

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

1. Chairman Stephen C. Osman called the meeting to order at 6:10PM. In attendance were:

Commission

Stephen C. Osman, 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

Absent

Eric M. Wormser, Vice Chairman

2. Approval of Minutes

(a) **May 9, 2002 Regular Meeting** - Commissioner Nixon made a motion to approve the minutes. The motion was seconded by Commissioner Jewell and carried. Commissioner Mellis abstained.

3. Announcements

None.

4. Correspondence

None.

5. Southeast Quadrant

(a) **Status, Park Square West** - Director Papp reported that the redeveloper was continuing meetings with Maria Aposporos and her advisors in an effort to reach a negotiated agreement which would permit the inclusion of her property in the Park Square West project site as originally contemplated. He specifically noted that Mrs. Aposporos has conceded that there will be no basement in a new diner. Corcoran Jennison expects to have a response within the next week re: their latest proposal.

(b) **Litigation** - Attorney Goldberg reported that Raymond Miller, principal of 1055 Washington Boulevard, has commenced litigation against the URC, the City of Stamford, Target and 33 Broad Street Associates claiming that, among other things, "the Settlement Agreement that we reached amongst three parties about five years ago was improperly conceived, approved and carried out."

**MINUTES OF THE REGULAR MEETING JULY 11, 2002 - PAGE TWO:**

Attorney Goldberg gave a brief overview of the terms of the Settlement Agreement. Attorney Goldberg said, "I believe that the litigation is designed specifically to prevent, or delay and thereby prevent, the Target development." He continued, "The one thing I find disturbing in this litigation is that Mr. Miller has renewed his claim that the URC may not build its garage at a height higher than his terrace level. After nearly two years of negotiations which we conducted in good faith, we thought we had reached an agreement with Mr. Miller finally, and in fact, he had sent us a proposal to that effect." In this regard, Attorney Goldberg also noted that LZA (the Commission's garage consultants) had revised drawings several times to satisfy Mr. Miller's recommendations at a significant expense to the URC.

Mr. Miller has retained the law firm of Curtis, Brinckerhoff & Barrett. The City and the URC are being represented by Attorney Marc Kurzman, Rich is being represented by Attorney James Fogarty, and Target is being represented by Attorney Jay Sandak. Commissioner Jewell asked about a time-frame for the lawsuit. Attorney Goldberg responded, "The first day of hearings is Monday (July 15<sup>th</sup>). Then there are two more days of hearings scheduled for the following week. This is an expedited hearing on the Temporary Injunction request, which is not on the regular docket. This is on the complex litigation docket which has different and more expedient rules."

(c) **Litigation** - Attorney Goldberg reported that he and the Chairman had a positive meeting with Sidney Epstein, owner of 56 West Park Place, and his Attorney, Matt Forstadt. A follow-up meeting has been scheduled for sometime next week.

6. Agency Administration

(a) **Committee Reports:**

Archstone Project: Attorney Goldberg reported that Archstone is working on their construction plans.

Mill River: Director Papp reported that he had scheduled a meeting with Perkins Eastman Architects with regard to the Lotstein property. He has also met with URC Mill River Representative Arthur Selkowitz and Land Use Bureau Chief Robin Stein to discuss how to revitalize the plans for Mill River. A meeting will also be held with Tim Curtin, Director of Operations and Ralph Loomis, President of The Stamford Partnership, in Mr. Curtin's office on July 31, 2002 to further discuss the Mill River Corridor issues.

Commissioner Nixon made a motion to address Agenda Item 6(c) out of order. The motion was seconded by Commissioner Mellis and carried unanimously.

**MINUTES OF THE REGULAR MEETING JULY 11, 2002 - PAGE THREE:**

At 6:50PM, Commissioner Jewell made a motion to go into Executive Session to specifically address matters pertaining to personnel. The motion was seconded by Commissioner Nixon and carried unanimously. Staff members Sheila Kilcoyne and Durelle Alexander were excused from the meeting at this time. Director Papp and Attorney Goldberg participated in the discussion. No motions were made and no votes were taken. At 8:15PM, Commissioner Nixon made a motion to return to Open Session. The motion was seconded by Commissioner Jewell and carried unanimously. Staff members Kilcoyne and Alexander returned for the balance of the meeting.

Parking Garage: Director Papp reported on a tour of area parking garages recently taken by he and Commissioner Nixon and showed photographs of various garage structures. He noted that a building in New Haven designed by Herb Newman was "one of the most interesting, with louver-type elements that work very well."

7. Old Business

Attorney Goldberg asked for authorization to pay outstanding invoices from Attorney Robert Dolian of Cummings & Lockwood. Payment was recommended and approved.

8. New Business

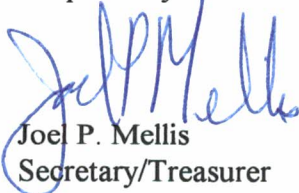
None.

9. Adjournment

The next regular meeting has been tentatively scheduled for Thursday, August 8, 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 8:25PM.

Respectfully submitted,

  
Joel P. Mellis  
Secretary/Treasurer