

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
Thursday, January 9, 2003

1. Chairman Stephen C. Osman called the meeting to order at 6:00PM. In attendance were:

Commission

Stephen C. Osman, Chairman
Eric M. Wormser, Vice Chairman
Joel P. Mellis, Secretary/Treasurer
Neal M. Jewell

Staff

Laszlo Papp, Executive Director
Rachel Goldberg, General Counsel
Sheila R. Kilcoyne, Fiscal Officer
Durelle Alexander

Absent

James I. Nixon

2. Approval of Minutes

(a) **October 10, 1002 Annual Meeting** - Commissioner Jewell made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried. Commissioner Wormser abstained.

(b) **October 10, 2002 Regular Meeting** - Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Jewell and carried unanimously.

3. Announcements

None.

4. Correspondence

None.

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

9. Old Business

(a) **Parking Lots** - Attorney Goldberg noted that last summer, she and the Chairman renegotiated the URC's Operating Agreement with GB Parking to increase the revenue stream. The rate was raised to \$17,000/month and payment has been received regularly and on time. Attorney Goldberg also reported that the rent on the Majestic lot was simultaneously raised to \$5,000/month.

MINUTES OF THE REGULAR MEETING JANUARY 9, 2003 - PAGE TWO:

Attorney Goldberg said, "The City of Stamford said they wanted to make a proposal to us to operate all of the lots, including what we are now renting to Mr. Bellete (GB Parking). We have had a couple of meetings with the City and discussed rental fees and we also suggested a scenario whereby the City would front the cost of demolition of the three (3) buildings on the corner of Washington Boulevard and West Park Place in order to increase the available parking and not pay rent until the cost of demolition was recaptured." Attorney Goldberg continued, "In addition, we have been trying to figure out how to deal with Curley's and their access issues." Discussion of the parking/access issues continued. A progress report will be given at the next Commission meeting.

5. Southeast Quadrant

(a) **Status, Park Square West** - Chairman Osman reported that Corcoran Jennison has been very cooperative and has expended a considerable amount of effort to conceptually redesign their project to build around Curley's. He said, "CorJen has come up with a very beautiful design scheme which will entail three different buildings - one on Old Summer Street with the two levels of underground parking, another building perpendicular to it, and then a building on the other side of Curley's which will encompass the whole corner." Director Papp said, "I took CorJen's original area model and Archstone's model to New Haven to our consultants and I expect there will be a 'massing model' developed so that the three buildings will be seen in context."

Director Papp continued, "Subsequent to the meeting we had in New Haven, I was thinking a lot about the internal traffic in the block. Imagine our garage, CorJen's garage and the Target garage with some 1,300 cars going in and out. My main concern was 'what happens to the pedestrians'? We started out with the idea that it should be pedestrian-friendly as well as safe for people coming in and out of the garages. I wanted to address my concerns before CorJen got too far ahead in the design so on December 30th, I went to Boston to meet with Project Director Harry Nash." Director Papp explained that they worked out a scheme where the pedestrian circulation and the vehicle circulation are separated. He showed sketches and explained that the entrance from the core into the garage would be on the upper levels and people exiting the buildings on the ground would not have to cross traffic.

Discussion of the revisions continued. It was noted that CorJen has retained Herbert S. Newman on a short-term basis to work with URC Design Consultant Alan Plattus on reviewing the massing to assure it is in context with the area. Director Papp anticipates that CorJen will have schematics in a few weeks and he will convene a meeting of the Sub-Committee at that time.

Director Papp noted that the new CorJen design is based on the assumption that the land under Summer Place can be used for parking. However, the ownership of that parcel and the status of existing easements across the parcel are in question.

MINUTES OF THE REGULAR MEETING JANUARY 9, 2003 - PAGE THREE:

Attorney Goldberg gave a brief overview of the property's history, saying that "the deed language is unclear. The URC needs to determine if we have fee ownership and if not, we need to obtain it." Following discussion, Commissioner Mellis made a motion to authorize General Counsel to engage a title search & insurance firm to research the question of fee ownership and provide title insurance. The motion was seconded by Commissioner Jewell and carried unanimously.

