

**MINUTES OF THE REGULAR MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**THURSDAY, AUGUST 9, 2007**

1. At 6:00pm, 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  
Edward J. Fuhrman  
Robert S. Robins

Staff:

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

Other Attendees:

Attorney Brian W. Blaesser, Robinson & Cole, representing Archstone  
Attorney John R. Mallin, McCarter English, representing UBS  
Michael S. Galle, Director Client Solutions, UBS

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.

7. Gateway District/UBS

Attorney Goldberg reported that she had met with attorneys Charles Lee and John Mallin to discuss possible opportunities to mitigate UBS's request to modify or eliminate contractual obligations to provide a retail component on the ground floor level at the southeast corner of the garage/trading floor building on Washington Boulevard. UBS has submitted a letter requesting that the URC waive the retail requirement at that southeast corner, noting they will consult with the Commission re: incorporating a retail use or another appropriate facility amenity in connection with future development of any structure to be built on the property bordering Atlantic Street. Attorney Goldberg said, "UBS has an existing contractual obligation to provide retail within the tower that will eventually be built on Atlantic Street and also within the final tower. Because of the security concerns previously identified, UBS has indicated they would like to eliminate the obligation for a retail component in the future phases as well. We talked about a variety of mitigation measures such as an external tickertape display, extra lighting, or perhaps replacing the retail requirement with additional art requirements. We also discussed the fact that under the Land Disposition Agreement (LDA), UBS has to complete construction of almost another million square feet of space in the next few years."

Chairman Osman asked, "What can be done in response to our original concern, that there be eyes on the street and activity there? This is a very sparse area where having retail of some type would provide a good feeling for commuters and pedestrians walking along Washington Boulevard. With elimination of the retail, you are taking a step back from the concept of opening this area up and enlivening it with some activity."

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Attorney Mallin responded, “The reason for our request is UBS’s need to upgrade their utility infrastructure within the building. We understand the Commission’s concern with regard to that corner and what we are suggesting is in keeping with security and safety concerns. We will be providing a different atmosphere/feeling in the area and addressing the ‘street-flow issue’ in a significant way with additional trees, security cameras, an upgraded lighting plan, and changes in the paving. Morton’s Restaurant has also assured UBS that their façade will be more open.” Commissioner Nixon asked, “Do I recall in the early conceptual plans a guard station located at the corner of Atlantic and North State or at the entranceway?” Attorney Goldberg responded, “No, just a valet hut.” Attorney Goldberg suggested that a small coffee shop would provide light and activity to make pedestrians feel more comfortable during early morning and evening hours when they are walking in the dark.

Commissioner Robins said, “In terms of sensitivity, there is a general feeling that urban redevelopment in the past in some cases has failed by having soulless corridors. Although there may be cameras and there may be lights, most people feel insecure in that type of circumstance. In general, people have a greater feeling of security when there are other people around ... signs of life. ... even if it’s a ticker. What you’re proposing is like a tunnel, repeating some of the worse mistakes that have been made in the past.” Attorney Mallin responded, “We acknowledge the issues with regard to the streetscape and I want to say, very clearly and very directly, that when the Atlantic Street tower is built, we will be back talking to you about what the appropriate thing is at that time. It could well be retail.”

Executive Director Post said, “In my meetings and discussions with representatives from UBS regarding the tree situation, lighting, and the redoing of that whole area, we didn’t talk about vague types of ‘in the future we may do something.’ UBS was supposed to come back with a plan, and that plan was supposed to say if we are not going to do it now because of security concerns or lack of space, you were supposed to have a real plan for what you were going to commit to doing at the Atlantic Street building.” Discussion ensued. It was the sense of the Board that UBS go back to their architects and attempt to resolve the on-going issue of activity and eyes on the street in lieu of fulfilling the retail requirement.

