

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, JUNE 10, 2010

1. At 6:02pm, 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:

William J. Hennessey, Jr. Esquire, Sandak Hennessey & Greco
Jackie N. Olschan-Kaufman, Esquire, Sandak Hennessey & Greco
Rick Redniss, Redniss & Mead, Inc.
Alex Ching, Vice President, Greenfield Partners
Andrew Montelli, Fairfield Residential LLC

2. Approval of Minutes/March 11, 2010 Regular Meeting – Commissioner Heftman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.
3. Correspondence – None at this time.
4. Announcements – None at this time.

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

6. Mill River Corridor/Proposed Amendment to Mill River Plan – Attorney William Hennessey, representing SG Stamford LLC, the owners of 75 Tresser Boulevard, Stamford, CT (generally known as the Advocate Building), reported that he has filed a formal application with the Urban Redevelopment Commission to amend the Mill River Corridor Project Plan. He said, “We have met with URC Staff and are in agreement that the requested changes qualify as a ‘Substantial Change’ under Chapter 10 of the Project Plan. To accomplish this change, we need to obtain approval from both the URC and the Board of Representatives.”

Prior to outlining the proposed plan changes, Attorney Hennessey introduced the above referenced members of the Development Team. The building was purchased about two years ago by a nationwide developer with a strong presence in the area. They bought this property with the idea that it would be completely redeveloped. The current building is primarily an office building on the east side and an industrial building on the balance of the site, along with surface parking. It’s an under-utilized piece of property that needs to be redeveloped.

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Fairfield Residential, the redeveloper, is currently finishing a large, up-scale rental housing project in Norwalk – the redevelopment of the Pepperidge Farm site at 597 Westport Avenue. Mr. Montelli encouraged the Commissioners to visit that project to see the “quality of their work.” He said, “I think there are a lot of parallel qualities between what we did there and what we’d like to propose for the site here.” Attorney Hennessey added, “The architecture for the site here is very different – edgier, more modern – but the architect will be the same and the quality will be the same.”

Attorney Hennessey continued, “The Mill River Corridor Project Plan affects this corridor of the City and designates each property under a land use category. Under this Plan, the 3.3 acre site at 75 Tresser Boulevard is designated as ‘Commercial.’ Specifically, my client seeks to modify Map #8 in the Plan so that the parcel is removed from the ‘Commercial’ use category and re-categorized as ‘Hotel/Residential/Commercial’ if it is to be developed as proposed. Therefore, we have made the application to this Board for a change in category of land use designation. We have also made a request to modify a portion of the text within Section 402(d), ‘Below Market Rate Dwelling Unit Standards (Hotel/Residential/Commercial Use Category)’ in a manner which makes it consistent with the Below Market Rate Dwelling Unit standards set forth in the amended City of Stamford Zoning Regulations. There is a 9% requirement for BMR in the proposed [MRCP land use] category and there are designated bandings stated in the Plan; i.e., 4% affordable dwelling units on-site to households earning not more than 25% of the Stamford Area Median Income; 3% affordable dwelling units on-site to households earning not more than 50% of the Stamford Area Median Income; and, 2% affordable dwelling units on-site to households earning not more than 60% of the Stamford Area Median Income. Our proposal is to remove these bandings to create BMR (below market rate) requirements in the URC Plan that match the BMR requirements in the City’s Zoning Regulations.” The newly proposed text change would read as follows:

“Each residential development, and each residential component of a mixed- or multi-use development, shall provide not less than 9% of its residential units as below-market-rate affordable units according to the standards set forth in Article III, Section 9-I (Mill River District), subsection 7(c) of the City of Stamford Zoning Regulations, as may be amended from time to time.”

Discussion ensued. Attorney Goldberg noted that the applicant was here tonight to begin the process. She said, “Amendment of the Mill River Plan is not project-related. The next step in the process is a Public Hearing. You are not taking a position on the merits of the proposed project or plan change by allowing a Public Hearing.” Attorney Goldberg suggested that the URC consider holding a joint Public Hearing with the Board of Representatives’ Land Use Committee.

Commissioner Heftman left the meeting at 7:20pm and returned at 7:33pm.

The Executive Director was asked to outline the process and the relevant issues/different iterations and distribute this information to the Commission as expeditiously as possible.

