

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, MARCH 11, 2010

1. At 6:20pm, Chairman Stephen C. Osman called the meeting to order. The following were in attendance:

Commissioners:

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

Staff:

Christopher L. Bergstrom, Executive Director
Rachel Goldberg, General Counsel
Durelle Alexander

Attendees:

Milton Puryear, Mill River Project Director

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

7. New Business

- (b) **Grant Agreement/Mill River Collaborative** – Project Director Milton Puryear noted that the URC had previously approved \$30,000 grants for three consecutive years to support the Collaborative's work in planning, developing and implementing the Mill River Park Plan; further, that he was before the Board to request the third and final payment of \$30,000 for fiscal year 2009/10.

Mr. Puryear gave a brief project update, noting the following:

- Property assembly needed to build the main part of the park between Main and Broad Streets is almost complete. Three acquisitions were recently completed – Archstone, One Whittaker Place and 43-44 Hanrahan Street.
- Design of the Phase I park area between Main and Broad Streets is 98% complete.
- Restoration of the Mill River and Mill Pond is nearing completion.
- This spring, trees, shrubs and other native plants will be planted along the immediate banks of the river, completing the Army Corps of Engineers phase of the project.
- The design/development stage of Phase 2 of the park construction covering the area from Main Street to West Stamford Cemetery at Richmond Hill has begun. A new design objective of containing the 100-year flood in the park is being pursued in the design of both Phase 2 and the Main Street pedestrian bridge.
- A commitment has been made to bring the Big Apple Circus to Stamford on the Archstone site for three weeks in July. Mr. Puryear noted the Collaborative has been offered rent, a portion of the profits from one performance, and the opportunity to host a benefit gala. It is hoped that this will become an annual event.

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Discussion ensued. Commissioner Heftman made a motion to authorize either the Chairman or the Executive Director, following review by General Counsel of the Agreement between the Commission and the Collaborative and of the specific allotment of Mr. Puryear's time, to approve the final payment of \$30,000 to the Mill River Collaborative. The motion was seconded by Commissioner Robins and carried by unanimous vote.

Chairman Osman thanked Mr. Puryear for his outstanding work on behalf of the Mill River Collaborative, crediting he and the Commission's representative on the Collaborative, Arthur Selkowitz, with bringing the Mill River Project to fruition.

6. Old Business

- (a) **Reinventing Stamford** – Chairman Osman, on behalf of the Board, congratulated the Executive Director on the success of *Reinventing Stamford*, thanking him for “putting the Commission in the forefront of exciting things that are happening in Stamford as a result of his work.”

Executive Director Bergstrom reported that he has applied for a \$25,000 Community Action Grant from the Urban Land Institute in partnership with Team Four Co-convenor Susan Ross, President of the Fairfield County Community Foundation. Team Four is focused on expanding regional networks throughout the Northeast Corridor Connects project, with Reinventing the Westchester/Fairfield Region as the first step.

Executive Director Bergstrom also noted that the Obama administration has announced a partnership among HUD, EPA and DOT to integrate housing, environmental and transportation policy. In this regard, Economic Development Director Laure Aubuchon has announced that Stamford has been named as one of the five “pilot cities” nationally for the first implementation of this initiative. One hundred million dollars will be awarded nationally for regional sustainability planning and the execution of projects at the local level and it is hoped that Stamford will be eligible for a portion of these funds, scheduled to be distributed by August.

Chairman Osman reported that KenCast President Bill Steele, a member of the *Reinventing Stamford* initiative, has begun the process to nominate the City of Stamford for the proposed Google fiber optic trial. Google plans to test high-speed broadband networks in trial locations across the country.

2. Approval of Minutes

- (a) **November 12, 2009 Annual Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried by unanimous vote.
- (b) **November 12, 2009 Regular Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

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3. Correspondence

None at this time.

4. Announcements

None at this time.

5. Southeast Quadrant

(a) **Park Square West Phase II** – At 7:25pm, Commissioner Mellis made a motion to go into Executive Session to discuss contract negotiations pertaining to this agenda item. The motion was seconded by Commissioner Heftman and carried by unanimous vote. Attorney Goldberg and Executive Director Bergstrom participated in the discussion. No motions were made and no votes were taken. At 8:10pm, Commissioner Mellis made a motion to return to Open Session. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

6. Old Business

(a) **URC Committees** – Action on this agenda item was tabled.

7. New Business

(a) **UConn Parking Garage Study** – Attorney Goldberg reported that she has been serving on a committee formed after the state legislature required UConn to study the future use of the seventy year old parking garage. The Committee is drafting a report to the General Assembly, which should include a discussion of highest and best use of what can physically occur on the site. UConn has not explored subterranean conditions. In this regard, Attorney Goldberg proposed splitting the cost of a geo-technical analysis of the property with the University of Connecticut.

Following discussion, Commissioner Heftman made a motion to authorize the expenditure of an amount not to exceed \$4,000.00 for a geo-technical analysis of the UConn parking garage site to determine the highest and best use. The motion was seconded by Commissioner Robins and carried by unanimous vote.

8. Adjournment

The next regular Commission meeting is scheduled for Thursday, April 8, 2010 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 8:18pm.

Respectfully submitted,


Joel P. Mellis

Secretary/Treasurer

CITY OF STAMFORD, CONNECTICUT, URBAN REDEVELOPMENT COMMISSION

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MEETING NOTICE

The next regular 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 Thursday, March 11, 2010 at 6:00pm.

AGENDA:

1. Roll Call
2. Approval of Minutes
 - (a) November 12, 2009 - Annual Meeting
 - (b) November 12, 2009 – Regular Meeting
3. Correspondence
4. Announcements
5. *Southeast Quadrant
 - (a) Park Square West Phase II
6. Old Business
 - (a) URC Committees
 - (b) Reinventing Stamford
7. New Business
 - (a) UConn Parking Garage Study Committee
8. Adjournment
 - (a) Discussion – Next Meeting Agenda
 - (b) Confirmation – Next Meeting Date (*April 8, 2010 at 6pm*)

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