

**MINUTES OF THE REGULAR MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**THURSDAY, MAY 10, 2007**

1. At 6:08PM, Chairman Stephen C. Osman called the regular meeting to order. The following were in attendance:

Commissioners:

Stephen C. Osman, Chairman  
Joel P. Mellis, Secretary/Treasurer  
Edward J. Fuhrman  
Robert S. Robins

Staff:

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

Absent

James I. Nixon, Vice Chairman

Other Attendees:

John L. Lindell, Director of Design & Construction, F.D. Rich Company

2. Approval of Minutes

- (a) **April 12, 2007 Regular Meeting** - Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried. Commissioner Osman 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 progressing, although they have encountered issues involving how the brick facing is going to adhere to the surface of their pre-cast structure. She said, “The architects are working on resolving the problems with the façade. Preparation of construction drawings has been delayed and the redeveloper will not be able to meet the closing deadline of June 6, 2007. In correspondence dated May 8, 2007, PSW requested another extension and enclosed a check in the amount of \$150,000 to extend all phases for ninety (90) days.” The new closing deadline will be September 4, 2007.

## MINUTES OF THE REGULAR MEETING MAY 10, 2007 – PAGE TWO:

Executive Director Post also reported that the developer had left samples of the materials proposed for the transformer enclosure. She said, "They have submitted two different elevation sketches with color alternatives. One color would blend into the base of the garage and the other would blend in with the color of the brick work." The Executive Director noted her preference for the color that would blend in with the garage façade. Following discussion, it was the sense of the Board that the project architect, Herbert Newman of Herbert S. Newman and Partners, be contacted for his opinion; further, that his recommendation be accepted.

- (b) **Review/Approval, Minor Urban Renewal Plan Change** – Attorney Goldberg reported that the recommended minor Urban Renewal Plan change (copy attached as part of these official minutes) would bring the Plan into conformance with the amended and approved Land Disposition Agreement (LDA). Attorney Goldberg briefly described the proposed plan change, noting that: (i) the maximum number of dwelling units permitted on the combination of Re-Use Parcels 16A, 16B, 19 & 19B would be increased to 600, and (ii) retail use would only be permitted at-grade.

Following discussion, Commissioner Fuhrman made a motion to approve the Minor Urban Renewal Plan Change (Resolution #434) as presented and described. The motion was seconded by Commissioner Robins and carried by unanimous vote.

### 6. Mill River Corridor

- (a) **Archstone/Re-Use Parcel 21 Status Report** – It was the sense of the Board that since negotiations with Archstone-Smith are continuing, it would be inappropriate to discuss this agenda item at this time.
- (b) **Mill River Collaborative/Agency Contribution** – Discussion on this agenda item was tabled.

### 7. Agency Administration

- (a) **Ratification of AHAC Mission Statement** – Executive Director Post reported that the URC is now an active member of the Affordable Housing Action Collaborative (AHAC), along with Planning & Zoning, Community Development, the Stamford Housing Authority, The Stamford Partnership, New Neighborhoods and other non-profit housing related agencies. AHAC holds monthly meetings with the primary goal of promoting/advocating for affordable housing for low income residents in Stamford. Following discussion of the group and its activities, it was the sense of the Board that the Executive Director draft a "letter of support" for the collaborative and its mission.

### 8. Old Business

None.



**MINUTES OF THE REGULAR MEETING MAY 10, 2007 – PAGE THREE:**

9. New Business

- (a) **Board of Governors for Higher Education** – Commissioner Robins joined the State Board of Governors for Higher Education on March 21, 2007 following his nomination by Governor Rell and subsequent confirmation by the General Assembly. Chairman Osman asked Commissioner Robins to describe the Board's function/responsibilities. Commissioner Robins said that the eleven member Board of Governors oversees the Department of Higher (post secondary) Education and sets general educational policy. It accredits the state's colleges and universities, helps administer their financial aid programs, researches educational issues for the legislature, reviews/oversees the missions and budgets of public colleges and universities, works to maintain quality standards in higher education and approves new academic programs, among other functions. Almost every new institution and every new program in an institution has to be approved by this body. Licensure & accreditation and a variety of veteran's programs also go through the Board.

