

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
WEDNESDAY, APRIL 27, 2011

1. At 1:10pm, Chairman Osman called the special meeting to order. The following were in attendance:

Commissioners:

Stephen C. Osman, Chairman
James I. Nixon, Vice Chairman
Joel P. Mellis, Secretary/Treasurer
Jackie Heftman
Christopher D. Meek
(via teleconference)

Staff:

Rachel Goldberg, Interim Director & General Counsel
Durelle Alexander

Attendees:

Charles Rosner, Reinventing Stamford Consultant
William Hennessey, Esq., Sandak, Hennessey & Greco
Elizabeth Kim, Stamford Advocate

Commissioner Nixon made a motion to address the agenda items out of order. The motion was seconded by Commissioner Mellis and carried unanimously.

3. Review of Mayor's Governance Task Force Report

Chairman Osman distributed copies of Task Force Sub-Committee Co-chair Bill Arnone's report/evaluation sheet (copy attached as part of these official minutes). Chairman Osman said, "We are going to talk about the report and I'd like to try to characterize what we should be doing. I think we should approach this by educating the City, maybe through *The Advocate*, maybe through other means and that subject is on the table, as to what it is that the URC is doing and what its intentions/capabilities are, and how important that is to the City of Stamford. We have a report here by two people (Bill Arnone & John Mallozzi) who, in my personal estimation, have stepped out to make decisions about what's important to Stamford beyond their pay-grade. Bill Arnone, who I think is a terrific guy, worked very hard at this and should be commended for all that he did do but I think that for he and John Mallozzi to try and make a decision for the City of Stamford that it should not have eminent domain is a conversation that should be much greater than they should have in regard to this. We had decided, ever since these eminent domain problems to which they refer came about, that this is not a great way to accumulate land. On the other hand, sometimes it's necessary." The Chairman then asked Attorney Goldberg to relate, for the record, a conversation which took place at a Land Use/Urban Redevelopment Committee meeting. Attorney Goldberg said, "One of the other items on today's agenda is the Decennial Review of the Southeast Quadrant Plan. I made an introductory presentation to the Board of Representative's Land Use/Urban Redevelopment Committee about two months ago and explained what the new statutory requirements are and began talking about broad principles of planning and land use and what additional tools we can use that are in the statute to put into the redevelopment plan, in particular for development at the 'hole in the ground.' When I was talking about the possibilities at Parcel 38, Mr. Mallozzi's comment was 'why don't we just condemn the property?' I was startled to hear that

because we don't want to condemn it. I think that we have a much better way to accomplish our goals there, but having known his stated position on the Task Force about never using eminent domain, I was amazed at the contradiction. The other thing that's significant is that the only kind of Agency that could acquire that property by eminent domain is a redevelopment agency with an existing redevelopment plan."

Commissioner Heftman said, "I think that we need to be very methodical about our approach. The Commission that the Mayor set up fulfilled its charge. They did what they were charged to do. Now the report goes to the Mayor and the Mayor is the one who is going to decide whether the recommendation goes before the Board of Reps. Our role should be to respond directly to this report that has gone to the Mayor, point out where the inaccuracies are if there are any, and then go about as a second step, how the URC can help the City achieve its goals."

Chairman Osman said, for the record, "This is part of that conversation but I think this is a man who, at least to my knowledge, has not had a considerable amount of experience in regard to eminent domain or public policy. A good part of his decision is that eminent domain is out of date and I'm trying to say that is a conversation. We don't disagree with whether we should use eminent domain ... we haven't been using it ... but it's not about two people who make a recommendation to the Mayor to get rid of eminent domain who don't really have the experience to make that kind of recommendation. I think it is important to get that out to the public." Commissioner Heftman said, "We have to remember that not one person but the whole Committee voted and made the recommendation."

