

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

1. At 6:07pm, 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:

Jane Freeman, Esquire  
Cacace, Tusch & Santagata

2. Approval of Minutes – June 11, 2009 Regular Meeting

Commissioner Nixon 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

Chairman Osman, speaking on behalf of the Commission, congratulated Executive Director Bergstrom for his outstanding job with regard to the *Reinventing Stamford* project. The Chairman said, "Our Director not only named and designed the project, but has been responsible for bringing in many organizations and institutions in Stamford to make it a cooperative effort. He has worked this project through to its sixth meeting, developing relationships with a number of people in the City to think through and evaluate what's good for Stamford." The Chairman concluded, "You have done a fabulous job in stimulating the thinking process of people in Stamford and establishing a thirst for being part of the effort and moving forward. I hope you can accomplish as much in the future in getting some concrete things going."

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

**(a) Archstone/Re-Use Parcel 21 Approval of LDA Termination Agreement -**

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Attorney Goldberg reported that she had sent a copy of the LDA Termination Agreement to the Board members last week via email since the closing date had been moved up to today, November 12, in advance of this meeting; further, that three of the five Board members had authorized approval of the document. As two of the Board members were not reachable, Attorney Goldberg asked for a motion to ratify the action. Commissioner Nixon moved to ratify the action to terminate the LDA Agreement with Archstone. The motion was seconded by Commissioner Mellis and carried by unanimous vote. It was noted that the closing took place earlier on this date, November 12, 2009.

5. Southeast Quadrant

(a) **Park Square West Phase II** – At 6:12pm, Commissioner Heftman made a motion to go into Executive Session to discuss contract negotiations pertaining to this agenda item. The motion was seconded by Commissioner Mellis 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 7:50pm, Commissioner Mellis made a motion to return to Open Session. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

7. Old Business

(a) **Reinventing Stamford** – Executive Director Bergstrom reported that the next event, *Stamford: The Creative City*, will be held on December 8<sup>th</sup> from 2:00 – 5:00pm at UConn. He said, “Three extraordinary entrepreneurs from around the world, John Howkins who splits his time between the UK and China; Larry Quick, from Melbourne, Australia, and Steve Smith from here, will help us think about how to make all these problems that we’ve talked about for the last eight months into opportunities to create jobs and wealth. This builds on the last event, which really was the pivot point from having gone through the process of conversation and information gathering and going into strategy and action.”

Executive Director Bergstrom said, “There are projects that are starting to take shape that come directly out of the initiative. One of them is the idea of an incubator and start-up fund housed at Old Town Hall in space that would otherwise be very difficult to rent. One of our panelists on the eighth Steve Smith, former head of the venture capital investing operation at GE Capital, is behind the idea of a Stamford Innovation Center, specifically a green tech, digital media business incubator.”

The Executive Director continued, “The other project that has taken on a life of its own is an opportunity on the East Side. The idea is that instead of having a train station on the East Side that’s simply a platform that is another stop on the New Canaan Branch, this would become a full fledged station that serves both the New Canaan Branch and the main line and could also serve as a reliever to the main Stamford Transportation Center (STC).”



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Discussion ensued. It was noted that the East Side Station would be reinforced by expansion of service on the New Canaan Branch and the building out of parking, affordable housing and retail on surface lots at Springdale and Glenbrook, which would also serve as interceptors/relievers for the STC. The proposed project would incorporate best practice accommodation of bikes, including shared bikes/bike rental and bike repair shop, to extend non-auto reach of station for both residents and commuters. Mixed-income housing built over structured parking for the station and adjacent to the station with a strong affordability component is also being discussed.

Executive Director Bergstrom went on to explain the next generation redevelopment process. He said, "This would be a new model of redevelopment based on a private/public partnership rather than eminent domain, whereby existing property owners would be able to contribute their property to the partnership and have a stake in the redevelopment." Commissioner Heftman asked "What would be the URC's role?" Executive Director Bergstrom responded, "The URC would be the driver of the project – we would put the deal together and pilot a new way of doing redevelopment other than eminent domain."

(b) **Funding/Reinventing Stamford** – Executive Director Bergstrom reported that for the first six months, the URC initially fronted the money for the project. Funds were then raised by the Director to take the effort through October and there is a plan in place to raise \$50,000 for upcoming events. Discussion ensued. It was the sense of the Board that the URC continue to front the money for *Reinventing Stamford*, with the caveat that the money would be returned from future fund raising efforts by the Executive Director.

(c) **Downtown Rezoning** – Commissioner Heftman asked about the status of the Downtown Rezoning project. Executive Director Bergstrom reported that David Kooris (RPA) hopes to have all of the white papers from the smaller roundtables plus a first draft of the final report ready in December.

8. New Business

None at this time.

9. Adjournment

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 8:40pm.

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 9<sup>th</sup> Floor of the Stamford Government Center, 888 Washington Boulevard, Stamford, Connecticut, on Thursday, November 12, 2009 immediately following the 6:00pm annual meeting.

### **AGENDA:**

1. Roll Call
2. Approval of Minutes
  - (a) June 11, 2009 – Regular Meeting
3. Correspondence
4. Announcements
5. \*Southeast Quadrant
  - (a) Park Square West Phase II
6. \*Mill River Corridor
  - (a) Archstone/Re-Use Parcel 21  
Approval of LDA Termination
7. Old Business
  - (a) Reinventing Stamford
8. New Business
9. Adjournment
  - (a) Discussion – Next Meeting Agenda
  - (b) Confirmation – Next Meeting Date (*December 10, 2009 at 6pm*)

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