

**MINUTES OF THE REGULAR MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**Thursday, April 11, 2002**

1. Chairman Stephen C. Osman called the meeting to order at 6:21PM. 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  
Bruce A. Goldberg, General Counsel  
Sheila R. Kilcoyne, Fiscal Officer  
Durelle Alexander

2. Approval of Minutes

(a) **March 14, 2002 Regular Meeting** - Commissioner Nixon made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried unanimously.

3. Announcements

None.

4. Correspondence

None.

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

5. Southeast Quadrant

(b) **Approval, Construction Coordination & Access Easement Agreement** - Attorney Goldberg reported that this four-party agreement between the URC, the City of Stamford, Park Square West & Target, deals with coordinating the access through the block during the construction of the three different projects and with how both the temporary and permanent easements will work. It was noted that this is a unanimously endorsed agreement, already approved by the Mayor's Office, the Planning Board, the Board of Finance and the Board of Representatives, ready for execution by the URC.

Attorney Bill Hennessey, counsel for Target, noted that on April 16, 2002 the State Traffic Commission of the Department of Transportation is scheduled to hold a hearing on a permit to allow the traffic on City streets. When asked why their approval was needed, Attorney Hennessey responded, "Because the project has over 50 parking spaces (in this case on the order of three times that)."

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It was also noted that Target needs this permit to proceed; further, that if Target does not go forward, there will be no need for this agreement. Following discussion and upon the recommendation of the Executive Director & General Counsel, Commissioner Wormser made a motion to approve the "Construction Coordination and Access Easement Agreement" as presented. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

### 7. Agency Administration/Committee Reports

(iv) **Mill River/Water Management Issues** - Commissioner Wormser reported that the project with the Army Corps of Engineers, intended to get the river to flow as naturally as possible, is under way. He has met with their representatives, Land Use Bureau Chief Robin Stein and the contractor, Bio-Technology of Salem, Massachusetts.

(ii) **Kiwanis Park/Park Square West** - Commissioner Jewell reported that the Kiwanis Park re-design has begun to show progress with the introduction of a modest fountain and some seating. A mini-Sub-Committee meeting was held on this date and a follow-up meeting has been scheduled for May 14, 2002. In the interim, Director of Operations Tim Curtin will investigate funding sources.

### 8. Old Business

None.

### 9. New Business

None.

### 10. Adjournment/Next Meeting Agenda

Director Papp reported that Ray Miller has asked to be placed on the May 9, 2002 meeting agenda.

At 6:40PM, Commissioner Nixon made a motion to go into Executive Session for the purpose of discussing Agenda Items 5(c) Litigation and 7(b) Personnel. The motion was seconded by Commissioner Mellis and carried by unanimous vote. Staff was excused and later returned as follows: Director Papp, 7:40 - 7:50PM; Attorney Goldberg, 7:50 - 8:20PM; Sheila Kilcoyne, 8:20 - 8:35PM; Durelle Alexander, 8:40 - 8:55PM. Director Papp and Attorney Goldberg returned to the meeting at 8:55PM and participated in the balance of the discussion. No motions were made and no votes were taken.

At 10:15 PM, Commissioner Nixon made a motion to return to Open Session. The motion was seconded by Commissioner Jewell and carried unanimously.

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**Adjournment/Next Meeting Date**

The next regular meeting is scheduled for Thursday, May 9, 2002 at 6:00PM. A special meeting has also been scheduled for Tuesday, April 23, 2002 at 8:30AM.

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 10:20PM.

Respectfully submitted,



Joel P. Mellis  
Secretary/Treasurer