

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
FRIDAY, FEBRUARY 8, 2008

1. At 9:58am, Chairman Stephen C. Osman called the special meeting to order. The following were in attendance:

Commissioners:

Stephen C. Osman, Chairman
James I. Nixon, Vice Chairman (*arrived at 10:02am*)
Joel P. Mellis, Secretary/Treasurer
Edward J. Fuhrman
Robert S. Robins

Staff:

Gerrie Post, Executive Director
Rachel Goldberg, General Counsel
Durelle Alexander

Also Attending:

Attorney Michael J. Cacace, Cacace, Tusch & Santagata
Attorney Donald R. Gustafson, Shipman & Goodwin
John L. Lindell, F.D. Rich Company

2. Southeast Quadrant

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

(b) **Re-Use Parcel 36** – Attorney Cacace reported that following the Commission’s January 10th, 2008 vote authorizing the redeveloper to seek Zoning Board approval for the revised 50-unit project, they were in communication with the City’s Principal Planner Norman Cole. Attorney Cacace said, “We immediately started exchanging drafts of a regulation and presented the plan we had presented to you. Mr. Cole was pleased with some of the things we had incorporated in the new plan, but still had questions about the parking and how it would lay out. The developer went back and created more space for parking on a different level and we now expect to re-file in the next week.” Attorney Goldberg noted that none of the current drafts have been shared with the Commission. She said, “I would ask again that you include us ... the staff. I have to sign the application. The Commissioners need to approve it. We are partners, co-applicants, and it makes sense to include us throughout the process.” Executive Director Post asked, “Have you revised the parking plan? Do you have more than 95 spaces now?” Mr. Lindell responded, “We have the same amount of spots but, based upon the concerns that Mr. Cole expressed, have introduced parking in the basement. Now you have 95 spaces over four levels, instead of three, to improve the circulation pattern. By introducing parking in the lower level, you are able to drive around the core of the building and not have to move more than two cars to get a car out.” Chairman Osman said, “It’s my perception that your problems are with the Zoning Board, not specifically Mr. Cole, and I would encourage you to also listen to what the Board has to say.”

The Chairman called a brief recess at 10:05am. The meeting was resumed at 10:10am. Attorney Goldberg left the meeting at this time.

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3. Mill River Corridor/Re-Use Parcel 21

No report at this time.

4. Agency Administration

(b) **HNPP Photo Archive Project** – Chairman Osman reported that the Historic Neighborhood Preservation Program (HNPP) has revised their request for funding to complete the project of identifying the 4,000+ URC photographs they have scanned over the past two years. Currently the technology staffs for the City and The Ferguson Library are identifying a feasible program to be used to display the photos on the URC's website. Colin Skidmore will enter the requisite data for the pictures into the program when it is in place. Estimated time for this activity is 100 hours at a cost of \$5,000.00. Following discussion, Commissioner Fuhrman made a motion to approve the expenditure of \$5,000.00 for HNPP to complete the photo archive identification project. The motion was seconded by Commissioner Nixon and carried. Commissioner Robins was recused due to his affiliation with HNPP and abstained. Chairman Osman, on behalf of the Board, thanked Carmen Domonkos and Executive Director Post for bringing this project to fruition.

At 10:24am, Commissioner Nixon made a motion to go into Executive Session to specifically address contract negotiations re: Agenda Item 2(a) – Park Square West Phase II, and Agenda Item 2(b) – Re-Use Parcel 36. The motion was seconded by Commissioner Mellis and carried by unanimous vote. Executive Director Post participated in the discussion. No motions were made and no votes were taken. At 10:50am, Commissioner Nixon made a motion to return to Open Session. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.

(a) **Strategic Planning** – Steering Committee Co-Chair Fuhrman opened the discussion. He said, "The posture that the URC takes is very fundamental and important in determining how the URC operates and how the URC wants to operate going forward into the future." Steering Committee Co-Chair Robins said, "It would be very useful if we, either the Chairman or members of the Commission, made public appearances/participated in public forums, to explain who we are and what we do. The public does not realize that (i) we do this completely on a voluntary basis, and (ii) we have a legal obligation to preserve and protect the public interest." Commissioner Nixon added, "I think we need to make a more pro-active effort at constant public relations." The Chairman asked for volunteers to work on developing a program of public relations. Executive Director Post responded, "That's one of the five priorities I put forth – having an inter-active relationship with the community. We're joining organizations like the Chamber of Commerce, we're getting the word out that we exist and are involved in different types of activities like the photo archive project. Once we put up the website and have things on it, you can use this as a tool to get the word out about who we are and what we are doing." Commissioner Robins added, "We can do our job better if we have a positive image than if we don't."