Attorney Goldberg said, "There are a number of things, both in the Task Force Report you passed out today and said in response to questions from the assembled journalists at the press conference yesterday, that I believe are inaccurate and I thought it might be helpful to go through some of those." The Chairman said, "We want to do the best thing for the City. In my mind, we have to develop a strategy to: clarify the issues; to refute some of the issues that have come up that we may find are wrong, and cooperate with the City to work this out. If they're right, we have to cooperate with them." Attorney Goldberg added, "But we have to make sure that whatever they do is done carefully and thoughtfully and preserves contract rights that we may have that need to go on for somebody else if the URC is not here."

Attorney Goldberg said, "I'd like to point out where there are errors in the Task Force report (copy attached as part of these official minutes) first...what's accurate...what's incomplete. Under state statute, it identifies CGS§8-124, §8-126, §8-126(b). Those are three different sections of the Urban Redevelopment Act. My point is that the state statute is not just these three sections. There is a whole act, the Urban Redevelopment Act. The first document I distributed describes the public policy regarding redevelopment projects. The second page I distributed is the public policy for the Urban Renewal Act CGS§8-140. The third page CGS§ 8-186 is the third act under which the URC has authority not included in the Task Force summary sheet. This shows what the goal of the act is with respect to municipal development projects. The final page CGS§32-221 is the Economic Development and Manufacturing Assistance Act, which is the fourth state act under which the URC has roles and responsibilities and the policy there is actually much broader than any of the others and it talks about job creation, expanding the economic business base and encouraging manufacturing and other expansion of business. All of these four acts relate to development-related activities similar to urban renewal and redevelopment but each with a different nuance. The final document [Act]

is most specifically geared to using powers like ours to encourage development which expands employment, economic competitiveness ... a lot of the things we've been talking about with *Reinventing Stamford*." Chairman Osman asked, "Would you now turn all of that into a statement about what you think the purpose of the URC is in addition to what was said at the Task Force meeting?" Attorney Goldberg responded, "The City has assigned to us the task of using, to the best we can, these acts to create plans and programs to fulfill these four different policy sets." Chairman Osman said, "Stop for a minute – I think this is really important because we are talking about the presentation that was made to the Mayor ... where Bill Arnone and John Mallozzi implied that the URC is doing something that is not our purpose; for instance, saying that *Reinventing Stamford* is not in your purpose." Attorney Goldberg responded, "I think it doesn't matter at this point. Our job is to say that these four acts set out what our job is. These statutes were left out of their report and are important to the City. It is also important to say that we don't do anything under any of these acts and we don't create plans without specific conversations and, where appropriate and necessary, approvals from the administration – the Mayor and the Board of Representatives. *Reinventing Stamford* has not been a secret and it has been blessed by the past administration and this one and done with lots of cooperation from the Board of Representatives. One of the *Reinventing Stamford* groups is specifically out there looking at physical improvements, and another group is working on transportation, all of which come back to the Southeast Quadrant Plan and how we get that plan and that project completed."

The Chairman said, "Let me give you another example. The Mill River was planned and designed by this office, approved by the Mayor and approved by the Board of Reps. But this office is what really put together all of the thinking – the TIF and the zoning – all of the aspects, designed something by a very capable director, putting this together and interacting with Rachel on the legal side and the Commission – and that's how the Mill River Corridor Plan came about. Not only that ... it was the URC that partially funded the original Sasaki Report." Attorney Goldberg noted that under the four aforementioned statutes, the body in the City that oversees what we do and approves all of our plans and activities is the Board of Representatives. Commissioner Nixon said, "Wouldn't it be correct to say that the Mill River Plan was done specifically at the request of the Mayor?" The Chairman responded, "Yes." Commissioner Nixon continued, "I want to emphasize that because I think that the point in *The Advocate* article that implied this Mayor could just as well get his concepts implemented by an organization like the URC." Attorney Goldberg added, "There is not an Agency anywhere in the City that has these specific statutory authorities. Most important of these is creating a comprehensive plan of development, whether it's for one block or ten blocks. You can be so much more specific about what has to go on and how it interacts with everything where the zoning regulations can't be site specific, i.e. the East Side rail connection, the Transitway. The most important part of all this is the ability to create a plan that will encourage development to enhance the City."

