

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, APRIL 12, 2007

1. At 6:00PM, Vice Chairman James I. Nixon called the regular meeting to order. The following were in attendance:

Commissioners:

James I. Nixon, Vice Chairman
Joel P. Mellis, Secretary/Treasurer
Edward J. Fuhrman
Robert S. Robins

Staff:

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

Absent

Stephen C. Osman, Chairman

Other Attendees:

Daniel Doern, V. P. Development, Archstone-Smith

2. Approval of Minutes

(a) **July 11, 2006 Special Meeting** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried. Commissioner Robins abstained.

(b) **August 10, 2006 Regular Meeting** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried. Commissioner Robins abstained.

(c) **August 25, 2006 Special Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Fuhrman and carried. Commissioner Robins abstained.

(d) **September 14, 2006 Annual Meeting** – Commissioner Robins made a motion to approve the minutes. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.

(e) **September 14, 2006 Regular Meeting** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

(f) **October 3, 2006 Special Meeting** – Commissioner Robins made a motion to approve the minutes. The motion was seconded by Commissioner Fuhrman and carried. Commissioner Mellis abstained.

(g) **November 16, 2006 Special Meeting** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Robins and carried. Commissioner Nixon abstained.

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(h) **December 14, 2006 Special Meeting** – Commissioner Robins made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

(i) **January 30, 2007 Special Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Robins and carried by unanimous vote.

(j) **February 8, 2007 Special Meeting** – Commissioner Robins made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

(k) **February 28, 2007 Special Meeting** – Commissioner Robins made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried. Commissioner Fuhrman abstained.

3. Correspondence

None.

4. Announcements

None.

5. Southeast Quadrant

(a) **Park Square West Phase II Status Report** – Executive Director Post reported that Park Square West (PSW) is working on revisions to the Construction Documents and on the enclosure for the transformer and switchgear. She noted that the PSW Sub-Committee will meet shortly to review the proposed enclosure; further, that the project is moving toward a successful closing.

Attorney Goldberg reported that she had a very positive meeting this morning with PSW and their lender. She said, “The financing mechanism that the Commission approved allows the creation of an LLC whereby PSW will bring in an equity partner and that partner’s representative was also at the meeting today.” Attorney Goldberg continued, “We will be receiving a Traffic Management Report that deals with ingress and egress around the site during construction and also with how people will get into and out of the Summer Street public parking garage. PSW will also be submitting a formal Affordability Plan to the Commission in terms of how the affordable component of Phase II will function.” The redeveloper has purchased one extension and closing is now anticipated on or before June 6, 2007.

(b) **Re-Use Parcel 36 Status Report** – Executive Director Post reported that the project was moving along, currently going through the zoning approval process on two tracks.

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She explained, "The developer is seeking an increase in the number of units within the same envelope. They are also proceeding with their original plan in case they do not receive approval for the increase. Either way, they can still move forward with the construction timetable." Attorney Goldberg noted that F.D. Rich would be purchasing an extension of their scheduled closing due to time constraints involved in the preparation of their proposed zoning amendment/change.

6. Mill River Corridor

- (a) **Archstone/Re-Use Parcel 21 Status Report** – Executive Director Post reported that the Sub-Committee has been expanded to include Land Use Bureau Chief Robin Stein, Principal Planner Norman Cole and Land Use/Urban Redevelopment Committee Chairman Harry Day among others, in the design review process. Archstone has submitted several different proposed designs. Archstone has done some work but still has more to do before a design can be approved. It is anticipated that the Sub-Committee will meet sometime in the near future to review more changes.

Attorney Goldberg reported that the Escrow Account has been funded and the Default has been lifted.

7. Old Business

Vice Chairman Nixon noted that members of the URC Percent for Art Committee had asked about their involvement in current projects. Attorney Goldberg responded that probably within the next month or so, the Committee would need to meet to address Park Square West's proposed plans to fulfill their percent for art requirement.


8. New Business

Vice Chairman Nixon asked about the status of the Urban Transitway Project. Attorney Goldberg responded that they had opened construction bids for Phase I. She said, "Bids were higher than anticipated and they are planning to recast/rework the contract and rebid." Attorney Goldberg noted they are also beginning to plan Phase II, which will consist of approximately half a dozen total takes and 60 or so partial takes. They are in the preliminary stages of identifying where the road will be.

9. Adjournment

The next regular meeting is scheduled for Thursday, May 10, 2007 at 6:00PM. There being no further business before the Board, Commissioner Fuhrman made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 6:47PM.

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 12, 2007 at 6:00PM.

AGENDA:

1. Roll Call
2. Approval of Minutes
 - (a) July 11, 2006 – Special Meeting
 - (b) August 10, 2006 – Regular Meeting
 - (c) August 25, 2006 – Special Meeting
 - (d) September 14, 2006 – Annual Meeting
 - (e) September 14, 2006 – Regular Meeting
 - (f) October 3, 2006 – Special Meeting
 - (g) November 16, 2006 – Special Meeting
 - (h) December 14, 2006 – Special Meeting
 - (i) January 30, 2007 – Special Meeting
 - (j) February 8, 2007 – Special Meeting
 - (k) February 28, 2007 – Special Meeting
3. Correspondence
4. Announcements
5. Southeast Quadrant
 - (a) Park Square West Phase II Status Report
 - (b) Re-Use Parcel 36 Status Report
6. Mill River Corridor
 - (a) Archstone/Re-Use Parcel 21 Status Report
7. Old Business
8. New Business
9. Adjournment
 - (a) Discussion – Next Meeting Agenda
 - (b) Confirmation – Next Meeting Date

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