### 6. Mill River Corridor – Archstone/Re-Use Parcel 21

Attorney Goldberg distributed proposed resolution #435 (attached as part of these official minutes) granting Archstone an extension for the commencement of construction to March 3, 2008, with the additional requirement that the Design Sub-Committee provide the Commission with a status report on progress being made with the revised design plan for the Archstone Project on or before November 30, 2007. Chairman Osman said, “This is an outstanding piece of land – a prime spot in Stamford – and Archstone has agreed that it needs take a new approach to the whole project. They will be hiring a new architect, taking a fresh look at the site, and need an extension to do this.”

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Following discussion, Commissioner Fuhrman made a motion to adopt Resolution #435 granting Archstone an extension through March 3, 2008. The motion was seconded by Commissioner Robins. Discussion followed. Archstone Attorney Blaesser said, for the record, "The Tishman Speyer takeover of Archstone should be completed by the third quarter. It is our understanding that they will continue to let Archstone do what it is doing and, although a new architect will be retained and the look of the building will be revisited, it will probably still be a five-story building." Executive Director Post responded, "Tishman needs to know the importance of this project and this site – that this is Stamford's Central Park." Chairman Osman added, "We encourage you to build the best building you can for that site." Discussion was concluded and the question was called. The motion was passed by unanimous vote.

Chairman Osman relinquished the chair to Vice Chairman Nixon at 7:10PM.

5. Southeast Quadrant

(a) **Park Square West Phase II** – Executive Director Post reported that Corcoran Jennison is: (i) preparing to rebid the construction of the project; (ii) working with their architects to get Construction Documents to the URC; and, (iii) working with City Engineer Jeff Pardo and City Traffic Maintenance Operations Supervisor Ernie Orgera to finalize the design of the ground floor of the garage where it abuts the City garage. She noted that Corcoran Jennison is optimistic that they will meet the extended December 3, 2007 closing date.

The meeting was turned back over to Chairman Osman at 7:18PM.

(b) **Re-Use Parcel 36** – Attorney Goldberg reported that two separate sets of zoning documents have been filed – one for the 35 units as originally designed, and the second for 56 units within the same exterior space. Cushman & Wakefield has been retained to determine what additional value might result from selling more units within the same square footage.

2. Approval of Minutes

(a) **May 10, 2007 Regular Meeting** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried. Commissioner Nixon abstained.

(b) **July 16, 2007 Special Meeting** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

8. Agency Administration/Proposed 2007-08 Operating Budget

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Executive Director Post reported that the Budget Sub-Committee (Commissioners Mellis and Fuhrman) had met on Monday, August 6<sup>th</sup>, to review the proposed changes. Chairman Osman thanked the Director and Sub-Committee members for their work, noting that he would like a thorough review of the numbers and projections and a detailed presentation by the Director at the next Commission meeting.

The Executive Director and Sub-Committee members answered questions pertaining to specific line items; i.e., accounting, web site, marketing and conferences. Following discussion of the conference line item in the proposed 2007/08 operating budget, Commissioner Nixon moved to continue the existing method of conference oversight. The motion was seconded by Commissioner Fuhrman and carried four in favor, one opposed (Commissioner Robins).

5. Southeast Quadrant

At 8:08PM, Commissioner Nixon made a motion to go into Executive Session to discuss contract negotiations re: Park Square West (agenda item #5a) and amendment of the Epstein Settlement Agreement (agenda item #8a). The motion was seconded by Commissioner Fuhrman and carried by unanimous vote. Executive Director Post and Attorney Goldberg participated in the discussion. No motions were made and no votes were taken.

At 8:50PM, Commissioner Nixon made a motion to return to Open Session. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.

Commissioner Fuhrman made a motion to authorize the amendment of the Epstein Settlement Agreement. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

9. Old Business

Chairman Osman asked that Sub-Committee assignments be placed on the next meeting agenda. Commissioners Fuhrman and Robins will co-chair the Steering Committee for Strategic Planning. Commissioners Nixon and Fuhrman will co-chair a Committee to plan the Commission's holiday party.

10. New Business

(a) **Memorial Notice** – The URC will run a memorial notice from the Commission and Staff in *The Stamford Advocate/Greenwich Times* in honor of the late Frank D. Rich, Jr. with the cost to be shared by Board and Staff members.

