

**MINUTES OF THE SPECIAL MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**MONDAY, OCTOBER 24, 2011**

1. At 5:04PM, Chairman Stephen C. Osman called the special meeting to order. The following were in attendance:

**Commissioners:**

Stephen C. Osman, Chairman

James I. Nixon, Vice Chairman

*(arrived at 5:40pm)*

Joel P. Mellis, Secretary/Treasurer

Jackie Heftman

**Staff:**

Rachel Goldberg, Interim Director & General Counsel

Durelle Alexander

**Absent:**

Christopher D. Meek

**Attendees:**

Patrick Lee, Principal, Trinity Financial

Marzuq Muhammad, Assistant Project Manager, Trinity Financial

Frank Edwards, VP Design & Construction, Trinity Financial

Alan Ladson, Construction Manager, Trinity Financial

Laure Aubuchon, Stamford Economic Development Director

Attorney Michael Cacace, Cacace Tusch & Santagata

Attorney Bill Hennessey, Sandak Hennessey & Greco

Elizabeth Kim, Stamford Advocate

David Kooris, VP, Regional Plan Association

Attorney Lisa Louer, Sandak Hennessey & Greco

Representative Polly Rauh

Rick Redniss, Redniss & Mead

Rep. Randall Skigen, President, Stamford Board of Representatives

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

3. **Agency Administration**

- (a) **Downtown Zoning Application/DSSD Request for Cost Sharing** – Attorney Goldberg reported that a copy of the application that was sent in was included in the meeting packet; further, that this was the first implementation of the joint effort between the URC and the DSSD in retaining the Regional Plan Association (RPA) to propose downtown rezoning and downtown Master Plan changes. She said, "The Planning Board is starting its master planning effort which it must do by statute and they have asked us to hold off on filing a separate Master Plan application at this time." Attorney Goldberg continued, "The thing that drove the RPA study initially was parking. Since it has been determined that in downtown structured parking, there isn't a need based on existing use patterns for more than one space per unit, we have decided to go forward with at least that part of the zoning application."

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An application has been submitted in the DSSD's name and they are hoping the Commission will agree to participate. A number of DSSD members who have an interest in the downtown are participating in the cost of the application. The DSSD is requesting that the URC match what they, as an organization, are paying - \$5,000 toward Mr. Redniss's contract (attached as part of these official minutes). Attorney Goldberg recommended that the Commission participate at a level equivalent to the DSSD members (\$5,000). Chairman Osman asked to delay the vote until Commissioner Nixon arrived.

At 5:16pm, Commissioner Heftman made a motion to go into Executive Session to address the following agenda items: 2(b) contract negotiations re: the proposed LDA amendment for Park Square West Phases II, III & IV; 3(b) personnel, and 4(b) contract negotiations re: *Reinventing Stamford* oversight. The motion was seconded by Commissioner Mellis and carried by unanimous vote. Durelle Alexander was excused from Executive Session. Commissioner Nixon arrived at 5:40pm. Attorney Goldberg participated in the discussion. No motions were made and no votes were taken. At 6:20pm, Commissioner Mellis made a motion to return to Open Session. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

- 2(b) **Continuation of Downtown Zoning Application Discussion** – Commissioner Mellis asked, “Is this a one-time request, our only contribution?” Attorney Goldberg responded, “Unless there is an unusual amount of activity or public meetings or public hearings, the budget ought to be sufficient to cover us through the zoning process.” Following discussion, Commissioner Nixon made a motion to authorize the expenditure of \$5,000, as the URC's contribution for the expense of the downtown zoning application to reduce parking to a one-to-one ratio. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

2. Southeast Quadrant

- (a) **Park Square West Phase II Presentation** - Attorney Bill Hennessey introduced the Trinity Financial team, headed by Patrick Lee, principal in charge of this project. Mr. Lee gave a brief history of Trinity Financial, noting that it is a development company started by he and his partner in 1987, based in Boston, Massachusetts. He said, “We are primarily a residential builder that focuses on urban locations. We've developed more than 5,000 units of housing in the time we've been around. We are active throughout the northeast – lots of stuff in Massachusetts, some work in Connecticut and Rhode Island, also in New York and Philadelphia. We build a range of different things, such as a 243 unit apartment building across the street from the Boston Garden – luxury housing that sits atop the mass transit station there – and we do affordable housing as well. We are a small company. There are 22 of us. We do development and contract out for management and construction.”

