

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
THURSDAY, OCTOBER 20th, 2005

1. At 6:00PM, 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
Neal M. Jewell
Edward J. Fuhrman

Staff:

Rachel Goldberg, General Counsel
Durelle Alexander

2. Southeast Quadrant

- (a) **Re-Use Parcel 36 Status Report** – Attorney Goldberg reported that Attorney Donald Gustafson had written to the Commission on behalf of his client, The F.D. Rich Company, requesting additional time to review the URC's recent appraisal. Attorney Gustafson said, "Since the appraisal was higher than anticipated, we need time to reexamine and analyze its assumptions and update our figures. Construction costs and unit sales prices have changed considerably since my client submitted his original proposal, and we have to try and come up with a way to make the project work." Chairman Osman said, "I commend both you and your client for taking a creative approach to the site and hope you can make the numbers work. This project would be a very good addition to the downtown." Attorney Gustafson asked that this item be placed on the November meeting agenda.

3. Stamford Urban Transitway Project

- (a) **Status Report** – Attorney Goldberg reported that 90% of the parcels have been acquired, noting that the first demolition at the corner of Canal & Dock Streets, Canal Street Antiques, would occur in the next few weeks. She also reported that relocation of a number of residential tenants to sites within the City of Stamford has occurred and cases are continuing to be settled. The URC's involvement in the project will wind down over the winter months and be concluded by spring.

4. Agency Administration

At 6:10PM, Commissioner Nixon made a motion to go into Executive Session to discuss personnel matters. The motion was seconded by Commissioner Mellis and carried by unanimous vote. Durelle Alexander left the meeting at this time. Attorney Goldberg participated in the discussion. No motions were made and no votes were taken. Attorney Goldberg left Executive Session at 8:00PM and returned at 8:20PM.

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At 8:25PM, Commissioner Nixon made a motion to return to Open Session. The motion was seconded by Commissioner Jewell and carried by unanimous vote.

(a) **Budget** – Commissioner Mellis made a motion to approve the FY 05/06 Operating Budget as amended. The motion was seconded by Commissioner Jewell and carried by unanimous vote.


(b) **Personnel** – Commissioner Nixon made a motion to authorize the Chairman and General Counsel to continue their discussions re: personnel matters. The motion was seconded by Commissioner Jewell and carried by unanimous vote.

5. Adjournment

The next regularly scheduled Commission meeting will be held on Thursday, November 10, 2005 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 8:30PM.

Respectfully submitted,


Joel P. Mellis
Secretary/Treasurer