

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, DECEMBER 13, 2012

1. At 6:11pm, Chairman Christopher D. Meek called the meeting to order. The following were in attendance:

Commissioners:

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

Staff:

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

Also Attending:

Attorney William J. Hennessey, Sandak, Hennessey & Greco
Laure Aubuchon, Economic Development Director, City of Stamford

2. Approval of Minutes

Commissioner Heftman made a motion to approve the minutes dated April 12, 2012; May 16, 2012; June 27, 2012; August 1, 2012; August 13, 2012, and September 19, 2012. The motion was seconded by Commissioner Molgano and carried by unanimous vote.

3. Correspondence

None at this time.

4. Announcements

Attorney Goldberg announced that the gala dinner for the opening of the Mill River Park will be held on May 2, 2013. There will be several days of events. Details will be distributed as they become available.

5. Southeast Quadrant

(a) **PSW/Trinity Contract Revisions** – Attorney Goldberg reported, “To accommodate an equity partner, we’ve taken what was originally scheduled to be the closing of both the Phase II and the Phase IV parcels at the same time and revised this to first proceed with Phase II, get it built and occupied, and get it stable prior to building Phase IV. In the contract documents which are still in the final stages of change, we are creating the option for Trinity to close on the Phase II building on or before March 31, 2013, go immediately into construction and build the entire garage about twelve months in. Completion of the Phase II building happens concurrently with the completion of the garage. There is then a period of 12 to 18 months to lease up and stabilize prior to proceeding with Phase IV.” Approval has been received from the Planning Board and the Land Use Committee of the Board of Representatives and it has been approved by consent vote by the full Board of Representatives. Attorney Goldberg noted that, by statute, the Urban Redevelopment Commission needs to be the last group to approve the contract.

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(b) **Second Amendment to the LDA** - Commissioner Heftman made a motion to authorize the Chairman to execute the amended Second Amendment to the Contract for the Sale of Land for Private Redevelopment for Re-Use Parcels 19 and 19B. The motion was seconded by Commissioner Molgano. Discussion ensued. The question was called and the motion was carried by unanimous vote.

6. Agency Administration - Personnel

(a) **Discussion/Approval of Changes to Employee Health Care Plan & Employee Contribution** – At 6:45pm, Commissioner Molgano made a motion to go into Executive Session to further discuss personnel matters; specifically, health insurance. The motion was seconded by Commissioner Heftman and carried by unanimous vote. Attorney Goldberg and Durelle Alexander left the meeting and did not participate in Executive Session. No motions were made and no votes were taken. At 7:08pm, Commissioner Heftman made a motion to return to Open Session. The motion was seconded by Commissioner Mellis and carried by unanimous vote. Attorney Goldberg and Ms. Alexander returned to the meeting. The Chairman announced that the Board had decided to take no action and thereby stay with the current insurance plan at this time, with a possible review at a future date.

7. Old Business

(a) **URC Committees** – Following discussion, the Committees have been revised as follows:

Budget/Finance – Commissioners Mellis and Sciarretta

Personnel – Commissioners Heftman and Molgano

Bylaws Review – Commissioners Mellis and Sciarretta

Public Information – Open

8. New Business

None at this time.


9. Adjournment

The next regular meeting is scheduled for Thursday, January 10, 2013 at 6:00pm.

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 7:25pm.

Respectfully submitted,

Joel P. Mellis
Secretary/Treasurer


Christopher Mack
Chairman