heftman, Chair  
Urban Redevelopment Commission  
888 Washington Blvd.  
Stamford, CT 06904

Dear Ms. Heftman:

I write on behalf of the Collaborative in support of the application of Trinity Financial to build the Park Square West development. I know you are very aware of the importance of completing this project after years of fits and starts, and it appears that this time the prospects of a successful development are strong.

Park Square West is exactly the development we need in Stamford Downtown to work towards the realization of the Master Plan's objective of greater downtown residential density to encourage walk-to-work living. For the Collaborative, Park Square West fills an important need of providing "eyes on the park" for our soon-to-open Mill River Park. Directly across the main entrance to the Park, Park Square West residents will be a major source of Park users and supporters.

With the significant residential development occurring at Harbor Point it is essential that Stamford Downtown keep pace with the demand for rental apartments with attractive new development appealing to today's renters. Park Square West is an ideal vehicle for continuing the revitalization of downtown which will fuel further retail development and ensure the continued renaissance of Stamford Downtown. And, after all, isn't that what the URC's core mission is all about?

I urge your approval of this worthy project.

Thank you for your consideration.

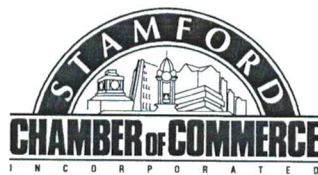
Cordially,

Arthur Selkowitz  
Chairman

CONTACT

c/o Land Use Bureau  
888 Washington Blvd.  
Stamford, CT 06904-2152  
T: 203.977.4713  
F: 203.977.4100

www.millriverpark.com CC: URC Board members



733 Summer Street, Stamford CT 06901 Telephone: 203.359.4761 Fax: 203.363.5069  
[www.stamfordchamber.com](http://www.stamfordchamber.com)

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August 13, 2012

Ms Jackie Heftman, Chairwoman  
Urban Redevelopment Commission  
City of Stamford  
One Government Center  
Stamford CT 06904

**Re: Trinity Stamford LLC – Park Square West Phase II & Phase IV  
Approval of the Second Amendment to the Land Disposition Agreement &  
Parking Garage Lease & Development Proposal**

Dear Chairwoman Heftman,

As you know, members of the Trinity Stamford LLC ("Trinity") development team as well as representatives from the City of Stamford were recently before your board requesting amendments to the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project (URP). Although the amendments which your board approved did not relate to a specific project, it was noted that approval of the proposed amendments was vital to the proposed redevelopment of Re-Use Parcels 19 and 19B of the URP.

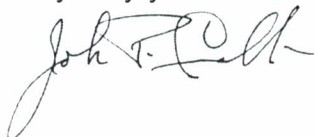
Now that the URP has been properly amended, Trinity is moving forward with all of the remaining approvals necessary to bring the proposed redevelopment of Re-Use Parcels 19 and 19B to fruition. The Chamber's Development Committee has worked with the Stamford municipal boards for over twenty years to help improve Stamford's economic vitality and business community. We take our roll very seriously and spend an inordinate amount of time and energy understanding the many projects that come before the city. Urban Redevelopment Parcels 19 and 19B are located in the heart of the downtown and have been underutilized for over two decades generating no income for the City of Stamford. These parcels are fundamental pieces of the "Entertainment District" and just steps from the many concerts that take place in Columbus Park. Bringing the proposed project to fruition is a large undertaking and very complicated; however, the Stamford Chamber feels strongly that, with all of the parties involved, it will move forward.

The redevelopment of these parcels will bring a minimum of 417 new residents to the City of Stamford downtown. These people will patronize our restaurants and shops

and further activate an already lively downtown. This is exactly the type of development that the URC has been looking for on this site for decades.

We are confident that allowing this project to proceed is in the best interest of the City of Stamford. We support this project and strongly encourage your board to approve all of the items before it.

Very truly yours

A handwritten signature in black ink, appearing to read "John P. Condlin". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

John P. Condlin  
President and CEO