

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, MARCH 12, 2009

1. At 6:04pm, 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

Also Attending:

Attorney Michael J. Cacace, Cacace, Tusch & Santagata
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.

6. Mill River Corridor

(b) Grant Agreement/Mill River Collaborative – Chairman Osman thanked Project Director Milton Puryear for his outstanding work and gave a brief history of the formation of the Collaborative. The Chairman noted that the URC had approved a \$30,000 grant for fiscal year 2007/2008 to support the Collaborative's work in planning, developing, and implementing the Mill River Park Plan, renewable for a period of up to two additional years; further, that Mr. Puryear was before the Commission requesting renewal of the \$30,000 grant for fiscal year 2008/2009.

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

- The U.S. Army Corps of Engineer's contractors are on site ready to begin restoration of Mill Pond and the two marsh restoration sites south of Richmond Hill Avenue.
- All required state permits for the river restoration and anticipated park construction between Broad and Pulaski Streets have been received.
- The original dam built in 1922 will be removed to restore the natural river which, when completed, will be 10-feet lower than the sidewalk.
- Contract documents for the section of the Park outside of the Army Corps river restoration limits between West Broad and Main Streets are 98% complete. The estimated cost of these improvements is \$12 million.
- The City's work, i.e., lighting, irrigation systems, installation of benches and the like will begin when the Army Corps' work has been completed.

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- Olin Partnership has designed the majority of the Park and an amendment to their contract expands the scope of their work pertaining primarily to utilities and a design to accommodate future phases of the Park's development.
- The Collaborative is currently working with the City and Olin on a contract for the development of the area between Main Street and Interstate 95.

Mr. Puryear said, "In terms of our project management, we have a contract with the City to manage and develop the Park. We have two outside people, a trailer office and a land manager, Vincent Piselli. He and Jessica, who is in charge of our goose dog, have drafted a proposal to the National Fish & Wild Life Foundation, proposing that when the river gets restored, we develop a program of Stewardship of Living Resources including oyster bed restoration and restoration of migratory fish runs combined with habitat education in our local schools." In conclusion, Mr. Puryear reported that the Mill River Collaborative is developing a \$20 million capital campaign to raise one-third of the estimated \$60 million in Park improvements from the private sector. The Collaborative's budget has grown to \$535,000 in the current fiscal year.

Attorney Goldberg said, "From a technical aspect, what the Commission did was approve a three-year grant agreement and a \$30,000 grant for Mr. Puryear's planning activities for fiscal year 2007/08." Commissioner Heftman made a motion to extend the grant for an additional \$30,000 for fiscal year 2008/09 under the same terms. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

2. Minutes

(a) December 11, 2008 Regular Meeting – Commissioner Nixon made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

(b) January 16, 2009 Special Meeting – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Robins and carried by unanimous vote.

3. Correspondence

None at this time.

4. Announcements

None at this time.

7. Old Business

(a) Reinventing Stamford Initiative -

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Executive Director Bergstrom announced that *Reinventing Stamford: Redefining the Recession*, will take place in six sessions over the next eight months, with the kick-off on Tuesday, March 24th from 6 to 9pm at the Palace Theater. A press release announcing the final composition of the head table will go out next week. Co-conveners in this effort with the URC are The Stamford Partnership, the Planning Board and the Department of Economic Development. A roundtable conversation that will include global thinkers, national urban policy experts, regionalists and Stamford civic entrepreneurs will transition into several simultaneous conversations among a diverse group of people, local and regional, at side tables. Approximately 100 attendees are anticipated.

Executive Director Bergstrom said, “The idea really is to exploit the opportunities that are inherent in these challenging times ... to come out of the recession stronger than we went in. These are moments of opportunity to fundamentally increase your competitiveness and that’s what we want to do. I think the way to do that is to understand the conditions deeply, see the opportunities in them, and then seize those opportunities. The point of this is to get people talking because when individuals talk, they come to own an idea, engage and commit, and ultimately take action.” Topics suggested as possibilities for future forums include:

- the emerging economic geography of the mega-region;
- building an innovation-capable work force; and
- place-making – how do you make downtown Stamford more distinctive, green, more interactive, more transit-connected?

Executive Director Bergstrom explained that the table leaders at the eight side tables in the second half of the first event are the Executive Directors and Chairs of the four partner organizations. Each of these people was asked to invite ten people in Stamford and the Stamford area who this conversation/roundtable would not be complete without. Conversation will begin on-line before the event and the *Reinventing Stamford* web site will go public on March 13th. Some of the people at the center table are being interviewed by Carol Colletta of CEO’s for Cities, who does a nationally syndicated radio show called “Smart City Radio.” This will run on the NPR affiliates next week and a pod cast will be on the *Reinventing Stamford* web site.

At 6:43pm, Commissioner Heftman made a motion to go into Executive Session to specifically discuss negotiations with Park Square West (agenda item 5a) and negotiations with Archstone (agenda item 6a). The motion was seconded by Commissioner Nixon and carried by unanimous vote. Attorney Goldberg and Executive Director Bergstrom participated in the discussion. At 7:25pm, counsel for Corcoran Jennison Michael Cacace joined Executive Session to participate in discussion re: Park Square West negotiations. Attorney Cacace left Executive Session at 7:45pm. No motions were made and no votes were taken.

Commissioner Heftman and Chairman Osman left the meeting at 8:15pm. Vice Chairman Nixon took over for the Chairman.

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At 8:25pm, Commissioner Mellis made a motion to return to Open Session. The motion was seconded by Commissioner Robins and carried by unanimous vote.

Chairman Osman returned to the meeting at 8:26pm.

8. New Business

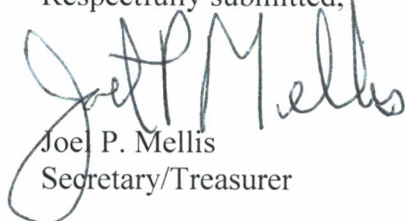
None at this time.

9. Adjournment

The regular meeting scheduled for Thursday, April 9, 2009 at 6:00pm has been cancelled due to the Passover holiday. No new date was set for a meeting.

Having completed the business before the Board, Commissioner Mellis made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 8:28pm.

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 12, 2009 at 6:00pm

AGENDA:

1. Roll Call
2. Approval of Minutes
 - (a) December 11, 2008 - Regular Meeting
 - (b) January 16, 2009 - Special Meeting
3. Correspondence
4. Announcements
5. *Southeast Quadrant
 - (a) Park Square West Phase II
6. *Mill River Corridor
 - (a) Archstone/Re-Use Parcel 21
 - (b) Grant Agreement – Mill River Collaborative
7. Old Business
 - (a) “Reinventing Stamford” Initiative
8. New Business
9. Adjournment
 - (a) Discussion – Next Meeting Agenda
 - (b) Confirmation – Next Meeting Date (*April 9, 2009 at 6pm*)

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