

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
TUESDAY, FEBRUARY 15, 2005

1. Chairman Stephen C. Osman called the special meeting to order at 6:06PM. 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:

Laszlo Papp, Executive Director
Rachel Goldberg, General Counsel
Durelle Alexander
Sheila R. Kilcoyne (joined the meeting
at 7:20pm)

2. Southeast Quadrant

- (a) **Re-Use Parcel 36/Corner of Greyrock & Main** – Tom Rich, President and CEO of the F.D. Rich Company, introduced himself and his attorney, Donald Gustafson of Shipman & Goodwin, and noted that his zoning consultant Attorney Bill Hennessey of Sandak, Hennessey & Greco, would be joining the meeting later. Mr. Rich said, “We’ve been interested in this property since last April because we thought it would be an interesting development site. It has its challenges in that it’s a postage-stamp size of a parcel but we think that, given the market and the current interest rate environment, there may be an opportunity to take this 11,600 square foot parcel and turn it into something that can be beneficial to everybody. Because it’s located in the CCN zone, the zone that allows the most intense use in the City of Stamford, it can actually hold quite a bit of density. Our idea was to get two competing architects – Harvey Kaufman Architects and Bruce Beinfield Architects who combined with Studio/ABK for this effort – to get schematic sketches and hone in on the best ideas.”

Mr. Rich continued, “What we have here is basically a mixed-use development ... some retail at ground, some vertical circulation, car and pedestrian ingress and egress at-grade, and then there will be multiple levels of parking, some office space above the garage and above that, 35 residential units/condominiums. Our idea was to make it loft-type units because it’s an urban site – hence the project’s working name ‘The Center City Lofts at Greyrock & Main.’ The results of both design efforts are included in our submission and we favor elements from both plans.”

Chairman Osman asked what problems the developer had encountered working with the limited space. Mr. Rich responded, “The biggest problem is how to park on such a small parcel. The only solution to maximize the value of the parcel and maximize the development that could occur there is to design a ‘rampless garage’ with two car elevators.” Mr. Rich briefly described the proposed project, as follows:

- Ground floor – 2,330 square feet of retail, lobby, vehicular & pedestrian ingress and egress points, and two vehicle lifts.

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- Floors two through four – parking garage floors, with 35 spaces per level.
- Floors five and six – two office floors of approximately 10,000 square feet each.
- Floors seven through fourteen – eight residential floors of approximately 8,500 square feet each with five units per floor totaling 35 units. The top two floors will contain duplexes.
- Parking – two car elevators to access the garage levels, serviced by 24-hour valet – total of 105 parking spaces.
- Apartment/Office Style – lofts, with large windows, higher than normal ceilings, open space. Loft office space will be unique in Stamford and seeks to attract companies in the creative field looking for something other than typical office space.
- Exposure – all space will be oriented with windows to the street.
- Elevation – residential units start above the six-floor phone company building, at approximately 80 feet.
- Sale Price Range – at an estimated average of \$526,000, with an average size of 1,240 square feet.
- Timeline – estimated project completion of 15 months following groundbreaking.
- Contingencies – closing conditioned upon developer having attained a satisfactory level of pre-sales.

It was the sense of the Board that the proposed developer had done a lot of work resulting in a “very creative and impressive effort.” Executive Director Papp said, “I think this is a good urban building” and Commissioner Nixon congratulated Mr. Rich on his idea of using two design teams in a competition to “meld the best possible approach.” Discussion followed. Land Use Consultant Rick Redniss, in the audience representing Re-Use Parcel 38, said, “This is the first time I’ve seen this proposal and, speaking as a citizen of Stamford, I think it’s terrific and would be great for the City.” Speaking on behalf of Milstein Brothers Capital Partners, owner/developer of Re-Use Parcel 38, Mr. Redniss said, “They are just beginning their preliminary studies and may not even need this site. I have met with them and they do not want to stand in the way of any possible development here.” It was noted, for the record (letter attached as part of these official minutes) that Milstein has asked the Commission to defer action on this parcel.