Mr. Lee continued, “We're very excited about this opportunity in Stamford. It is a terrific location, arguably the best location in this community. It is attractive to us additionally



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because as part of our agreement with Cor-Jen, we have a set of plans which are not just complete but also at one point had been through a permitting process and received the blessings of the City. With respect to the building we want to put into construction in short order, what you know as the Phase II building right across the street from the first phase, those drawings are done. We are looking at some of what I would describe as ‘tweaks’ but for the most part we are ready to go with the construction of that building at the point which we can get through the re-permitting of the project. For this to proceed, we will be back to you to seek the URC’s approval of an amendment to the Land Disposition Agreement (LDA) that would allow the rights that Cor-Jen had to inure to our benefit.”

Mr. Lee said, “Before Frank talks about the plans, I want to highlight a few things. One, this is an opportunity to get 194 units into construction in fairly short order. Our hope is that we can get through the re-permitting process and be in the ground in the first quarter of next year. Second, the project in total with all of the real estate that is here would be approximately 400 units for the next and additional phase. It’s substantial. It’s a critical mass that would add to the vitality and achieve the vision that many people in this room have had. We are committed to meeting the City’s BMR requirement as part of the project here. Finally, I want to mention parking. We started the process with respect to the parking by assessing what we felt was needed for the housing here...and we’ve concluded that one parking space is needed for each unit of housing. Our proposal contemplates the construction of a garage addition to the existing City’s Summer Street garage.”

Frank Edwards, Vice President in charge of design & construction, continued with the presentation. ICON Architecture, used by Corcoran Jennison, will also be retained by Trinity Financial. Mr. Edwards showed previously approved Corcoran Jennison Phase II plans with 184 units and ground floor retail, noting that the Phase II building is the same with the addition of 10 units for a total of 194 units. He said, “At 66 Summer Street, what we’re calling Phase II, we’ve added five live/work units at the base of the building toward the rear. Then, on the roof of the building where there was a child’s play space/open space, we’ve converted that to add five units with terraces at the top of the building. Contemplating the future phases, we’ve decided to combine all the parking together in one building and make it more or less a part of the Summer Street garage. Phase III is contemplated to be an 80-unit, 11-story building for the elderly and Phase IV, right now is about 180 rental units.” Mr. Lee noted that the front of the 66 Summer Street building would still be full-face retail.

Commissioner Nixon asked, “Could you explain the terminology live/work space?” Mr. Edwards responded, “Possibly artist housing. It’s space where professionals can actually live there and conduct a small business at the same time.” Commissioner Nixon asked, “Can you say a bit about the apartments – the sizes, number of rooms, and so forth?” Mr. Edwards responded, “Primarily two bedroom, two bathroom units, with some one and three bedroom units, all with a high level of finishes and amenities.” Commissioner Nixon asked, “Are you expecting to get the same level of rental as Harbor Point?” Mr. Lee responded, “Yes. We see this as a better location and we see this as a product that is comparable, if not better, in terms of finishes and amenities. This location can command stronger rent.”

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In response to a question by Commissioner Heftman, Mr. Edwards reviewed the open space at-grade.