Attorney Goldberg also explained that since substantive changes will have to be made to the Land Disposition Agreement as previously approved, the revised transaction will have to go back to the Land Use Committee of the Board of Representatives, the Board of Finance and the Board of Representatives for approval.

(c) **Property Management/Snow Plowing Services** - Director Papp reported that the URC's Property Manager Dallas Wooten has been responsible for snow removal in addition to general maintenance of the properties at 56 West Park Place, 1017 and 1031 Washington Boulevard for a reduced fee of \$250/week. He recommended that in the event of a major storm, he be authorized to pay Mr. Wooten an additional \$150.00. Commissioner Wormser made a motion to authorize the Executive Director to pay Property Manager Dallas Wooten an additional \$150.00 (one hundred and fifty dollars) for each major snowstorm (accumulation of more than two inches). The motion was seconded by Commissioner Mellis and carried unanimously. An addendum to the property manager's contract will be prepared by Staff.

6. Mill River Corridor

(a) **Archstone - Formal Ratification of Extension** - Commissioner Jewell made a motion to approve the extension of the start of construction for Archstone Communities at 1050 Washington Boulevard until June 12th, 2003 (previously approved by telephone poll), subject to a provision that the site be cleaned up and maintained during said extension period. The motion was seconded by Commissioner Mellis and carried unanimously. Director Papp noted that the DSSD will assist in clean-up and beautification of the site if necessary.

7. Stamford Urban Transitway Project

Attorney Goldberg reported that a number of years ago the City received federal grants for what was originally called the Dock Street Connector and eventually became known as the Stamford Urban Transitway, a realignment of City roadways and creation of a new City road south of the highway and the traintracks. Attorney Goldberg said, "This proposed project has now evolved into a discussion about who the City would use to fulfill the acquisition and relocation duties associated with that project." She continued, "The City itself does not have staffing expertise in that area and Connecticut does not have private entities who perform the requisite right-of-way/acquisition work."

MINUTES OF THE REGULAR MEETING JANUARY 9, 2003 - PAGE FOUR:

Attorney Goldberg said, "We have been discussing with the City, specifically their Urban Transitway team headed by Project Manager/Assistant City Engineer Lou Casolo, an inter-agency agreement which is something that is permitted by the FTA (Federal Transit Administration), whereby the URC would perform for the City the actual acquisition/tenant relocation and property management activities that are necessary." A copy of the draft Memorandum of Understanding (MOU), attached as part of these official minutes, was distributed and discussed.

Attorney Goldberg continued, "We are currently talking about a two-year contract." When questioned about staffing needs, Attorney Goldberg responded, "We are contemplating having to bring on one relocation person with residential experience during a portion of this time period, perhaps for as much as a year. That person will have day-to-day interaction with the tenants and be responsible for finding them suitable housing." When questioned further about the URC's involvement, Attorney Goldberg responded, "We are working toward an agreement whereby the URC will perform the acquisition, relocation and maintenance of the properties for the project." Attorney Goldberg also outlined the involvement and additional responsibilities of current URC staff.

Following further discussion, Commissioner Mellis made a motion to authorize the Chairman to execute the Memorandum of Understanding between the City of Stamford and the Urban Redevelopment Commission, as presented on this date. The motion was seconded by Commissioner Jewell and carried by unanimous vote.

8. Agency Administration

(a) **Committee Reports**

(iii) Mill River: Chairman Osman reported that the "Mill River Conservancy" has been a conversation among multiple collaborators in Stamford to determine exactly how the conservancy goes forward ... whether we do a tax-exempt corporation or we just have a group of people sitting down at a table collectively to determine how to raise money for the benefit of the parks. The West Side Action Committee is represented, along with the Stamford Partnership, the DSSD, the Friends of Mill River, the URC, and the City (by Robin Stein, Chief of the Land Use Bureau and Tim Curtin, Director of Operations)." Meetings are being held on a monthly basis, according to Chairman Osman, "to see how to go forward with a conservancy which will benefit the parks and parkland and the general area with the purpose of being a-political, going through many administrations, raising money, and promoting activity and development of the park." Chairman Osman is heading a Task Force to contact other conservancies to find out how they are set up. The next meeting of the group is scheduled for January 14th.