The Chairman expressed concern about the proposed terms of the option. Attorney Goldberg responded that the URC could negotiate a transaction that would allow the developer to proceed expeditiously and still protect the Commission and the City. Attorney Hennessey noted that Mr. Rich is taking a risk since his development plan will require the cooperation of the Zoning Board – seeking a waiver of the residential open space requirement, approval to exceed the site coverage requirement, elimination of the rear yard set-back requirement and a change to the structure of the BMR plan. Following further discussion, it was the sense of the Board that they retain a real estate consultant/development advisor as opposed to an appraiser to determine that the terms proposed by Mr. Rich and the F.D. Rich Company are appropriate and in the best interest of the Commission and the City. Chairman Osman noted that the Commission, represented by Joel Mellis, would try to accomplish this as quickly as possible.

The Chairman called for a brief recess at 7:15PM. The meeting was resumed at 7:22PM. Commissioner Nixon made a motion to address the remaining agenda items out of order. The motion was seconded by Commissioner Jewell and carried by unanimous vote.

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3. Agency Administration

- (b) **Budget** – Fiscal Officer Kilcoyne joined the meeting at this time, distributed preliminary financial reports, and answered questions on same. She also reviewed an internal budget report that included administrative and project expenses for FY 2005 from July 1, 04 to June 30, 05. No action was taken by the Board on this item.

2. Southeast Quadrant

- (b) **Park Square West/Status Report** – Chairman Osman reported that a Committee meeting for the purpose of reviewing the proposed conceptual design of Park Square West Phases II, III & IV with the URC's Design Advisor Alan Plattus was held in New Haven on January 31st. Representatives from Corcoran Jennison, ICON Architecture, Herbert S. Newman & Partners, Konover Construction and the URC (Osman, Jewell, Goldberg & Papp) attended. Concerns raised included:
 - (i) Location of the garbage/utility room on the NW corner in Phase II. CJ has agreed to relocate this to the SW corner or elsewhere.
 - (ii) Protrusion of part of the apartment lobby that would obscure the view for pedestrians walking on the north side of the Phase II building, leading directly to the most important element of the URC garage, Stair Tower #1. URC suggested a bay window and CJ has agreed to consider reducing the size of the projection.
 - (iii) Appearance/look of the individual facades should development on a future phase be delayed. CJ has agreed to provide a proposal for a façade that would provide a finished look for each separate phase of the development.
 - (iv) Location of trench for utilities. CJ has agreed to consider a proposal to place the utility trench for the URC garage on the North side of the Phase II building along Summer Place.

Chairman Osman noted that Corcoran Jennison was very cooperative and agreed to address all of the URC's concerns.

At 7:45PM, Commissioner Nixon made a motion to go into Executive Session for the purpose of discussing negotiations pertaining to the amended Land Disposition Agreement for Park Square West. The motion was seconded by Commissioner Jewell and carried unanimously. Attorney Goldberg participated in the discussion. No motions were made and no votes were taken. At 8:03PM, Commissioner Mellis made a motion to return to Open Session. The motion was seconded by Commissioner Fuhrman and carried unanimously.

- (c) **Parking Garage/Status Report** – Chairman Osman announced that Konover Construction Corporation of Farmington, CT has been selected as the Design/Build firm to construct the URC's parking garage on Block 9. He noted that this decision was the result of a collaborative effort by members of the Selection Committee, which included:

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Ben Barnes, Director of Administration; Tim Curtin, Director of Operations; Michael Freimuth, Director of Economic Development; Jeff Pardo, Construction Manager, Engineering; Ernie Orgera, Traffic Maintenance Supervisor; Robert Ruskowski, Purchasing Manager; Ed Fuhrman, Rachel Goldberg, Laszlo Papp and Steve Osman from the URC, and Consultants Joel Weinstein, LZA; Arturo Salgado, LZA; John Dugan, Haley & Aldrich, and Brian McMahon, Redniss & Mead. Committee member Fuhrman said it was “a good team” and “we got the consumer-friendly garage we wanted for the amount we wanted to spend.” Executive Director Papp reported that he had given Konover the go-ahead to start design work and order the pre-cast.

