

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
Thursday, February 13, 2003

1. Chairman Stephen C. Osman called the meeting to order at 6:05PM. In attendance were:

Commission

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

Staff

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

2. Approval of Minutes

(a) **January 9, 2003 Regular Meeting** - Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Jewell and carried. Commissioner Nixon abstained.

3. Announcements

(a) **Mill River Conservancy** - Chairman Osman reported that "the URC is a part of a collaboration of many organizations in downtown Stamford formed to determine how the conservancy will be structured and go forward in regard to Mill River." Organizations/parties involved in this joint effort include: The Friends of Mill River; the Stamford Downtown Special Services District (Sandy Goldstein); The Stamford Partnership (Ralph Loomis); the City of Stamford (Land Use Bureau Chief Robin Stein & Director of Operations Tim Curtin); The Trust for Public Land (Nancy Kafka); The West Side Action Movement (Martha Burns); URC Consultant Arthur Selkowitz, and the URC (Chairman Osman and Attorney Rachel Goldberg). Mark Leach of JSI in Boston is acting as group facilitator. Chairman Osman is heading a Task Force wherein each Committee member will call two organizations to find out how their collaboration is structured/governed, what specific things the organization is responsible for, its main responsibilities, etc. The next meeting of the core group has been scheduled for February 26th.

(b) **Park Square West** - Chairman Osman reported that "there have been some very constructive meetings with CorJen." He continued, "They want to go forward and have, along with their architects, come up with some very interesting ways to approach going around Curleys and building more units. Massing studies (with models) are currently being done to ensure that we are not building too many apartments downtown." Executive Director Papp added, "You will be very happy to see that the overhead garage is disappearing." Attorney Goldberg noted, for clarification, that the parking will be underground at the Majestic lot.

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4. Correspondence

None.

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

7. Stamford Urban Transitway Project

Attorney Goldberg reported that the Memorandum of Understanding between the City of Stamford and the Urban Redevelopment Commission, previously distributed and discussed at the January Commission meeting, has been signed and delivered.

Noting that the Interagency Agreement between the City of Stamford and the Urban Redevelopment Commission was nearing completion, Attorney Goldberg said she would be distributing a draft contract for review and subsequent comments during Executive Session.

In response to a question asking for clarification of the Commission's responsibilities under the aforementioned two-year contract, Attorney Goldberg said, "The URC would acquire the properties, relocate the tenants, and manage the properties in the project area until they are demolished." When asked about funding, Attorney Goldberg responded, "The City is getting funding from the Federal Transit Administration (80/20 split - 80%FTA/20%City) to construct this new roadway south of the highway and traintracks, including the cost for our services." Following discussion, Chairman Osman appointed Commissioners Mellis and Nixon to a Sub-Committee to oversee the Stamford Urban Transitway project.

5. Southeast Quadrant

(b) **Status/Litigation** - Attorney Goldberg reported that the litigation with 1055/Ray Miller is on-going and a resolution, which is part of a universal solution, is being negotiated. She added that, at the same time, the URC has filed a Motion for Summary Judgment on the remaining counts in the complaint.

8. Agency Administration/Committee Reports

(a) **Kiwanis Park/Park Square West** (Commissioners Jewell & Wormser) - Commissioner Jewell reported that "the City park is finally on the right track, with current Director of Operations Tim Curtin having assumed control of renovation planning. Mr. Curtin and Mayor Malloy have attended the last few smaller committee meetings and we have gotten on record that the Stamford Center for the Arts is obligated for a \$300,000 commitment there." Commissioner Jewell also noted that The Kiwanis Club has \$50,000 set aside for some kind of work and, in this regard, Mr. Curtin is going to approach Kiwanis to see if the funds could be used toward the renovation of the park.

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At the next full Committee meeting, participants will have the opportunity to see how the architect has responded to the design suggestions made at prior meeting, when the group walked over to Kiwanis Park after the meeting. Commissioner Jewell concluded, "Then the plan will be presented to much larger segments of the community and ultimately be approved by the Parks & Rec Committee of the Board of Representatives." Chairman Osman thanked the Sub-Committee members for their work, saying that "I think the URC had a lot to do with the park becoming more than just an entranceway for the Center for the Arts."

(b) **Mill River** (Commissioners Nixon & Mellis) - Commissioner Nixon reported that just before the holidays, the Chairman had asked him to set up a meeting with the small land owners who have property down on Division Street. He said, "They are still willing to meet. In the interim, they have acquired another couple of properties and so the area that they control is larger than it was. They have an architect and plans and would be more than happy to come before the Commission to make a presentation." It was the sense of the Board that they be put on the regular Commission meeting agenda at their convenience.

(c) **Mill River/Water Management Issues** (Commissioner Wormser) - Commissioner Wormser reported that the Corps of Engineers made a presentation approximately six months ago re: the aesthetics of the river. Chairman Osman, who attended the meeting, noted that "they are very concerned with fish, very concerned with the environment, and very concerned that we end up with nice parklands." He said, "If you could summarize their goal, it would be that they want to bring back conditions as they existed in the 1600's."

(d) **Roseland Project** (Commissioner Wormser) - Attorney Goldberg noted there was some renewed interest in the project in about mid-November, but nothing recent.

At 7:00PM, Commissioner Nixon made a motion to go into Executive Session to further discuss litigation and contract negotiations. The motion was seconded by Commissioner Mellis and carried unanimously. Attorney Goldberg and Director Papp participated in the discussion. No motions were made and no votes were taken.

At 7:55PM, Sheila Kilcoyne and Durelle Alexander were excused from Executive Session. Attorney Goldberg and Director Papp participated in the remaining discussions. No motions were made and no votes were taken.

At 9:20PM, Commissioner Mellis made a motion to return to Open Session. The motion was seconded by Commissioner Jewell and carried by unanimous vote.

9. New Business

None.

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10. Old Business

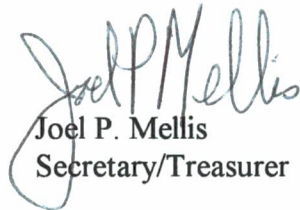
None.

11. Adjournment

A Special Meeting has tentatively been scheduled for Friday, February 21, 2003 at 9:30AM. The next Regular Meeting will be held on Thursday, March 13, 2003 at 6:00PM.

There being no further business before the Board, Commissioner Nixon made a motion to adjourn. The motion was passed unanimously and the meeting was adjourned at 9:21PM.

Respectfully submitted,



Joel P. Mellis
Secretary/Treasurer