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Attorney Goldberg returned to the meeting at 11:06am.

Commissioner Robins said, “The question is whether we should do more planning or whether we should accept our mission statement in general and those of us who wish to develop particular aspects, on a volunteer basis, would get the approval of the Board to go ahead. For example, I would like to do something with education and with historic preservation. This would be an individual initiative under the aegis of the Board rather than a Board cooperative. I think this is the decision to be made.” Chairman Osman responded, “I think there should be a combination of the two. At our next strategic planning meeting/discussion, we should come to a conclusion of the things that we would like to do. However, we should always be open to a member of the Commission bringing up a new area of interest.” Commissioner Mellis said, “I think it’s important that what individual Commissioners do in terms of their own initiative fit within an overall direction as to where the Commission wants to go in its role going forward.”

Following discussion, Chairman Osman asked Commissioner Robins and Executive Director Post put together a framework, listing things the URC should be doing going forward, for further review by the Commission. This preliminary draft will be e-mailed to the Board prior to the next meeting. Commissioner Fuhrman suggested that the next step might then be to “identify criteria for selection of areas of initiatives.”

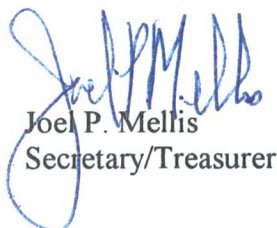
On behalf of the Commission, Chairman Osman thanked Commissioner Fuhrman for his work on the Commission and for spearheading the strategic planning effort. Commissioner Mellis volunteered to assist the Strategic Planning Committee in their efforts going forward.

5. Adjournment

The Thursday, March 13, 2008 regular meeting at 6:00pm is canceled. A special meeting will be held on Friday, March 7, 2008 at 9:00am.

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 11:30am.

Respectfully submitted,


Joel P. Mellis
Secretary/Treasurer

CITY OF STAMFORD, CONNECTICUT, URBAN REDEVELOPMENT COMMISSION

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REVISED SPECIAL
MEETING NOTICE

A Special 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 Friday, February 8, 2008 at 9:30am.

AGENDA:

1. Roll Call
2. *Southeast Quadrant
 - (a) Park Square West Phase II
 - (b) Re-Use Parcel 36
3. *Mill River Corridor
 - (a) Re-Use Parcel 21
4. Agency Administration
 - (a) Strategic Planning
 - (b) HNPP Photo Archive Project
5. Adjournment
 - (a) Discussion – Next Meeting Agenda
 - (b) Confirmation – Next Meeting Date (March 5, 2008 @ 9:00am)

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

Historic Neighborhood Preservation Program
Urban Redevelopment Commission Photo Archive Identification Project

The Historic Neighborhood Preservation Program (HNPP) conducted a two-year project scanning photos, archived at the office of the Urban Redevelopment Commission (URC), of properties demolished during the Southeast Quadrant redevelopment project. Two volunteers, Colin Skidmore (HNPP) and Ron Marcus (Stamford Historical Society [SHS]), spent hundreds of hours scanning a total of 4,161 photos onto compact discs in an effort to provide a comprehensive photo history of lost downtown properties.

The scanning portion of the project is complete and the photos are stored on a master set of ten compact discs. The images are simply on the discs, organized by street, block, and lot number but with no further identifying information. A handwritten listing of information, consisting of nearly 400 pages, was made as the photos were scanned.

Phase One: The URC historic scanned photos are labeled by block and number for each property. The photos need to be further identified by street number in order for them to be fully accessible on a website. Colin Skidmore will match these numbers with his listing using URC files. The time needed for this activity is 25 hours.

Phase Two: Currently, the technology staffs for the city and the Ferguson Library are identifying a feasible program to be used to display the photos on the URC's website. Colin Skidmore will enter the identifying data for the 4000 pictures into the program when it is in place. It is estimated time for this activity is 100 hours.

Expenses:

Phase One: \$40/hr x 25 hours	\$ 1,000.00
Phase Two: \$40/hr x 100 hours	<u>4,000.00</u>
	\$ 5,000.00