Commissioner Robins said that the department has a budget of about \$74 million dollars, with an operating budget of about \$1.5 million dollars. Much of the \$74 million dollars has to do with financial aid. Non-paid Board members serve four-year terms and meet monthly, except for July & August. It's a very active group and Commissioner Robins noted that he would like to see more academic programs aligned with what lower Fairfield County needs; i.e., more programs in financial services to utilize the presence of UBS & RBS here in Stamford, and more programs in visual & performing arts to build on the advantage of our proximity to NYC. Chairman Osman, on behalf of the Commission, thanked Commissioner Robins for his presentation and congratulated him on his appointment.

- (b) **Commission Meeting Times/Dates** – Commissioner Fuhrman raised the question of meeting schedules/times. It was the sense of the Board that it was beneficial to meet on a regular basis, if only to receive status reports and project updates projects from Staff. Attorney Goldberg noted that the Agency by-laws do not specify a time for the meeting to be held. The Chairman noted that 6:00PM enables the public to attend.

10. Adjournment

The next regular meeting is scheduled for Thursday, June 14, 2007 at 6:00PM. There being no further business before the Board, Commissioner Robins made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 7:45PM.

Respectfully submitted,

  
Joel P. Mellis, Secretary/Treasurer

Attachment: Resolution #434 – Minor Plan Amendment

**RESOLUTION NO. 434**

**RESOLUTION OF THE  
URBAN REDEVELOPMENT COMMISSION OF THE CITY OF STAMFORD  
MAKING A MINOR MODIFICATION OF THE URBAN RENEWAL PLAN**

WHEREAS, the City of Stamford, Connecticut, Urban Redevelopment Commission (the "Commission") has been empowered by the City of Stamford, pursuant to the Code of Ordinances of the City of Stamford, and by Chapter 130 of the General Statutes of the State of Connecticut to prepare, propose, approve and carry out redevelopment and renewal plans with the City of Stamford; and

WHEREAS, acting pursuant to such authority the Commission on February 20, 1963 approved the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43, and at various times since said date has approved amendments to and modifications of said Plan; and

WHEREAS, on March 4, 1963, the Board of Representatives approved the Urban Renewal Plan for the Southeast Quadrant Urban Renewal Project Connecticut, R-43 (the "Southeast Quadrant Plan"); and

WHEREAS, simultaneously therewith, the Board of Representatives provided the Urban Redevelopment Commission with certain land regulation authority over the Southeast Quadrant; and

WHEREAS, from time to time thereafter the Southeast Quadrant Plan has been modified by resolution of the Commission and/or the Board of Representatives; and

WHEREAS, the Commission wishes to amend the Southeast Quadrant Plan to assure consistency with the planned redevelopment of Re-use Parcels 19 and 19B; and

WHEREAS, the Commission has determined that the proposed plan change is generally within the essential concepts of the approved plan; is not substantial in scope; does not create a material change affecting a basic element of the approved plan; and is, therefore, a minor amendment to the Southeast Quadrant Plan; and

WHEREAS, all affected redevelopers of the proposed modification of the Southeast Quadrant Plan, set forth herein, have consented to these modifications as required by §8-136 of the Connecticut General Statutes; and

WHEREAS, members of this Commission have personal knowledge of the Urban Renewal Project Area and particularly the portions thereof affected by the changes included in the Proposed Amendments; and

WHEREAS, the Commission has determined that it is in the best interest of the City of Stamford to so modify the Southeast Quadrant Plan.



