

**MINUTES OF THE REGULAR MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**THURSDAY, NOVEMBER 8, 2007**

1. At 6:15pm, Chairman Stephen C. Osman called the regular meeting to order. The following were in attendance:

Commissioners:

Stephen C. Osman, Chairman  
James I. Nixon, Vice Chairman  
Joel P. Mellis, Secy/Treasurer  
Edward J. Fuhrman

Staff:

Gerrie Post, Executive Director  
Durelle Alexander

Absent:

Robert S. Robins  
Rachel Goldberg, General Counsel

2. Approval of Minutes

(a) **August 9, 2007 Regular Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.

(b) **September 11, 2007 Special Meeting** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

(c) **October 18, 2007 Special Meeting** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

3. Correspondence

None.

4. Announcements

None.

5. Southeast Quadrant

(a) **Park Square West Phase II** – Executive Director Post reported that Corcoran Jennison was still receiving construction bids. She said, "I am hoping we can get clarification of how those bids are going to fit into their construction plan shortly." It was noted that their closing date is December 3<sup>rd</sup>, 2007.

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(b) **Re-Use Parcel 36** – Executive Director Post reported that Attorney Goldberg had polled the Board prior to the meeting re: a freeze of the 10-day notice period set forth in the Land Disposition Agreement for a period of sixty days commencing November 2<sup>nd</sup>, 2007; further, that this action needed to be ratified by the Board. Commissioner Mellis, a member of the Parcel 36 Sub-Committee, noted that sixty days would give the redeveloper an opportunity to reassess their strategy as to going forward with the Zoning Board.

Following discussion, Commissioner Nixon made a motion to approve the sixty-day freeze commencing November 2<sup>nd</sup>, 2007. The motion was seconded by Commissioner Fuhrman and approved by unanimous vote.

6. Mill River Corridor

(a) **Archstone/Re-Use Parcel 21** – Executive Director Post reported that she had been communicating with Archstone Vice President Dan Doern and their Land Use Consultant Rick Redniss. She said, “We are trying to schedule a design meeting where their new architects will do a presentation before the Design Sub-Committee (Commissioners Osman & Fuhrman) of their proposed revised design.” Archstone has suggested meeting Wednesday afternoon, November 28<sup>th</sup>. Commissioner Mellis will represent one of the Sub-Committee members who cannot attend.

7. Old Business

(a) **Strategic Planning** – Executive Director Post reminded the Commissioners to work on their areas of personal interest and how those interests might contribute to the scope of the URC. Comments should be forwarded to the Executive Director no later than December 6<sup>th</sup>.

8. New Business

(a) **Waterside School** – Chairman Osman said that he would like the Commissioners to visit a relatively new institution in Stamford, the Waterside School on Fairfield Avenue, to determine if it might be appropriate for the URC to become involved in some way and contribute to their effort. The Waterside School was started by Chip Kruger, former CEO of Greenwich Capital, and is run by Executive Director Duncan Edwards, formerly affiliated with the Brunswick School. Waterside was founded to provide educational opportunities for lower income students in grades K – 5, with tuition accounting for only a small percentage of the school’s budget.

A special meeting of the URC will be held on November 19, 2007 at 7:45am. The agenda will contain one item of new business – a field trip to the Waterside School.

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(b) **Meeting Dates/Proposed Change to Bylaws** – Commissioner Fuhrman suggested changing the bylaws and the established meeting date/time (second Thursday of the month at 6:00pm).

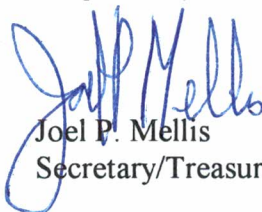
Following discussion, it was the sense of the Board that the bylaws should remain unchanged; further, that regular meetings would be changed to special meetings if Commissioners had conflicts.

9. Adjournment

A field trip to the Waterside School has been scheduled for 7:45am on Monday, November 19<sup>th</sup>. The regular meeting scheduled for Thursday, December 13, 2007 at 6:00pm has been changed to a special meeting on Thursday, December 13, 2007 at 9:30am. The URC holiday luncheon will be from 12 – 2:00pm at Rulu's River Café on Thursday, December 13<sup>th</sup>. The regular meeting scheduled for Thursday, January 10<sup>th</sup>, 2008 has been changed to a special meeting on Thursday, January 10, 2008 at 8:30am. The Thursday, February 14, 2008 regular meeting date will be changed to a date/time to be determined.

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 6:45pm.

Respectfully submitted,

  
Joel P. Mellis  
Secretary/Treasurer



**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, November 8, 2007 at 6:00PM.

**AGENDA:**

1. Roll Call
2. Approval of Minutes
  - (a) August 9, 2007 - Regular Meeting
  - (b) September 11, 2007 – Special Meeting
  - (c) October 18, 2007 – 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. Old Business
8. New Business
9. Adjournment
  - (a) Discussion – Next Meeting Agenda/Holiday Luncheon
  - (b) Confirmation – Next Meeting Date

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

MAYOR  
DANNEL P. MALLOY

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COMMISSION  
STEPHEN C. OSMAN  
CHAIRMAN  
JAMES I. NIXON  
VICE CHAIRMAN  
JOEL P. MELLIS  
SECRETARY-TREASURER  
EDWARD J. FUHRMAN  
ROBERT S. ROBINS  
CONSTANCE (GERRIE) POST, AICP  
EXECUTIVE DIRECTOR

November 5, 2007  
Via Facsimile & U.S. Mail

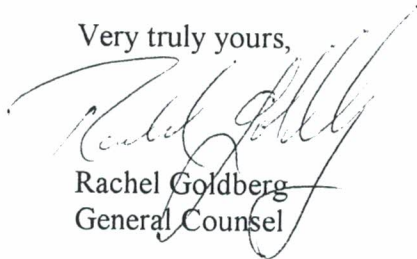
Donald R. Gustafson, Esquire  
SHIPMAN & GOODWIN, LLP  
Counselors at Law  
200 Atlantic Street  
Stamford, CT 06901-3522

RE: Re-Use Parcel 36

Dear Attorney Gustafson:

Pursuant to our discussion during the Parcel 36 Sub-Committee meeting on Friday, November 2, 2007, I have polled the URC Board of Commissioners. The Urban Redevelopment Commission agrees to freeze the ten (10) day notice period set forth in Section 12.2.(A).(ii) of the Land Disposition Agreement dated August 7, 2006. This freeze shall be for a period of sixty (60) days commencing on November 2, 2007. Said freeze shall in no way be considered agreement with or acceptance of legal positions presented by the Redeveloper.

Very truly yours,



Rachel Goldberg  
General Counsel

RG/da