Chairman Osman said, "We're here right now to figure out what is the best way to respond. And I would characterize it as educating people, the Mayor, the Board of Reps about what the URC does, what the powers of the URC are, and why they are important." Commissioner Mellis noted that each group might need to be approached differently. Attorney Goldberg suggested that the Commission first go through the remainder of the report that was published and the statements that were made, identify where there are gaps, whether there are errors and/or misunderstandings. She said, "After we have gone through all of that, then we can

discuss the best way to make sure that information is out there.” Attorney Goldberg continued, “I haven’t reviewed the mission statement yet for consistency and the employee count is temporarily down to 2½. Under meetings, what’s missing from this report is that under Chairman Osman’s leadership, we’ve dissolved into a dozen different sub-committees so if you were to add all the meetings you’ve gone to, the number would be much higher than the five that are stated for 2009 and 2010. And we’ve found that the sub-committees work really well. It divides up responsibilities and works very efficiently in terms of scheduling meetings, particularly when other entities besides the URC are involved ... whether it’s Park Square West or a budget meeting, getting five people together is difficult because of everyone’s schedules but getting two committee members together, sometimes during the day when redevelopers, architects, etc. are available, works very well. We ought to be clear in however we respond how often those sub-committees have met and do meet.” Attorney Goldberg continued, “The fiscal information is accurate. The City includes us in their annual financial statement and we are also included in the City audit. We have a bookkeeper who works part-time and appropriate fiscal policy has us use an independent third-party accountant to oversee her work. The next item I think is noteworthy, under duplication of jurisdictional activities, there is no duplication and that’s significant.”

Attorney Goldberg said, “Under public policy, the Close-Out Agreement is not actually an agreement with HUD. The Close-Out Agreement was approved by HUD and they signed off on it, but it was an agreement between the URC and the City. HUD doesn’t care whether a redevelopment agency or some other agency finishes the project which they funded. They care that the project gets finished. I think there is a misunderstanding in what we’ve said and what people heard. What we’re saying is that the land sale proceeds are HUD sourced funds and have to be used to complete the project. The project is defined not in the Close-Out Agreement but it’s defined in the grant of all the monies we got over the years and then the final grant of seven million dollars in 1978 ... and it’s the Southeast Quadrant Urban Redevelopment Project, which has a plan and a budget attached to it.” The Chairman asked, “Has the project been completed?” Attorney Goldberg responded, “No, we have to complete lower Summer Street, which is the Park Square West development. We have to complete the hole in the ground [Parcel 38], and we have another parcel we control near there, Parcel 36 [corner of Greyrock & Main]. Also, one of the conversations we were having when we started; the decennial review is using the opportunity of this review to find better ways to marry the properties in the downtown together in a better way, i.e., to improve the pedestrian experience. If the City and the Board of Representatives agree, we could use the authorities of the Plan to incentivize things like the corner of Tresser and Atlantic Street, which currently still has construction equipment parked on it.”

Commissioner Heftman asked, “If HUD doesn’t care whether it’s an urban redevelopment agency that completes the plan, can another entity like Economic Development complete the plan? Does the City need a redevelopment agency to complete the Southeast Quadrant Plan?” Attorney Goldberg responded, “The state cares. It requires a redevelopment agency, an appointed Board of five people that is established pursuant to statutory criteria. The City could decide to create URC2, and have URC2 complete the project, but it has to be established exactly the same way we are in order to exercise the powers in the statute. HUD doesn’t get involved with how the City does it. Their two concerns are: (1) is the money being spent in accordance with the rules and regulations, and (2) does the project get completed. If somebody decides that the Southeast Quadrant Project is done now, today, at the time those remaining

