

**MINUTES OF THE REGULAR MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**THURSDAY, JANUARY 8, 2004**

1. At 6:00M, Chairman Stephen C. Osman called the regular meeting to order. 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  
Sheila R. Kilcoyne, Fiscal Officer  
Durelle Alexander

Consultants:

Eric M. Wormser  
Special Representative to the Commission

2. Approval of Minutes

- (a) **December 11, 2003 Special Annual Meeting** – Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.
- (b) **December 11, 2003 Regular Meeting** – Commissioner Fuhrman made a motion to approve the minutes. The motion was seconded by Commissioner Jewell and carried by unanimous vote.
- (c) **December 19, 2003 Special Meeting** – Commissioner Nixon made a motion to approve the minutes as corrected. The motion was seconded by Commissioner Jewell and carried. Commissioners Osman and Mellis abstained from the vote.

3. Announcements

None.

4. Correspondence

None.

Commissioner Nixon made a motion to address the remaining agenda items out of order. The motion was seconded by Commissioner Jewell and carried unanimously.

6. Southeast Quadrant

- (b) **Parking Garage/Robotic Parking System** – Chairman Osman said, “We have caused quite a furor, positively, in the City in regard to the contemplation of an automated/robotic parking garage. I think almost everybody who has seen it and has been involved is quite excited about its potential.” It was the sense of the Board that this is a “terrific concept.” Next steps/issues include:

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- Determining if Corcoran Jennison is seriously interested in pursuing this automated concept.
- Obtaining cash-flow projections from the operator.
- Obtaining a study on market conditions from the operator.
- Obtaining our own market studies/focus groups to determine if their customers are happy with the concept and the service.

It was also noted that if Cor-Jen decides to move forward with this concept, they would need their own market research study to ensure that people would still rent their apartments with this type of parking. Discussion continued. Chairman Osman noted that the Commission is working in a “parallel way” on plans for a regular garage. Executive Director Papp said he is currently seeking the services of an architectural/engineering firm to assist in the preparation of specifications for a Request for Proposals (RFP) to design-build firms. The RFP is scheduled to go out next week.

(c) **Temporary Road to Target** – Executive Director Papp said, “We have to get started on certain aspects of the block because we have a commitment to Target to proceed with the temporary access road ... and the preparation has to be done in that direction. The plans have been reviewed with the City’s experts, traffic and engineering are working out certain details, and the timetable is to get the plan and specifications, being prepared by Redniss & Mead, ready by February 1<sup>st</sup>. The City will then get bids and anticipates the start of construction by May 1<sup>st</sup>.” Chairman Osman noted that he had attended a meeting regarding the access road yesterday. He said, “The issue that I came away with is that we have to be sure that whatever parking that is taken away is given back. In the final analysis, it is our responsibility to make sure that that parking is available.” The Chairman asked Executive Director Papp to meet with a representative of the DSSD to present the parking plan, the parking schedule and the sequence of events. Attorney Goldberg noted that the City has just about finished building a lot on Franklin Street with approximately 50 spaces on it. She said, “The people on the north end of the block, who are the ones that are affected by this, should have their parking needs serviced during the four weeks of construction we are talking about.” It was also noted that 25 additional spaces are being made available on the street.

Attorney Goldberg summarized the genesis of the access road/easement. She said, “The URC, the City, Park Square West and Target are all signatories to an agreement called the ‘Construction Coordination and Access Easement Agreement’ and it requires Target to prepare construction plans for the temporary road, the layout of which is all set out in that contract. The agreement requires Target to prepare design plans and requires approval of the other parties to those plans. We were shown the preliminary plans by Target at yesterday’s meeting.” Chairman Osman asked, “Who is paying for it?” Executive Director Papp responded, “The City is paying for it but will be reimbursed from the parking garage bond.” Commissioner Mellis asked, “Who bears the liability in the case of an accident on the access way?” Attorney Goldberg responded, “It would be the City because the City is using it. There is also liability to Target because Target has



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an easement across it, potential liability to Park Square West because they also have an easement across it, and liability to the URC because we are technically the owner holding in the name of the City. But we all have insurance and hopefully the indemnification clauses will kick in if need be.” Discussion followed. Prior to the vote, Commissioner Mellis said for the record, “I just want to be sure everyone recognizes that we do have a liability.” Based upon recommendation of the Executive Director, Commissioner Jewell moved to approve both the existence of and the design of the temporary road as presented, subject to the likelihood of its being amended by the addition of an asphalt sidewalk on either the south and east side or the north and west side. The motion was seconded by Commissioner Fuhrman and carried unanimously.

