

**MINUTES OF THE REGULAR MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**Thursday, May 9, 2002**

1. Chairman Stephen C. Osman called the meeting to order at 6:08PM. In attendance were:

Commission

Stephen C. Osman, Chairman  
Eric M. Wormser, Vice Chairman  
James I. Nixon  
Neal M. Jewell

Staff

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

Absent

Joel P. Mellis, Secretary/Treasurer

2. Approval of Minutes

(a) **April 11, 2002 Regular Meeting** - Commissioner Jewell made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

(b) **April 23, 2002 Special Meeting** - Commissioner Jewell made a motion to approve the minutes. The motion was seconded by Commissioner Wormser and carried. Commissioner Nixon abstained.

(c) **May 2, 2002 Special Meeting** - Commissioner Nixon made a motion to approve the minutes. The motion was seconded by Commissioner Jewell and carried. Commissioner Wormser abstained.

3. Announcements

None.

4. Correspondence

Director Papp reviewed correspondence by Tim Curtin, Director of Operations for the City of Stamford, to Kiwanis Park architect Chuck Flayhan requesting a pro forma budget itemizing the proposed re-design costs of a revised scheme which adds a seating area and possibly a fountain. A Kiwanis Park/Park Square West coordination meeting originally scheduled for May 14<sup>th</sup> has been canceled and will be rescheduled when an itemized budget is received and subsequently reviewed. Attorney Goldberg briefly reviewed Rich's former \$300,000 obligation to develop a park, noting it had been superseded by later agreements with the City. Mr. Curtin is researching the terms of said agreements, investigating funding sources and trying to determine a reasonable amount to spend.

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Chairman Osman expressed concern that "ultimately the quality of the park will be determined by the amount of money available" and encouraged the Sub-Committee (Commissioners Jewell & Wormser) to continue their efforts to expand and improve the design. Discussion continued and Commissioner Jewell concluded, "Kiwanis Park is a City park and I see our role as that of a 'coordinator' between all parties to assure a graceful transition between the park, the Palace Theatre and Park Square West."

### 5. Southeast Quadrant

(a) **Status, Park Square West** - Director Papp reported that, according to a Progress Report received from Corcoran Jennison President Marty Jones on this date, Phase I will be 100% complete in the next thirty days. The three-party agreement between Park Square West, the URC and the City of Stamford has been executed and City installation of the parking meters will begin in the next ten days. He also noted that Park Square West continues to negotiate with Curley's and is awaiting repayment of the advance for the acquisition of the diner. Corcoran Jennison also continues to participate in discussions regarding the aforementioned reconstruction of Kiwanis Park.

(b) **Status, Litigation** - Will be addressed in Executive Session.

### 6. Agency Administration

(a) **Committee Reports** - Action was tabled, per Chairman Osman.

(b) **Personnel** - No action was taken on this agenda item.

(c) **Review, Approval/Proposed Fee Schedule** - Attorney Goldberg presented a proposed "Fee Schedule" setting reasonable fees for services provided by the Agency. He noted that he had used numbers set by the Planning and Zoning Boards as a guideline.

Following discussion, Commissioner Nixon made a motion to approved the proposed "Fee Schedule" as amended. A copy is attached as part of these official minutes. The motion was seconded by Commissioner Jewell and carried unanimously.

At 6:41PM, Commissioner Nixon made a motion to go into Executive Session to discuss litigation and negotiations re: URC owned parking lots. The motion was seconded by Commissioner Jewell and carried unanimously. Attorney Goldberg participated in the discussion. No motions were made and no votes were taken. At 6:47PM, Commissioner Wormser made a motion to return to Open Session. The motion was seconded by Commissioner Nixon and carried.

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7. Old Business

Chairman Osman reported that per discussions at the last Commission meeting, Staff had been authorized to renegotiate the rental rates charged for parking in URC owned lots. He said, "Charging \$5.00 on Friday & Saturday is not acceptable and we are not considering raising the rate to that level. The Commission is, however, currently considering a \$4.00 rate." Attorney Goldberg will meet with the current parking lot operator to finalize the proposed increases and work out the details.

8. New Business

Chairman Osman reported that Mr. Arthur Selkowitz, former president of D'Arcy, Masius, Benton & Bowles, has agreed to work for the URC on a pro bono basis to assist in moving the Mill River Corridor project forward. Mr. Selkowitz previously helped the Commission prepare material for public hearings re: Mill River. Attorney Goldberg has prepared a letter outlining the terms of the agreement (copy attached as part of these official minutes). Commissioner Jewell suggested inviting him to attend Commission meetings.

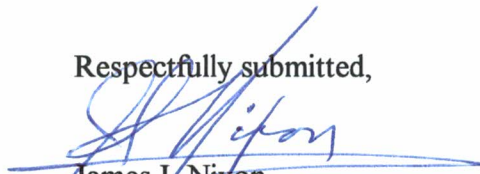
Following discussion, Commissioner Nixon made a motion to enter into a Letter Agreement with Mr. Arthur Selkowitz for pro bono services in the implementation of the Mill River Corridor project. The motion was seconded by Commissioner Jewell. Discussion followed, in which the Chairman noted that Commissioner Mellis had expressed his approval in a conversation with him prior to the meeting. The question was called and the motion was passed by unanimous vote.

9. Adjournment

The next regular meeting is scheduled for Thursday, June 13, 2002 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 7:02PM.

Respectfully submitted,



James I. Nixon  
Acting Secretary

Encl (2): Fee Schedule dated 5/9/02  
Selkowitz Agreement Letter dated 5/9/02



### **Fee Schedule**

(Approved May 9, 2002)

• Application for Urban Renewal Plan Amendment	\$350
• Public Hearing fee	\$500
• Pre-application plan review (staff)	\$200
• Conceptual development plan approval	\$350
• Design development plan approval	\$350
• Construction plans and specifications approval (staff)	\$200
• Maps	\$ 30
• Copy of UR Plan, Gateway Plan, Mill River Plan	\$ 30
• Agenda subscriptions (annual fee)	\$ 50
• Agenda subscriptions via e-mail	no fee

In addition, the developer shall reimburse the Commission for the costs of its professional design review consultant.

MAYOR  
DANNEL P. MALLOY

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NEAL M. JEWELL  
LASZLO PAPP  
EXECUTIVE DIRECTOR

May 9, 2002

Mr. Arthur Selkowitz  
111 West Hill Road  
Stamford, Connecticut 06902

Re: Mill River Corridor Project

Dear Mr. Selkowitz:

Thank you for graciously agreeing to volunteer your considerable expertise, on a pro bono basis, to ensure the appropriate public involvement in the implementation of the Mill River Corridor Project (the "MRCP"). This letter will serve to memorialize our agreement, as follows:

- You will serve as a representative of the Commission by interacting with the community and various community groups and organizations (stake holders) in regard to the MRCP.
- You will help the Commission develop and implement a program of "interaction and action" with respect to the MRCP.
- You will regularly inform the Chairman and Executive Director of your activities in furtherance of this agreement.
- The Commission will provide you with documentation appropriate for your position (e.g., business cards).

You understand and agree that you are not an employee of the Commission and have no power to bind the Commission in any way. In order to acknowledge all of the foregoing, please sign in the area indicated below.

As Chairman of the Commission I look forward to a very positive experience for the Commission, the City, the stake holders and you.

Sincerely,

Stephen C. Osman  
Chairman

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Arthur Selkowitz