

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
TUESDAY, JULY 11, 2006

1. At 8:35AM, 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

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. Mill River Corridor

- (a) **Archstone/Parcel 21 Status Report** – Attorney Goldberg reported that a meeting was held with representatives of Archstone and their attorneys to discuss the various outstanding issues. Chairman Osman noted that Archstone wants to build a 4½-story building with less units than originally proposed and has forwarded plans for a generic-type building that were unacceptable. The Chairman said, “I have asked them to come back to us with design plans for a high-quality residential building before we continue discussions about a smaller, 4½-story building. Also, the Mill River Collaborative has put forward some suggestions that they would like to see which Archstone has known about. We don’t want a driveway along the southern part of the parcel; we’d like to have a spot for the zamboni inside, and we’d like to have public toilets.” Attorney Goldberg added, “We have also talked about the at-grade portion of the building that faces the park being occupiable space, not parking.”

Commissioner Fuhrman asked about the default. Attorney Goldberg responded, “We need to extend that and we have agreed to grant them a 90-day extension, during which period Archstone will be doing a variety of things including improving the current appearance of the site. They declined to remove the fence because they didn’t want it to become an area where people congregated.” It was the sense of the Board that Archstone (i) remove the fence and (ii) improve/clean-up the site immediately. Discussion continued re: the default. The Executive Director noted that a follow-up meeting with Archstone representatives has been scheduled for Wednesday, July 19th at 11:00AM.

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4. Agency Administration

- (a) **Mission Statement** – Executive Director Post reported that the two changes suggested at a prior meeting had been made. She read the proposed Mission Statement as follows:

The Stamford Urban Redevelopment Commission provides the critical leadership for the continuing innovative revitalization of the City.

Working in collaboration with the community, the Commission focuses on rehabilitating blighted areas; balancing population density and socio-economic diversity; promoting convenient affordable housing; enhancing pedestrian presence; improving the availability of suitable parking; expanding the job and tax base; and ensuring the attractiveness of buildings, open areas and urban infrastructure.

The successful result of the Commission's activities will enhance the appeal of the City as a dynamic community in which to live, work and shop.

Commissioner Nixon made a motion to approve the Mission Statement as read. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.

- (b) **Budget** – Following discussion, Commissioner Mellis made a motion to approve the 2006/07 Administrative Budget. The motion was seconded by Commissioner Nixon and carried by unanimous vote. It was noted that a separate budget report would be generated for the purpose of tracking revenue and expenses.
- (c) **Contracts** – No action at this time.
- (d) **Annual Report** – Executive Director Post reported that there are two levels of the Annual Report. One report is sent up to the Mayor's Office for incorporation into the City's report. Executive Director Post said, "It's my opinion that the Commission should have its own Annual Report to outline its accomplishments and to use as a promotional piece. This could be distributed to the citizenry, other departments for inclusion in whatever they hand out, City agencies, the press, as well as going on the Website." Chairman Osman said, "We have not had an Annual Report for a very long time, and I think that this report should be a report of what we've done over recent years. It should be more extensive than what has happened over the past year so calling it a 'Report to the Community' rather than an Annual Report may have merit at this time." Executive Director Post responded, "I'm asking you to consider both – an Annual Report that is instituted now going forward each year and also have a piece that is a promotional/publicity overall report that you can use."

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Discussion ensued. It was the sense of the Board that an Annual Report in some form continue being developed. The Chairman also noted that some members of the Mill River Collaborative had voiced an interest in being included in the URC's Website, envisioning it as a site where they could include information on Mill River, the playground and the park

2. Southeast Quadrant

(a) **Park Square West Phase II Status Report** – Chairman Osman reported that the latest set of design plans he received were “scaled down and disappointing.” Attorney Goldberg noted that Project Director Jeremy Wilkening indicated in a phone conversation yesterday that the design changes came from their New Haven architectural firm and he is directing them to go back to what the Commission saw as part of the contract set of plans.

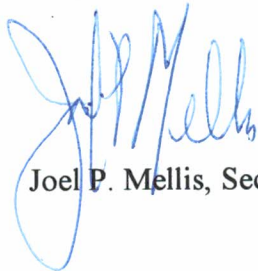
(b) **Re-Use Parcel 36 Status Report** – Attorney Goldberg reported that last month, the Land Disposition Agreement (LDA) was presented to the Planning Board and they voted unanimously to approve it. Also last month a presentation was made to the Land Use Committee of the Board of Representatives. Attorney Goldberg said, “Although they didn't have a quorum at the meeting, it was well received. They had another meeting in advance of the Board of Reps meeting, and voted to send this on to the next step, which is the public hearing.” The date of that hearing will be set by the Steering Committee later this month.

5. Adjournment

The next regular meeting is scheduled for Thursday, August 10, 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 10:27AM.

Respectfully submitted,



Joel P. Mellis, Secretary/Treasurer