Chairman Osman invited members of the public to ask questions. David Kooris, Vice President of the Regional Plan Association (RPA), asked, "Is separating out the more age-restricted stuff central to providing services for that population or could you provide the same services while integrating those units throughout Phases III and IV?" Mr. Lee responded, "It is a population that in our experience has special needs, requires special care, and we have found that it is easier, more efficient, better for the population, to deliver that kind of care and those sorts of services in this type of building set-up." Commissioner Heftman asked, "At 26 Main Street there are other residents, other than seniors. Is this going to be only the senior component of those residents and then the other residents will be on other sites?" Mr. Lee responded, "We have been in discussions with Charter Oaks community's executive director about providing an opportunity for Charter Oaks to realize some of the affordable senior housing that they need in this location. Our understanding is that if they were to select that option, it would be all affordable senior housing." Commissioner Heftman asked, "How many other affordable units are there in the second and fourth phase?" Mr. Lee responded, "Throughout the development, we will meet the City's BMR requirements. In the first phase, the five artists live/work units we described would be affordable consistent with the income requirements and rent levels required by the City's BMR requirements. The additional units, in order to meet the City's requirements, would be satisfied on the Phase III parcel." The Chairman asked Mr. Lee to send him a letter further explaining the distribution of BMR units throughout the proposed project.

Mr. Lee concluded, "I am anxious about the timing. When I first came into town, I expressed a willingness to try and get this into the ground this year and that has obviously slipped by. I very much want to get Phase II in the ground in the first quarter of next year. I want to underscore the timing." Commissioner Heftman asked, "What is the next step in this? Is it our approval?" Attorney Hennessey responded, "I think the next step is for us to prepare a formal version of the Land Disposition Agreement amendment, and that's really an exercise between the attorneys so that you have something formal in front of you."

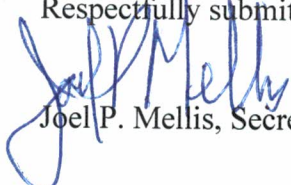
5. Mill River Corridor

Action on this agenda item was tabled.

6. Adjournment

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 7:06pm.

Respectfully submitted,

  
Joel P. Mellis, Secretary/Treasurer



# Redniss & Mead

September 22, 2011

*via email*

Ms. Sandy Goldstein, President  
Stamford Downtown Special Services District  
5 Landmark Square, Suite 110  
Stamford, CT 06901

**Re: Residential Parking Ratios & Open Space  
Text Changes**

Dear Sandy,

This is to confirm our discussions. We are preparing to submit a Text Change application to reduce the required parking for multifamily residential units in the downtown area to a 1-to-1 ratio and provide relief to the open space requirement. The specific boundaries and characteristics of properties eligible for the proposed regulations will be defined in the application once we coordinate with Norman Cole next week; but ultimately, the final outcome is always determined by the Zoning Board.

Included in our scope of services for this application will be:

1. Prepare draft text change and application package for your review.
2. Review vetted package with Norman and Todd before filing.
3. Communicate with interested property owners, neighbors, and/or other concerned parties during the application process. Amend application, as reasonably necessary to alleviate outside concerns/objections that may threaten success.
4. Present application to the Planning Board (on referral) and Zoning Board at a Public Hearing.
5. Work with staff post-hearing to ensure optimal results.

Fees for the above scope will be invoiced monthly on a time and expense basis, not to exceed \$20,000 plus out of pocket expenses (in accordance with the attached schedule of fees). Please note that my hourly rate will be reduced by 20%. Please confirm by signing and returning a copy for our records. Per your direction, we have capped our prior work at \$1,000 and will send an invoice for that work, which is included in the \$20,000 budget.

We look forward to helping refocus the future of Downtown Stamford with the DSSD, URC, stakeholders and the City.

Sincerely,

  
Richard W. Redniss, AICP

Enclosure

**SIGNED AND AGREED**

By: \_\_\_\_\_

**Sandy Goldstein**  
President

Date: \_\_\_\_\_

# Redniss & Mead

## SCHEDULE OF FEES

### RATES

|                    |                                 |                      |                |
|--------------------|---------------------------------|----------------------|----------------|
| Principal          | \$175-215 per hour <sup>4</sup> | 2 Person Field Crew  | \$175 per hour |
| Senior             | \$150-175 per hour              | 3 Person Field Crew  | \$231 per hour |
| Project            | \$120-135 per hour              | 2 Person Layout Crew | \$225 per hour |
| Technical Staff    | \$85-110 per hour               | 3 Person Layout Crew | \$285 per hour |
| Support Staff      | \$45-85 per hour                | Hazardous Site Crew  | Upon Request   |
| Richard W. Redniss | \$495 per hour                  |                      |                |

