

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, APRIL 10, 2008

1. At 6:27pm, 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:

Rachel Goldberg,
Acting Director & General Counsel
Durelle Alexander

2. Approval of Minutes

- (a) **November 2, 2007 Special Meeting** – Commissioner Nixon made a motion to approve the minutes. The motion was seconded by Commissioner Robins and carried. Commissioner Heftman was not eligible to vote.
- (b) **November 8, 2007 Annual Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioners Robins and Heftman were not eligible to vote.
- (c) **November 8, 2007 Regular Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioners Robins and Heftman were not eligible to vote.
- (d) **November 19, 2007 Special Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioner Heftman was not eligible to vote.
- (e) **December 13, 2007 Special Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioner Heftman was not eligible to vote.
- (f) **January 10, 2008 Special Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioner Heftman was not eligible to vote.
- (g) **January 24, 2008 Special Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioner Heftman was not eligible to vote.

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- (h) **February 8, 2008 Special Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioner Heftman was not eligible to vote.
 - (i) **March 7, 2008 Special Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioner Heftman was not eligible to vote.
 - (j) **March 28, 2008 Special Meeting** – Commissioner Robins 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.
5. Southeast Quadrant
- (a) **Park Square West Phase II** - Acting Director Goldberg reported that Park Square West had presented a design alternative to the Sub-Committee at its April 9th meeting.
 - (b) **Re-Use Parcel 36** (corner Greyrock & Main) – Acting Director Goldberg reported that she will be drafting a “Term Sheet” outlining the terms agreed to by the URC for a proposed business deal. Commissioner Heftman requested a copy prior to its distribution.
6. Mill River Corridor
- (a) **Archstone/Re-Use Parcel 21** – Acting Director Goldberg reported that Archstone showed the Sub-Committee an alternative design at its March 31st meeting. It was noted that Archstone is working on bringing the residential units facing the park down to the ground level. Retail at-grade level is also shown along the Washington Boulevard frontage in this proposed plan. The next Sub-Committee meeting is scheduled for May 7th at 10:00am.
7. Agency Administration
- (a) **Strategic Planning** – Action on this item was tabled.

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At 6:37pm, Commissioner Mellis moved to go into Executive Session to specifically discuss contract issues with Park Square West and Personnel (agenda item 7b). The motion was seconded by Commissioner Robins and carried by unanimous vote. Acting Director Goldberg participated in the discussion. Durelle Alexander left the meeting at 8:05pm after the PSW discussion. No motions were made and no votes were taken. At 8:45pm, Commissioner Mellis made a motion to return to Open Session. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

Following a brief discussion, Commissioner Nixon moved to increase Rachel Goldberg's compensation package during the period in which she is fulfilling the dual role of Acting Director and General Counsel. The motion was seconded by Commissioner Mellis and carried unanimously.

8. Old Business

None at this time.

9. New Business

None at this time.

10. Adjournment

The next regular meeting will be held on Thursday, May 8, 2008 at 6:00pm.

There being no further business before the Board, Commissioner Heftman made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 8:48pm.

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, April 10, 2008 at 6:00PM.

AGENDA:

1. Roll Call
2. Approval of Minutes
 - (a) November 2, 2007 – Special Meeting
 - (b) November 8, 2007 – Annual Meeting
 - (c) November 8, 2008 – Regular Meeting
 - (d) November 19, 2007 – Special Meeting
 - (e) December 13, 2007 – Special Meeting
 - (f) January 10, 2008 – Special Meeting
 - (g) January 24, 2008 – Special Meeting
 - (h) February 8, 2008 – Special Meeting
 - (i) March 7, 2008 – Special Meeting
 - (j) March 28, 2008 – Special Meeting
3. Correspondence
4. Announcements
5. * Southeast Quadrant
 - (a) Park Square West Phase II
 - (b) Re-Use Parcel 36
6. *Mill River Corridor
 - (a) Archstone/Re-Use Parcel 21
7. Agency Administration
 - (a) Strategic Planning
 - (b) *Personnel – Executive Director G. Post
8. Old Business
9. New Business
10. Adjournment
 - (a) Discussion – Next Meeting Agenda
 - (b) Confirmation – Next Meeting Date (*May 8, 2008 at 6pm*)

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