

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, MAY 12, 2005

1. At 6:04PM, Chairman Stephen C. Osman called the regular meeting to order. The following were in attendance:

Commissioners:

Stephen C. Osman, Chairman
Joel P. Mellis, Secretary/Treasurer
Edward J. Fuhrman

Staff:

Laszlo Papp, Executive Director
Rachel Goldberg, General Counsel
Durelle Alexander

Absent

James I. Nixon, Vice Chairman
Neal M. Jewell

2. Approval of Minutes

- (a) **April 14, 2005 Regular Meeting** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.
- (b) **April 26, 2005 Special Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.
- (c) **May 3, 2005 Special Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.

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

6. Southeast Quadrant

- (a) **Re-Use Parcel 36 Status Report** – Chairman Osman reported that he had met with F.D. Rich CEO Tom Rich re: his proposal to develop Re-Use Parcel 36. He noted that Mr. Rich is willing to talk about “each and every one of the terms in the proposal.” The Chairman said, “We are going to move forward and try harder to find an independent consultant outside our area to advise the Commission on the worth of the parcel so that we can make an offer and see if it is acceptable.” Attorney Donald Gustafson, representing Mr. Rich, noted that Mr. Rich had previously agreed to pay for the cost of an appraisal.

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4. Correspondence

- (a) **Stamford Historical Society** – Attorney Goldberg reported that volunteers from the Stamford Historical Society have been working in the URC's office one day a week scanning the photo archives of the Agency. She noted that upon completion of the project, the URC would receive two sets of disks containing every photograph that had been copied. In this regard, they have asked the Commission for clarification re: the proper photo credit to be used. Following discussion, it was the sense of the Board that both the Agency's name and the City's name should appear.

5. Mill River Corridor

- (a) **Underpass Restoration** – Action was tabled.

6. Southeast Quadrant

- (b) **Park Square West Phase II Status Report** – Chairman Osman reported that the URC was cooperating with Corcoran Jennison with regard to the bridge connection between the two parking garages. He noted that joint meetings are continuing with the URC, Cor-Jen, ICON Architecture, LZA, Konover Construction and City of Stamford Construction Manager Jeff Pardo to work out the details.

7. Stamford Urban Transitway Project

- (a) **Transitway Status Report** – Attorney Goldberg reported that on May 2, 2005 the Board of Representatives voted to approve the plan to acquire the properties and move the project forward. She said, "We have proceeded with most of the acquisitions. The ones we have held off on were properties where we are near settlement or that involve property swaps as part of the settlement. On Tuesday, we filed 36 acquisition documents with the Superior Court, deposited funds, and began the process." Attorney Goldberg noted that she is continuing to meet and negotiate with property owners. Commissioner Fuhrman asked, "When does the first shovel go into the ground?" Attorney Goldberg responded, "The City could start demolishing buildings as early as this summer and construction is expected to begin next year."

6. Southeast Quadrant

- (b) **Block 9 Parking Garage Status Report** – Executive Director Papp reported that the current schedule is for the contractor to take possession of the site, fence in the work area and close the access road from Washington Boulevard on May 18th. He said, "That gives the contractor five months to complete the erection of the garage structure before the road has to be re-opened for Target by contract." He noted that the actual work scheduled to start on the 31st of the month is somewhat dependent upon obtaining both the EPB and the State Traffic Commission permits.

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9. Old Business

Executive Director Papp also reported that the postcards/ mailing pieces that the URC had commissioned the Downtown Special Services District to produce to address potential parking problems during garage construction had eliminated the URC's name. The Chairman instructed the Executive Director to have the Urban Redevelopment Commission's name displayed prominently on all of the mailing pieces/cards and to see and approve a proof prior to production.

At 6:47PM, Commissioner Mellis made a motion to go into Executive Session to address personnel matters (Agenda Item 8.a). The motion was seconded by Commissioner Fuhrman and carried by unanimous vote. Durelle Alexander left the meeting at this time. Attorney Goldberg and Executive Director Papp participated in the discussion. No motions were made and no votes were taken. At 7:35PM, Commissioner Mellis made a motion to return to Open Session. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.

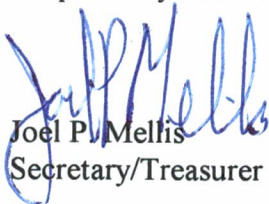
The remaining Agenda Items were tabled.

11. Adjournment

There will be a Special Meeting on Tuesday, May 17, 2005 at 9:30AM. The next Regular Meeting is scheduled for Thursday, June 9, 2005 at 6:00PM.

There being no further business before the Board, Commissioner Mellis made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 7:37PM.

Respectfully submitted,


Joel P. Mellis
Secretary/Treasurer