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The Chairman called for a brief recess at 7:36pm. The meeting was resumed at 7:45pm.

8. Old Business

(a) **URC Committees** – The Chairman and Commissioner Heftman will serve on a new Committee - the Advocate site. Action on the remaining Committees was tabled.

(b) **Reinventing Stamford** – The Chairman congratulated Executive Director Bergstrom on his efforts involving *Reinventing Stamford*. He said, “You are doing a fabulous job in stimulating conversation and taking these ideas to the next stage. People are talking and they are thrilled to be a part of this. In my mind, the next big challenge is to do things to help change Stamford.” Commissioner Nixon said, “I think that the whole project you have set in motion really speaks to what would logically be the next step for the Commission.” Executive Director Bergstrom noted that Channel 12 News Editor Tom Appleby, who has attended a number of the *Reinventing Stamford* events, will be taping an interview with him tomorrow to run as a future weekend news segment.

At 7:50pm, Commissioner Mellis made a motion to go into Executive Session to specifically discuss agenda item 5(a) contract negotiations with Park Square West II. The motion was seconded by Commissioner Nixon and carried by unanimous vote. Executive Director Bergstrom and Attorney Goldberg participated in the discussion. No motions were made and no votes were taken.

Attorney Goldberg left the meeting at 7:55pm and returned at 8:05pm.

At 8:30pm, Commissioner Nixon made a motion to return to Open Session. The motion was seconded by Commissioner Heftman and carried by unanimous vote.

7. Administration

(a) **Budget** - Commissioner Robins made a motion to accept the URC Operating Budget for FY2010/11 as presented (copy attached as part of these official minutes). The motion was seconded by Commissioner Mellis and carried by unanimous vote.

9. New Business

(a) **Mill River Collaborative** – Chairman Osman presented a proposal to extend the grant to the Collaborative in the amount of \$30,000 per year for either a one or three year period. The Chairman, who is a member of the Collaborative, recused himself from the discussion. It was the sense of the Board that Project Director Milton Puryear and Collaborative Chair Arthur Selkowitz be invited to the next Commission meeting to present their proposal requesting additional funds.

Attorney Goldberg left the meeting at 8:35pm.

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(b) **Big Apple Circus** – Chairman Osman reported that he had committed \$5,000 (five thousand dollars) for the Commission to become a sponsor of the gala benefit event scheduled for July 9, 2010. Following discussion, Commissioner Robins made a motion to support and ratify the decision to contribute \$5,000 (five thousand dollars) to become a sponsor of the Big Apple Circus, with the proviso that the money be used specifically for good will advertising of the event. The motion was seconded by Commissioner Nixon and carried. Chairman Osman abstained.

Attorney Goldberg returned to the meeting.

10. Adjournment

The next regular meeting is scheduled for Thursday, July 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 9:20pm.

Respectfully submitted,



Joel P. Mellis
Secretary/Treasurer

URBAN REDEVELOPMENT COMMISSION PROPOSED BUDGET FISCAL YEAR 2010/2011 - AND BUDGET REPORT FOR FY 2009/2010
2009/2010 Budget Approved June 11, 2009

PAYROLL SALARY/EARNED TIME	APPROVED 09/10 BUDGET	EXPENDITURES THRU 6/2/10	BALANCE TO BUDGET	PROJECTED YEAR END BALANCE	PROPOSED FY 10/11 BUDGET
DIRECTOR	120,000	109,846	10,154	0	120,000
BOOKKEEPER	10,400	7,790	2,610	0	10,000
ADMINISTRATIVE ASSISTANT	48,068	44,001	4,067	0	48,068
GENERAL COUNSEL	148,780	136,196	12,584	0	148,780
total net payroll	327,248	297,833	29,415	0	326,848
FUNDED ACCRUALS *	21,000	0	21,000	21,000	21,000
PAYROLL CONTINGENCY	0	0	0	0	0
total accruals & contingency	21,000	0	21,000	21,000	21,000
total gross payroll	348,248	297,833	50,415	21,000	347,848
<u>NON-PAYROLL Expense/Benefits</u>					
SOCIAL SECURITY	22,000	20,789	1,211	0	21,600
HEALTH INSURANCE	47,114	48,820	(1,706)	0	52,500
PENSION	23,764	18,166	5,598	0	23,764
WORKERS' COMPENSATION	3,000	1,176	1,824	0	3,000
UNEMPLOYMENT COMPENSATION	3,000	3,534	(534)	0	3,600
total benefits	98,878	92,484	6,394	0	104,464
FUNDED ACCRUALS	3,000	0	3,000	3,000	3,000
BENEFITS CONTINGENCY	9,800	0	9,800	7,560	9,800
total accruals & contingency	12,800	0	12,800	10,560	12,800
total gross benefits	111,678	92,484	19,194	10,560	117,264