properties are sold, the land sale proceeds would have to go back to HUD.” Attorney Goldberg quoted the language from one of the final grant documents [form HUD-7082] as follows: *After all activities approved in the attached budget have been completed, all required local funds and/or services provided, and all land proceeds received, any remaining balance of federal funding shall be returned to HUD.* Attorney Goldberg explained further, “If the Commission were to disappear, the City would have to say to HUD we’ve finished this project or we’re having another entity created that’s going to finish this project or if they say we’re done say we’re done, any property that was acquired with federal monies, when those properties get sold, those monies are land sale proceeds which have to go back to HUD.” Chairman Osman asked, “If the URC is not here and the money goes to CDBG (Community Development Block Grant), can the City then direct CDBG to finish up the project without establishing a new URC?” Attorney Goldberg responded, “I think they not only need to establish a new URC but they also have to find a way to keep the existing redevelopment plan in place so that they have a project to finish.”

Attorney Goldberg continued, “The question that was asked in the letter Jack Condlin read at the meeting yesterday was ‘Is the City of Stamford authorized to recognize the proceeds from the sale of lands as program income and use that funding to complete the urban renewal plan for the City’s Southeast Quadrant, consistent with HUD CDBG regulations?’ The response in HUD correspondence from Field Office Director Julie B. Fagan was that the City is authorized, and obligated, to treat income from land sale proceeds of R-43 (Southeast Quadrant Urban Renewal Project) as program income of the CDBG program and use it to complete the project. The second question that was asked was ‘Does the termination or consolidation of its Urban Redevelopment Commission affect the use of program income, as long as program income is used consistent with HUD requirements?’ And basically they said we don’t have an opinion about that – the obligation of the City is to finish the Redevelopment Plan.”

With regard to questions raised at the Task Force meeting, Attorney Goldberg said, “My understanding of what their role was in terms of streamlining government doesn’t have anything to do with whether or not eminent domain is an appropriate power for the City to have or not have or exercise or not exercise. That ultimately is a decision for the Board of Representatives.” Discussion ensued. Attorney Goldberg then responded to a question posed re: what does the statute say about dissolving a redevelopment agency? She said, “It says that ‘upon determination that such action would facilitate receipt and processing of federal funds’ and that’s the part they talked about. And what they said is that a ‘review of various departments within our City may determine that there are appropriate departments within City government that may facilitate this process and promote the purposes of this chapter.’ They do not address the second required finding – and ‘promote the purposes of this chapter’. This chapter is the Redevelopment Act and the Urban Renewal Act. And my question is how does dissolution of our Commission, without re-establishing a successor entity, promote the purposes of the redevelopment and urban renewal statutes? The committee doesn’t address this because they can’t.”

The Chairman called a brief recess at 2:25pm. The meeting was resumed at 2:35pm.

In response to a question from Elizabeth Kim, Attorney Goldberg said, “In many other communities, and if we wanted to do it here in Stamford we could, the staff of the Commission are employees in other City departments. It could be Planning, Land Use – that’s about the

staff and who does the active work – and they could be paid for the portion of their work related to the project plan and its completion by these HUD funds. If the City wanted to staff the URC with Land Use staff, they could. A lot of towns do that. I think that when the committee was talking about other people in the City that could do the work, they were confusing what staff does from the need for a Commission established under the statutes. This is a really important distinction to make. In response to a question from the press about URC's actions that we were operating without the control of elected officials, it's important to point out that the Board of Representatives has a separate Sub-Committee called Land Use/Urban Redevelopment Committee who we report to, as well as to the Mayor.

