

**MINUTES OF THE REGULAR MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**THURSDAY, AUGUST 14, 2008**

1. At 6:08pm, 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 A. Goldberg, General Counsel  
Durelle Alexander

Other:

Kathleen Walsh, President & CEO  
The Stamford Partnership, Inc.

2. Approval of Minutes

- (a) **July 10, 2008 Regular Meeting** – Commissioner Nixon made a motion to approve the minutes as amended. 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** – Executive Director Bergstrom reported that a meeting with Corcoran Jennison President Marty Jones and Attorney Michael Cacace has been scheduled for Tuesday, August 19, 2008 at 10:00am.
- (b) **Re-Use Parcel 36** – Executive Director Bergstrom reported that he has scheduled a meeting with Tom Rich on Tuesday, August 19, 2008 at 2:00pm.

6. Mill River Corridor

- (a) **Archstone/Re-Use Parcel 21** – Executive Director Bergstrom reported that Archstone had asked for more time to develop and present their best concept for the site. Therefore, the meeting with the architects originally scheduled for August 13<sup>th</sup> has been moved to September 11<sup>th</sup> at 10:30am.

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Following discussion, it was the sense of the Board that no action be taken at this time.

7. Agency Administration

- (a) **Personnel Policy/By-Laws** – It was noted that Commissioners Mellis and Robins had met to revise the wording regarding a proposed confidentiality clause that Commissioner Robins had suggested as an addition to the URC's personnel policies currently being revised by Attorney Goldberg. Following discussion, the text was amended as follows:

“Commission employees must inform all persons and organizations that, notwithstanding any confidentiality agreement, the Commission will be informed of the particulars of the employee's relation to that organization or person if that organization or person applies for or is offered any business with the Commission.”

Following further discussion, Commissioner Nixon made a motion to approve the text, as amended, for inclusion in the Agency's revised personnel policies. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

- (b) **Financial Services** – Action on this agenda item was tabled. It will be addressed at the September Commission meeting.
- (c) **Executive Director/Amendment of Hiring Letter** – The Executive Director requested that a clause stating he would be eligible to receive three months severance for discharge without cause be added to his July 11, 2008 hiring letter. Commissioner Nixon made a motion to approve the Executive Director's request. The motion was seconded by Commissioner Robins and carried by unanimous vote.

8. Old Business

None at this time.

9. New Business

- (a) **Executive Director's First Impressions of Stamford** – Executive Director Bergstrom, who served as the City of Stamford's first Director of Economic Development from 1993 to 1998, was asked by Mayor Malloy to write down his first impressions of the changes in Stamford after being away for ten years. After touring the City and speaking to many of its officials, board members and business leaders, Executive Director Bergstrom wrote “First Impressions of Stamford After 10 Years,” a copy of which is attached as part of these official minutes. He then gave a power point presentation, highlights of which included the following:

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### Global Changes in the Past Decade

- A safer, slower and less complex world in 1998
- Outsourcing and off-shoring in the workforce
- \$4.50/gallon gasoline
- Revenge of the rustbelt and water scarcity
- Information technology revolution
- Terrorist threats
- The Katrina Effect
- Global Warming

How Has Stamford Changed as the World has been changing around it?

### From Town to Metropolis

- A city with buildings that exude confidence, boldness and openness
- A city with a cool, sophisticated, metropolitan image
- A city that deserves and must demand quality development
- A city that may become the business and cultural center of a two-county, two-state metropolis

### A Talent Magnet

- Crowds of young commuters coming off the express trains from Bridgeport & New Haven
- A trade surplus in young talent
- Dynamic financial services companies with younger workers
- A constant trade in young talent, as some move in and others move out

### A New City in the Making

- Antares Harbor Point project with 4,000 new housing units and several hundred thousand square feet of office & retail space on waterfront land
- A downtown that will meet the waterfront, reaching out to the metros that share this coast – Boston, New York, Baltimore/Washington and by river extensions of the coast – Hartford and Philadelphia
- An initiative spearheaded by the Regional Plan Association that will link together the five metros that sit shoulder to shoulder on the coast of the Northeast via higher speed inter-city and commuter rail systems

### Mill River Park

- Formation of the Mill River Collaborative
- Development and implementation of the Sasaki Plan
- A new playground built by volunteers on the west side of the river
- Impending removal of the dam that causes the river to silt up by the Army Corps of Engineers and removal of the cement retaining walls that cut the river off from the park along it
- Potential for continuous walking and bike paths along the waterfront

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Executive Director Bergstrom concluded, “Perhaps what has changed the most about Stamford in the past ten years is how the land use boards have focused on the relationship of new buildings to the street. Most of the buildings under construction are street-oriented with interesting facades.” He noted that Stamford has all three key elements necessary to continue to be a “resilient city” – visionary leadership, market demand, and sufficient financial resources.

Distribution of the brochure and potential audiences for the power point presentation were discussed. A formal presentation will be made to the Fairfield County Business Council in September. Stamford Partnership Executive Director Kathleen Walsh suggested that a combined presentation be made to the Partnership, the Stamford Chamber of Commerce and the Stamford Downtown Special Services District. She also suggested that this might be appropriate as the next topic in the Partnership’s on-going program to educate the land use boards.


Chairman Osman thanked the Executive Director for “a stimulating presentation” and suggested that it also be made available to the general population of Stamford. Commissioner Nixon said, “I like the upbeat slant – the image it creates for Stamford in the sense of moving forward. I think this will help many people see redevelopment as not just a piecemeal effort, but as something that fits into an overall game plan.” Partnership Executive Director Walsh added, “We are celebrating our 30<sup>th</sup> anniversary this year and have the art gallery space at UConn from the middle of January to the middle of February. You may want to consider using this as another venue.”

10. Adjournment

The annual and regular Commission meetings will be held on Thursday, September 11, 2008 at 6:00pm.

There being no further business before the Board, Commissioner Mellis made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 7:26pm.

Respectfully submitted,

  
Joel P. Mellis  
Secretary/Treasurer

# CITY OF STAMFORD 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, August 14, 2008 at 6:00PM.

### AGENDA:

1. Roll Call
2. Approval of Minutes
  - (a) July 10, 2008 Regular Meeting
3. Correspondence
4. Announcements
5. \* Southeast Quadrant
  - (a) Park Square West Phase II
  - (b) Re-Use Parcel 36 (corner Greyrock & Main)
6. \*Mill River Corridor
  - (a) Archstone/Re-Use Parcel 21
7. Agency Administration
  - (a) Personnel Policy/By-Laws
  - (b) Financial Services
  - (c) \*Executive Director – Amendment of Hiring Letter
8. Old Business
9. New Business
  - (a) Executive Director's First Impressions of Stamford
10. Adjournment
  - (a) Discussion – Next Meeting Agenda
  - (b) Confirmation – Next Meeting Date (*September 11, 2008 at 6pm*)

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