

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, OCTOBER 14, 2010

1. At 6:15pm, Chairman Stephen C. Osman called the meeting to order. The following were in attendance:

Commissioners:

Stephen C. Osman, Chairman
James I. Nixon, Vice Chairman
Jackie Heftman
Christopher D. Meek

Staff:

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

Absent:

Joel P. Mellis, Secretary/Treasurer

2. Approval of Minutes

- (a) **June 10, 2010 Regular Meeting** – Commissioner Heftman made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioner Meek abstained.
- (b) **July 28, 2010 Special Joint Public Hearing** – Action was tabled.
- (c) **July 30, 2010 Special Meeting** – Commissioner Heftman made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioner Meek abstained.

3. Correspondence

None at this time.

4. Announcements

None at this time.

5. Mill River Corridor/75 Tresser Boulevard (Advocate Site)

Executive Director Bergstrom reported that on October 8, 2010, the developer submitted its application for a development plan to the Zoning Board. He noted that Zoning refers to the Planning Board, and Planning refers to the URC for its opinion on the conformity of the general plan of development with the Mill River Corridor Development Guidelines. Executive Director Bergstrom said, “We have engaged, at the developer’s cost, architect Dan Dorn to advise us, and he has met with their architect. This is an issue that will be dealt with by the Committee (Commissioners Osman & Heftman) first and then brought before the Commission.”

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6. Old Business/Reinventing Stamford

Executive Director Bergstrom reported that the next *Reinventing Stamford* event will be held on Wednesday, November 17th, from 6:00 to 9:00pm at UConn. The theme is “Building Stamford Into the New American City.” Participants will select one of five areas of involvement – entrepreneurship, education, housing, place or transportation. The Executive Director said, “The goal is to build public excitement about the place-making potential of Stamford’s Transitway Corridor and the East Side villages, and to get input from the perspective of each of the teams on the emergent conditions that will create opportunities for this development ... and determine how to use that opportunity to build the kind of city that you want.” Representatives from the cities of New Haven, Bridgeport, Norwalk, New Rochelle, White Plains, Yonkers, New York City, Jersey City, Elizabeth and Newark, each of which has a development opportunity similar in scale and potential to Stamford, are being invited to the November 17th event.

Executive Director Bergstrom also reported it was announced today that HUD is awarding a grant of \$3.5 million dollars to the NY-CT Sustainable Communities Consortium, \$250,000 of which is earmarked for a feasibility study of a train station on the East Side. He said, “The consortium and the successful grant application were a direct result of the efforts of *Reinventing Stamford’s* Team 4 to build a network among our neighboring cities in Connecticut and New York along the Northeast Corridor. The decision to form the coalition was made at a meeting convened in Stamford on June 7th.” The Executive Director explained that the major focus of the grant is to jump start the development of very large mixed-use developments in each of the participating cities in close proximity to existing and planned train stations.

7. New Business/Review & Approval of “Toward a Livable Neighborhood” – Final Report by RPA of the Joint URC/DSSD Downtown Rezoning Project

Executive Director Bergstrom reported that the draft report, distributed prior to the meeting, was the result of a two-year effort, co-funded and co-directed by the URC and the DSSD, with David Kooris of the Regional Plan Association as our consultant. It was noted that Chairman Osman and Commissioner Heftman attended meetings on behalf of the URC, and that the entire Commission participated in two workshops, one on parking and one on amenities, which were the basis for the zoning recommendations in the report. Discussion and action on the draft report were tabled, since changes are still being made. It was the sense of the Board that David Kooris should be invited to present the final version to the Commission.

8. Adjournment

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The regular meeting scheduled for Thursday, November 11, 2010 at 6:00pm is cancelled due to the holiday (Veteran's Day). A special meeting may be held on Monday, November 8, 2010 at 6:00pm, if needed.

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 6:45pm.

Respectfully submitted,



James I. Nixon,
Vice Chairman/Acting Secretary

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, October 14, 2010 at 6:00pm. immediately following the annual meeting.

AGENDA:

1. Roll Call
2. Approval of Minutes:
 - (a) June 10, 2010 – Regular Meeting
 - (b) July 28, 2010 – Special Joint Public Hearing
 - (c) July 30, 2010 – Special Meeting
3. Correspondence
4. Announcements
5. Mill River Corridor
 - (a) 75 Tresser Boulevard/Advocate Site
6. Old Business
 - (a) Reinventing Stamford
7. New Business
 - (a) Review & Approval – “Towards a Livable Neighborhood”
Final Report by RPA of the joint URC/DSSD Downtown Rezoning Project
8. Adjournment
 - (a) Discussion – Next Meeting Agenda
 - (b) Confirmation – Next Meeting Date (*change due to holiday 11/11/10*)

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