

**MINUTES OF THE REGULAR MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**THURSDAY, JANUARY 12<sup>th</sup>, 2006**

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

Commissioners:

James I. Nixon, Vice Chairman

Joel P. Mellis, Secy/Treasurer

Edward J. Fuhrman                    Absent

Stephen C. Osman, Chairman

Neal M. Jewell

Staff:

Rachel Goldberg, General Counsel/Acting Director

Durelle Alexander

2. Approval of Minutes

(a) **November 10, 2005 Regular Meeting** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

(b) **November 29, 2005 Special Meeting** – Action tabled.

3. Announcements

None at this time.

4. Correspondence

None at this time.

5. Mill River Corridor Project

(a) **Review/Approve Modification to Mill River Corridor Project Plan** – Attorney Goldberg reported that the Board had received a copy of a request from Attorney William Hennessey on behalf of The Royal Bank of Scotland (RBS) to amend the Mill River Corridor Urban Renewal Project Plan; a map prepared by Redniss & Mead showing the detailed changes, and a copy of an application made by the same parties to the Planning Board to amend the City's Master Plan designation for these properties located at the southeast corner of the intersection of Washington Boulevard and Richmond Hill Avenue to the southwest corner of Clinton Avenue. Attorney Goldberg said, "The legal implications are that the Mill River Corridor Urban Renewal Plan must be consistent with the City of Stamford's Master Plan. The Planning Board will be meeting to consider the Master Plan amendment on January 24<sup>th</sup>. In anticipation of positive action at this time, I've crafted a resolution (copy attached as part of these official minutes) that makes any approval tonight subject to the concurrence of the Planning Board. Since this is a major plan amendment, the Board of Representatives will take this up at a Committee level on the 25<sup>th</sup> of this month and by the full Board of Representatives at their regular meeting on February 6<sup>th</sup>."

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Referring to a full-size map of the Mill River Project, Attorney Goldberg explained, “The proposal is to relocate a portion of Richmond Hill Avenue after it crosses the bridge over the Mill River so that it is situated to the north of where it is now, moving the road about 100-feet, which provides a longer queue for the traffic going southbound on Washington Boulevard and making a right-hand turn to access the I-95 southbound ramp, and providing a larger footprint for the RBS development.”

Attorney Goldberg continued, “The process after this will be applications by the Redeveloper to the Zoning Board for site plan approval, followed by appearances before the URC for design approval on the project. The design review process is beginning with a kick-off meeting on Friday, January 20<sup>th</sup>, with their architectural team, our RBS sub-committee (Osman & Nixon), and the URC’s architectural consultant Alan Plattus.”

Vice Chairman Nixon asked, “Am I totally clear that the cost of this road is an RBS expense?” Attorney Hennessey responded, “Yes. And the full cost of improvements will not be the responsibility of the City.” Vice Chairman Nixon asked, “How about the cost of paving the street?” Attorney Hennessey said, “The infrastructure associated with the street will cost the City nothing.” Attorney Goldberg added, “What it is important for you to also note is that on the north side of the relocated street, we’re changing the property designation to ‘park’ thereby greatly increasing the amount of parkland designation on the site.”

Following further discussion, Commissioner Mellis made a motion to approve the proposed plan change, subject to approval by the requisite Boards, as shown on revised Mill River Corridor Project Plan Map #8. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.

6. Southeast Quadrant

- (a) **Re-Use Parcel 36 Status Report** – Attorney Goldberg distributed a draft Land Disposition Agreement between the URC, the City and The F.D. Rich Company and asked for comments/questions next week. She noted that GZA would be on the site doing environmental testing next Monday and Tuesday. It was also noted that F.D. Rich has agreed to develop a small model to show the proposed new building in the context of its surroundings.
- (b) **Block 9 Parking Garage Status Report** – Attorney Goldberg reported that the pre-cast is complete and a spring opening is being anticipated.
- (c) **Park Square West Phase II Status Report** – Attorney Goldberg reported that the Board of Finance met and approved the proposed LDA at their meeting on January 10<sup>th</sup>. The next step will be a public hearing held by the Land Use Committee of the Board of Representatives scheduled for Wednesday evening January 18<sup>th</sup>.