In response to Sandy Goldstein's question about the Mill River TIF.... The Chairman interrupted and wanted it noted, for the record, that he and Bill Hennessey were both on the Mill River Collaborative Board. Attorney Goldberg continued, "There were a couple of things said yesterday, the most significant of which was the question 'Would closing the URC impact the TIF's funding?' The response was TIF is done by the City – the City issues the bonds. We don't disagree with that. The statute says that 'a municipality acting by and through its Redevelopment Agency is hereby authorized to issue debt.' One of the ex-officio members of the committee said that bond counsel had said it doesn't jeopardize the TIF if there is no URC. This is contrary to what I had been advised. We are listed by the City as the Borrower and there is an ongoing disclosure requirement to whoever the bond-holders eventually are that has to come from the City's Redevelopment Commission as to the continuing activities and work of that project, which is the Mill River Corridor Project. The bonds are issued by the City payable solely from the TIF fund that only exists because there is a Redevelopment Plan and a Redevelopment Agency charged with responsibility. It is my understanding that the City's Bond Counsel has said it could be done without this URC provided that our functions are picked up by another Redevelopment Agency established pursuant to the same statutes."

Attorney Goldberg said, "One final thing that was in the formal report and in the comments by committee members, and that is they did not investigate next steps. When asked how this would work, they had no idea. This is too complicated and too involved with people we have contracts with, people who have rights under redevelopment plans, to just do something without making sure all those i's are dotted and t's are crossed and everyone knows what they all are. This is not a focus on the Task Force any more. They've done their job, worked hard, and come up with a set of recommendations that are now in the Mayor's office. The Mayor has said he has not made a decision yet. What we need to focus on now is making sure that the Mayor and the Board of Representatives have the entire picture and understand all of the complexities."

Chairman Osman said, "That's what we are going to focus on now – how do we get this information out there, to the Mayor, to the Mayor's staff, to the Board of Reps and to the Land Use Committee – so they understand all the aspects." Discussion ensued. It was the sense of the Board that Attorney Goldberg prepare a written document for the Mayor addressing the issues, the entanglements and obligations. In this regard, the Chairman named Commissioners Mellis and Nixon and Consultant Charlie Rosner to a Committee charged with drafting a report addressing: (a) what the URC has done; (b) what the URC's intentions are in the future; (c) what the URC's additional capabilities are, and (d) the importance of the URC. In the interim, the Chairman will write to the Mayor noting that a response is being drafted clarifying the important points and will take a few weeks to finalize due to the complexity of the issues. It

was also noted, for the record, that it should be pointed out that conducting URC business is very difficult under these current conditions.

2. Southeast Quadrant

(a) **Block 9 Update** – Attorney Goldberg reported that a conference call has been scheduled for Friday, April 29, with Attorneys Michael Cacace and John Masden to discuss the project's current status. She has advised the principals that they need to begin discussions with the URC to determine how they expect to get back into compliance with the LDA.

(c) **Re-Use Parcel 38** – Attorney Goldberg reported that she has met with the representative for the current owner who holds the property as the mortgagee. She said, "We talked about two things: (i) the decennial review of the Redevelopment Plan and the idea of what tools in that plan could be added that aren't there now that the statute allows which would help the development, and (ii) the URC's exercise of its right to purchase the property from the mortgagee for the formula set out in the contract.

4. Personnel

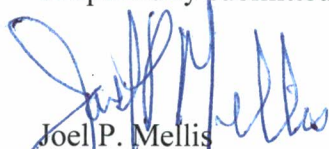
Discussion on this item was tabled.

5. Adjournment

The regular meeting scheduled for Thursday, May 12, 2011 at 6:00pm is cancelled. There will be a special meeting on Monday, May 23, 2011 at 6:00pm.

There being no further business before the Board, Commissioner Nixon made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 3:42pm.

Respectfully submitted,


Joel P. Mellis
Secretary/Treasurer

Attachments (6)-

CITY OF STAMFORD

MAYOR'S GOVERNANCE COMMITTEE

EVALUATION SHEET

In an effort to streamline government and combine some boards and commissions without jeopardizing public safety, I, as a representative of the Governance Task Force Sub Committee, have interviewed a number of individuals familiar with the URC along with having many discussions with Kip Bergstrom (the executive director) and Rachel Goldberg (general counsel) to determine the URC's existing role in making the City of Stamford a more effective and efficient municipality.