NOW, THEREFORE, on the basis of the evidence in its possession and personal knowledge, the City of Stamford, Connecticut, Urban Redevelopment Commission, does hereby find, declare and resolve that the Southeast Quadrant Plan be and is hereby modified, as follows (the "Proposed Amendments"):

1. Section II.C.(1)(A) is deleted and the following substituted in lieu thereof: "A maximum of 600 dwelling units are permitted on the combination of Re-Use Parcels 16A, 16B, 19 and 19B."
2. Section II.C.(1)(B) is deleted and the following substituted in lieu thereof: "Retail use shall only be permitted at grade."
3. This Resolution shall be in full force and effect from its passage.
4. It is hereby found and determined that:
  - a) Consistent with the provisions of Section V of the Southeast Quadrant Plan and Connecticut law, the Proposed Amendments are minor.
  - b) The Southeast Quadrant Plan, as modified by the Proposed Amendments, will continue to meet all of the requirements of Chapter 130 of the General Statutes of the State of Connecticut relative to redevelopment and urban renewal plans and includes sufficient details to give this Board adequate information.
  - c) The area to which the Proposed Amendments refer is located in a redevelopment area as defined in Chapter 130 of the General Statutes of the State of Connecticut. Specifically, Re-Use Parcels 19 and 19B are deteriorated, deteriorating, substandard and detrimental to the safety, health, morals and welfare of the community.
  - d) The carrying out of the Proposed Amendments will result in materially improving conditions in the Southeast Quadrant (Extended) Urban Renewal Area and will facilitate the completion of the Southeast Quadrant Plan in accordance with its original purposes.
  - e) The Proposed Amendments are satisfactory as to site planning and relation to the comprehensive or general plan (Master Plan) of the City of Stamford.
  - f) The Proposed Amendments, to the greatest extent feasible, afford maximum opportunity consistent with the sound needs of the City of Stamford as a whole to redevelop the Southeast Quadrant (Extended) Urban Renewal Project by private enterprise.
  - g) The Proposed Amendments do not change the general purposes or objectives of the Plan as previously adopted by this Board.

- h) Federal financial aid previously provided pursuant to the Loan and Grant Contract, as amended, and now being provided pursuant to the Close-Out Agreement, both with the United States Department of Housing and Urban Development, is necessary to carry out the project in accordance with the Proposed Amendments.

NOW, THEREFORE, be it resolved by the City of Stamford, Connecticut Urban Redevelopment Commission, that:

1. All findings, declarations and resolutions as set forth in previous resolutions of this Commission adopting and approving the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, including all previous amendments and modifications thereto, are hereby affirmed, ratified and incorporated herein by reference as if set forth herein at length except in so far as they are inconsistent with the provisions of the Proposed Amendments.
2. The Proposed Amendments to the Urban Renewal Plan as set forth herein are hereby approved.
3. The "Urban Renewal Plan for the Southeast Quadrant (Extended Urban Renewal Project Conn. R-43" as modified by the "Proposed Amendments," hereinabove approved, is in all respects approved.



Stephen C. Osman, Chairman  
URBAN REDEVELOPMENT COMMISSION

Dated: 5/10/07

CITY OF STAMFORD, CONNECTICUT, URBAN REDEVELOPMENT COMMISSION

888 WASHINGTON BOULEVARD, STAMFORD, CT 06904-2152

TELEPHONE: 327-9180

FAX: 975-1552

## 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, May 10, 2007 at 6:00PM.

### AGENDA:

1. Roll Call
2. Approval of Minutes
  - (a) April 12, 2007 – Regular Meeting
3. Correspondence
4. Announcements
5. Southeast Quadrant
  - (a) \*Park Square West Phase II
    - (i) Status Report
    - (ii) Review/Approval – Minor U.R. Plan Change
6. Mill River Corridor
  - (a) Archstone/Re-Use Parcel 21 Status Report
  - (b) Mill River Collaborative
    - (i) Proposed Agency Contribution
    - (ii) Proposed URC Recognition Plaque
7. Agency Administration
  - (a) Ratification of AHAC Mission Statement
8. Old Business
9. New Business
  - (a) Board of Governors for Higher Education
10. Adjournment
  - (a) Discussion – Next Meeting Agenda
  - (b) Confirmation – Next Meeting Date

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