(c) **Temporary Parking/Target** – Executive Director Papp summarized a letter from GB Parking outlining terms in which Target’s contractor could use the Archstone site on Washington Boulevard for employee parking. It was noted that GB will do all the work necessary; i.e., grading, installing a post chain fence around the parking, and installing lights. Commission approval was requested for this temporary use because the site is located within the Mill River Project Corridor. Attorney Goldberg recommended that the language in the letter agreement be revised; further, that insurance clauses be added. Following discussion, Commissioner Nixon made a motion to approve the temporary Parking Agreement for the Archstone site, subject to review of final language in the letter agreement with GB Parking by URC’s General Counsel and Chairman. The motion was seconded by Commissioner Jewell and carried unanimously.

**Parking for Target Contractors** – Executive Director Papp noted that since the Archstone lot could only be used for personal vehicles of the workers and not for staging, machinery, equipment, etc., Parcel 36 was offered to accommodate the other uses. The Executive Director continued, “Now one of their sub-contractors, Eastern Exterior Wall Systems, is asking to park their trailers there for approximately two months for a fee of \$1500 (one thousand five hundred dollars) a month. Chairman Osman asked, “Do we have an agreement with them?” Executive Director Papp responded, “We have an understanding with them but the legal language has to be drafted.” The Chairman asked that the trailers currently on the site be removed until finalization of a Letter Agreement spelling out the terms of the arrangement; i.e., usage fee, improvements and liability insurance. Target’s Attorney Bill Hennessey agreed to work out the terms and language with Attorney Goldberg within the next 24 hours. Following discussion, Commissioner Jewell made a motion to authorize the Chairman to sign a Letter Agreement between the URC and Eastern Exterior Wall Systems to permit the parking of tractor trailers on Parcel 36 for a period of two months, with the right to request an extension, for a rental fee of \$1500/month, subject to: (i) appropriate liability and insurance provisions at a figure to be set by the City’s Risk Manager; (ii) clarification of the language and terms; and, (iii) receipt of a Certificate of Insurance. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

(d) **Demolition** – Chairman Osman asked for an update on the issues of concern re: La Nueva Café raised at the last Commission meeting. Executive Director Papp reported that he, along with Chief Building Inspector Anthony Strazza and later, Mr. Carl Ruspini



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of the City Engineering Department, had inspected the areas in question and found bulging brick façade in the center of the wall overlooking and in common with Curley's and bulging brick facade at the mid-point and at the end of the wall. In Mr. Strazza's report, it was noted that although "these conditions appear to be unsafe as defined by Section 119.3 of the 1999 CT State Building Code, they are not, however, deemed to be in danger of imminent collapse." The Executive Director continued, "It is very important for us to determine whether the structural issue is a major cost aspect or a minor one. The cursory opinion of the structural engineer, Dave Carlson of Spiegel Zamecnik & Shah in New Haven, is that it is minor and he can recommend a solution that will make the wall in question safe for the winter. Based on this, I recommend that we proceed with the engineering work on the La Nueva Café building at a cost not-to-exceed \$2,000 (two thousand dollars)." The Chairman asked, "Is it your opinion that we are moving as quickly as possible on this?" Executive Director Papp responded, "Yes." In order to expedite matters, the Executive Director previously had faxed a memorandum to the Board and received authorization by a majority vote at that time to authorize the professional work. Commissioner Nixon moved to reconfirm the vote to authorize the firm of Spiegel Zamecnik & Shah (Dave Carlson) to proceed with the requisite engineering work on the La Nueva Café building for an amount not-to-exceed \$2,000 (two thousand dollars). The motion was seconded by Commissioner Mellis and carried unanimously.

**Demolition/Standard Demolition Services** – Executive Director Papp said, "It is our intent to go into demolition around the middle of March. But in order to do that, we need to proceed with the asbestos removal because that is a prerequisite of issuing the Demolition Permit." To accomplish this, the Executive Director asked for approval of a portion of the \$234K demolition contract in the amount of \$83,500. Following discussion, Commissioner Fuhrman made a motion to use \$83,500 (eighty-three thousand five hundred dollars) to proceed with the asbestos removal. The motion was seconded by Commissioner Nixon and carried. Chairman Osman, who had previously recused himself from voting in matters pertaining to the demolition company because of his relationship with one of the principals, abstained.