Parking Garage/Ratify Letter Agreement with City of Stamford – Attorney Goldberg reported that as of February 9, 2005 and continuing through the term of garage construction, Construction Manager Jeff Pardo of the City’s Engineering Bureau would be available to assist the URC in managing the parking garage project for a maximum cost of \$50,000 (fifty thousand dollars). Commissioner Nixon made a motion to ratify the Letter Agreement between the City of Stamford and the Urban Redevelopment Commission for services as outlined for Construction Manager Jeff Pardo at an amount not-to-exceed \$50,000 (fifty thousand dollars). Fifty thousand dollars will be added to the parking garage budget. (Said Agreement was previously approved by voice vote via telephone.) The motion was seconded by Commissioner Jewell and approved by unanimous vote.

Parking Garage/Approve LZA Contract Change Order – Following discussion and upon recommendation by the Sub-Committee (Commissioners Mellis & Nixon), Commissioner Fuhrman made a motion to approve the Change Order dated February 7, 2005 for additional services provided by LZA Associates. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

At 8:25PM, Commissioner Nixon made a motion to go into Executive Session to discuss Agenda Item 3(d) – Personnel. The motion was seconded by Commissioner Mellis and carried by unanimous vote. Durelle Alexander was excused from the meeting at this time. Attorney Goldberg and Director Papp participated in the discussion. No motions were made and no votes were taken. At 8:45PM, Commissioner Fuhrman made a motion to return to Open Session. The motion was seconded by Commissioner Nixon and carried unanimously. Ms. Alexander returned for the balance of the meeting.

3. Agency Administration

(c) **Review of Current Sub-Committee Assignments** – Following discussion, Sub-Committee assignments were redesignated as follows: Budget – Mellis & Jewell; Mission Statement – Mellis & Fuhrman; Mill River – Nixon & Mellis; Park Square West – Jewell & Osman; Parking Garage/Konover Construction – Fuhrman & Nixon; Parking Garage & DSSD – Nixon & Mellis; Oversee Stamford Urban Transitway Project – Mellis & Nixon; Creation of Web Site – Jewell & Fuhrman; Oversee Stamford Housing Authority Project – Fuhrman & Nixon; Parcel 36 – Mellis & Fuhrman (Jewell in Fuhrman’s absence).

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Discussion on the remaining agenda items was tabled.

5. Adjournment

The next regular meeting is scheduled for Thursday, March 10, 2005 at 6:00PM. There will be a special meeting on Tuesday, February 22, 2005 at 8:30AM.

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 9:16PM.

Respectfully submitted,



Joel P. Mellis
Secretary/Treasurer

ROBERT A. SILPE
EXECUTIVE VICE PRESIDENT

BY FEDEX

December 8, 2004

Laszlo Papp, FAIA
Executive Director
City of Stamford Redevelopment Commission
888 Washington Boulevard, 9th Floor
Stamford, CT 06901

RE: Re-Use Parcel 36
Request for Proposals

Dear Mr. Papp:

Thank you for extending us an invitation to respond to the Request for Proposals ("RFP") with reference to Re-Use Parcel 36.

As you may know, Milstein Brothers Capital Partners is the owner and developer of Parcel 38 in Stamford, CT. We are actively developing a mixed-use plan for Parcel 38, which would include retail, residential and parking. As part of the design development process, we are studying alternative site plans that include the potential addition of Parcel 36 and / or other contiguous parcels. This work may lead us to a broader solution for the larger block.

It is, however, premature for us to respond to the RFP at this time. Furthermore, we urge you to defer action with reference to the RFP as a comprehensive plan for the larger block certainly has real potential.

Again, thank you for the opportunity to participate in the RFP process. If you have any questions, you may contact me directly at 212-708-7910.

Best regards,



Robert A. Silpe

cc: Rick W. Redniss – Redniss & Mead, Inc.
John H. Alschuler – Hamilton, Rabinovitz & Alschuler, Inc.

RAS: rc

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Stamford/Response to Parcel 36-RFP 12-08-04