

Caroline Simmons
Mayor

Loren Nadres
Executive Director

Dr. Tommie Jackson
Assistant Director



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Stephen Fischer
Vice Chairman

Kenny Green
Secretary/Treasurer

Fran Pastore
Member

Mara Siladi
Member

CITY OF STAMFORD
URBAN REDEVELOPMENT COMMISSION
OFFICE OF ECONOMIC DEVELOPMENT

Stamford Government Center-Stamford, Connecticut
Regular Meeting- Thursday, March 9, 2023

The City of Stamford Urban Redevelopment Commission, Office of Economic Development, held a
Regular Meeting, on Thursday, March 9, 2023, commencing at 5:07pm via Zoom Meeting.

1. Call to Order

The meeting came to order at 5:07pm.

2. Roll Call

Commissioners Present: Richard Evanko, Stephen Fischer, Kenny Green, Mara Siladi and
Fran Pastore

Commission Staff: Loren Nadres-Executive Director, Dr. Jackson-Assistant Director and
Theresa Bowen-Office Manager

Guest(s): Ralph Blessing, Vikki Cooper and Leah Kagan

3. Reading and Acceptance of Minutes

a. Approval of Minutes from Regular Meeting February 9, 2023

Chairman Evanko asked if all Commissioners have read the minutes from the Regular Meeting held on February 9, 2023. Commissioner Fischer made the motion to approve the minutes with second from Commissioner Siladi. The minutes were amended to correct the date in the heading. The January Regular Meeting Minutes had already been approved at the February meeting. Commissioner Siladi made the motion to approve the amended minutes with second from Commissioner Fischer.
Motion passed unanimously with Commissioners present.

4. Report of Executive Director

Ms. Nadres noted some of the items are already on the agenda and that she would just give a top line to two (2) items. One is Veteran's Park, we have been working with the city legal department on the review. The second, the Commission orientation. She proposes that we have that next month in April.

5. Committee Report(s)**a. Budget Committee**

Chairman Evanko stated since Commissioner Green just got up and running, we're going to table the financial reports and Budget until next meeting.

i. Monthly Financial Report**ii. Update of savings account funds****iii. Review and Approval of FY 22-23**

Dr. Jackson reported that he had spoken with Commissioner Fischer regarding the investments and the investments process. Moving forward further discussion is needed and will include Commissioner Green. The Chairman will confirm the exact dollar amount that was discussed at a previous meeting.

b. Personnel Committee

No discussion.

6. Unfinished Business**a. Update Status Stamford Veteran's Park Grant**

Ms. Nadres reported that they have reviewed the submitted information from Stamford Veteran's Park Partnership. They provided a line item report on what is being proposed to be funded. We've reviewed that against the requirements and along with our city legal team as well, we've come to the conclusion that was shared out with the Commissioners and came to a conclusion that to put up for a vote. We're able to also share out some of the information in regards to which provisions that was addressed as well.

Chairman Evanko added that we were looking for a line to line perspective in the budget. So for example, environmental kiosk, advanced kiosk, interpretive signage and the design work administration. Then we have to basically make sure that those funds were from the result of the initial CDBG Block Grant. The funds have to fall into certain governmental parameters. They had to address a few different key things that had to be addressed, such as slums and fighting blight. They also had to comport to certain national objectives. So we make sure that each one of those fit into those buckets, so we're essentially covering ourselves as far as the distribution of the funds on a national basis. In case of an audit, we can say here's the methodology, here's why we gave the funds out and here's what allows us to do it right under the guidelines.

Ms. Nadres then added, specifically for each line item reviewing which national objective it meets. For example, 1 addressing slums, blight on an area basis, 2 addressing slums, blight on a spot basis or preservation of the park and then 3 addressing slums in an urban renewal plan. So for each item we were able to identify that and then also the second eligibility. The second eligibility piece that we applied on to the review, was pertaining to the activity that was proposed. Public park, whether it's a public park, preservation and or improvement of public space.

For the record, as they have not seen the information, the Office Manager requested copies of the information so it can be included in the backup for the audit.

Commissioner Pastore made a motion to distribute the funds in the amount of \$150,000 to Stamford Veteran's Park Partnership with second from Commissioner Siladi. During discussion, the Office Manager requested something in writing from either the Executive Director or Chairman instructing to the process the check due to the large dollar amount. Chairman Evanko stated it would be in the minutes.

Chairman Evanko conducted a roll call vote:

Commissioner Evanko	Aye
Commissioner Fischer	Aye
Commissioner Green	Aye
Commissioner Pastore	Aye
Commissioner Siladi A	Aye

Motion passed unanimously

b. Update of 0 West Park Place

i. Wellbuilt status update

A report was provided from Wellbuilt to the Commission. Their next update will be in April.

ii. 0 West Park Place Parking Lot Revenue

Dr. Jackson provided an update that a check was received and moving forward the Transportation staff will process on a more regular basis with the new system being put in place.

c. Title Report for Stamford Town Center (Mall)

i. New Hotel & URC Responsibilities

Ms. Nades stated we'll connect with our new legal counsel. Dr. Jackson added the URC will have a part as there are a number of easements to go into the building, particularly Edith Sherman Drive and the easements into Veteran's Park. Dr. Jackson suggested to have a Commission walking tour of the property with the developer.

d. Parcel 36 Status Report

i. Disposal of mobile lavatory

Chairman Evanko gave a brief history and it's been determined as unusable. He recommended to get rid of it. Dr. Jackson stated he has two possibilities that could determine how best to remove it.

ii. Usage for food donations

Dr. Jackson reported that local food Distribution Company was interested in using the lot for food distribution. The Commissioners discussed but no decision was made.

iii. Feasibility for future usage

Chairman Evanko stated he and Ms. Nadres met with Land Use Bureau Chief Ralph Blessing to discuss potential opportunities under the current Zoning. He will be invited to the April Meeting to have a discussion with the Commission.

e. Date and Time for Commissioner Orientation/Overview

A doodle poll will be sent to confirm date and time in April.

7. New Business

None.

8. Public Comment

None.

9. Adjournment

Chairman Evanko asked for a motion to adjourn the meeting. Commissioner Fischer made the motion to adjourn with second from Commissioner Pastore at 6pm. **Motion passed unanimously with Commissioners present.**

With no further business to be discussed, the meeting was concluded.

Respectfully submitted,



Kenny Green

Secretary/Treasurer, Urban Redevelopment Commission