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Attorney Goldberg said, "Following the public hearing, the Committee is expected to vote on the item. Assuming a positive result on the 18<sup>th</sup>, the full Board of Representatives will consider the matter at their regular meeting on Monday, February 6<sup>th</sup>." In response to a question re: project timing, Attorney Goldberg explained, "If the contract is approved, the developer must close in not more than nine months and, within thirty days of said closing, they must commence construction."

7. Agency Administration

- (a) **Personnel** – Attorney Goldberg reported that Gilbert Tweed is currently running background checks on the preferred candidate for Executive Director. It was noted that the Commission must convene a Special Meeting to make the selection.

8. Stamford Urban Transitway

- (a) **Status Report** – Attorney Goldberg reported that "we own 89% of the site and are nearing the finishing line in Phase I. The sites we don't own are basically under agreement where we're doing swaps, situations where we have partial acquisitions next door to where we've done full takes and don't need the full site." Commissioner Mellis asked, "Do you anticipate any litigation?" Attorney Goldberg responded, "A dozen or so property owners have filed appeals, although we have agreements in principle with a few of these." Attorney Goldberg also reported that the second phase of the project that goes from Elm Street to Main along Myrtle (east to west) is in the very preliminary design phase and the City has been issuing notices in the press of a public meeting on January 24<sup>th</sup> where they will present that design for the first time.

9. Old Business

None at this time.


10. New Business

None at this time.

11. Adjournment

The next regular meeting is scheduled for Thursday, February 9, 2006 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 6:35PM.

Respectfully submitted,



Joel P. Mellis  
Secy/Treasurer

RESOLUTION NUMBER 433

RESOLUTION OF THE CITY OF STAMFORD, CONNECTICUT  
URBAN REDEVELOPMENT COMMISSION AMENDING THE  
URBAN REDEVELOPMENT PLAN FOR THE  
MILL RIVER CORRIDOR PROJECT

WHEREAS, on October 11, 2001, this Commission approved an Urban Redevelopment Plan for the Mill River Corridor Project (hereinafter referred to as the "Plan"); and

WHEREAS, on November 7, 2001, the Board of Representatives of the City of Stamford approved the Plan; and

WHEREAS, the Commission wishes to modify the Mill River Corridor Proposed Land Use Map dated April 3, 2001 (designated Map No. MRCP-8) by relocating Richmond Hill Avenue slightly to the north in the vicinity of Clinton Avenue and Washington Boulevard and modifying the land use categories in the vicinity of the relocated road as shown on the replacement Mill River Corridor Proposed Land Use Map dated February 6, 2006 (the "Proposed Amendment"); and

WHEREAS, it is in the public interest, consistent with the historical use of the properties in the Mill River Corridor Project Area and consistent with the Plan and with Chapter 130 of the General Statutes of the State of Connecticut to so amend the Plan; and

WHEREAS, pursuant to the provisions of section 1001 of the Plan, the Commission has determined that the Proposed Amendment is a Substantial Change which requires the approval of the Board of Representatives of the City of Stamford.

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

1. Subject to (i) the concurrence of the Planning Board of the City of Stamford that the proposed Plan Amendment is consistent with the Master Plan of the City of Stamford; and (ii) the approval of the Board of Representatives of the City of Stamford, Connecticut, the Urban Redevelopment Plan for the Mill River Corridor Project shall be amended by deleting the Proposed Land Use Map dated April 3, 2001 (designated Map No. MRCP-8) and substituting the Mill River Corridor Proposed Land Use Map dated February 6, 2006 in lieu thereof.
2. This resolution shall be effective upon the approval of the Proposed Amendment by the Board of Representatives of the City of Stamford, Connecticut.

Approved \_\_\_\_\_  
James Nixon, Vice-Chair  
January 12, 2006