MINUTES OF THE REGULAR MEETING JANUARY 9, 2003 - PAGE FIVE:

At 7:30PM, Commissioner Mellis made a motion to go into Executive Session for the purpose of discussing Agenda Item #5(b) - Status of Litigation. The motion was seconded by Commissioner Wormser and carried by unanimous vote. Attorney Goldberg and Director Papp participated in the discussion. No motions were made and no votes were taken.

At 8:23PM, Commissioner Jewell made a motion to return to Open Session. The motion was seconded by Commissioner Mellis and carried unanimously.


Action was tabled on the remaining Agenda Items & Committee reports.

11. Adjournment

The next regularly scheduled meeting will be held on Thursday, February 13, 2003 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 8:24PM.

Respectfully submitted,


Joel P. Mellis
Secretary/Treasurer

DRAFT

MEMORANDUM OF UNDERSTANDING

This memorandum is entered into by and between the **CITY OF STAMFORD, CONNECTICUT**, a municipal corporation having an office at 888 Washington Boulevard, Stamford, Connecticut (hereinafter referred to as the "City") and the **CITY OF STAMFORD, CONNECTICUT URBAN REDEVELOPMENT COMMISSION** a local public body corporate of the City of Stamford established pursuant to ordinances of the Board of Representatives of the City of Stamford under the Charter of the City of Stamford and the General Statutes of the State of Connecticut and having its offices at 888 Washington Boulevard, 9th Floor, Stamford, Connecticut (hereinafter referred to as the "Commission").

Whereas, the City is undertaking a project known as the Stamford Urban Transitway Project (hereinafter referred to as the "Project"); and

Whereas, the Project calls for the acquisition of a large number of parcels of real property and the relocation of many businesses and families; and

Whereas, the Commission is the only agency of the City of Stamford which has significant experience in real property acquisition and tenant relocation; and

DRAFT

Whereas, the City and the Commission are in the process of negotiating an Interagency Agreement whereby the COMMISSION shall provide such acquisition and relocation services to the City on specific parcels for the Project; and

Whereas, the Interagency Agreement must include estimates of the cost of such services; and

Whereas, the COMMISSION acknowledges that the City is precluded by its Charter from engaging the COMMISSION services prior to the execution of a written contract;

Now therefore, this Memorandum of Understanding is intended to confirm the following agreements and understandings between the parties:

1. The City shall provide the COMMISSION with all relevant documents and information concerning the seventy (70) parcels to be acquired in connection with the Project.

2. The City shall provide the COMMISSION with any additional documents and information concerning such parcels which the COMMISSION reasonably requests.

3. The City shall provide with the COMMISSION with a draft of an Interagency Agreement which shall set forth the roles and obligations of each party thereto.

4. Based upon its review of such documents and information, the COMMISSION shall prepare all necessary and

DRAFT

appropriate estimates of the costs to perform the duties required under the proposed Interagency Agreement.

5. The COMMISSION acknowledges that the foregoing functions are performed in connection with the negotiation of the Interagency Agreement between the parties. As such, preparation of the foregoing estimates by the COMMISSION shall not be compensated.

6. The COMMISSION shall appear at public meetings, if any, at which the Interagency Agreement is presented. The COMMISSION shall not be compensated for its attendance at such meetings and its preparation for such attendance.

THE CITY OF STAMFORD

The City of STAMFORD,
Connecticut URBAN REDEVELOPMENT
COMMISSION

By _____
Dannel P. Malloy
Mayor

By _____
Stephen C. Osman
Chairperson

Approved as to form:

Burt Rosenberg
Asst. Corporation Counsel