

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
WEDNESDAY, June 14th, 2006

1. At 8:36AM, 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) **Park Square West Phase II Status Report** – Corcoran Jennison Project Director Jeremy Wilkening reported that design meetings are continuing. The URC has reviewed preliminary site plan revisions including the relocation of the lobby to the corner of Summer Street. New elevations and a preliminary site and landscape plan should be forwarded to the Commission at the end of the week, and it is anticipated that schematics will be completed by the end of the month. Mr. Wilkening noted that in order to begin construction this year, Corcoran Jennison's requisite applications must be before both the Zoning Board and the Environmental Protection Board in July. Discussion continued re: the following items:

- Lobby ceiling/22-foot floor-to-floor space - Mr. Wilkening said the architects are considering "creating a mezzanine and putting a gym/multi-function room in part of the space to add more life & activity to the area." Chairman Osman noted that the original idea was to create a "two-story open space, not a mezzanine" and asked that this issue be brought back to the design team.
- Loading/trash removal area – Attorney Goldberg noted that, at the Sub-Committee level, it was suggested that this area be moved to the basement level, underground. Plans on this date did not reflect the change. It was the sense of the Board that this concept needs to be explored further.
- Parking – Mr. Wilkening noted that one level of parking has been eliminated and the number of units planned for Phase II has been increased from 175 to 187, creating a parking deficiency of four (4) spaces. Options discussed included the Bell Street Garage and the possibility of dedicating some units for seniors to reduce the parking requirement.

- (b) **Approval, Palace Way Plaque** - Executive Director Post submitted a revised version of the proposed plaque for Palace Way (copy attached as part of these official minutes). Discussion ensued, and it was the sense of the Board that it might be more readable if reformatted landscape style. Commissioner Fuhrman made a motion to approve the copy for the plaque, subjected to reformatting. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

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3. **Mill River Corridor**

- (a) **Archstone/Parcel 21 Status Report** – Attorney Goldberg reported that the URC issued Archstone a Notice of Default on May 30, 2006 for (i) failure to commence construction of the project as approved, and (ii) failure to adhere to the required construction period in the Land Disposition Agreement (LDA) dated July 3, 2001. Archstone Attorney Brian Blaesser of Robinson & Cole responded on June 13, 2006 requesting a meeting to discuss: (i) changing the design of the project to five-story brick; (ii) eliminating vehicular access to West Park Place; (iii) restructuring the LDA to include the possibility of building or selling the property for development as rental or condominium; (iv) agreeing to an expedited re-approval process; and, (v) including additional sale provisions. It was the sense of the Board that Archstone needs to provide the Commission with assurance that they intend to proceed prior to entering into discussions pertaining to a redesign of the project.
- (b) **Mill River Corridor Expansion** – Commissioner Mellis volunteered to chair a Sub-Committee for the purpose of exploring the potential expansion of the Mill River Corridor to (i) Scalzi Park, and (ii) Pound Ridge.

4. **Agency Administration**

- (a) **Budget** – Executive Director Post submitted and briefly reviewed the proposed Administrative Budget for fiscal year 2006/07. Action was tabled until the July Commission meeting.
- (b) **Mission Statement** – A draft mission statement dated April 15, 2005 was distributed. Commissioner Fuhrman asked, “Since this was formulated over a year ago, is there anything today that we would like to change or see included?” Discussion followed. The Executive Director will reformulate the text, including today’s suggestions/additions, and present the revision to the Board for approval at the July meeting.
- (c) **URC Processes** – Commissioner Fuhrman said, “I think that we need to talk about our processes, about how we operate and how we want to operate. To begin and act as a catalyst to the discussion, I’d like to pose the following questions:
- Do we meet our designated legal charter and other responsibilities in an effective and timely manner?
 - Do we operate in a pro-active manner to contribute more broadly to our mission to provide critical leadership and enhance the appeal of the City?
 - Are the potential contributions of the Commissioners optimized through early and full engagement in meaningful aspects of Commission business?

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- Recognizing the requirements and constraints brought about by the need for Freedom of Information, is internal communication with the Commissioners optimum?
- Are we doing what we set out to do? Are we going beyond? Are we getting a lot accomplished?
- How do we see ourselves? Is this a company structure? Is this a Board of Directors? What is the type of role and how do we see the various entities – the Chairman, the Commissioners, the senior staff? And how do we exchange information with each other?

Commissioner Fuhrman concluded, "This is the range of questions that I am suggesting be put on the table for discussion." Discussion ensued. The Chairman noted that with the addition of a new full-time director, the Commission was "back up to speed and had the capability to be more communicative." Commissioner Mellis said, "There is another dimension here. We are also governed by a criterion that's been set for us by State and, to some extent, City Boards. To some extent, we've been the recipricant of people coming in and presenting to us – and then we evaluate, guided by legal and statutory constraints. Pro-activity is a new dimension in terms of the Commission going forward."

Following further discussion, the Chairman encouraged the Commissioners to: (i) come forward with creative ideas they would like to see implemented and (ii) participate in the Sub-Committee positions in a more pro-active way. Executive Director Post added, "You have a structure with the Committees that allows you to expand your functions and utilize your expertise, as long as you are willing to let this happen." It was the sense of the Board that the topics raised by Commissioner Fuhrman be continuing subjects for discussion at future meetings.

5. Adjournment

The regular meeting scheduled for Thursday, July 13, 2006 at 6:00PM is cancelled. A special meeting will be held in July on a date 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 11:05AM.

Respectfully submitted,


Joel P. Mellis, Secretary/Treasurer

Attachment: Proposed Palace Way Plaque

PALACE WAY

*Dedicated to the people who have walked this path...
...And to those whose vision and determination made this
building possible.*

City of Stamford
Dannel P. Malloy, Mayor

Urban Redevelopment Commission, Stephen C. Osman, Chairman
Eric M. Wormser, Vice-Chairman
Joel P. Mellis, Secretary/Treasurer
Neal Jewell
James Nixon

Corcoran Jennison Company
CorJen Construction
Arrowstreet Architects, Inc.
ICON Architecture

Connecticut Housing Finance Authority

Fannie Mae's American Communities Fund