Kip presented four main areas that he titled "*the Case for the URC*" 12-13-10

1. The unique powers of eminent domain that the URS possess.

After approval of the Legislative body the URC can exercise the power of eminent domain for the purposes of urban renewal, economic development and redevelopment. The City's power is limited to municipal purposes such as streets, parks, public buildings or affordable housing by way of Charter Oak. The power of eminent domain is a controversial power, which can create and has created bad feelings between taxpayers and a municipality. It is a controversial power, which may become a very expensive endeavor for a municipality. The "Susette Kilo vs. New London Case", the Sidney Epstein lawsuit and the recent Carly's Diner lawsuit both here within the City of Stamford are examples. We think the City of Stamford has recently experienced redevelopment projects, which demonstrate that it is still possible to develop without using the power of Eminent Domain. The South End, RBS and Metro Center projects are a few models that demonstrate our position; therefore, we currently do not have a need for this unique extended power of eminent domain.

2. The URC has on going redeveloping plans and contracts.

The southeast quadrant redevelopment plan, the gateway district plan (the UBS property) and the Mill River Corridor Project Plan are the ongoing plans that Kip is referring. According to Kip under the southeast quadrant plan if the URC is dissolved then under the terms of the City's contract with the U.S. Department of Housing & Urban Development (HUD) the proceeds from assembled land would have to be returned to HUD. The "close out agreement" indicates that this is not necessarily the case, however, a legal opinion should be determined by the City's Corporate Council.

3. The URC believes that the CT State Statute requires a specific finding to dissolve the URS. What they are referencing here is a Section within the Statutes, which does give the legislative body (in our case Stamford's Board of Representatives) of any municipality the power to dissolve the agency (in our case the URS) as long as such action would facilitate receipt and processing of federal funds. A review of various departments within our city may determine that there are appropriate departments within City government that may facilitate this process.
4. The URC can act as a tool for the Transformation of the City.
The URC cites the Reinventing Stamford Project, which would help Stamford become "the best small city in the 21st century". During 2011 they will be publishing a blueprint for building Stamford into the "New American City". This blueprint will include the role of the URC as the City's developing agent. We do not disagree with the concept, and we also would like to see Stamford become "the best small city in the 21st century", however, that is not the purpose of an agency such as the URC, in our opinion this is not the intent as set forth in the State Statutes.

Therefore, it is this Sub Committee's recommendation to this task force that we categorize the Urban Redevelopment Commission as a "C" group and thus recommend it's dissolution as provided under CGS Sec. 8-126(b). The Committee believes the function of the URC should be given back to the Municipality (it's elected officials) and that this function should be subject to the normal checks and balances of city government.

CHAPTER 130*
DEPARTMENT OF ECONOMIC AND COMMUNITY
DEVELOPMENT:
REDEVELOPMENT AND URBAN RENEWAL;
STATE AND FEDERAL AID; COMMUNITY
DEVELOPMENT;
URBAN HOMESTEADING

PART I
REDEVELOPMENT

Sec. 8-124. Declaration of public policy. It is found and declared that there have existed and will continue to exist in the future in municipalities of the state substandard, insanitary, deteriorated, deteriorating, slum or blighted areas which constitute a serious and growing menace, injurious and inimical to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, and the existence of such areas constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, and retards the provision of housing accommodation; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided; that the acquisition of property for the purpose of eliminating substandard, insanitary, deteriorated, deteriorating, slum or blighted conditions thereon or preventing recurrence of such conditions in the area, the removal of structures and improvement of sites, the disposition of the property for redevelopment incidental to the foregoing, the exercise of powers by municipalities acting through agencies known as redevelopment agencies as herein provided, and any assistance which may be given by any public body in connection therewith, are public uses and purposes for which public money may be expended and the power of eminent domain exercised; and that the necessity in the public interest for the provisions of this chapter is hereby declared as a matter of legislative determination.