Executive Director Papp left the meeting at 6:45PM.

10. **New Business**

(a) **Target Construction Site** – Attorney Goldberg reported that earlier this week, she had noticed cement trucks in the URC's parking lot. Following a call to Target's attorney, she visited the lot, spoke with JMB's representative, and found out they were pouring the concrete floors on the south side of the building for the retail section of the structure. Attorney Goldberg said, "My issue here is the potential liability of having people who are invitees walking around in the same place where these large concrete trucks are driving in and out." Chairman Osman added, "And what about the possibility of someone getting hurt?" Attorney Goldberg continued, "When we negotiated the 'Construction Access & Coordination Agreement,' we made it very clear there was to be

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no staging, no construction activity, etc. allowed in any of this area. They have acknowledged that and tomorrow they will not be using our site to pour the concrete. However, they have a problem – how to hang the precast exterior panel on the south and west portions of their building.” Attorney Hennessey noted that their agreement allows Target to “spill over 10 feet.” Attorney Goldberg responded, “They are already there, but there is no parking activity within that 10 ft. What they want to do now, for a period of time, is block off another 15 ft. area to work off, with an additional 10 ft. safety/buffer zone.” This would encroach on the URC’s parking and eliminate about 15 spaces. The Chairman asked, “If we give them the additional space, how will that impact on the safety of those people who go into that area?” Attorney Goldberg responded, “People would not be allowed to go into that area. It would be blocked off by a construction fence.” Chairman Osman asked, “The next issue is how does this detract from our parking needs and for how long?” Attorney Hennessey responded, “I think the period of time is up to 14 working days, but they don’t necessarily come consecutively and they can work around different hours of the day.” Discussion followed. It was the sense of the Board that it ought to be recognized that there are other situations where the URC does charge and the Agency is agreeing to do this (grant the additional space requested) because it is in the best interest of the City and the project. Attorney Hennessey was asked to convey this to Target.

Commissioner Nixon left the meeting at 7:00PM.

5. Mill River Corridor

(a) **River House** – Attorney Bill Hennessey, representing the development team of Ray Kinol, Paxton Kinol and Seth Weinstein, reported that he anticipates receiving revised architectural plans to build a 92-unit condominium project at the corner of West Broad and Hanrahan Streets in the next week or so. They will then be re-submitted to the URC to begin the approvals’ process. Concurrently, meetings will be held with the URC Chairman, the Planning Board Chairman, the Zoning Board Chairman and the Board of Representatives Land Use Committee Co-Chairman to determine if the plan modifications requested by the developer are substantial or non-substantial.

6. Southeast Quadrant/Park Square West

(a) **Status Report** – Attorney Goldberg distributed a red-lined version of the Amended Land Disposition Agreement to the Sub-Committee members and the Chairman. Chairman Osman requested a Special Meeting in which General Counsel could review the revised document on a page-by-page basis. This meeting will be scheduled sometime in the near future.

7. Stamford Urban Transitway Project Status Report – Attorney Goldberg distributed a four page property acquisition schedule for the Transitway Project dated 1/8/04. She said, “We are right on schedule. We are meeting with the Board of Finance tonight. There is a process by which the Board of Finance, the Board of Representatives, and the Mayor have to approve all the takings necessary for this project and hold a public hearing.”



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Attorney Goldberg continued, "Hopefully, the Board of Finance will vote tonight to participate in a joint public hearing with the Board of Representatives and the Engineering Bureau, to which all the affected property owners will be invited." Attorney Goldberg also reported that Congress has appropriated \$4 million dollars for the planning of the next phase of the Stamford Urban Transitway Project, which will go from Elm Street to East Main (the length of Myrtle Avenue).

8. Agency Administration

- (a) **Operating Budget FY 2003/04** – Action on the budget was tabled.
- (b) **Committee Reports** – There were no further Committee reports at this time.

9. Old Business

None.

10. Adjournment

The next regularly scheduled meeting is on Wednesday, February 11, 2004 at 6:00PM. The meeting date was changed because of the February 12<sup>th</sup> holiday.

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 7:28PM.

Respectfully submitted,



Joel P. Mellis  
Secretary/Treasurer