

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, FEBRUARY 9, 2006

1. At 6:00PM, 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, Secretary/Treasurer
Neal M. Jewell
Edward J. Fuhrman

Staff:

Rachel Goldberg, General Counsel
Durelle Alexander

Commissioner Nixon made a motion to address the agenda items out of order. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

3. Announcements

Chairman Osman announced the following changes in Commission meeting dates: Thursday, March 9th, 2006 at 6:00PM is changed to Thursday, March 16th, 2006 at 6:00PM and Thursday, April 13th, 2006 at 6:00PM is changed to Thursday, April 20th, 2006 at 6:00PM. Attorney Goldberg noted that there might be a need for a second meeting in March to review the proposed Royal Bank of Scotland (RBS) plans.

Chairman Osman also announced that on January 31st, he attended a “kick-off” RBS Design Committee meeting along with Attorney Rachel Goldberg, URC Sub-Committee member Jim Nixon, URC Design Consultant Alan Plattus, Economic Development Director Michael Freimuth, Land Use Consultant Rick Redniss, Attorney William Hennessey, Architects Roger Ferris & Dave Beem, Landscape Architect Wesley Stout, and HINES Vice President Tommy Craig. Attorney Goldberg noted that RBS would be filing, on parallel tracks, with the City for building & site plan approval, with the Zoning Board for building signage approval, and with the URC for approval in the Mill River District Corridor.

Chairman Osman also announced that on February 6th, the Board of Representatives voted 27 to 2 to approve the Land Disposition Agreement for Re-Use Parcels 19 and 19B between the City, the URC, and Park Square West.

2. Approval of Minutes

(a) **November 29, 2005 Special Meeting** – Commissioner Jewell made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioner Fuhrman abstained.

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(b) **January 12, 2006 Regular Meeting** – Commissioner Nixon made a motion to approve the minutes. The motion was seconded by Commissioner Fuhrman and carried. Commissioners Osman and Jewell abstained.

(c) **February 2, 2006** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

4. Correspondence

None at this time.

5. Mill River Corridor Status Report

Chairman Osman reported that the Mill River Collaborative, with Arthur Selkowitz as Chairman and Milton Puryear as Project Director, is “a very successful organization that is working beautifully.” He noted that the Collaborative has grown and will be working to raise significant funds for a world-class park/playground in the Mill River project area. Chairman Osman said, “The Collaborative has already been successful in raising \$240,000 in its initial fund-raising efforts.”

6. Southeast Quadrant

(a) **Re-Use Parcel 36 Status Report** – Attorney Goldberg reported that a draft Land Disposition Agreement (LDA) had been sent to Donald Gustafson, F.D. Rich’s attorney, and comments were expected back next week. Two rounds of test borings have been performed on the site, located at the corner of Greyrock and Main.

At 7:00PM, Commissioner Mellis made a motion to go into Executive Session for the purpose of discussing contract negotiations re: Re-Use Parcel 36. The motion was seconded by Commissioner Jewell and carried by unanimous vote. Attorney Goldberg participated in the discussion. No motions were made and no votes were taken. At 7:10 PM, Commissioner Nixon made a motion to return to Open Session. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

(b) **Block 9 Parking Garage Status Report** – Chairman Osman said, “The garage is everything we wanted – distinctive, different, and consumer-friendly – and we can all be very proud of it.” An April opening is anticipated. Attorney Goldberg noted that she will be meeting with a committee to begin planning for the opening next week. One of the items on the committee’s agenda is offering free parking for a few weeks to introduce the public to the new garage and to get people used to parking there.

7. Stamford Urban Transitway

Nothing new to report at this time.

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8. Old Business

None at this time.

9. New Business

None at this time.

10. Adjournment

The regular meeting scheduled for Thursday, March 9, 2006 has been rescheduled for Thursday, March 16, 2006 at 6:00PM.

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 7:14PM.

Respectfully submitted,


Joel P. Mellis
Secretary/Treasurer