

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
TUESDAY, DECEMBER 27TH, 2011

1. Chairman Osman called the special meeting to order at 5:06pm. The following were in attendance:

Commissioners:

Stephen C. Osman, Chairman
James I. Nixon, Vice Chairman
Joel P. Mellis, Secretary/Treasurer
Jackie Heftman

Staff:

Rachel Goldberg,
Interim Director & General Counsel
Durelle Alexander

Attendees:

Arthur Selkowitz, Chairman, Mill River Collaborative
Milton Puryear, Executive Director, Mill River Collaborative

2. Mill River Corridor/Mill River Collaborative

Chairman Osman recused himself from the discussion since he is a member of the Mill River Collaborative Board of Directors.

Mr. Selkowitz noted that at the last URC meeting (December 14, 2011), he brought the Commission up to date on the status of the project. He said, "We are underway and on schedule for a spring 2013 opening of Phase I of the Park, which is Main Street to Broad Street. There are still two other phases to be planned and implemented, Phase II being from Main to Richmond Hill, and Phase III from Richmond Hill to Pulaski Street. And then there is this informal phase from Broad Street to Scalzi." He continued, "The URC in the last three years has given us \$30,000 a year towards planning and, as we look forward to a heavy two-year period of planning and implementation, we have made this request for a two-year commitment from the URC of \$30,000 a year. I think it's important to explain why we would like a two-year commitment, recognizing that the URC can reserve the right to review the second year. Two years would be very helpful to us because one of the things we find when we go out and solicit private individuals and corporations, there is always the question 'is the City prepared to step up and play its part?' As you know the City cannot make a multi-year commitment. Therefore, it would be helpful to have another entity of the City willing to make a commitment on a multi-year basis." It was noted that 81% of the funds being raised will come from private sources. Attorney Goldberg said, "We couldn't generate a multi-year commitment either. When we entered the prior contract in 2008, we agreed to give \$30,000 in the first year and, with the Board's full discretion, reserve the right to renew."

Mr. Puryear said, "The main thing is we still have a lot of planning and development to do." Commissioner Mellis asked, "How much of your efforts are supplied by the City as opposed to independent contractors?" Mr. Puryear responded, "We use the City Engineering Bureau for Construction Managers ... the people who monitor the contractors on a day-to-day, week-to-week basis."

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Commissioner Heftman asked, "How much does the City contribute toward your operation?" Mr. Puryear responded, "Contractually the City is supposed to contribute \$200,000 a year and that should go up as the City's park maintenance budgets go up. However, this administration cut our budget in half, from \$200,000 to \$100,000. They're providing less than 19% of our costs." Attorney Goldberg said, "We have to go to the federal regulations and see if the planning activities that are currently being undertaken can be said to relate to the Southeast Quadrant Project. If the Board wants to pursue the \$30,000 contribution, I need to sit down with Mr. Puryear and the regulations, which are very technical, to identify eligible activities." Discussion ensued.

Following further discussion, Commissioner Heftman made a motion to authorize Vice Chairman Nixon to execute a new Grant Agreement with the Mill River Collaborative for one year for an amount not to exceed \$30,000, subject to a review of the federal regulations and the Collaborative planning activities by Attorney Goldberg and Milton Puryear. The motion was seconded by Commissioner Mellis and carried with three in favor and one abstention (Osman).


3. Southeast Quadrant

- (a) **Park Square West Phase II Contract Negotiations** – At 6:01pm, Commissioner Heftman made a motion to go into Executive Session to specifically discuss contract negotiations with Park Square West. The motion was seconded by Commissioner Nixon and carried by unanimous vote. Durelle Alexander was excused from Executive Session. Attorney Goldberg participated in the discussion. No motions were made and no votes were taken. At 7:25pm, Commissioner Mellis made a motion to return to Open Session. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

4. Adjournment

Having completed the business for which this special meeting was convened, Commissioner Nixon made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 7:28pm.

Respectfully submitted,


Joel P. Mellis
Secretary/Treasurer

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 Tuesday, December 27, 2011 at 5:00pm.

AGENDA:

1. Roll Call
2. Mill River Corridor
 - (a) Mill River Collaborative
3. Southeast Quadrant
 - (a) *Park Square West Phase II
Contract Negotiations
4. Adjournment
 - (a) Discussion – Next Meeting Agenda

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