CHAPTER 130*
DEPARTMENT OF ECONOMIC AND COMMUNITY
DEVELOPMENT:
REDEVELOPMENT AND URBAN RENEWAL;
STATE AND FEDERAL AID; COMMUNITY
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PART II
URBAN RENEWAL

Sec. 8-140. Policy concerning slum areas. In addition to the findings and declarations made in section 8-124, which findings and declarations are incorporated herein and made a part of this section, it is further found and declared that (a) certain insanitary, deteriorated, deteriorating, slum or blighted areas, or portions thereof, may require acquisition and clearance, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented, and to the extent feasible salvable slum and blighted areas should be conserved and rehabilitated through voluntary action and the regulatory process, and (b) all powers conferred by this part are for public uses and purposes for which public money may be expended and such other powers exercised, and the necessity in the public interest for the provisions of this part is hereby declared as a matter of legislative determination. A municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the rehabilitation or redevelopment of areas by private enterprise.

CHAPTER 132*

MUNICIPAL DEVELOPMENT PROJECTS

Sec. 8-186. Declaration of policy. It is found and declared that the economic welfare of the state depends upon the continued growth of industry and business within the state; that the acquisition and improvement of unified land and water areas and vacated commercial plants to meet the needs of industry and business should be in accordance with local, regional and state planning objectives; that such acquisition and improvement often cannot be accomplished through the ordinary operations of private enterprise at competitive rates of progress and economies of cost; that permitting and assisting municipalities to acquire and improve unified land and water areas and to acquire and improve or demolish vacated commercial plants for industrial and business purposes and, in distressed municipalities, to lend funds to businesses and industries within a project area in accordance with such planning objectives are public uses and purposes for which public moneys may be expended; and that the necessity in the public interest for the provisions of this chapter is hereby declared as a matter of legislative determination.

CHAPTER 588/ ECONOMIC DEVELOPMENT AND MANUFACTURING ASSISTANCE

Sec. 32-221. Declaration of policy. It is found and declared that the maintenance and continued development of the state's manufacturing and other economic base business sectors is important to the economic welfare of the state and to the retention and creation of job opportunities within the state; that these sectors of the state's economy are facing increased competition from other geographic areas of the world; that assistance from the state can promote the retention, expansion, and diversification of existing manufacturing and other economic base businesses and encourage manufacturing and other economic base businesses from other geographic areas to locate into the state; that assistance from the state can enhance employment opportunity and the tax base of communities, particularly in the state's more economically disadvantaged communities; that the economic competitiveness of manufacturing and other economic base businesses is dependent in part upon the provision of adequate business support services such as day care, job training, education, transportation, employee housing, energy conservation, pollution control and recycling; that state assistance to promote the retention and expansion and increase the competitiveness of manufacturing and other economic base businesses is an important function of the state and is a public use for which public moneys may be expended; that in certain cases assistance and encouragement of diversification of manufacturing and other economic base businesses within the state may promote the economic welfare of the state and is a public use and purpose for which public moneys may be expended; that the participation and cooperation of the state's agencies and authorities in providing financial assistance will improve the timeliness and decrease the costs to businesses of providing such assistance; and therefore the necessity in the public interest and for the public benefit and good for the provisions of sections 32-220 to 32-234, inclusive, is hereby declared as a matter of legislative determination.

CITY OF STAMFORD, CONNECTICUT, URBAN REDEVELOPMENT COMMISSION

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SPECIAL
MEETING NOTICE

A special meeting of the City of Stamford, Connecticut, Urban Redevelopment Commission, will be held in the Commission Offices on the 9th Floor of the Stamford Government Center, 888 Washington Boulevard, Stamford, Connecticut, on Wednesday, April 27, 2011 at 1:00pm.

AGENDA:

1. Roll Call
2. Southeast Quadrant
 - (a) Block 9 Update
 - (b) Decennial Review of Southeast Quadrant Plan
 - (c) *Re-Use Parcel 38
3. Review of Mayor's Governance Task Force Report
4. *Personnel
5. Adjournment

**All or portions of this subject may require discussion
in Executive Session**