* Payroll funded accruals represent potential costs for vacation or sick leave if one or more employee leaves. Non-payroll funded accruals would cover potential cost for social security, pension or health insurance.

<u>OVERHEAD-RECURRING</u>	<u>APPROVED 09/10 BUDGET</u>	<u>EXPENDITURES THRU 6/2/10</u>	<u>BALANCE TO BUDGET</u>	<u>PROJECTED YEAR END BALANCE</u>	<u>PROPOSED FY 10/11 BUDGET</u>
RENT	19,800	18,150	1,650	0	19,800
TELEPHONE	4,500	4,778	(278)	(278)	4,800
COPIER	1,000	315	685	600	600
INSURANCE	1,600	455	1,145	1,145	1,400
ACCOUNTING SERVICES	6,000	4,000	2,000	2,000	4,000
OFFICE SUPPLIES	5,500	6,407	(907)	(1,125)	6,500
POSTAGE/METER RENTAL	2,000	1,527	473	200	2,000
DUES/SUBSCRIPTIONS/PUBLICATIONS	7,000	6,169	831	831	7,000
MEETINGS/CONFERENCES	15,000	7,703	7,297	7,000	10,000
REPRODUCTIONS	750	155	595	595	500
WEBSITE MAINTENANCE	100	40	60	60	100
Subtotal	63,250 *	49,700	13,550	11,028	56,700

OVERHEAD-NON-RECURRING

WEBSITE DEVELOPMENT	4,000	630	3,370	3,370	1,000
ADVERTISING/PUBLIC NOTICE	500	0	500	500	500
TRAINING	500	0	500	500	500
OFFICE FURNITURE/EQUIPMENT	8,000	8,010	(10)	(400)	8,000
MISCELLANEOUS	5,000	2,509	2,491	2,491	5,000
STRATEGIC PLANNING	14,000	167,796	(153,796)	(10,000)	150,000
LEGAL SERVICES	40,000	0	40,000	40,000	40,000
ARCHITECTURAL CONSULTANTS	5,000	0	5,000	5,000	5,000
MILL RIVER COLLABORATIVE	30,000	30,000	0	0	0
RPA - REZONING	22,500	16,761	5,739	5,739	5,739
HNPP	3,000	0	3,000	3,000	3,000
Subtotal	132,500 *	225,705	(93,205)	50,200	218,739
Totals	655,676	665,722	(10,046)	92,788	740,551

* Urban Transitway reimbursement is 50% of overhead except specialized equipment (unless approved by the the City's Project Manager) and travel.

INCOME (Projections)

RENTAL				
TRANSITWAY:				
	Overhead Contribution	113,000	103,806	124,000
	Administrative Assistant & Bookkeeper	52,000	74,146	76,892
INTEREST		10,000	4,480	4,570
OTHER:		20,000	3,113	3,300
	Consultants (Reimbursables)		0	0
	Cold Spring Road	20,000	0	0
	Mill River Corridor Project (Reimbursable)			28,900
TOTAL		215,000	185,545	341,477
				543,177

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, June 10, 2010 at 6:00pm.

AGENDA:

1. Roll Call
2. Approval of Minutes
 - (a) March 11, 2010 - Regular Meeting
3. Correspondence
4. Announcements
5. Southeast Quadrant
 - * (a) Park Square West Phase II
6. Mill River Corridor
 - (a) Proposed Amendment to Mill River Plan
7. Administration
 - *(a) URC Budget
8. Old Business
 - (a) URC Committees
 - (b) Reinventing Stamford
9. New Business
10. Adjournment
 - (a) Discussion – Next Meeting Agenda
 - (b) Confirmation – Next Meeting Date (*July 8, 2010 at 6pm*)

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