

**Caroline Simmons**  
Mayor

**Loren Nadres**  
Executive Director

**Dr. Tommie Jackson**  
Assistant Director



**COMMISSION**

**Richard Evanko**  
Chairman

**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, May 11, 2023**

The City of Stamford Urban Redevelopment Commission, Office of Economic Development, held a **Regular Meeting, on Thursday, May 11, 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 and Mara Siladi

Commissioner(s) Absent: Fran Pastore

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

Guest(s): Ralph Blessing, Lisa Feinberg, Mitch Kidd, Amy LiVolsi and Stephanie Odenath

**3. Public Comment**

None

**4. Reading and Acceptance of Minutes**

**a. Approval of Minutes from Regular Meeting April 13, 2023**

Chairman Evanko asked if all Commissioners have read the minutes from the Regular Meeting held on April 13, 2023. Commissioner Fischer made the motion to approve the minutes with second from Commissioner Siladi. **Motion passed unanimously with Commissioners present.**

**5. 0 West Park Place-Presentation and Vote on Extension (Possible Executive Session)**

Attorney Feinberg provided the Commissioner with a brief history of the proposal, the timeline with getting the pre-application on the zoning board agenda along with the request to the URC to extend the timeline to allow for zoning board to complete the pre-application. In April, the URC did vote in favor of extending those milestones but would like to refer this to our legal department. She then stated that we received correspondence from the City

Law Department that basically put us on notice with the URC. We submitted the pre-application on time, and we've been, you know, advocating for an opportunity to present that to the zoning board. We're hopeful that you'll approve the extension that we requested back on the thirteenth and that we will continue to have this very open dialogue. We committed to you all months ago that we would come back to you regularly that we would keep you apprised of.

After much discussion, the Commission agreed to remove the following sentence from the extension agreement, "In view of the previous extensions of time granted to Purchaser, the Urban Redevelopment Commission shall be reluctant to grant any additional requests for extensions of the submission deadline." The following was proposed by Attorney LiVolsi, "In view of previous extensions of time granted to the purchaser, The Urban Redevelopment Commission shall only grant additional requests for extensions for good cause...."

Attorney Feinberg requested a moment to discuss this change with her clients.

**Commissioner Fischer made a motion to go out of order on the agenda to item #6 with second from Commissioner Siladi. Motion passed unanimously with Commissioners present.**

**The Commissioner resumed this matter after agenda item #6.**

Attorney Feinberg stated the applicant is not willing to accept language that modifies what was originally submitted.

After much discussion, Commissioner Fischer made a motion to approve the second amendment to the sale agreement to Well-Built Construction with the modification of the pre-application meetings shall be completed within the later of 180 days or the closing of the pre-application with the maximum date of July 31, 2023. During discussion Chairman Evanko made a motion to approve the second amendment to the sale agreement to Tullamore LLC with the modification of removing the 150 days timeline from section 2 and inserting t the sooner of the pre-application filing or July 31, 2023, with second from Commissioner Fischer

Chairman Evanko conducted a roll call vote:

Commissioner Fischer: Aye

Commissioner Green: Aye

Commissioner Siladi: Aye

Commissioner Evanko: Aye

**Motion Passes.**

Commissioner Fischer made a Motion to go out of order item 10, with second from Commissioner Green.

## 6. Annual Meeting and Election of Officers

Attorney LiVolsi stated the Annual Meeting Commission shall be held on the second Thursday of May of each calendar year. That's a regular meeting place for the Commission or on such other day, as such time of place is determined by majority. Both the members of the Commission taken at any regular or special **meetings of the Commission prior to such annual meeting**. You would make a motion to hold your elections today if the Commission votes to do that, it ratifies the action and you're good.

Commissioner Siladi made a motion to hour the Annual Meeting and election of officers today on May 11, with second from Commissioner Fischer. **Motion passed unanimously with Commissioners present.**

Commissioner Green made a motion to nominated Commissioner Evanko as Chairman with second from Commissioner Fischer.

Chairman Evanko conducted a roll call vote:

Commissioner Fischer: Aye

Commissioner Green: Aye

Commissioner Siladi: Aye

**Motion Passes.**

Chairman Evanko made a motion to nominated Commissioner Fischer as Vice Chairman with second from Commissioner Siladi.

Chairman Evanko conducted a roll call vote:

Commissioner Evanko: Aye

Commissioner Green: Aye

Commissioner Siladi: Aye

**Motion Passes.**

Chairman Evanko made a motion to nominated Commissioner Green as Secretary/Treasurer with second from Commissioner Siladi.

Chairman Evanko conducted a roll call vote:

Commissioner Evanko: Aye

Commissioner Fischer: Aye

Commissioner Siladi: Aye

**Motion Passes.**

Chairman Evanko made a motion to nominate Commissioner Green to Chair the Personnel Committee with second from Commissioner Siladi and Commissioner Green accepted.

Chairman Evanko conducted a roll call vote:

Commissioner Evanko: Aye

Commissioner Fischer: Aye

Commissioner Siladi: Aye

**Motion Passes.**

The Commissioners decided to hold off on voting on Personnel Committee members and other committees.

**7. Treasurer's Report**

Commissioner Green reviewed the financial reports for the commissioners.

**8. Report of Executive Director**

Ms. Nadres reported on three items. First, the URC new legal point person is Amy LiVolsi. The second, is we'll get the orientation rescheduled. The third item is the Mall Ramp title. I will connect with legal on that front and also, with the chair. Something came through just haven't had a chance to review it yet, but we'll connect us next steps on that with legal and Chairman Evanko.

**9. Report of Assistant Director**

Dr. Jackson reported that he was waiting to hear back from the Director of Operations on removal of the lavatory and the other people to move the food truck. Also, working with the DSSD to store their equipment along with operations and highways.

**10. Parcel 36 Status Report**

Mr. Blessing discussed with the Commissioner the potential possibilities for the site based on zoning and size of the parcel. He also provided highlights from a parking study that is currently being done on the downtown. He also mentioned based on a housing study, if we focus on the deeply affordable and the larger units, such as 2- and 3-bedroom units.

**11. New Business**

**a. Next Meeting**

**i. Discussion-Next Meeting Agenda**

**ii. Confirmation-Next Regular Meeting (Thursday, June 8, 2023, at 5pm)**

**12. Adjournment**

Chairman Evanko asked for a motion to adjourn the meeting. Commissioner Fischer made the motion to adjourn with second from Commissioner Siladi at 7:13pm. **Motion passed unanimously with Commissioners present.**

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

Respectfully submitted,

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Kenny Green

Secretary/Treasurer, Urban Redevelopment Commission