

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
MONDAY, June 5th, 2006

1. At 1:00PM, Chairman Stephen C. Osman called the special 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
Rachel Goldberg, General Counsel
Durelle Alexander

2. Southeast Quadrant

- (a) **Re-Use Parcel 36 – Approve LDA & Conceptual Design Plans** – Attorney Goldberg distributed a letter from F.D. Rich Counsel Donald Gustafson agreeing to the changes in the Land Disposition Agreement (LDA) between The F.D. Rich Company and the Urban Redevelopment Commission for Re-Use Parcel 36 (corner Main Street and Greyrock Place) submitted for Commission approval on this date (copy attached as part of these official minutes).

Chairman Osman noted that URC Design Advisor Alan Plattus made some comments/suggestions at the May 30th Sub-Committee meeting with regard to the glass façade. The architects, Studio AKB, agreed to look at the reflectiveness of the glass exterior. John L. Lindell, Director of Design & Construction for The F.D. Rich Company, reviewed the items as follows:

- Parking Garage - sleek horizontal grilles for screening - a sample will be provided.
- Retail – as much glass as possible will be utilized to continue the streetscape.
- Building Façade - very clear, translucent glass will be light blue, non-reflective, with a clear view into the building. Façade to include a bar design accent.
- Mechanical Penthouse – mechanical space has yet to be designed but architects will strive to make this element more decorative. South elevations will be provided to the URC when they are completed.

Attorney Goldberg noted that a model would be needed for the approval's process. It is anticipated that the Board of Representatives' Land Use Committee will review the proposed LDA this month.

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Following discussion, Commissioner Nixon made a motion to approve the conceptual design plans for Re-Use Parcel 36 as presented on this date. The motion was seconded by Commissioner Fuhrman and passed by unanimous vote.

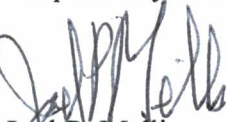
Commissioner Nixon made a motion to approve the "Contract for Sale of Land for Private Redevelopment, Re-Use Parcel 36, F.D. Rich Company, Incorporated" dated June 5, 2006 and to present the proposed project to the appropriate City Boards for approvals. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.

3. Adjournment

The regular meeting scheduled for Thursday, June 8, 2006 at 6:00PM is cancelled. There will be a special meeting on Wednesday, June 14, 2006 at 8:30AM.

Having completed the business for which this special meeting was convened, Commissioner Nixon made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 1:19PM.

Respectfully submitted,



Joel P. Mellis
Secretary/Treasurer

Attachment: 6/2/06 Correspondence
Donald R. Gustafson, Esq.

Donald R. Gustafson
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Fax: (203) 324-8199
dgustafson@goodwin.com

June 2, 2006

VIA E-MAIL TO goldbergrachel@hotmail.com
AND REGULAR MAIL

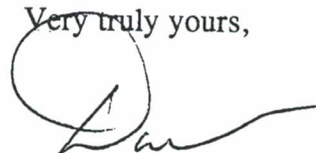
Rachel Goldberg, Esq.
General Counsel
City of Stamford
Urban Redevelopment Commission
888 Washington Blvd.
Stamford, CT 06904-2152

Re: Land Disposition Agreement between F.D. Rich Co., Inc.
("F. D. Rich") and City of Stamford, CT, Urban Re-Development
Commission ("URC") for Re-Use Parcel 36

Dear Rachel:

Reference is made to the draft of the Land Disposition Agreement ("LDA") between the URC and F. D. Rich forwarded to our attention on June 1, 2006. This letter reflects our telephone conversation that this draft of the LDA reflects the final agreed upon changes to the LDA agreement between the parties and is the draft to be approved by the Commissioners for the Urban Redevelopment Commission.

Very truly yours,


Donald R. Gustafson

Enclosures

cc: Thomas L. Rich
John Lindell

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