### REIMBURSABLE EXPENSES

*The following shall be billed above quoted prices or contracts at cost plus 15%.*

|                  |  |
|------------------|--|
| Reproductions    | Prints \$0.50/sq.ft., Mylar \$3.00/sq.ft., Microfilm \$5.50/print, Disks \$5.00 each, Color Plots \$12.00 each, Bnd Plots \$3.00 each, Copies (B&W) \$0.20 each, Copies (color) \$1.00 each                            |
| Travel           | Mileage, tolls, parking, rentals, flights, food, lodging, etc.   |
| Application Fees | CAM, Planning, Zoning, Health Dept., Army Corps, DEP, EPB, etc.  |
| Outside Services | Photogrammetry, laboratory fees, soils scientist, traffic studies, excavators, etc.  |
| Miscellaneous    | Conference Call Services, Report Binding Materials, Survey Monuments, Postage, Express Mail Services, Couriers, Reference/Research Materials, Legal Notices, Filing Fees (Land Records), Outside Reproduction Services |

### NOTES

1. All requisitions are due and payable upon receipt. After 30 days, unpaid balances are subject to interest @ 1.25% per month. All costs of collection including legal fees, if necessary, may be charged on overdue accounts. If payment is not received and no additional written arrangements are made, Mechanics Liens may be filed within sixty (60) days of completion of our services.
2. Payment of fees is expressly not conditioned upon the client receiving payment from third parties who are not a party to this agreement.
3. New clients or projects may be subject to a 25% deposit based on an estimate of possible fees. Such estimate does not indicate a fixed fee. Projects estimated at less than \$2,500.00 may be subject to a 50% deposit. All deposits will be applied to the final invoice.
4. The fee for expert consulting and expert witness services is up to 150% of the hourly rate.
5. Travel time is billed at the hourly rates.
6. Rates are subject to a 10% increase without prior notice.
7. Unless expressly agreed to in writing, compliance with the Americans with Disabilities Act is the responsibility of the Project Architect or other designated consultant.
8. Redniss & Mead is solely responsible for the activities of its employees and is not responsible or liable in any way for job site safety.
9. Liability: Unless expressly agreed in writing, liability is limited to our fees or \$300,000.00, whichever is less.
10. Overtime is charged at 1.5 x hourly rates, except for services pursuant to Note 4.
11. Where applicable, Connecticut Sales Tax will be added. Quoted fees are for professional services only and do not include tax or reimbursable expenses.

REV 9/2011

## SPECIAL MEETING NOTICE

A special meeting of the City of Stamford, Connecticut, Urban Redevelopment Commission, will be held in the Commission Offices on the 9<sup>th</sup> Floor of the Stamford Government Center, 888 Washington Boulevard, Stamford, Connecticut, on Monday, October 24, 2011 at 5:00pm

### AGENDA:

1. Roll Call
2. Southeast Quadrant
  - (a) Park Square West Phase II – Presentation
  - (b) \*Discussion – Contract Negotiations regarding Proposed LDA Amendment for Park Square West Phases II, III, and IV
3. Agency Administration
  - (a) Downtown Zoning Application –DSSD Request for Cost Sharing
  - (b) \*Personnel
4. Reinventing Stamford
  - (a) Status Report
  - (b) \*Contract Negotiations – *Reinventing Stamford* Oversight
5. Mill River Corridor
  - (a) Status Report
  - (b) Request for a URC Bond Authorization Resolution
6. Adjournment
  - (a) Discussion – Next Meeting Agenda
  - (b) Confirmation – Next Regular Meeting Date (*November 10, 2011 @ 6:00pm*)

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