(b) **One Coast/One Future** – Executive Director Post distributed brochures produced by Coastal Fairfield County.

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She noted that the One Coast/One Future initiative is a partnership of the Bridgeport Regional Business Council and The Business Council of Fairfield County. This is a cooperative effort between the public and private sectors formed to stimulate economic growth, job creation and individual economic opportunity by linking the regions business centers. Executive Director Post also noted that WIFI will be addressed at the September meeting by several individuals who are currently involved in this effort. The objective is to put together a forum for all of the communities in coastal Fairfield to come together to discuss WIFI on a regional basis. The One Coast/One Future initiative is funded through a grant from the U.S. Small Business Administration.

11. Adjournment

The September meetings, both regular and annual, will be rescheduled due to a conflict with the Jewish holidays. A tentative date for a special meeting has been set for Tuesday, September 11, 2007 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 9:18PM.

Respectfully submitted,



Joel P. Mellis  
Secretary/Treasurer

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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 9, 2007 at 6:00PM.

**AGENDA:**

1. Roll Call
2. Approval of Minutes
  - (a) May 10, 2007 – Regular Meeting
  - (b) July 16, 2007 – Special Meeting
3. Correspondence
4. Announcements
5. \* Southeast Quadrant
  - (a) Park Square West Phase II
  - (b) Re-Use Parcel 36
  - (c) Re-Use Parcel 38
6. \*Mill River Corridor
  - (a) Archstone/Re-Use Parcel 21 Status Report
7. \*Gateway District
  - (a) UBS
8. \*Agency Administration
  - (a) Budget
9. Old Business
10. New Business
11. Adjournment
  - (a) Discussion – Next Meeting Agenda
  - (b) Confirmation – Next Meeting Date

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

**Resolution Number 435**

**RESOLUTION OF  
THE CITY OF STAMFORD, CONNECTICUT URBAN REDEVELOPMENT COMMISSION  
EXTENDING DATE FOR COMMENCEMENT OF CONSTRUCTION UNDER CONTRACT  
FOR EXCHANGE OF LAND FOR PRIVATE REDEVELOPMENT OF REUSE PARCEL 21**

WHEREAS, Archstone-Smith Operating Trust, formerly known as Archstone Communities Trust (“Archstone”) and the City of Stamford, CT Urban Redevelopment Commission (the “Commission”) entered into that certain Contract for Exchange of Land For Private Redevelopment of Reuse Parcel 21, dated July 3, 2001 (the “LDA”) for the development of the Property as defined in the LDA; and

WHEREAS, the date for commencement of construction of the development project on the Property under Section 7.2 of the LDA has been extended by the Commission at various times in order to enable Archstone to prepare plans for a revised development project on the Property; and

WHEREAS, most recently, the Commission, through its Chairman, entered into that certain Escrow Letter Agreement with Archstone dated January 10, 2007, pursuant to which the date for commencement of construction of a Commission-approved revised development project on the Property was extended to and including August 31, 2007; and

WHEREAS, despite the good faith efforts of Archstone and the Commission to reach agreement on the design of a revised development project for the Property, additional time is necessary for Archstone to address comments on the project design by the Commission’s Design Subcommittee; and

WHEREAS, in order to address the comments of the Commission’s Design Subcommittee, Archstone has begun the process of exploring a revised design for the development project and has advised the Commission that it intends to engage a new architect; and

WHEREAS, the Commission has received and desires to accommodate Archstone’s request for an extension of time under Section 7.2 of the LDA to prepare a revised design plan and review the design plan with the Commission’s Design Subcommittee.

NOW, THEREFORE, be it resolved by the City of Stamford, Connecticut, URBAN REDEVELOPMENT COMMISSION:

1. The date for commencement of construction under Section 7.2 of the LDA is extended to and including March 3, 2008.

2. The Design Subcommittee shall provide the Commission with a status report on the progress made with the revised design plan for the Property by or before November 30, 2007.

APPROVED 8/9 2007

By: [Signature]

URC  
Chairman